

TO: CITY MANAGER 2003 July 15

FROM: DIRECTOR PLANNING AND BUILDING

RE: **DEMOLITION PERMIT FOR 7054 AND 7078 17TH AVENUE**
Rezoning Reference #02-40

PURPOSE: To seek authority from Council to issue demolition permits prior to Third Reading of Rezoning Ref. 02-40 for dwellings that are situated on the redevelopment site.

RECOMMENDATION:

1. **THAT** Council amend the conditions of Rezoning Application #02-40 to authorize staff to issue demolition permits for dwellings at 7054 and 7078 17th 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 June 9, Council gave Second Reading to a rezoning bylaw that provides for the redevelopment of 8 lots at 7054 to 7090 17th Avenue and 7055 to 7089 16th Avenue (see **attached** Sketch #1) to accommodate a proposed 92 unit townhouse redevelopment proposal by Ledingham McAllister Homes Ltd. On 2003 June 9, Council requested a report on the issues raised at the Public Hearing on 2003 May 27. This report is forthcoming. In the interim, 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 July 15, to not actually demolish the houses until Third Reading is granted.

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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.

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

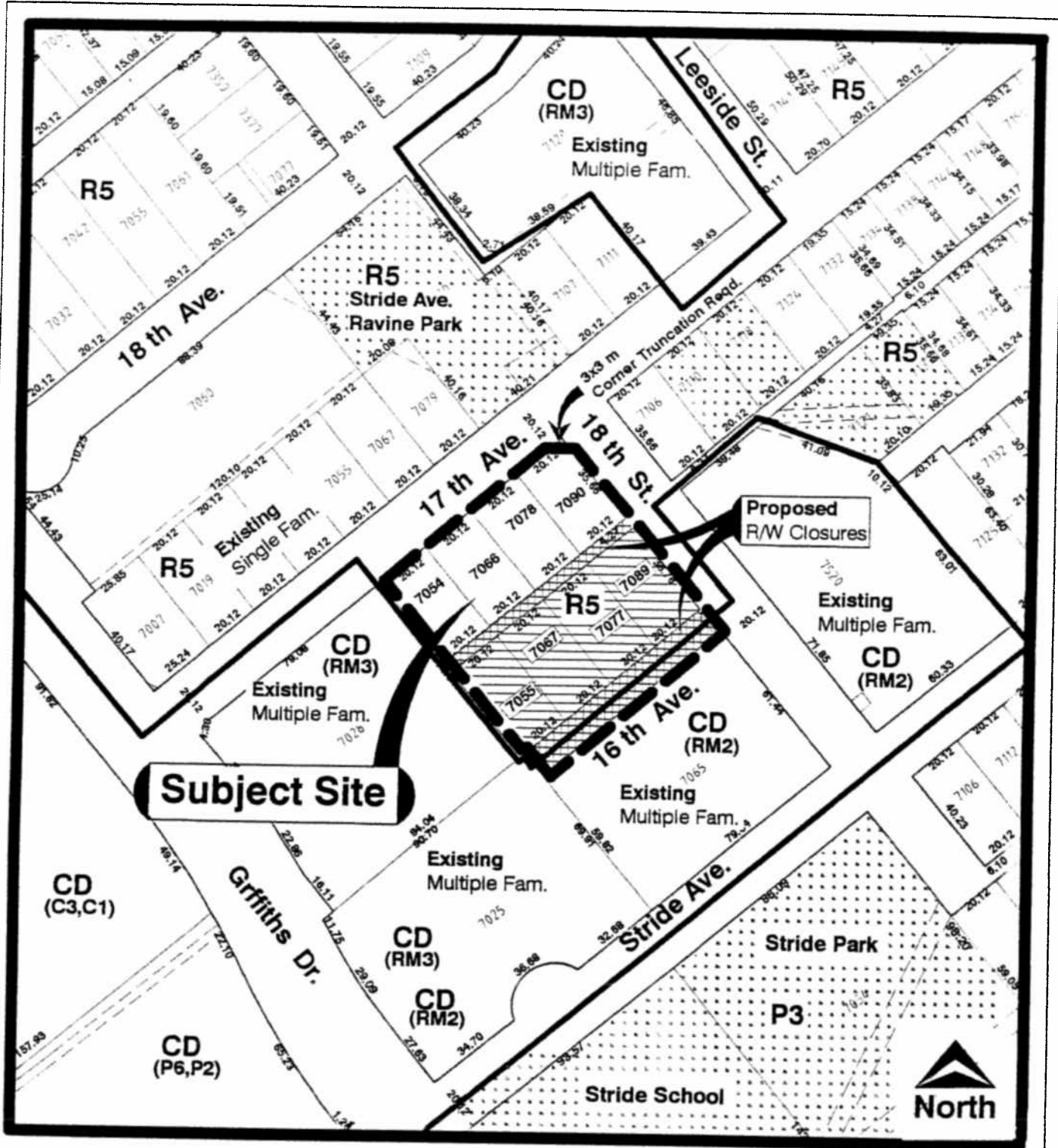


J. S. Belhouse
Director Planning and Building

BR/gk
Attach

cc. Chief Building Inspector
Chief Licence Inspector

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Planning and Building Department

Scale: 1 = 2000

Drawn By: J.P.C.

Date: November 2002



REZONING REFERENCE 02 -- 40
17 th Ave. / 18 th St.

Sketch # 1

