

TO: CITY MANAGER
FROM: DIRECTOR PLANNING AND BUILDING
SUBJECT: STRATA TITLE APPLICATION #STR 98-3
7819/7821 Nineteenth Avenue

1998 December 08

PURPOSE: To obtain Council authority for strata titling of an existing occupied two-family dwelling subject to the conditions outlined in this report.

RECOMMENDATION:

1. **THAT** Strata Titling of 7819/7821 Nineteenth Avenue be approved subject to complete satisfaction of the Guidelines for Conversion of Existing Occupied Two-Family Dwellings into Strata Title Units.

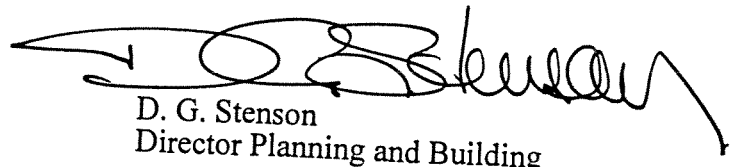
REPORT

The Planning and Building Department is in receipt of an application for Strata Title Approval of an existing and occupied two-family dwelling at the above location. 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 district (R5), and is not in an area proposed for alternative use (see attached sketch).

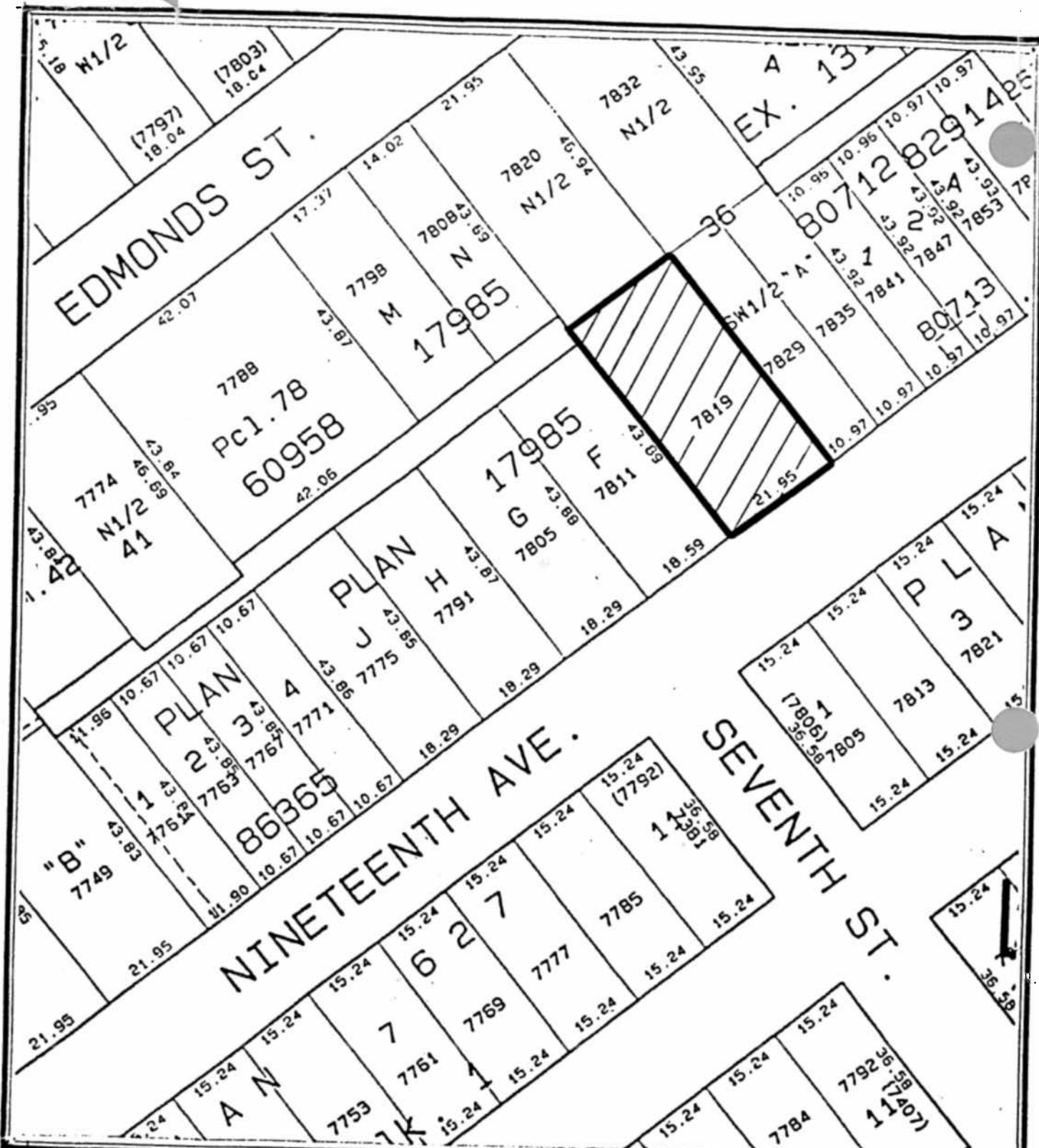
At the present time, both sides of the two-family dwelling are owner occupied. No change in occupancy is being proposed at this time.

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

SAM:hr
Att.

cc: Chief Building Inspector
Director Engineering
Chief Environmental Health Officer



Date:
1998 DEC.

Scale:
1:1000

Drawn By:
SAM



City of
Burnaby
Planning & Building Dept



STRATA TITLE APPLICATION # STR 98-3
7819/7821 NINETEENTH AVENUE