

1994 December 05

TO: CITY MANAGER

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: STRATA TITLE APPLICATION #9/94
Lot 9, D.L. 37, N.W.D., Plan 1643
7128 Eighteenth Avenue (see *attached* sketch)
X-Reference Rezoning #18/93

PURPOSE: To seek Council approval for the subject residential strata title conversion application for an existing heritage house incorporated into a townhouse development.

RECOMMENDATION:

1. **THAT** the subject application for strata title conversion be approved by Council subject to satisfaction of the following prerequisite conditions:
 - a) The submission of the appropriate strata title plans.
 - b) The satisfaction of all outstanding items as required by the Chief Building Inspector.

REPORT

1.0 **INTRODUCTION:**

- 1.1 The Planning and Building Department is in receipt of an application to strata title the existing and previously occupied single-family dwelling at 7128 Eighteenth Avenue into one strata title unit as part of a larger multi-family development.

2.0 **BACKGROUND INFORMATION:**

- 2.1 Pursuant to Section 9(1) and 9(4) of the Condominium Act, the approval of Council is required in order to effect the conversion of an occupied building into strata lots. Council may also refuse to approve the strata plan or refuse to approve the strata plan until specific terms and conditions are met.

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MANAGER'S REPORT NO.	69
COUNCIL MEETING	94/12/12

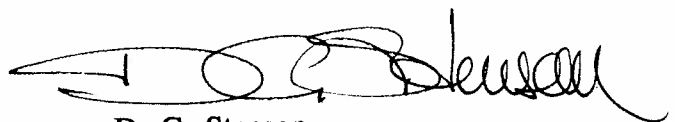
2.2 The subject property (7106 Eighteenth Avenue) was recently rezoned (Rezoning Reference #18/93) to CD Comprehensive Development District (based on RM2 Multiple Family Residential District guidelines) to permit the development of a townhouse development. Included as part of this rezoning was the maintenance of a designated heritage house located at 7106 Eighteenth Avenue, known as the Patterson House.

The entire project is being strata titled, resulting in 35 strata titled townhouse units and one strata titled heritage house on the one lot. The strata titling of the townhouse units does not require City approval as they are not existing or occupied. Even though the heritage house will remain a single-family dwelling after being strata titled, it will require Council approval as it has been previously occupied.

3.0 **GENERAL DISCUSSION:**

3.1 The subject strata title proposal has been circulated to all relevant City Departments for input. The Engineering Department and Environmental Health Services have no objections to strata titling. The Chief Fire Prevention Officer's only concern is that the subject heritage house maintain its current address and not be group addressed with the other units. The Chief Building Inspector has, however, advised that some repair and renovation work is being undertaken under permit on the heritage house, as was indicated in the report on Rezoning Reference #18/93. While these items are not significant in nature, they should be completed and the final building permit issued prior to the final approval of the strata title plans and documents.

3.2 The Planning and Building Department supports the proposed strata title conversion subject to satisfaction of all requirements outlined by the Chief Building Inspector. Once these requirements have been satisfied, the strata title documents can be signed by the Approving Authority accordingly. It is, therefore, appropriate for Council to consider the subject request at this time.

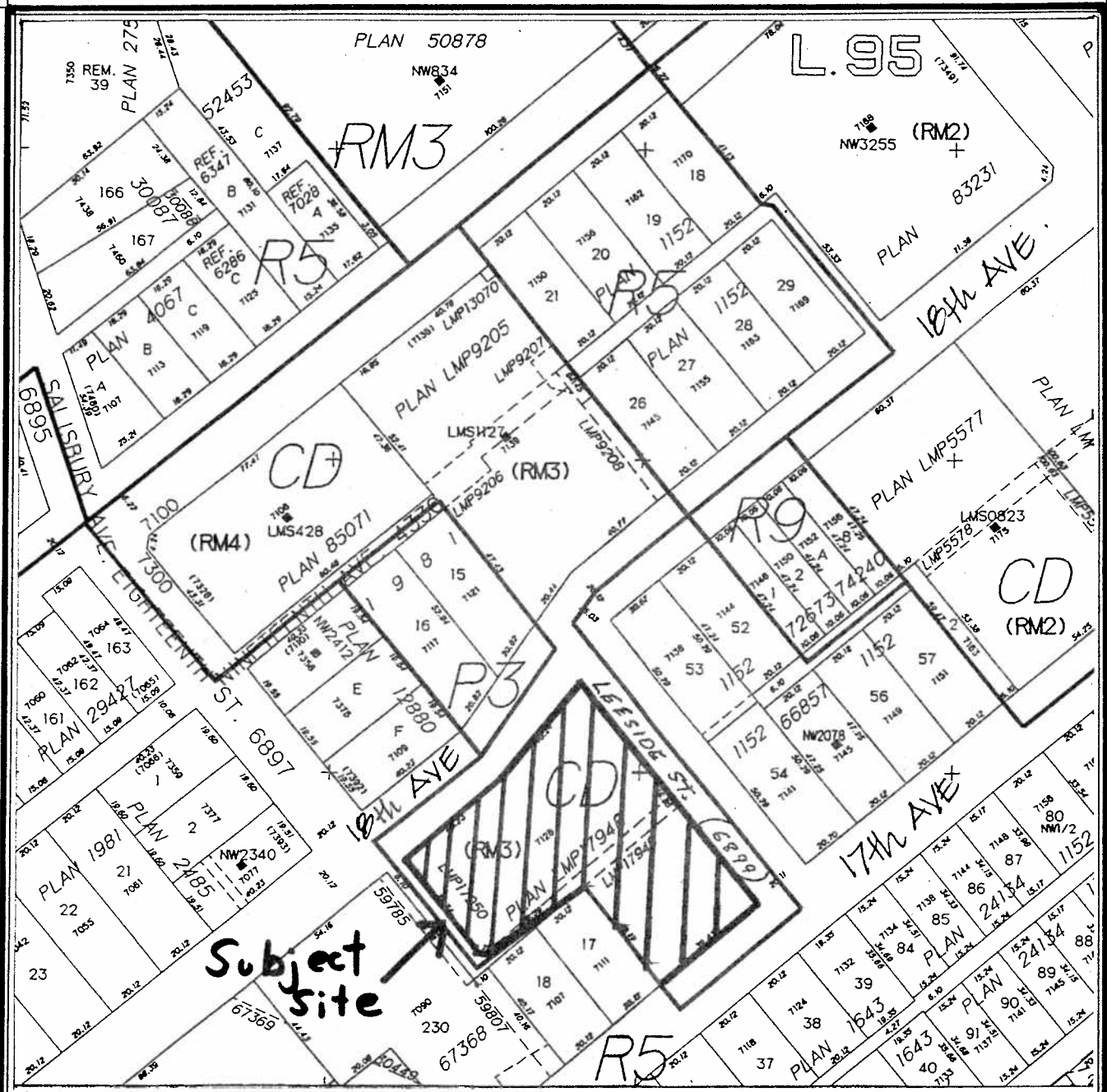


D. G. Stenson
DIRECTOR
PLANNING AND BUILDING

BW:hr
Att.

cc: Chief Building Inspector

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Date: 1994 Nov.
 Scale: 1:2000
 Drawn By:



City of Burnaby
 Planning & Building Dept.

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 xref R2# 18/93.

