

ADMINISTRATIVE REPORT

Report Date: April 13, 2012
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Meeting Date: May 15, 2012

TO: Vancouver City Council

FROM: Subdivision Approving Officer

SUBJECT: Proposed Strata Title Conversion: 1250 Salsbury Drive (The Jeffs Residence)

*RECOMMENDATION **

THAT the application to convert the previously occupied residential building at 1250 Salsbury Drive (PID: 028-704-703, Lot 1, Block 45, D.L. 264A, Plan BCP49432) to strata title ownership be approved in principle, but that pursuant to Section 242(5)(a) of the *Strata Property Act*, the strata plan shall not be signed unless the following condition has been met within one year of the date of this approval:

Completion of all work under the approved plans and permits and issuance of a new Occupancy Permit, at no cost to the City, in order that this previously occupied building substantially complies with all relevant City By-laws.

*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 building noted above, listed as Category B on the Vancouver Heritage Register. A total of 20 strata lots are proposed, 7 in the existing heritage building and 13 in new buildings being developed on the same site. Council approval is only required for the 7 units in the existing heritage building.

*COUNCIL AUTHORITY/PREVIOUS DECISIONS **

Council policy is reflected in the City's Strata Title and Cooperative Conversion Guidelines, which outline factors which Council will consider in reviewing applications for converting previously occupied buildings to strata title or cooperative ownership.

Council approval is required specifically for all residential buildings containing six dwelling units or more.

The provisions of the *Strata Property Act* pertaining to conversion of previously occupied buildings enables Council to approve a strata conversion, approve the conversion subject to conditions, or refuse the conversion. A strata title conversion application must not be approved unless the building substantially complies with applicable City by-laws and in particular, the Building By-law. In addition, the Act states that before making its decision the approving authority 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;
- any other matters that, in its opinion, are relevant.

*CITY MANAGER'S/GENERAL MANAGER'S COMMENTS **

The General Manager of Community Services and the City Manager RECOMMEND approval of the foregoing.

*Background/Context **

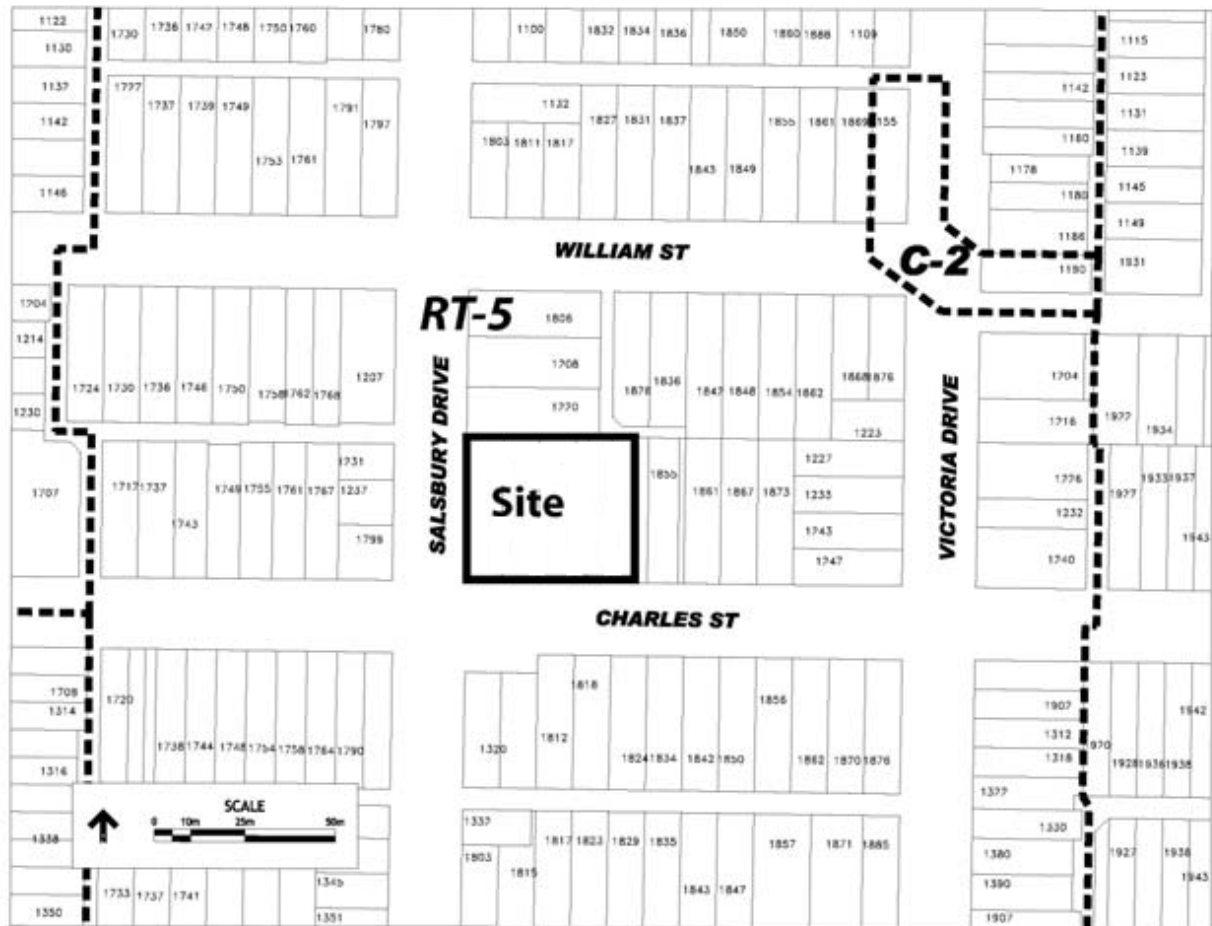
At Public Hearing on September 19, 2011, Council approved recommendations to add the building at 1250 Salisbury Drive to the Vancouver Heritage Register in the 'B' evaluation Category, designate it as protected heritage property and enter into a Heritage Revitalization Agreement with the owner. The site is shown in Figure 1.

