

TO: CITY MANAGER 2003 March 11

FROM: DIRECTOR PLANNING AND BUILDING

RE: **DEMOLITION PERMIT FOR A TWO-FAMILY DWELLING
AT 7438-7440 SALISBURY AVENUE - Rezoning Reference #02-39**

PURPOSE: To seek authority from Council to issue a demolition permit prior to Third Reading of Rezoning Ref. 02-39 for a dwelling that is situated on part of the development site.

RECOMMENDATION:

1. **THAT** Council amend the conditions of Rezoning Application #02-39 to authorize staff to issue a demolition permit for a two-family dwelling at 7438-7440 Salisbury Avenue prior to Third Reading of the rezoning bylaw on the terms outlined in this report.

R E P O R T

1.0 BACKGROUND:

On 2003 March 03 Council gave Second Reading to a rezoning bylaw that provides for the redevelopment of two lots at 7350 and 7438-7440 Salisbury Avenue (see **attached** Sketch #1) to accommodate a proposed new townhouse and apartment redevelopment proposal by Ledingham McAllister Homes Ltd.

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

- d. "The submission of an undertaking to remove all existing improvements from the site within six months of the rezoning being effected 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 is a tenanted two-family dwelling on the lot at 7438-7440 Salisbury Avenue and the owners of the property have provided a written request that they be permitted to obtain a demolition permit for the home in order to give two months notice for the tenants to vacate the premises as required by the Residential Tenancy Act.

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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 a short time later when all the prerequisites are completed. 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 due notice to vacate at this time.

There is a second house at 7350 Salisbury which is presently vacant and boarded up. If this house should prove unsafe in the opinion of the Fire Prevention Division, an order to demolish may be issued to demolish that structure should problems with securing it arise.

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

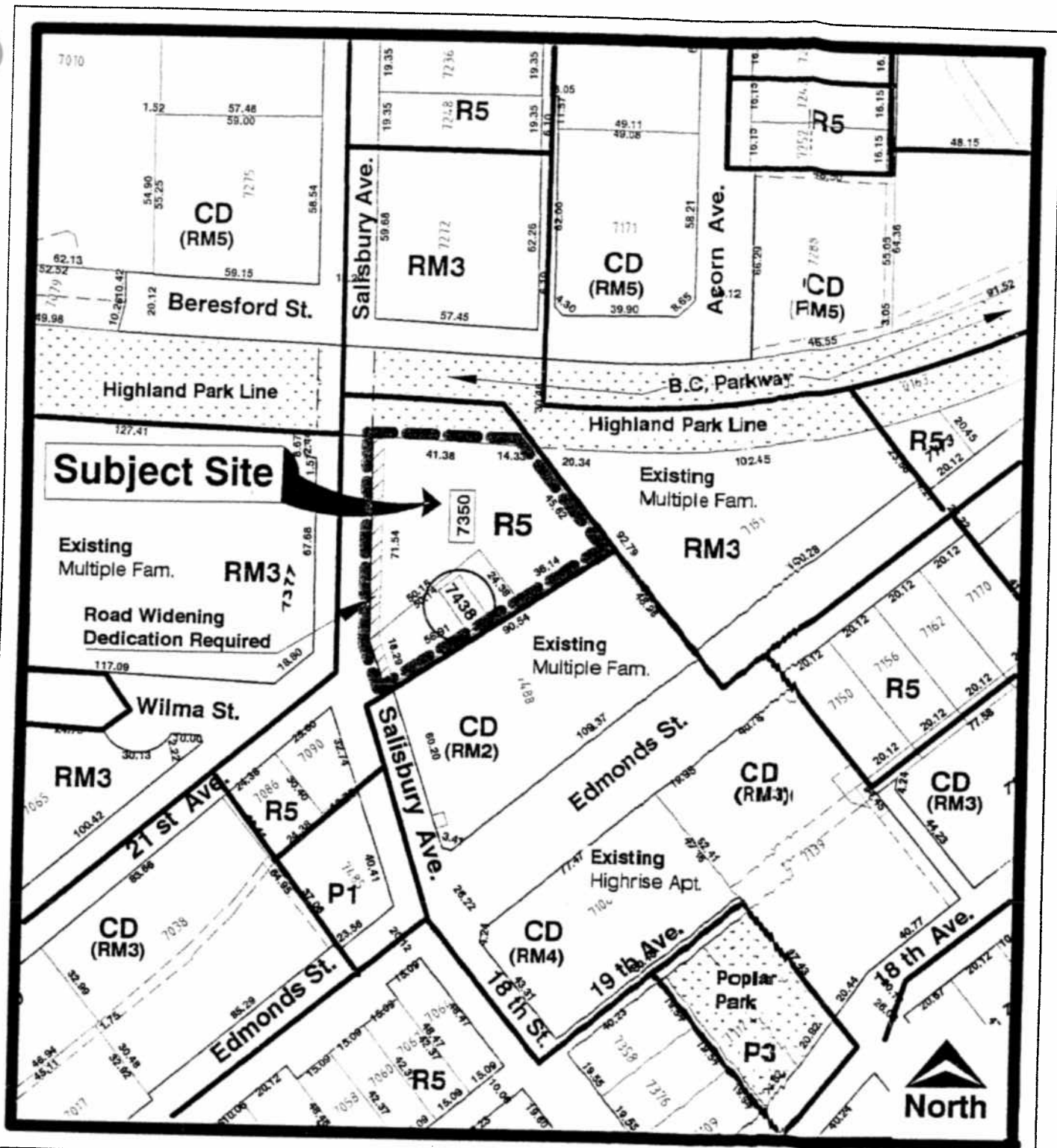


J. S. Belhouse
Director Planning and Building

BR/gk
Attach

cc. Chief Building Inspector
Chief Licence Inspector

P:\Bill\RZ 02-39 demoliton



Planning and Building Department

Scale: 1 = 2000

Drawn By: J.P.C.

Date: November 2002

REZONING REFERENCE 02 -- 39

7350,7438 Salisbury Ave.

Sketch # 1

