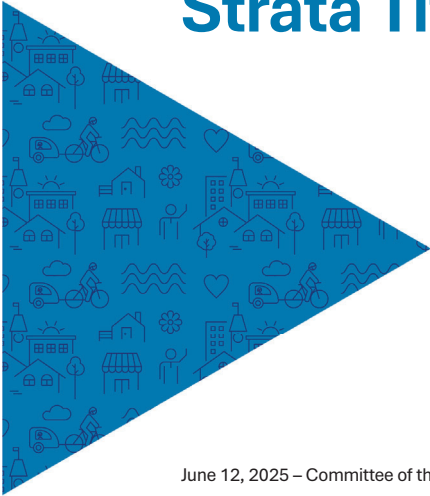


# 1012 Oliphant Strata Title Conversion Consideration

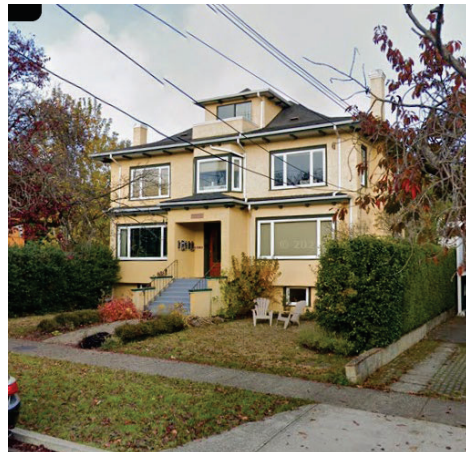


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## Background

- Application for Strata Title Conversion for the property at 1012 Oliphant.
- Existing 5-unit rental building.
- Application to convert to 2 strata properties (Up/Down); one will contain a secondary suite.



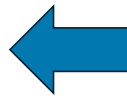
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## Strata Title Conversion Policy

- Speaks to Section 242 of the Strata Property Act
- Where buildings contain more than 4 units, conversion is to be denied when the vacancy rate is less than 4%.

*Council is Approving Authority for this type of Strata Conversion Application*



<u>No. of units</u>	<u>Vacancy rate</u>	<u>Approval level With tenants</u>	<u>Approval level If vacant</u>
< / = 3	N/A	Council With tenant plan	Approving Officer
= 4	N/A	Council With tenant plan	Council
> 4	> 4%	Council With tenant plan	Council
> 4	< 4%	Not accepted by staff, but appealable to Council	Not accepted by staff, but appealable to Council

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## Strata Act Considerations

### *Section 242 (6) Considerations:*

- The priority of rental accommodation over privately owned housing in the area
- Any proposal for the relocation of persons occupying a residential building
- The life expectancy of the building
- Projected major increased in maintenance costs due to the condition of the Building, and
- Any other matters that, in its opinion, are relevant.

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# Analysis of Application

## Housing and tenant impacts

- Applicant committed to support 5 impacted tenants in alignment with the Tenant Assistance Policy (s.4.0).
- Right of first refusal for the secondary suite at current rent

## Building conditions

- Architect engaged to overview the conversion, ensuring alignment with City regulations and building code.

## Land use (Zoning and Servicing)

- A Development Variance permit required to ensure compliance with Zoning Regulation Bylaw prior to final consideration of the Strata Title Conversion.
- Applicant would provide new water, sanitary and drain services to property.

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# Options and Recommendations

## Option 1 (Recommended)

- Decline the Strata Title Conversion Application
- This option is consistent with the Strata Title Conversion Policy (and OCP)
  - There is no provision in this option to protect, or provide for tenant assistance, and tenant displacement may still occur.

## Option 2 (Alternate Motion)

- Accept the Strata Title Conversion Application subject to key conditions:
  - The property be brought into Building Code Compliance (s.242 of the SPA)
  - And that support be provided for displaced tenants consistent with the requirements of the Tenant Assistance Policy.

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