Pursuant to the Heritage Revitalization Agreement and Development Permit No. DE414450, issued on November 9, 2011, the existing 3 storey heritage building (Jeffs Residence) is being relocated and rehabilitated to create 7 multiple conversion dwelling units. Thirteen additional, new units are also being created in separate buildings. A total of 20 strata lots will be created.

Previously, the site was developed with a total of three multiple dwellings under single ownership, which provided a total of 16 residential rental units, including 7 that were located in the Jeffs Residence. The Rental Housing Stock Official Development Plan, which manages the 'rate of change' of the city's existing rental stock in some areas of the City, does not apply to this RT-zoned district. However, the Strata Title and Cooperative Conversion Guidelines are applicable as the project involves the conversion of the Jeffs Residence into seven strata lots and the corresponding loss of seven rental units.

In the background report for the heritage designation and HRA, staff apprised Council that if they approved the proposed designation and HRA, the owner would subsequently be making an application to Council for approval to convert the heritage building to strata title ownership. Subsequently, the owner has submitted and agreed to a Tenant Relocation Plan for the remaining tenants on the site, to the satisfaction of the Director of Social Development, as would be required under the Strata Title and Cooperative Conversion Guidelines.

Figure 1



Site, Surrounding Zoning
1250 SALSBURY DRIVE.

City of Vancouver

In the event the current heritage proposal had not been approved, an application could have been made to resubdivide the site into 5 parcels, demolish the Jeffs Residence and construct five new two-family dwellings in accordance with the RT-5 District Schedule.

*Strategic Analysis **

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

The Chief Building Official confirms that the existing building will substantially comply with applicable City by-laws when all work has been completed under approved plans and permits and a new Occupancy Permit has been issued.

The Managing Director of Social Development supports the recommendation as it is consistent with the recommendations approved by Council on September 19, 2011, when approving the heritage designation and Heritage Revitalization agreement for this project, and given that the owner submitted a Tenant Relocation Plan as part of the development approval.

*CONCLUSION **

On the basis that the strata titling of the Jeffs Residence was contemplated at the time Council approved the heritage designation and Heritage Revitalization Agreement, and given that the owner also submitted a tenant relocation plan as a condition of development permit issuance, the Subdivision Approving Officer recommends approval of this application.

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