

ITEM	2
MANAGER'S REPORT NO.	15
COUNCIL MEETING	1982 03 08

RE: CONVERSION OF EXISTING OCCUPIED TWO-FAMILY DWELLINGS INTO STRATA TITLE  
(ITEM 12, REPORT NO. 13, 1982 MARCH 01)

MUNICIPAL MANAGER'S RECOMMENDATION:

1. THAT the report of the Director Planning and Building Inspection be received for information purposes.

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1982 MARCH 03

TO: MUNICIPAL MANAGER  
FROM: DIRECTOR PLANNING &  
BUILDING INSPECTION  
SUBJECT: CONVERSION OF EXISTING OCCUPIED TWO-FAMILY  
DWELLINGS INTO STRATA TITLE

RECOMMENDATION:

1. THAT Council receive this report for information.

REPORT

Council, at its meeting of 1982 March 01, requested a report on whether the Guidelines for Duplex Condominiums and Conversions should be maintained or simply use the Condominium legislation.

It is the view of the Planning Department that the guidelines provide additional municipal requirements to those contained in the Condominium Act that are necessary to protect prospective owners and ensure that the need for separate utilities, health approvals and structural soundness are taken into account. It is therefore necessary to retain Municipal Guidelines in approving strata titles. This is provided for by the Act which states that the approving authority may approve the strata plan, refuse to approve the strata plan or refuse to approve the strata plan until terms and conditions imposed by the approving authority are met, and the decision is final.

However, in order to streamline the requirements and keep them to a minimum, staff are reviewing the guidelines to determine their validity at this time. A revised list will be prepared and presented to Council on 1982 March 15, which will both ensure that the Condominium Act provisions are satisfied and that any other specific requirements felt relevant to the protection of future owners is satisfied.

This is for the information of Council.



A. L. Parr  
DIRECTOR PLANNING &