

TO: CITY MANAGER 2003 SEPTEMBER 9

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #03-10**
Demolition Permits for 9812 Sullivan Street and 9825 Cameron Street

PURPOSE: To seek authority from Council to issue demolition permits prior to Third Reading of Rezoning Reference #03-10 for dwellings that are situated on the proposed redevelopment site.

RECOMMENDATION:

1. **THAT** Council amend the conditions of Rezoning Application #03-10 to authorize staff to issue demolition permits for dwellings at 9812 Sullivan Street and 9825 Cameron Street prior to Third Reading of the rezoning bylaw on the terms outlined in this report.

REPORT

1.0 BACKGROUND:

On 2003 September 8, Council gave Second Reading to a rezoning bylaw that provides for the redevelopment of six lots at Ptn. of 9753, 9789, 9825 & 9845 Cameron Street and Ptn. of 9720 and 9812 Sullivan Street (see **attached** Sketch #1) to accommodate a 118 unit townhouse and apartment redevelopment proposal by Ledingham McAllister Homes Ltd. The developer has requested that they be permitted to obtain demolition permits for two of the dwellings on the site.

One of the standard list of prerequisites to the completion of the rezoning was provided:


- “d. Removal of all existing improvements from the site but *not prior to Third Reading of the bylaw*. In the event that existing improvements on the site are vacant and considered to be unsafe, unstable and a hazard to life, the Fire Prevention Division may recommend immediate demolition of such improvements and removal of the resultant debris prior to Third Reading”

2.0 REQUEST FROM THE OWNERS FOR DEMOLITION PERMIT:

There are two tenanted residences on this redevelopment site. The developers of the property have provided a written request that they be permitted to obtain demolition permits in order to give two months advance notice for the tenants to vacate the premises as required by the Residential Tenancy Act. The developer has undertaken, in a letter dated 2003 September 8, to not demolish the houses until Third Reading is granted.

As is the case after Second Reading, the developers are involved with completing the design for the servicing of the site, detailed engineering and architectural design work and the completion of all the prerequisites to the rezoning which takes up to several months. Third Reading is normally recommended by staff when the list of prerequisites is substantially complete and Final Adoption when all the prerequisites are completed in full. The developer wishes to be in a position to proceed with the project as soon as the rezoning process is complete and wishes to ensure that the tenants are given appropriate notice to vacate at this time.

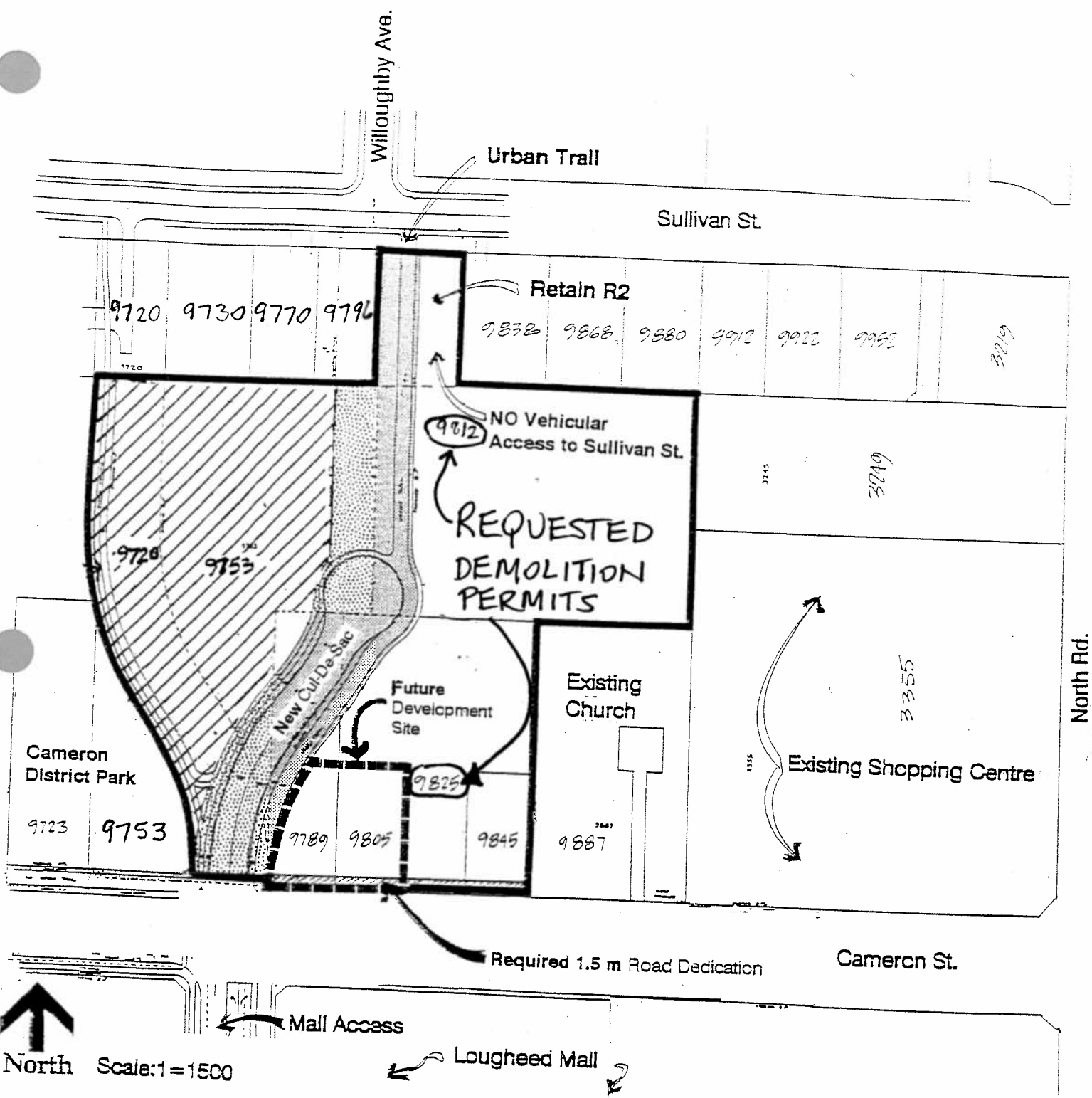
Staff concur with this request for the issuance of the demolition permits in order that the existing tenants be given notice to vacate as required.


for J. S. Belhouse
Director Planning and Building




PS:gk
Attach

cc: Chief Building Inspector
Chief Licence Inspector

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Proposed Development Site
And Road Configuration

- LEGEND**
-  - Private Property Dedication
 -  - City Lands Dedication
 -  - City Lands Included in Development Site

