

TO: CITY MANAGER 2003 July 02

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: STRATA TITLE APPLICATION #02-2
6230/6232 Clinton Street

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 6230/6232 Clinton Street be approved subject to complete satisfaction of the Guidelines for Conversion of Existing Occupied Two-Family Dwellings into Strata Title Units.

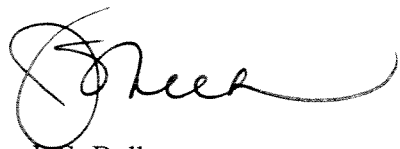
REPORT

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 242 of the Strata Property Act.

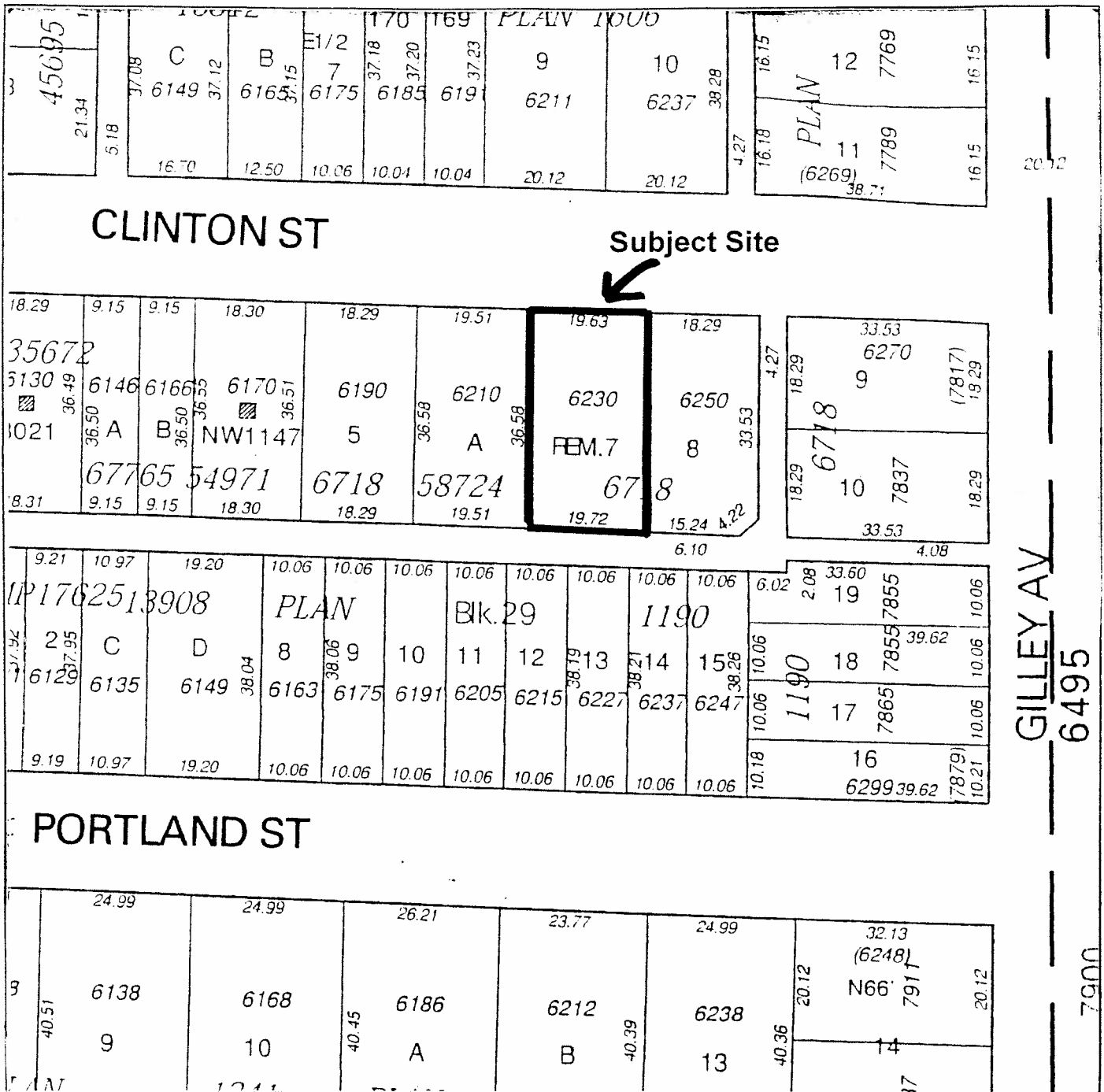
The subject property falls within a single or two family district (R5), and is not in an area proposed for alternative use (see *attached* sketch).

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

All requisite departmental inspections and conditions to this point have been satisfied. Subsequent to Council approval, the applicant will be requested to forward the Structural and Mechanical Certification, an Independent Health Consultant Certificate and the requisite Strata Survey Plans. 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.


J. S. Belhouse
Director Planning and Building

KB:hr
Att.
cc: Chief Building Inspector
Director Engineering
Director Engineering, Environmental Services Division



Date:
2003 June 26th

Scale:
1:1000

Drawn By:
KAB



6230/6232 Clinton Street
Strata Title Reference # 02-2