



Item.....
Meeting..... 2022 February 14

COUNCIL REPORT

**TO:** CHIEF ADMINISTRATIVE OFFICER **DATE:** 2022 February 09

**FROM:** GENERAL MANAGER **FILE:** 86000 20  
PLANNING AND DEVELOPMENT *Reference:* STR #16-03

**SUBJECT:** STRATA TITLE CONVERSION APPLICATION #16-03  
860/862 Grove Avenue

**PURPOSE:** To obtain Council's Approval to stratify the existing occupied two-family dwelling at 860/862 Grove Avenue.

**RECOMMENDATION:**

1. **THAT** Strata Titling of 860/862 Grove Avenue be approved subject to complete satisfaction of the requirements of the Guidelines for Conversion of Existing and Occupied Two-Family Dwellings into Strata Title Units.

**REPORT**

The Planning and Development Department is in receipt of an application for strata title approval of an existing, tenant occupied two-family dwelling constructed in the late 1960's at 860/862 Grove Avenue. Council approval is required when strata titling of occupied two-family dwellings is requested. The conversion is being pursued in accordance with Section 242 of the Strata Property Act.

The subject property is zoned R5 Residential District, which permits single and/or two-family dwellings, and is not within an area plan proposed for alternative land uses (see *attached* sketch). At the present time, the two-family dwelling is occupied by tenants.

This application has been circulated to the Engineering, Planning and Development, and Building Departments to ensure all required Zoning Bylaw and Building Code matters have been addressed. The applicant has submitted a Pest Inspection Report which has been deemed acceptable by the Planning and Development Department and, a Structural Condition Assessment Report confirming the building's structural and mechanical integrity which has been accepted by the Chief Building Inspector. As all departmental approvals have been substantially met, staff would therefore support the proposed strata titling.

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From: General Manager Planning and Development  
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With Council approval for the strata titling of the subject property, the owners would be requested to submit the required strata plan. Once received, a Section 219 covenant will be prepared by the City Solicitor to ensure that each unit is used as a single-family dwelling only. After the requisite signatures are obtained and the applicant has submitted the Legal Department's fees for document preparation and registration, the document and plan will be registered at the Land Title Office.

It is therefore recommended that Council approve the strata conversion of 860/862 Grove Avenue, subject to the completion of all necessary requirements.



E. W. Kozak, General Manager  
PLANNING AND DEVELOPMENT

CB:spf:ll  
**Attachment**

cc: Chief Building Inspector  
City Solicitor

**SUBJECT SITE**

**UNION ST**

**R9**



**GROVE AV**

**SPERLING AV**

**R5**




PLANNING AND DEVELOPMENT DEPARTMENT

Date: JAN 28 2022

scale: 1:960

Drawn By: JS

**TWO FAMILY DWELLING  
860 AND 862 GROVE AVENUE  
STRATA TITLE APPLICATION #16-03**

 Subject Site