



Corporate

NO: R226

Report

COUNCIL DATE: November 5, 2001

REGULAR COUNCIL			
TO:	Mayor & Council	DATE:	October 29, 2001
FROM:	General Manager, Planning & Development	FILE:	12121-10170
SUBJECT:	Unfinished Dwelling at 12121 - 101B Avenue		

RECOMMENDATION

The Planning and Development Department recommends that:

1. Council direct staff not to take action, with respect to the order adopted under By-law No. 14449, related to the property at 12121 – 101B Avenue, until Council has received a further status report from staff; and
2. A report on the status of completion of the dwelling, on the subject property, be brought forward to Council for consideration, no later than the Regular Meeting of Council, on January 14, 2002.

BACKGROUND

On July 9, 2001, Council received Corporate Report No. R157, recommending approval of a by-law pursuant to Section 698 of the *Local Government Act*, R.S.B.C. 1996, c. 323, declaring the unfinished dwelling at 12121 - 101B Avenue to be in contravention of the Surrey Unsightly Premises By-law No. 13150 and ordering its demolition and removal from the subject property within 30 days.

Council approved the recommendations of the report, but directed staff not to take action under the By-law for 60 days to allow the owner an opportunity to sell the property and for the new owner to demonstrate his intention to complete construction of the dwelling and that staff report to Council on the actions taken by the owner, prior to the end of the 60 day period.

On September 4, 2001, Council received Corporate Report No. R189, which recommended that action under the By-law be deferred for an additional 60 days to allow the new owner to complete the work on the dwelling. Council adopted the recommendation and requested that staff report back to Council prior to the expiry of the

60 days. This report responds to Council's direction that a report be provided to Council, prior to the expiry of this second 60 day period.

DISCUSSION

Since Council's consideration of By-law No. 14449 in July, 2001, the subject property has been sold to Stan Gray. Mr. Gray is actively working to complete the construction of the subject dwelling. A new roof has been installed, the sub-slab plumbing has been installed and the interior framing is being completed under the direction of a Professional Engineer. Mr. Gray has retained a Professional Engineer to supervise and coordinate the technical aspects of the repair of the building.

As progress is being made, it is considered reasonable to extend the new owner a reasonable amount of time to complete the dwelling.

CONCLUSION

In consideration of the diligence that Mr. Gray, the new owner of the property, has demonstrated in working to complete the partially constructed dwelling, it is recommended that Council direct staff not to take action under By-law 14449 for an additional 60 days, until January 14, 2002 to allow Mr. Gray further time to complete the work necessary to finish the exterior of the building and, thereby, bring the building into compliance with the requirements of the City's By-laws. Further, it is recommended that Council direct staff to report back to Council on the status of the dwelling no later than January 14, 2001.

Murray D. Dinwoodie

General Manager

Planning & Development Department

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