



ADMINISTRATIVE REPORT

Report Date: June 6, 2018
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VanRIMS No.: 08-2000-20
Meeting Date: June 19, 2018

TO: Vancouver City Council
FROM: Deputy Approving Officer
SUBJECT: Proposed Strata Conversion: 3835 to 3851 Dumfries Street

RECOMMENDATION

THAT Council approve the application to convert the previously occupied residential buildings at 3835 to 3851 Dumfries Street (PID: 027-661-865, Parcel E, District Lot 746, Group 1, NWD Plan BCP38393) to strata title ownership.

REPORT SUMMARY

Pursuant to the Strata Property Act, Council approval is required for an application to convert to strata title ownership the previously occupied rental buildings noted above. A total of 6 strata lots are proposed, three in a heritage building altered into a Multiple Conversion Dwelling and one in each of three infill one-family dwellings.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

The City's Strata Title and Cooperative Conversion Guidelines outlines factors which Council will consider in reviewing applications for converting previously occupied buildings to strata title ownership. Council has delegated authority to approve certain conversion applications to the Approving Officer but Council approval is required for all residential buildings containing six dwelling units or more.

CITY MANAGER'S/GENERAL MANAGER'S COMMENTS

The City Manager recommends approval of the foregoing.

REPORT

Background/Context

The site was previously developed with a large one-family dwelling listed as Category B on the Vancouver Heritage Register. On June 11, 2010, Development Permit No. DE411625 was issued, which permitted conversion of the existing one family heritage building into a three-unit Multiple Conversion Dwelling and construction of three new infill one-family dwelling buildings on this RT-10 zoned site. A Heritage Revitalization Agreement was not required but relaxations were granted to build the three infill one-family dwellings on this large site. The Development Permit did not include a requirement for any of the units to provide rental housing. The developments were completed and passed final inspection on November 28, 2016.

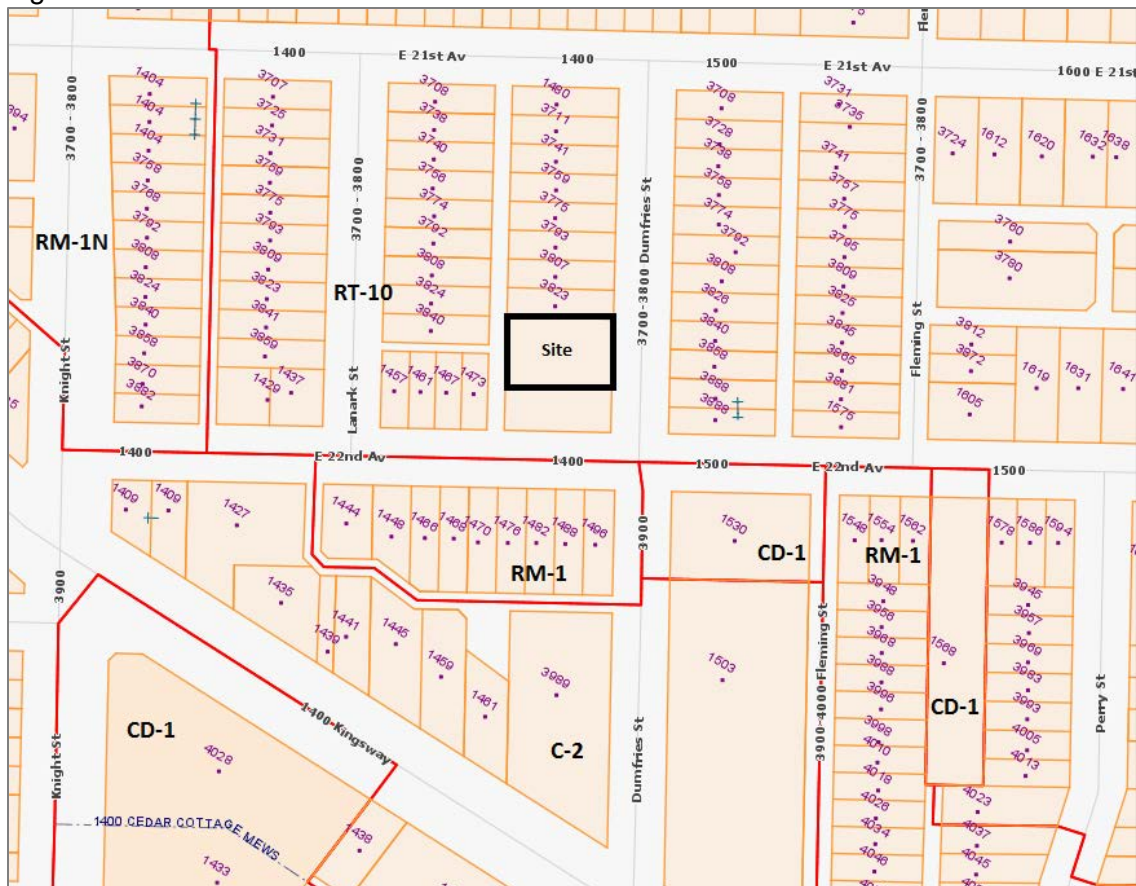
Had the applicant applied to the City to convert the units to strata shortly after final inspection in 2016, the application would not have required Council approval because only the existing heritage building would have been considered previously occupied, so the application could have been dealt with by the Approving Officer. Since the MCD and three new infill one-family dwellings have now been occupied by renters since 2016 all six units are now considered previously occupied and Council approval is required. Primarily, this is to ensure that buildings converted to strata title substantially comply with applicable City by-laws and in particular, the Building By-law. In addition, the Strata Property Act states that before making its decision the approving authority (City Council) must consider:

