

10. Re: Proposed Conversion of the Silver Star
Apartment Block Situated at
6425 Silver Avenue, Burnaby, from Rental
Suites to Self-Owned Strata Title Suites
STA #5/73

Attached is a report from the Director of Planning regarding the proposed conversion of a multiple dwelling rental complex to self-owned strata title suites (a sketch showing the location is attached to the Director's report).

In summary, the applicant to comply with the condominium guidelines and requirements would have to meet:

1. The required condominium parking ratio of 1.5 spaces per unit.
2. The operational guidelines outlined on page 3 of this report.
3. The detailed requirements outlined on page 3 of this report.

For information, the subject project complies with the existing zoning bylaw parking regulations for Multiple Family Residential District (RM 3) developments of 1.0 parking spaces per unit.

In order to meet the Condominium guideline parking requirements it has been suggested that the applicant acquire additional adjacent lots (existing house lots) for on-surface parking purposes. On examination, the applicant indicated that this solution would not be economically feasible. The Planning Department also adds that the viability of adjacent future apartment sites (consolidation of existing house lots) would be detrimentally affected by adding individual lots to the subject project.

RECOMMENDATION:

THAT the application for approval of a strata plan for conversion of the subject rental apartment to a condominium be denied.

ITEM 10

MANAGER'S REPORT NO. 86

COUNCIL MEETING Nov. 19/73

PLANNING DEPARTMENT
NOVEMBER 15, 1973

SUBJECT: PROPOSED CONVERSION OF THE SILVER STAR
APARTMENT BLOCK SITUATED AT 6425 SILVER
AVENUE, BURNABY, FROM RENTAL SUITES TO
SELF-OWNED STRATA TITLE SUITES - STA #5/73

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.

On June 11, 1973, a comprehensive report on the subject application was presented to Council for approval of the requisite Strata Plan. The report was tabled by Council. On June 18, 1973 Council re-tabled the report, in effect, holding any decision concerning the subject condominium conversion in abeyance until such time as a full report was prepared on the general subject of condominiums by the Planning Department.

Since that time, the following developments have taken place:

1. July 23, 1973 - General Report submitted to Council and referred to Advisory Planning Commission.

2. August 20, 1973 - Amended General Report submitted by the Advisory Planning Commission.
3. October 1, 1973 - Council received briefs from interested individuals and groups on the matter of guidelines for residential condominiums and conversions.
4. October 15, 1973 - Revised proposals as a result of the public briefs received were approved by Council for inclusion into the General Report on Residential Condominiums and Conversions.
5. The final consolidated and revised General Report on Residential Condominiums and Conversions is to be presented to Council for final ratification on November 19, 1973.

SUMMARY OF THE PROJECT

- a) Site Area - 32,430.8 sq. ft. or 0.74 acres
(156 feet by 207.8 feet)
- b) Allowable Floor Area - F.A.R. = 1.1
1.1 x 32,430.8 sq.ft. = 35,673 sq.ft.
- c) 3 Storey L-shaped Apartment

Suite Mix -	2-Bedroom	5	@ 929 -	1,046 sq.ft.
	1-Bedroom	39	@ 659 -	860 sq.ft.
	Bachelor	2	@ 469	sq.ft.
Total Suites --		46		
- d) Parking - 100% underground

Existing	51 parking spaces	(1.1 spaces per unit)
Proposed	59 parking spaces	(1.28 spaces per unit)
- e) Communal facilities
 - Two existing bachelor suites (48 existing suites) on the ground floor to be redone as a communal facilities area including a meeting room.
 - Laundry room
- f) The project is pleasantly landscaped. Extensive decorative landscaping is provided on the Silver Avenue frontage.
- g) The exterior treatment is primarily white stucco with wood trim and wood balconies.
- h) There are 3-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.
- i) The subject apartment building is, at present, vacant.

COMMENTARY

This application due to the length of time required to develop condominium guidelines for the Municipality has been held in abeyance for some time. From our discussions with the applicant, there appears to be some definite economic hardship experienced by the applicant in this situation.

From a physical point of view, the major deficiencies in this project are parking spaces and communal facilities. The applicant's proposal to convert two ground floor studio units to communal facilities would rectify one deficiency, and the applicant's proposal to expand his underground parking garage would add 8 additional parking spaces giving a total parking ratio of 1.28.

The addition of 10 more parking spaces would be required to meet the condominium guideline of 1.5 parking spaces per unit.

For the Strata Plan to be approved, the following operational guideline points would also require to be met:

- 3.1.2 - General Condominium Guidelines
- 3.1.3 - Health Consultant Certification
- 3.1.5 - Suitable Plan of Development
- 3.1.7 - Engineer/Architect Certification

The following detailed requirements shall also apply to any approval of a Strata Plan:

- a) A Hydro pole, which is situated in the centre of the entrance, at the Municipal sidewalk, should be re-located 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.
- b) 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. All garbage chutes are to be closed to the Fire Department's specifications.
- c) The boiler room must be cleared of all stored materials.
- d) The present garbage chute rooms which will be converted to storage rooms must be equipped with heat detectors.
- e) The room to be temporarily used as a workshop must be approved by the Fire Prevention Officer - fire extinguishers should be provided.
- f) The laundry toilet room should be adequately vented.

