

ITEM	15
MANAGER'S REPORT #	12
COUNCIL MEETING	96/04/122

**TO:** CITY MANAGER

1996 APRIL 17

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT:** REQUEST FOR DEMOLITION OF VACANT BUILDINGS ON ELEVENTH AVENUE PRIOR TO THIRD READING OF THE REZONING BYLAW - REZONING REFERENCE #48/95

**PURPOSE:** To seek Council authority to permit the demolition of buildings on the north west side of the 8200 Block 11th Avenue.

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**RECOMMENDATION:**

1. **THAT** Council approve the alteration of the prerequisite to Rezoning Reference #48/95 to allow permits for the demolition of the existing buildings to be issued prior to Third Reading of the rezoning bylaw.

**R E P O R T**

**BACKGROUND:**

On 1996 April 01, Council granted Second Reading to the application from the Architects for the New Vista Housing Society, who have made application to rezone the site in order to construct 40 townhouse units on lands on the north-west side of the 8200 block Eleventh Avenue.

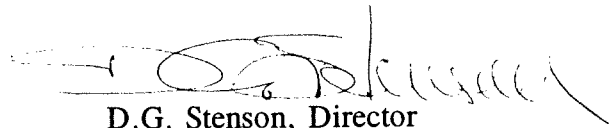
One of the standard prerequisites to the rezoning (Item "d") is that the buildings on the site will not be demolished prior to Third Reading of the Rezoning Bylaw.

The Society has written to the City requesting that they be permitted to obtain demolition permits in advance of Third Reading as the buildings are mostly vacant and are at risk of being damaged by fire or vandalism. In addition, the Society is required to give two months written notice to tenants where a landlord intends to demolish a building. The Residential Tenancy Act requires that the owner have a demolition permit in hand at the time notice is given. In this case the Society wishes to give notice by the end of 1996 April. Of the 32 units on the site most are vacant but notice is required for the five remaining tenants. The Society advises that they have alternate accommodation available for the tenants in their facilities.

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Under the circumstances staff concur with this request as there is potential for damage to the buildings which have been vacated and there are safety concerns for the remaining five tenants. It is possible that in any event Council may well consider this project for Third Reading prior to the actual demolitions taking place but that permission is being requested at this time.

Council has also instructed staff to bring forward a report at the time of Third Reading on the comments and questions raised by residents of the neighbourhood at the Public Hearing for the rezoning. Staff have initiated contact with the Health Department field staff, Ministry of Social Services staff and the Community Police team to ascertain what steps can be taken to address some of the issues which have been identified. The requested report will be brought forward at the time of Third Reading.



D.G. Stenson, Director  
Planning and Building

BR: gk

cc: Chief Building Inspector