

COUNCIL POLICY

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| SUBJECT: STRATA CONVERSIONS - APPROVAL OF | | |
| DATE: | May 25, 1981 | REFERENCE: 81/273 (B) |
| Amended: | April 17, 1990 | 90/CW |
| | August 6, 1999 (Municipal Planner's report) | |
| | October 20, 2003 | 03/CW |
| | October 28, 2024 | |

PURPOSE

The purpose of this policy is to ensure that the current need for rental housing in the District of Saanich is prioritized when considering strata conversion of multi-unit rental buildings, and that no tenants are evicted due to stratification.

GUIDELINES FOR THE APPROVAL OF STRATA CONVERSIONS

1. Applications for strata conversions of three or more residential units shall not be considered if the District of Saanich primary rental market vacancy rate, as computed in October of each year by the Canada Mortgage and Housing Corporation, is less than four percent.
2. Section 1 above will not apply to applications for strata conversion of Small-Scale Multi-Unit Housing units, as defined in the Zoning Bylaw, 2003.
3. Strata conversions shall be completed within eighteen months of approval, after which time the approval lapses unless an extension is granted upon request by the owner.
4. When applicable, require applicants to enter into a restrictive covenant, approved by the Municipal Solicitor, preventing the eviction of residential tenants by reason of the conversion of the building into strata lots.