



# Corporate

NO: R168

# Report

COUNCIL DATE: July 22, 2002

<b>REGULAR COUNCIL</b>			
TO:	<b>Mayor &amp; Council</b>	DATE:	<b>July 16, 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 and Development Department recommends that:

1. Council direct staff not to take action with respect to the Order adopted under Surrey Building Removal By-law, 2001, No. 14449 (the "By-law"), related to the property at 12121 – 101B Avenue; and
2. Staff advise Council, by way of a memorandum, once the dwelling at 12121 - 101B Avenue has received Final Building Approval.

## 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.

On January 21, 2002, Council received Corporate Report No. R016 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 April 29, 2002.

On April 29, 2002, Council received Corporate Report No. R087 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 July 31, 2002.

## **DISCUSSION**

The owner of the subject property has continued to make steady progress toward the completion of the construction of the dwelling since purchasing it on September 13, 2001. The building is nearly completed, with the next required inspection being for Final Building Approval.

The status of the building has been discussed with the owner of the subject property and a Building Inspector recently visited the site. The owner of the property indicated that he will be calling for a Final Building Inspection in the near future.

## **CONCLUSION**

In consideration of the progress the new owner of the property has achieved towards completion of the subject dwelling, it is recommended that Council direct staff not to take action under the Order against the subject property and to advise Council by way of a memorandum once the dwelling at 12121 - 101B Avenue has received Final Building Approval.

Murray D. Dinwoodie  
General Manager  
Planning and Development Department

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