

TO: CITY MANAGER

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **STRATA TITLE APPLICATION #98-1
1189 and 1199 Phillips Avenue**

1998 February 11

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 1189 and 1199 Phillips 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 residential district (R4), and is not in an area proposed for alternative use (see attached sketch).

At the present time, one side of the two-family dwelling is owner occupied and the other side is vacant. The owner's intention is to sell the vacant unit and retain the one they are currently occupying.

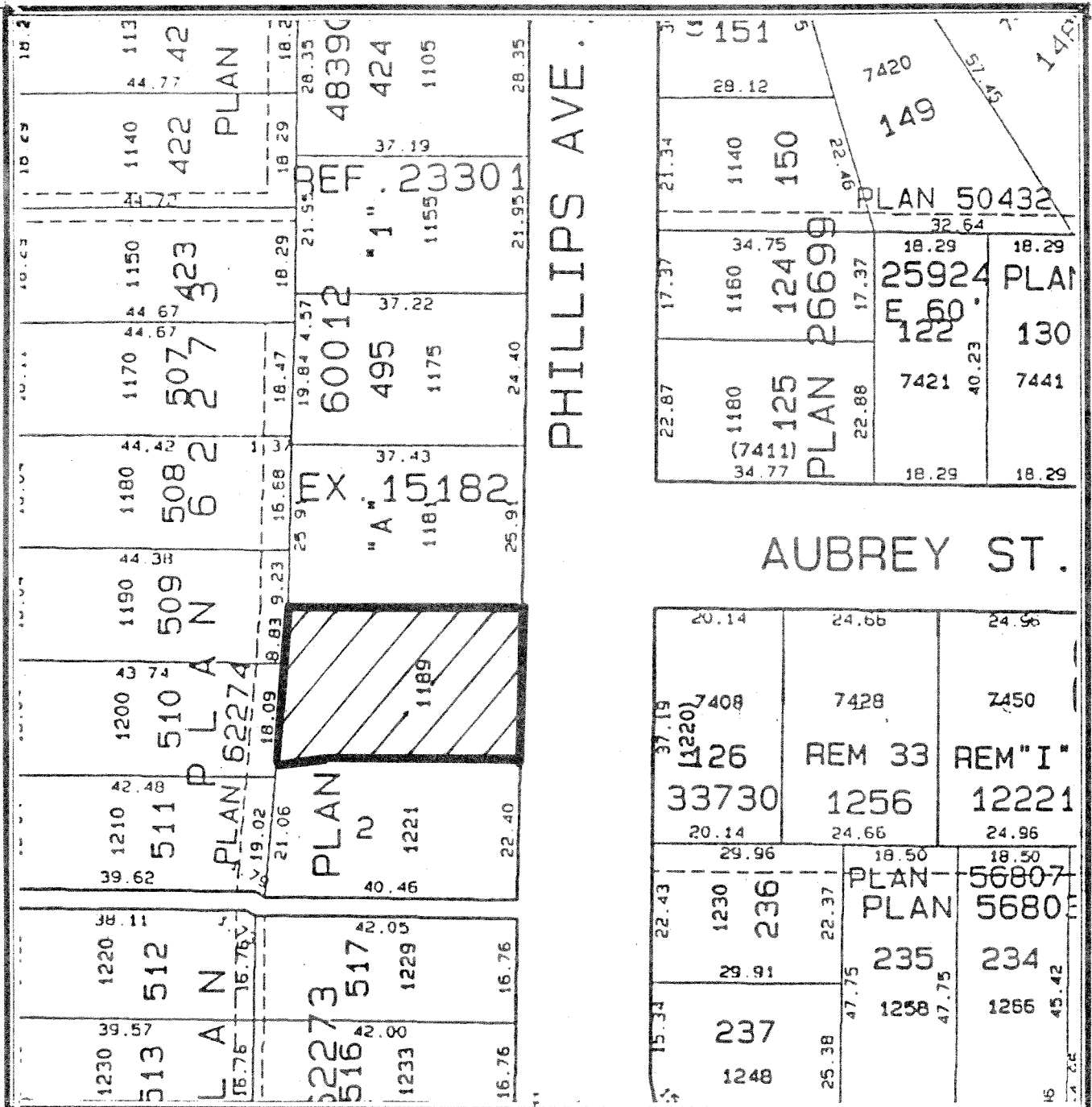
All requisite departmental approvals have been given and staff would therefore support the proposed Strata Titling provided all requisite Guidelines for Conversion of Existing Occupied Two-Family Dwellings into Strata Title Units are fully satisfied.



D. G. Stenson
Director Planning and Building

SAM:hr
Att.

cc: Chief Building Inspection
Director Engineering
Chief Environmental Health Officer



Date:
1998 FEB.

Scale:
1:1000

Drawn By:
SAM



City of
Burnaby
Planning & Building Dept



STRATA TITLE APPLICATION #1/98

1189 & 1199 PHILLIPS AVENUE