

Item...... Meeting...... 2022 April 25

COUNCIL REPORT

то:	CHIEF ADMINISTRATIVE OFFICER	DATE:	2022 April 20
FROM:	GENERAL MANAGER PLANNING AND DEVELOPMENT	FILE: Reference:	86000 20 str #21-02
SUBJECT:	STRATA TITLE CONVERSION APPLICATION #21-02 4337 Greta Street		

PURPOSE: To obtain Council's Approval to stratify the existing occupied two-family dwelling at 4337 Greta Street.

RECOMMENDATION:

1. THAT Strata Titling of 4337 Greta Street 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, occupied two-family dwelling which received final occupancy on 2020 November 24. 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 the owners and their relatives.

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 Building Department conducted an inspection and confirmed that from their perspective, there are no objections to the stratification of the dwelling on the subject property. A Pest Inspection Report is not required, given that the construction of the dwelling was completed in 2020. As all departmental approvals have been substantially met, staff would therefore support the proposed strata titling.

With Council approval for the strata titling of the subject property, the owner 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

To:Chief Administrative OfficerFrom:General Manager Planning and DevelopmentRe:STR #21-02 4337 Greta Street2022 April 20Page 2

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 4337 Greta Street, subject to the completion of all necessary requirements.

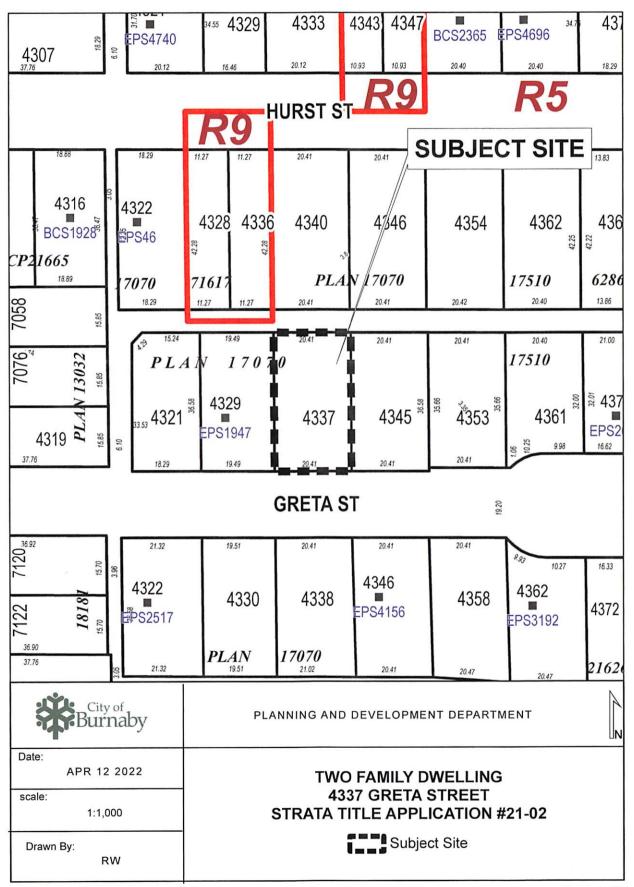
C.W.K

E. W. Kozak, General Manager PLANNING AND DEVELOPMENT

CB:tn Attachment

cc: Chief Building Inspector City Solicitor

P:\86000 Strata\20 Applications\2021\STR21-00002 4337 Greta Avenue\Strata Title Application 21-02 (Council) Report 2022.04.25.docx



Sketch #1