
TO: CITY MANAGER **DATE:** 2006 April 03

FROM: DIRECTOR PLANNING AND BUILDING **FILE:** 71100 20
Reference: SIT #06-9 & 06-10;
X-Ref: 5625 & 5641 Chaffey

**SUBJECT: PROPOSED DEMOLITIONS: 5625 & 5641 CHAFFEY AVENUE
SITING APPROVALS #06-09 & #06-10
X. REF. REZONING REFERENCE #03-46, METROTOWN- SUB-AREA
11**

PURPOSE: To seek authorization for the issuance of demolition permits for houses at 5625 and 5641 Chaffey Avenue.

RECOMMENDATION:

1. **THAT** the issuance of demolition permits for the houses at 5625 and 5641 Chaffey Avenue be authorized subject to the conditions in this report.

REPORT

This Department has received a request to demolish two single-family dwellings at 5625 and 5641 Chaffey Avenue, located in Sub-Area 11 of the Metrotown Plan (see **attached** sketch). These properties constitute the site of Rezoning Reference #03-46 for which the Initial Report went to Council on 2003 September 16.

The houses appear in fair condition. There are records of Bylaw complaints for these properties dating back to 2004 August regarding problems with trailer parking and habitation and unsightly premises, some of which has been resolved. One tenant has already moved out and the applicant has given legal notice for the other tenant to vacate by 2006 April 30. The owner has indicated verbally to the City that she no longer wishes to offer the houses for rental given their poor condition. If vacant, even if boarded, the buildings risk being subject to misuse and vandalism, becoming hazardous to the community.

Given that no prerequisites for the rezoning have yet been established that would preclude demolition, it is appropriate to seek Council authorization for issuance of the necessary Demolition Permits subject to receipt of a letter from the applicant indicating that this approval in no way presupposes Council's approval of the rezoning application and that all requirements of the Chief Building Inspector will be met.

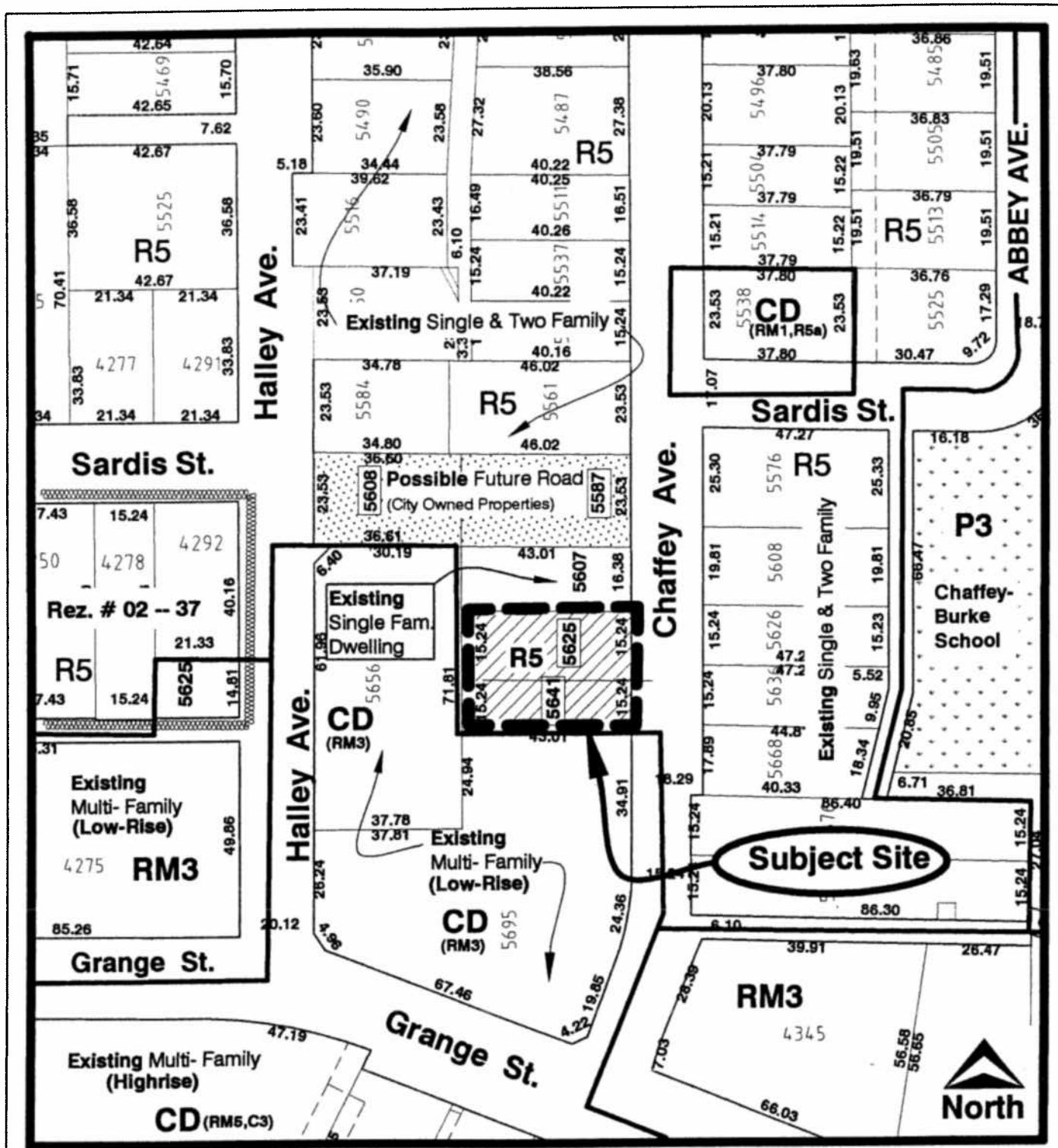


J. S. Belhouse
DIRECTOR PLANNING AND BUILDING

FA:tn

Attachment

cc: Chief Licence Inspector Chief Building Inspector
City Solicitor



Planning and Building Department

Scale: 1 = 1500

Drawn By: J.P.C.

Date: September 2003

REZONING REFERENCE 03--46
 5625,5641 Chaffey Ave.

Sketch # 1