



EXPLANATORY MEMO COUNCIL MEETING FOLLOW-UP

**5080 & 5096 208 Street
Development Permit 09-24
Zoning Bylaw Amendment Bylaw No. 3304**

Information Requested at Council Meeting

The purpose of this memo is to provide clarification on questions and discussion at the February 24, 2025 Council meeting regarding the proposed redevelopment of 5080 & 5096 208 Street.

1. Existing Houses and Demolition

The two properties of the subject development application, along with five properties to the south on the site of an earlier application, have been vacated and secured as residents move out. However, trespassing activity has been reported on some of the properties. While one house continued to be occupied at the time the subject application was considered for 1st and 2nd readings on February 24, 2025, all houses are now vacant and the City's bylaw enforcement staff have worked with the local RCMP and property owner and all the houses are boarded up and secured to prevent further issues. The owner has since started the demolition process with City staff.

The demolition process includes two main steps: the disconnecting of existing services and receiving a demolition permit (which is required for actual demolition). Houses must be vacant before services are disconnected and the services must be disconnected before a demolition permit can be issued. These services include both City services (e.g. water, sanitary sewer, and storm sewer), as well as other agencies' services, such as BC Hydro. Once the disconnects are completed, which are performed by the associated agencies according to work-order schedules, and authorization is received from the owner's lenders, these homes will be demolished as soon as possible.