

ITEM	
MANAGER'S REPORT #	03
COUNCIL MEETING	09
	96/03/25

TO: CITY MANAGER

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: STRATA TITLE APPLICATION #2/96
7283/85 - 14th Avenue

1996 March 20

PURPOSE: To obtain Council authority for the strata titling of an existing occupied duplex.

RECOMMENDATION:

1. THAT Strata Titling of 7283/85 - 14th Avenue be approved subject to complete satisfaction of the Guidelines for Conversion of Existing Occupied Two-Family Dwellings into Strata Title Units, except as noted below.


REPORT

The Planning and Building Department is in receipt of an application for Strata Title Approval of an existing and occupied two-family dwelling at the above location. The building is new and was given an Occupancy Permit on 1994 November 01. 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 property falls within a single or two family residential district (R5), and is not in an area proposed for alternative use (see attached sketch).

At the present time, the two-family dwelling is owner occupied.

All requisite departmental approvals have been given and staff would therefore support the proposed Strata Titling and, in consideration of the age of the dwelling and unless otherwise directed by Council, propose to waive the requirement for submission of a certificate from an independent health consultant guaranteeing that the premises are free of infestation and submission of certification from a qualified Engineer/Architect that the building is structurally and mechanically sound. The remaining requisite guidelines must be fully satisfied.



D. G. Stenson
Director Planning and Building

AD:hr
Att.

cc: Chief Building Inspector
Director Engineering
Chief Environmental Health Officer

