

26. Re: Proposed Conversion of Rental Suites to
Self-owned Strata Title Suites
Silver Star Apartment Block
6425 Silver Avenue
-

Following is a report from the Director of Planning regarding an application to convert an apartment of rental suites to self-owned suites under the Strata Title Act of 1966.

RECOMMENDATION:

THAT the proposed conversion be approved subject to the prerequisites that are recommended by the Director of Planning.

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PLANNING DEPARTMENT

JUNE 11, 1973

OUR FILE: 02.253/151

RE: PROPOSED CONVERSION OF THE SILVER STAR
APARTMENT BLOCK SITUATED AT 6425 SILVER
AVENUE, BURNABY, FROM RENTAL SUITES TO
SELF-OWNED STRATA TITLE SUITES

BACKGROUND

Under the recent amendments to the Strata Title Act 1966, all conversions of existing multiple dwelling rental suites to self-owned Strata Title suites must have the approval of the Municipal Council.

Bill 124, which amends the Strata Title Act, gives the Municipality the authority to approve a Strata Plan or refuse to approve it, or to approve it subject to such terms and conditions as it considers appropriate, and the decision of the Municipality is final.

Council was informed on May 7, 1973 of the receipt of the first application for conversion of an existing rental apartment to self-owned Strata Title suites. The Municipality's handling of this first application will constitute a precedent for other applicants.

This application for conversion has been circulated to various municipal departments for their comments.

SUMMARY OF THE PROJECT

1. The 156 feet by 207.8 feet site has an area of 32,430.8 sq. ft. or 0.74 acres.
2. The three-storey apartment on this site contains 48 units which comprises 4-studio suites, 29-one-bedroom suites, and 5-two-bedroom suites. All units are larger than the minimum bylaw requirements.
3. The exterior treatment is primarily white stucco with wood trim and wood balconies.
4. Full underground parking is provided for 48 cars which presents a parking ratio of 1 stall per unit.
5. The project is pleasantly landscaped.
6. There are three storey apartments to the west across McKay Avenue and to the east across Silver Avenue. However within the subject block, there are single family-dwellings both north and south of the subject property.

DEPARTMENTAL COMMENTS

1. The Planning Department reports that this building has been reviewed according to the 1965 Zoning Bylaw Standard and meets these standards.

The fact that over 80% of the units are one-bedroom suites would appear to indicate that the potential buyers will be single persons or couples and especially attractive to older persons.

The Planning Department shares the concern of other departments on the need for access to the building for emergency or inspection purposes.

The Engineering Department's comments regarding the adequacy of parking is well founded and may prove to be a continuing problem. However, we would advise that additional parking cannot be accommodated on this particular site. It may be possible for the Strata Corporation to provide a rebate and lease arrangement to achieve the optimum utilization of the available parking spaces.

2. The Municipal Treasurer reports that under current policy, the requisite local improvement charges will be extended to include the actual frontage of the property and will be divided on a share basis among the various strata lots.
3. The Fire Department has expressed its concern regarding the question of who would be the responsible authority for carrying out and/or complying with correction orders issued as a result of inspection by the Fire Department. Will it be the Strata Corporation Council or the Management Company?

Is the Fire Department to consider these types of premises as apartments with the same jurisdiction as previously with respect to inspection services?

Will enforcement of orders issued be a problem, particularly where a time element for completion is concerned?

4. The Engineering Department has submitted the following comments. The building is served by all Municipal services and located on improved streets with sidewalks. The driveway entrance from the underground parking is to McKay Avenue. A Hydro pole, which is situated in the centre of the entrance, at the Municipal sidewalk, should be relocated to the edge of the driveway as it is a hazard in its present location. The cost of this should be borne by the applicant. In addition, a section of sidewalk should be altered by the Municipality at a cost of \$50.00.

The parking ratio provided at present is 1:1, which for a rented apartment is usually adequate as tenants requiring an extra space for a second car, boat or trailer could obtain this space from a vacant space left as a result of rental fees. The suggested parking ratios for condominiums, however, is 1:1.5 as owners of this type of accommodation usually require more additional parking area, and as there will be no fee for parking, this Department is concerned that more vehicles will be parked on Municipal roads.

Garbage collection has previously been carried out by the Municipality, but will, in the future, be by a private collector as containerized collection is being instituted. The Municipality does not have the facilities to provide this service.

5. The Building Department has submitted the following comments:

The Apartment in question was constructed in January of 1970, thereby placing it under the same building bylaws as currently enforced. The following points would be required to be resolved prior to our approval:

1. The boiler room must be cleared of all stored materials.
2. The present garbage chute rooms which will be converted to storage rooms must be equipped with heat detectors.
3. The room to be temporarily used as a workshop must be approved by the Fire Prevention Officer - fire extinguishers should be provided.

Other than normal settlement which has introduced cracking of walls and deformation of aluminium windows, which will be repaired, the building is in satisfactory condition.

In cases where the apartment project was constructed under bylaws not now in effect, it is the Building Department's feeling that the building would have to be treated as a new project and brought up to the standards in effect at this time.

Our major concern would be similar to that stated by the Fire Prevention Office - who should receive the notice of objections and will the necessary action be delayed as a result of multiple ownership? The use of a management company with ideally a resident representative could eliminate this concern.

6. The Assessment Department has mentioned that any involvement concerning conversions would commence after the strata title has been registered.

7. The Health Department has made the following comments.

The apartment is being renovated and cleaned. However approximately 50% of the carpeting, draperies and ranges and refrigerators are to remain. The developer is to decide what is to be removed and redone and what is to remain. It should be noted that apartment buildings are subject to infestation such as carpet beetles or silverfish. It is recommended that an independent consultant be retained by the developer and that a certificate guaranteeing that the premises are free of any infestation be obtained.

The garbage is to be containerized. All garbage chutes are to be closed to the Fire Department's specifications.

The laundry toilet room should be adequately vented.

RECOMMENDATIONS:

The requirements and standards for condominium conversions still require further study and refinement. The Planning Department in cooperation with other Municipal Departments is working towards a standard application procedure for condominium conversions. In the meanwhile it is recommended THAT:-

Council approve the conversion of the 48-suite apartment block at 6425 Silver Avenue from rental suites to self-owned Strata Title Suites subject to the following prerequisites.

General

1. The Management Company or a representative of the Strata Corporation is to be given authority to grant entry to the premises to the Building, Health and Fire Departments for emergency or inspection purposes. (To be included in the Strata Corporation Bylaws).

Engineering Department

2. A hydro pole, which is situated in the centre of the entrance, at the Municipal sidewalk, should be relocated at the edge of the driveway at the cost of the applicant.
3. A section of sidewalk should be altered by the Municipality at a cost of \$50.00 to the applicant.

Building Department

4. The boiler room must be cleared of all stored materials.
5. The present garbage chute rooms which will be converted to storage rooms must be equipped with heat detectors.
6. The room to be temporarily used as a workshop must be approved by the Fire Prevention Officer - fire-extinguishers should be provided.

Health Department

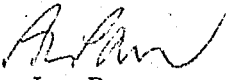
7. A certificate guaranteeing that the premises are free of any infestation is to be obtained.
8. The laundry toilet room should be adequately vented.

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9. The Strata Corporation shall provide a rebate and lease arrangement to achieve the optimum utilization of the available parking spaces.

Respectfully submitted,


A. L. Parr,
DIRECTOR OF PLANNING

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