

ITEM	21
MANAGER'S REPORT NO.	42
COUNCIL MEETING	94/07/11

TO: CITY MANAGER 1994 July 05

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: STRATA TITLE APPLICATION #2/94
8001/03 Eleventh Avenue and
STRATA TITLE APPLICATION #3/94
8005/07 Eleventh Avenue

PURPOSE: To request Council approval to strata title the existing occupied two-family dwellings as outlined in this report.

RECOMMENDATION:

- 1.0 THAT Strata Titling of 8001/03 Eleventh Avenue and 8005/07 Eleventh Avenue be approved subject to complete satisfaction of the Guidelines for Conversion of Existing Occupied Two-Family Dwellings into Strata Title Units.

REPORT

The Planning and Building Department is in receipt of an application for Strata Title Approval of two existing and occupied two-family dwellings at the above locations. Council approval is required where conversion of previously occupied buildings into strata title is requested, according to the provision of Section 9(1) of the Condominium Act.

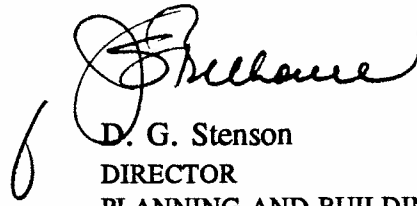
The subject properties fall within a single or two-family residential district (R5), and are not in an area proposed for alternative use (see *attached* sketch).

Both lots are presently owned by R. Meyer Developments Inc. Two of the units are currently being rented, with the remaining two units being vacant at this time. The owner has listed the two semi-detached dwellings for sale and negotiations are being undertaken with the existing tenants to give them an opportunity to purchase. If they choose not to purchase, any sales contract/termination notice would be provided in accordance with the Residential Tenancy Act.

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All requisite departmental approvals have been given and staff would therefore support the proposed Strata Titling provided all requisite Guidelines for Conversion of Existing Occupied Two-Family Dwellings into Strata Title Units are fully satisfied.


D. G. Stenson
DIRECTOR
PLANNING AND BUILDING

CS:hr
Att.

cc: Chief Building Inspection
Director Engineering
Chief Environmental Health Officer

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