

ITEM 6  
MANAGER'S REPORT NO. 27  
COUNCIL MEETING 86/04/21

RE: LETTER FROM MR. ERIC J. BROWN, WALNUT MANOR APARTMENTS  
#301 - 1220 MADISON AVENUE, BURNABY, B. C. V5C 4Y5  
PROPOSED STRATA TITLE CONVERSION -  
1220 MADISON AVENUE

MUNICIPAL MANAGER'S RECOMMENDATION:

*THAT the recommendation of Director Planning & Building Inspection be adopted.*

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TO: MUNICIPAL MANAGER 1986 April 16

FROM: DIRECTOR PLANNING &  
BUILDING INSPECTION

SUBJECT: PROPOSED STRATA TITLE CONVERSION -  
1220 Madison Avenue

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RECOMMENDATION:

1. THAT a copy of this report be sent to Mr. Eric J. Brown,  
#301 - 1220 Madison Avenue, Burnaby, B.C. V5C 4Y5

INTRODUCTION:


Appearing on the 1986 April 21 Council Agenda is a letter from Mr. Eric J. Brown on behalf of the owners of Walnut Manor Apartments who wish to Strata Title the existing 13 unit apartment building located at 1220 Madison Avenue. Mr. Brown is also appearing as a delegation at the 1986 April 21 Council meeting.

REPORT

1.0 GENERAL COMMENTS:

- 1.1 The existing apartment building was constructed in 1964 and includes 13 units within a two-storey plus penthouse structure. The site is presently zoned RM3 Multiple Family Residential District. The building was constructed for rental purposes prior to the introduction of Strata Title legislation. The development is non-conforming with respect to the prevailing RM3 zoning regulations with respect to building setbacks and floor area ratio, as well as off-street parking, and as a result does not satisfy the provisions of the strata title guidelines.

- 1.2 Pursuant to the legislation outlined in the Condominium Act, conversion into strata lots of a previously occupied building must be approved by the Municipal Council. Council is reminded that there is presently a moratorium on the conversion of occupied multiple family residential development that was enacted in 1974 July in response to concerns about the effect of conversions on the supply of rental accommodation, especially in view of the shortage that prevailed at that time. Council will recall that the moratorium on strata title conversion of occupied two-family dwellings was lifted on 1982 July 04.
- 1.3 In recent years, Council has given strata title approval to several multiple family residential projects that were technically considered to be conversions since the developers failed to register the strata plan with the Land Title Office within the specified time period defined in the Act. Strata Title approval of these projects was not considered to be a violation of the moratorium on strata title conversions. In this regard, these projects were originally intended for strata title tenure, and were thus developed in accordance with the Council adopted Guidelines for Residential Condominiums and Conversions.
- 1.4 Strata Title approval of the subject apartment building must be treated as a standard conversion application pursuant to the Condominium Act. Approval of this strata title request would be inconsistent with the present moratorium on strata title conversions. It is therefore recommended that Council receive this report for information purposes and advise Mr. Brown that his strata title conversion request cannot be approved.

  
A. L. Parr  
DIRECTOR PLANNING &  
BUILDING INSPECTION