

ITEM 13

MANAGER'S REPORT NO. 60

COUNCIL MEETING Aug. 13/73

13. Re: Strata Title Plan for a Condominium Development
7455 Thirteenth Avenue
P.P.A. #1802

Following is a report from the Director of Planning regarding a Strata Title Plan for a sixteen unit condominium development at 7455 Thirteenth Avenue.

RECOMMENDATION:

THAT the subject Strata Title Plan be developed subject to the prerequisites that are noted in the Director of Planning's report.

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PLANNING DEPARTMENT
AUGUST 9, 1973

REFERENCE: 7455 Thirteenth Avenue
Lot 18, Block 18, D.L. 29, Group 1,
Plan 19194 N.W.D.
16 Unit Condominium Project
P.P.A. #1802

BACKGROUND

Under the recent amendments to the Strata Title Act 1966, all conversions of existing multiple dwelling rental suites to self-owned Strata Title suites must have the approval of the Municipal Council.

On July 23, 1973, a General Report on Residential Condominiums and Conversions was submitted to Council. Council referred the report to the Advisory Planning Commission for their comments.

For the information of Council, the Planning Department has received applications for Strata Titling for an existing three-storey apartment, an existing duplex, a new 16 unit RM2 project, and a new duplex at the present time. Various other enquiries have been received with regard to both new condominiums and condominium conversions.

The Planning Department is advising applicants who request approval of Strata Title Plans for new condominiums and condominium conversions that the final processing of their plans must await the comments of the Advisory Planning Commission and the final decision of Council concerning the General Report on Residential Condominiums and Conversions.

However, the Planning Department is in receipt of one new RM2 project which has been built by the developer as a condominium and Preliminary Plan Approval granted by the Planning Department and building permits issued noting the development as a condominium.

Condominium Project (Continued)

CONDOMINIUM PROJECT AT 7455 THIRTEENTH AVENUE

The developer had submitted a letter on June 7, 1973 requesting Municipal approval of a Strata Titles Plan prepared by his surveyor. The Strata Titles Plan was then circulated to other municipal departments for comment. Any comments received have been incorporated in the General Report.

This project is now completed and has been ready for occupancy for some time. The developer has proceeded on the basis of a condominium and has requested that consideration of the Strata Title Plan by Council not be unduly delayed.

This project was approved as a condominium prior to the introduction of the recent amendments to the Strata Titles Act which requires specific Council approval. It is also noted that prior to the amendment to the Strata Titles Act, no developer was obliged to obtain the consent of any municipal department for a condominium development.

The only major point of deviation from the General Report is in the parking ratio of 1:1 which conforms to the RM2 zoning regulations under which this project was processed. It appears that any new parking regulations for condominiums which may yet be adjusted in any final approved General Report should not be retroactive to include projects already approved as condominiums.

In summary, this condominium project has been submitted to Council for its consideration based on the fact that this project is newly constructed and now complete and has been built and given approval as a condominium. It appears that further discussions on and possible revisions to the General Report may not be completed for some time.

PROJECT DATA

<u>Two-storey Development</u>		
3 - Bedroom	-	7 units
2 - Bedroom	-	9 units
TOTAL	-	16 units.
Parking	-	16 spaces.
F.A.R.	-	0.68
Zoning	-	RM2
Net Site	-	23,078 sq. ft.

RECOMMENDATION

The Planning Department requests that:

If Council is amenable to giving its consideration to this development at the present time bearing in mind that the final decision of Council concerning the General Report may not be made

Condominium Project (Continued)

for some time and also the circumstances outlined above, it is recommended that:

Council approve of the Strata Title Plan for this project subject to the following prerequisites:

1. A readily accessible resident representative of the Strata Corporation and the authorized Management Company is to be given authority to grant entry to the premises to the Municipal Departments of Building, Health, Assessment and Fire for emergency or inspection purposes.

This requirement is to be included in the Strata Corporation Bylaws.

2. At the time that the Strata Plans are submitted to the Municipality, the developer shall submit a complete copy of the requisite Strata Corporation Bylaws for perusal.
3. Each potential condominium owner shall be supplied with a complete prospectus of the project by the developer.

