

ITEM 15  
MANAGER'S REPORT NO. 77  
COUNCIL MEETING Dec. 1/75

Re: LETTER DATED NOVEMBER 20, 1975 FROM DOMINIUM HABITAT CONSULTING LTD.  
101 - 626 WEST PENDER STREET, VANCOUVER  
MORATORIUM OF STRATA TITLING OF EXISTING  
APARTMENT ACCOMMODATION AT 2002 SPERLING AVENUE

Appearing on the Agenda for the December 1, 1975 meeting of Council is a letter from Mr. D. L. DeWitt of Dominion Habitat Consulting Ltd. regarding an application for conversion of a rental apartment development to strata title ownership.

This is for the information of Council.

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PLANNING DEPARTMENT  
NOVEMBER 28, 1975

TO: MUNICIPAL MANAGER

FROM: DIRECTOR OF PLANNING

SUBJECT: MORATORIUM ON STRATA TITLING OF EXISTING  
APARTMENT ACCOMMODATION AT 2002 SPERLING AVENUE  
RE: LETTER FROM V.L. DEWITT OF NOVEMBER 20, 1975

INTRODUCTION:

Appearing on the Council agenda for December 1 is a letter from Mr. V. L. DeWitt representing Dominion Habitat Consulting Ltd. regarding an application for conversion of the subject apartment development to strata title units. Upon previous discussions with the Planning Department Mr. DeWitt was informed that his application could not proceed due to the present moratorium Council has imposed on Strata Title conversions. Mr. DeWitt has requested that this matter be brought forward to Council for further consideration and that he be given the opportunity to appear and submit further information and facts as may be required by the Mayor and Council.

BACKGROUND INFORMATION:

On July 8, 1974 Council imposed a moratorium on all condominium conversions within the Municipality except for the conversion of duplexes. This action was taken primarily as a means of arresting the diminishing supply of rental accommodation that has taken place in Burnaby during the last two years. To date this moratorium has not been lifted.

On February 27, 1975 Mr. DeWitt made his initial proposal regarding conversion of the subject apartment development. At that time the Planning Department informed him that, as a result of Council's direction on this matter, the Planning Department could not process his request. On May 5, 1975 Mr. DeWitt appeared before Council regarding the subject moratorium and expressed his desire to be heard upon Council's review of the matter.

/2

Page 2

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GENERAL COMMENTS:

Prior to the implementation of the subject moratorium, the Planning Department had prepared a Report To Council assessing the status of strata title applications in terms of "conversions vs. new" residential units and concluded that approximately one fifth of those units approved were "conversions". As Council will realize from the rezoning reports it considers from time to time, the great majority of new apartment and townhouse projects since have been Strata Title developments, and additionally many new duplex buildings have been strata titled and sold on the market.

While the Planning Department has not thoroughly re-investigated the strata titling situation in general nor pursued the specific implications of converting the subject apartment building, the implications and concerns regarding the diminishing supply of rental accommodation expressed prior to the imposition of the moratorium still apply, and there has not been any major move in the private development sector toward increasing the supply of rental housing units.

This report is submitted to Council for information.

*Ad*  
PDS:bp  
Attach.

  
A. L. Parr,  
DIRECTOR OF PLANNING.