



# Corporate

NO: R016

# Report

COUNCIL DATE: January 21, 2002

<b>REGULAR COUNCIL</b>			
TO:	<b>Mayor &amp; Council</b>	DATE:	<b>January 14, 2002</b>
FROM:	<b>General Manager, Planning &amp; Development</b>	FILE:	<b>12121-10170</b>
SUBJECT:	<b>Unfinished Dwelling at 12121 - 101B Avenue</b>		

## RECOMMENDATION

The Planning & 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 a further status report is considered by Council; and
2. Staff be directed to provide a further status report to Council if the current rate of steady progress toward completion of the dwelling does not continue, but in any case, no later than April 30, 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 Community Improvement and Unsightly Property 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.

On November 5, 2001, Council received Corporate Report No. R226, which recommended that action under the By-law not be taken until Council had received a further status report from staff. A further report on the status of the completion of the dwelling was to be brought forward to Council for consideration no later than the Regular Meeting of Council on January 14, 2002. By way of a memorandum dated January 3, 2002, Council was advised that since there was no Regular Meeting of Council scheduled for January 14, 2002, a report would be included on the agenda for the Regular Meeting of Council on January 21, 2002.

## **DISCUSSION**

The owner of the subject property has been making steady progress toward the completion of the construction of the dwelling since purchasing it on September 13, 2001. The framing is now almost complete, the exterior sheathing and siding has been installed and the permanent roof has been completed (i.e. at the lock up stage). Most of the engineering issues on the project have been resolved and the owner continues to work with his engineers to resolve those that remain outstanding.

As substantial progress has been made in working to complete the dwelling, it is recommended that the Order requiring demolition of the partially completed structure be further deferred and that staff provide a further report to Council if the current rate of progress towards completion of the dwelling should diminish, but in any case, no later than April 30, 2002.

## **CONCLUSION**

In consideration of the progress the new owner of the property has achieved in working to complete the partially constructed dwelling, it is recommended that Council direct staff not to take action under By-law No. 14449 and to provide a further report to Council if the owner does not continue the current steady rate of progress towards completion of the dwelling, but in any case, no later than April 30, 2002.

Murray D. Dinwoodie  
General Manager  
Planning & Development Department

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