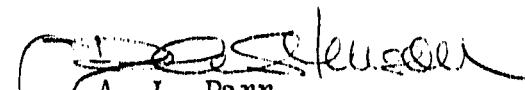
In summary, the proposed condominium conversion will come very close to meeting all the prerequisites necessary for Council's approval of a Strata Plan. However, the parking provided in this project will not meet the 1.5 parking spaces per unit guideline even with the proposed enlargement of the underground parking garage. It is the opinion of the Planning Department that since this is the first conversion application presented to Council, it will create a precedent for other conversion applications. Acceptance of a lower parking ratio will in effect, create a lower guideline standard and would also not be in line with the parking ratios required of new condominiums.

For Council's information, the Planning Department has had other enquiries from persons contemplating converting 3-storey rental apartments to condominiums with existing parking ratios of 1.0. The Planning Department could only fully support the subject conversion application subject to the provision of a parking ratio of 1.5 spaces per unit which on close examination of the plans, does not appear to be feasible.

RECOMMENDATION

It is recommended that the subject application for approval of Strata Plan for the conversion of the subject rental apartment to a condominium not be approved.

Respectfully submitted,

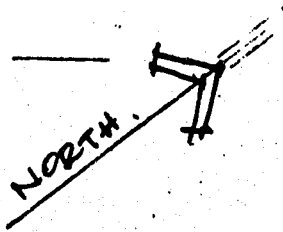

A. L. Parr,
DIRECTOR OF PLANNING.


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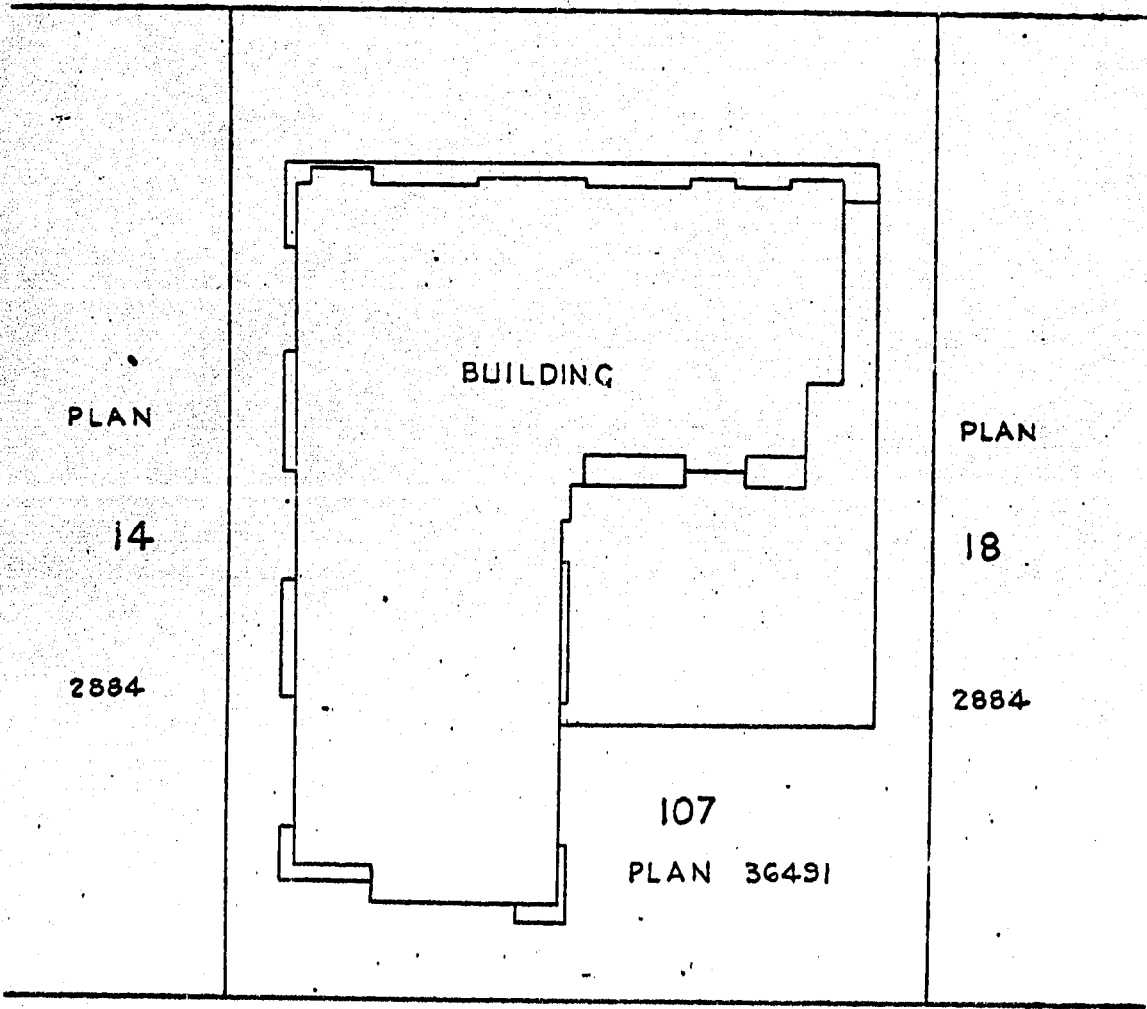
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COUNCIL MEETING Nov. 19/73

RE: 1121

Scale: 1" = 40'



McKAY AVE.



SILVER AVE

1" = 40'
NOV/73

PROPOSED CONDOMINIUM CONVERSION,
6425 SILVER.
STA # 5/73

ORDINARY PLANNING DEPARTMENT