

ITEM	10
MANAGER'S REPORT #	19
COUNCIL MEETING	96/07/08

TO: CITY MANAGER 1996 JULY 02

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #48/94
REQUEST FOR DEVELOPER TO DEMOLISH
VACANT WAREHOUSE RELATED TO CONSTRUCTION
OF ADJACENT BASEBALL FACILITY ON RON MCLEAN PARK

PURPOSE: To advise Council of the proposed issuance of a demolition permit for the vacant warehouse at 6670 Rumble Street.

RECOMMENDATION:

1. **THAT** prerequisite "d" (Item 14, Manager's Report No. 15, 1996 May 27) of Rezoning Reference #48/94 pertaining to the removal of the improvements to the site within six months of the rezoning being completed but not prior to Third Reading, be modified to permit the immediate demolition of the warehouse on the site, contingent upon the granting by Council of Second Reading of the subject rezoning bylaw.

R E P O R T

The subject rezoning application appears on this agenda for Second Reading. Due to the proposed development's location adjacent to the Ron McLean Park Ball diamond, the Parks Department will be pursuing construction of an 18.3m (60 ft.) high safety netting fence to be located in an easement on the development site, and cost-shared with the developer on a 50-50 basis. Parks staff have advised that from a parks programming and weather point of view it is highly desirable to construct the netting during the second half of August, following demolition of the existing building on the site. The delay in construction of the safety netting fence into the late fall or beyond would not enable the baseball facility to be completed in time to meet its needed use for the spring baseball season. To facilitate this timing, the demolition of the existing building needs to be pursued immediately and the applicant has consequently written a letter regarding permission to pursue demolition at this time.

As the prerequisites to the rezoning preclude demolition prior to Third Reading, it is necessary to have Council amend the prerequisite that was previously established to this rezoning.



D. G. Stenson
Director Planning and Building

RR:gk
cc: Chief Building Inspector
Director Recreation and Cultural Services