

TO: CITY MANAGER

2002 JANUARY 16

FROM: DIRECTOR PLANNING AND BUILDING

**SUBJECT: REZONING REFERENCE #01-04
6450/70/92, 6506/16/28 DENBIGH AVENUE
6439/49/89,6507/25/43 ELGIN AVENUE
ROYAL OAK DEVELOPMENT PLAN**

PURPOSE: To request Council authority to issue demolition permits for the dwellings at 6470/92 & 6516/28 Denbigh Avenue and 6439/49/89 &6507/25/43 Elgin Avenue.

RECOMMENDATION:

1. **THAT** staff be authorized to issue demolition permits for the dwellings at 6470/92 & 6516/28 Denbigh Avenue and 6439/49/89 &6507/25/43 Elgin Avenue in line with this report.

REPORT

On 2001 September 10 Council granted Second Reading to the subject Rezoning Reference #01-04, which was advanced to Public Hearing on 2001 August 28. The rezoning proposes to develop the subject site with a low-rise multi-family development comprising an apartment building and townhouses connected with the adopted Royal Oak Development.

The applicant is actively working on fulfilling the rezoning prerequisites necessary for Third Reading. It is the usual procedure that demolition not be permitted prior to Third Reading of the rezoning bylaw as indicated in the standard prerequisite wording. However, the developer requested that he be able to make application for Demolition Permits at this time in order to meet his desired construction schedule, noting that actual demolition will not take place for sixty days.

The development site is composed of twelve R5 Residential District lots (see *attached* Sketch). Two, 6450 and 6506 Denbigh Avenue, are owned by the City and are vacant. Completion of the sale of City-owned property to be consolidated with the development site is required prior to Final Adoption. A report will be forwarded shortly to Council regarding the purchase price of the City-owned properties. Of the remaining ten lots, six are still tenanted (6470, 6492,6516 and 6528

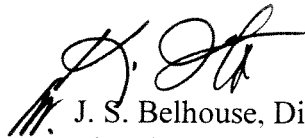
Denbigh Avenue and 6449 and 6543 Elgin Avenue). For all but 6592 Denbigh Avenue, which has a different rental arrangement, appropriate notice to vacate must be given by the owners/landlords regarding the necessary demolition for consolidation of the site as a condition of consideration of Final Adoption.

Such notice may only be given once the Demolition Permits are granted and not until the **end** of any given month to allow a minimum of sixty days notice to the tenants. The applicant is planning on achieving completion of the rezoning (Final Adoption) in mid-April. In this scenario, even a minor delay in granting Demolition Permits (desirably granted before the end of January) can result in the notice to tenants being extended up to another month.

To facilitate site management, the developer is also seeking to demolish the owner occupied dwellings at the same time as the tenanted ones. He has provided written confirmation that this demolition will not occur until the developer is ready to close on the lands and not until the demolition of the tenanted dwellings.

The applicant is well advanced in meeting most of the necessary prerequisites. If this request for Demolition Permits is granted, actual demolition will not proceed before April 2002. Council consideration of Third Reading is planned to be requested in February 2002.

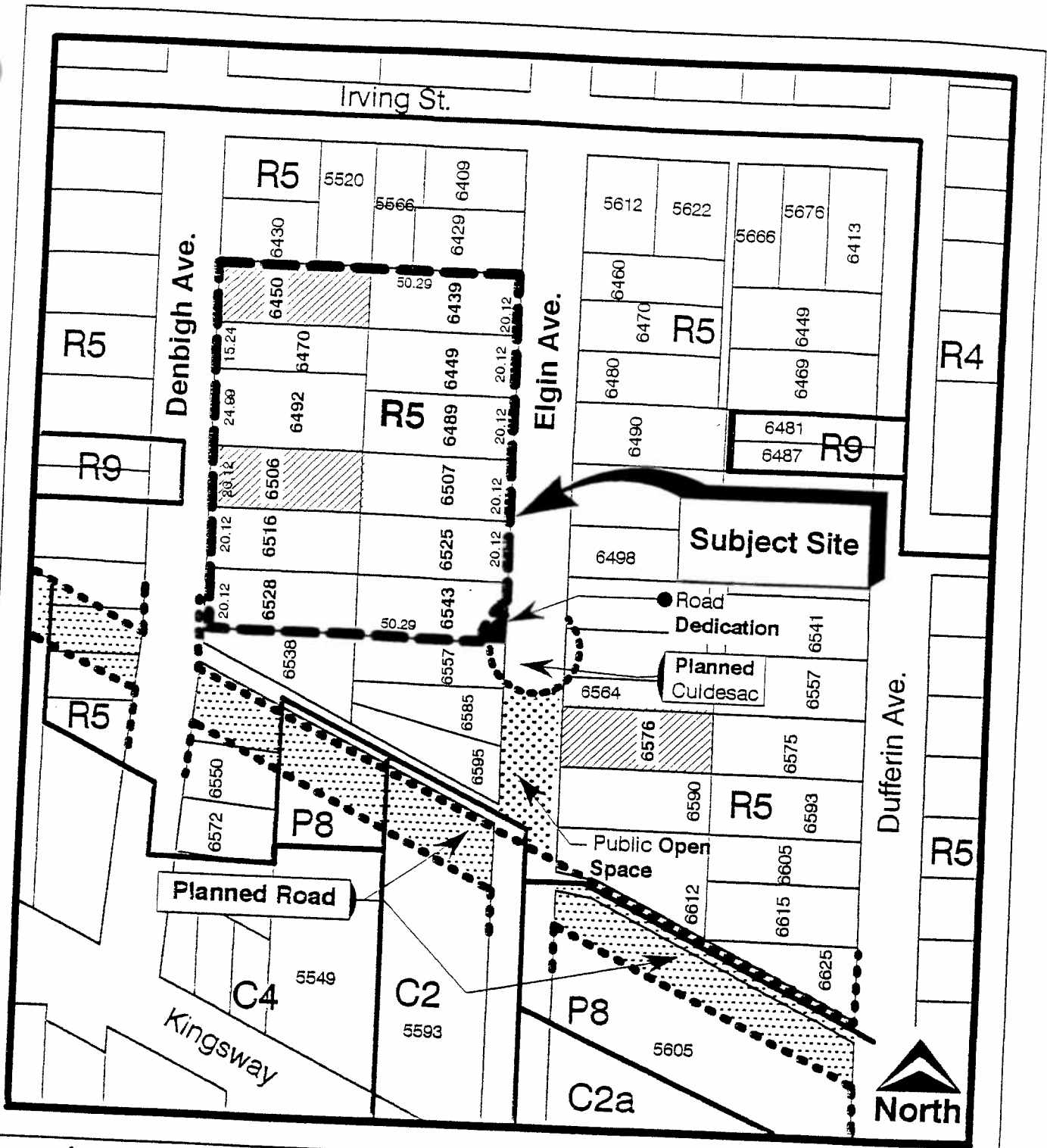
The applicant has provided acknowledgment in writing that he understands that the approval for demolition in no way infers approval of the rezoning application by Council. Staff concur with the request to demolish the subject buildings given the notice requirement for the tenancy situation.


J. S. Belhouse, Director
Planning and Building

FA:lf

Attach.

cc: Chief Building Inspector
City Solicitor



City of Burnaby
 Planning And Building Department

Scale: 1 = 2000

Drawn By: J.P.C.

Date: March 2001

REZONING REFERENCE 01--04



City Property
 Sketch # 1