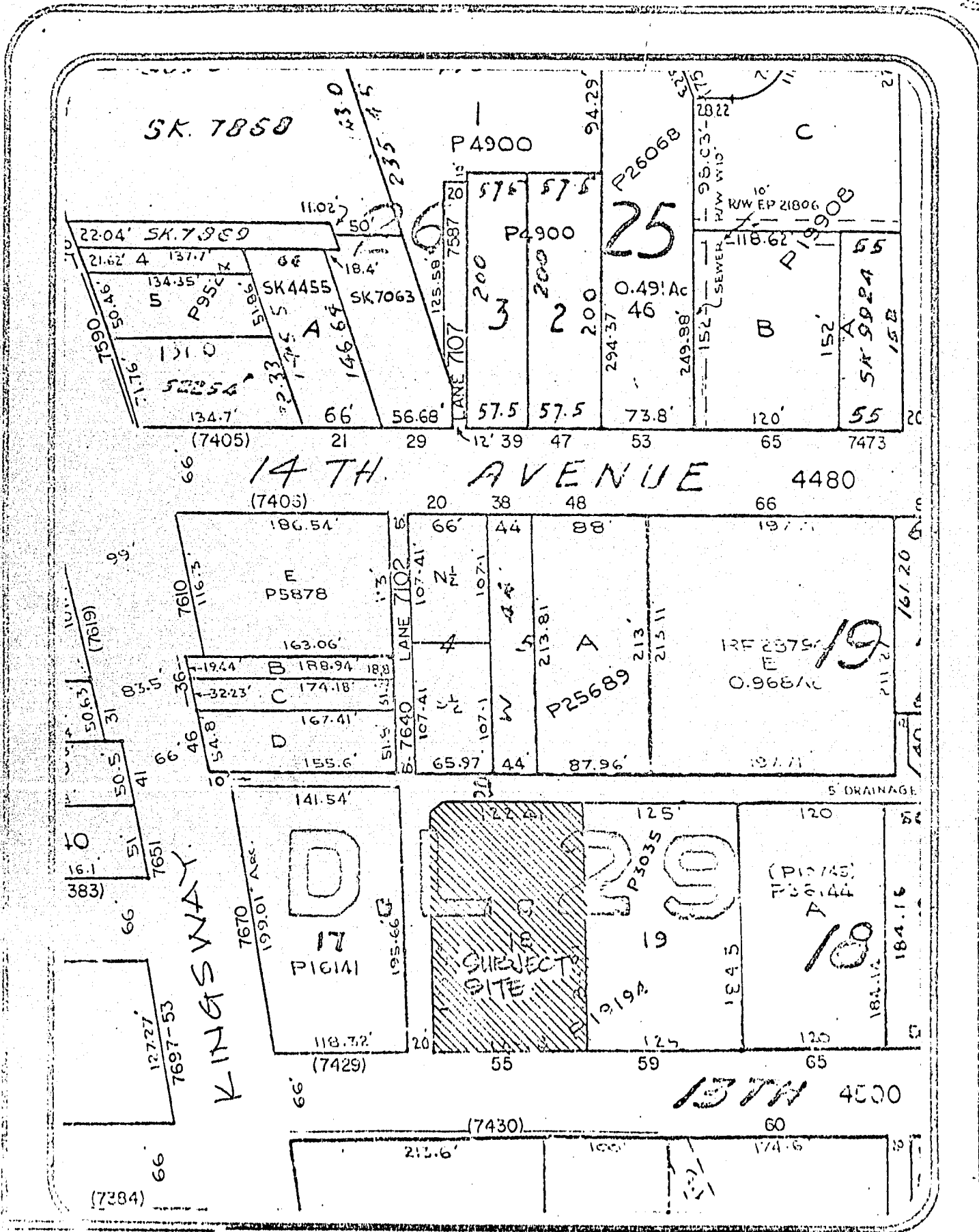
The prospectus shall fully explain:

- a) The true interest on financing noting the total cost to the buyer over the overall mortgage term.
- b) The taxation situation including the relationship of the homeowner grant.
- c) Management fees and any other costs to be borne by the individual owner.
- d) Any other financial arrangements affecting the individual condominium owner.
- e) The unit entitlement.
- f) The Strata Corporation Bylaws.
- g) Limits of individual control over a condominium owner's particular unit.
- h) Enumeration of communal facilities and any details of ownership concerning these facilities, including responsibility of owner to contribute to costs of replacement.
- i) Accurate sketch presentation outlining the relationship of a particular unit to other units and to adjacent common property.
- j) Accurate extent of the legal lot encompassing the particular Strata Corporation.

Respectfully submitted


R. H. Parr
DIRECTOR OF PLANNING

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SCALE 1" = 100'
 DRAWN
 DATE AUG/73

CONDOMINIUM - 16 UNITS,
 7455 - 13TH AVENUE
 LOCATION SKETCH.