- the priority of rental accommodation over privately owned housing in the area;
- any proposals for the relocation of persons occupying a residential building;
- the life expectancy of the building;
- projected major increases in maintenance costs due to the condition of the building; and
- any other matters that, in its opinion, are relevant.

The Rental Housing Stock Official Development Plan, which requires rental replacement on new developments of three or more units in certain multi-family areas of the city, does not apply to RT-zoned districts.

As part of this strata application, the buildings were re-inspected and minor deficiencies were identified, which required replacement of some smoke and carbon monoxide detectors. This work was completed under applicable permits on February 27, 2018.

Figure 1



Site, Surrounding Zoning
3835 to 3851 Dumfries Street

Strategic Analysis

The owner/applicant had always intended to strata title the development but was not aware that they would require Council approval in future if they allowed the new units to become occupied. The owner, Sant Enterprises, is involved in residential construction and uses properties they own as leverage when obtaining financing for their projects. If the property is strata titled, they can borrow more against the property than they are otherwise able to under a single title. The owner has indicated that they do not plan to sell the strata units at this time. All six units are currently occupied by renters. The applicant submitted Tenant Response Forms provided by the City to the renters. Five renters indicated support of the proposed conversion application while a 6th renter responded with "Don't Know". All of the tenants were given the option to continue renting by the owner and all renters indicated that they would like to stay on as renters.

In addition to Development Services staff, the Chief Building Official and the Acting Director of Housing Policy have reviewed the strata conversion application.

Preserving the existing rental housing stock and mitigating the impacts of renter displacement are important city priorities, particularly in light of Vancouver's current

affordable housing challenges. However, rental replacement requirements under the Rental Housing Stock ODP do not apply to this site. The owner has indicated that his family currently owns approximately 80 rental units in the City that are all strata titled. The family has been renting units for the past 15 years and intend to continue to develop and strata title property for the purpose of rental. Should the owner decide to sell off the individual units in the future, the City's Tenant Relocation and Protection policy would be rigorously applied.

The Chief Building Official confirms that all buildings substantially comply with applicable City by-laws as all work has been completed under the approved plans and permits and an Occupancy Permit has been issued.

CONCLUSION

Based on the foregoing, and on the applicant's compliance with the City's Strata Title and Cooperative Conversion Guidelines, the Subdivision Approving Officer supports this application.

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