

ITEM	3
MANAGER'S REPORT NO.	40
COUNCIL MEETING	94/06/27

TO: CITY MANAGER 1994 JUNE 21

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #16/94
4157 NORFOLK STREET

PURPOSE: To request Council authority to demolish a vacant house at 4157 Norfolk Street.

RECOMMENDATION:

1. **THAT** Council amend the prerequisites to Rezoning Reference #16/94 to permit the demolition of a vacant house at 4157 Norfolk Street prior to Third Reading of the rezoning bylaw.

REPORT

On 1994 March 21 Council received a report from the Planning and Building Department, regarding the subject rezoning application, which proposes the development of a three storey apartment building. At that time Council adopted the recommendation that staff be authorized to work with the applicant towards the preparation of a plan of development for presentation to a Public Hearing.


The development site is composed of three lots, one of which is owned by Burnaby and is vacant. While one house is still occupied, one is vacant and the developer is requesting that permission be given to demolish the structure to prevent vandalism and reduce the risk of fire.

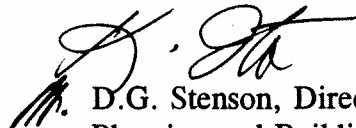
It is standard procedure that demolition not be permitted prior to Third Reading of the rezoning bylaw. While the rezoning application is still in the early stages of the process, the applicant is actively working on the plan of development. The Chief Fire Prevention Officer has written to the owner advising that the premises are vacant and open to trespass, therefore constituting a hazard to property and life safety of others. The owner was notified to board up and maintain the premises against trespass, or demolish the premises under permit or bring the premises to City standards for occupancy. The applicant has provided a letter of acknowledgment that they understand that the approval for demolition in no way infers approval of the rezoning application by Council.

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Staff concur with the request to demolish the subject building given the recommendation of the Chief Fire Prevention Officer.


BW:yg


D.G. Stenson, Director
Planning and Building

cc: Chief Building Inspector