

TO: CITY MANAGER **DATE:** 2005 October 12

FROM: DIRECTOR PLANNING AND BUILDING **FILE:** PC 86000 20
Reference: STR #05-3

**SUBJECT: STRATA TITLE APPLICATION #05-3
7546/48 - 13TH AVENUE**

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

RECOMMENDATION:

1. **THAT** strata titling of 7546/48 Thirteenth Avenue be approved subject to complete satisfaction of the Guidelines for Conversion of Existing and Occupied Two-Family Dwellings into Strata Title Units.

REPORT

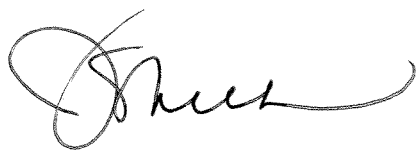
The Planning and Building Department is in receipt of an application for Strata Title Approval of an existing two-family dwelling at the above location. Council approval is required where conversion of previously occupied buildings into strata title is requested, according to the provision of Section 242 of the Strata Property Act.

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

At the present time, the two family dwelling is owned by Shangara and Nisha Sian. Both the units are currently vacant and will be listed for sale upon completion of the strata title application.

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7546 Thirteenth Avenue
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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.

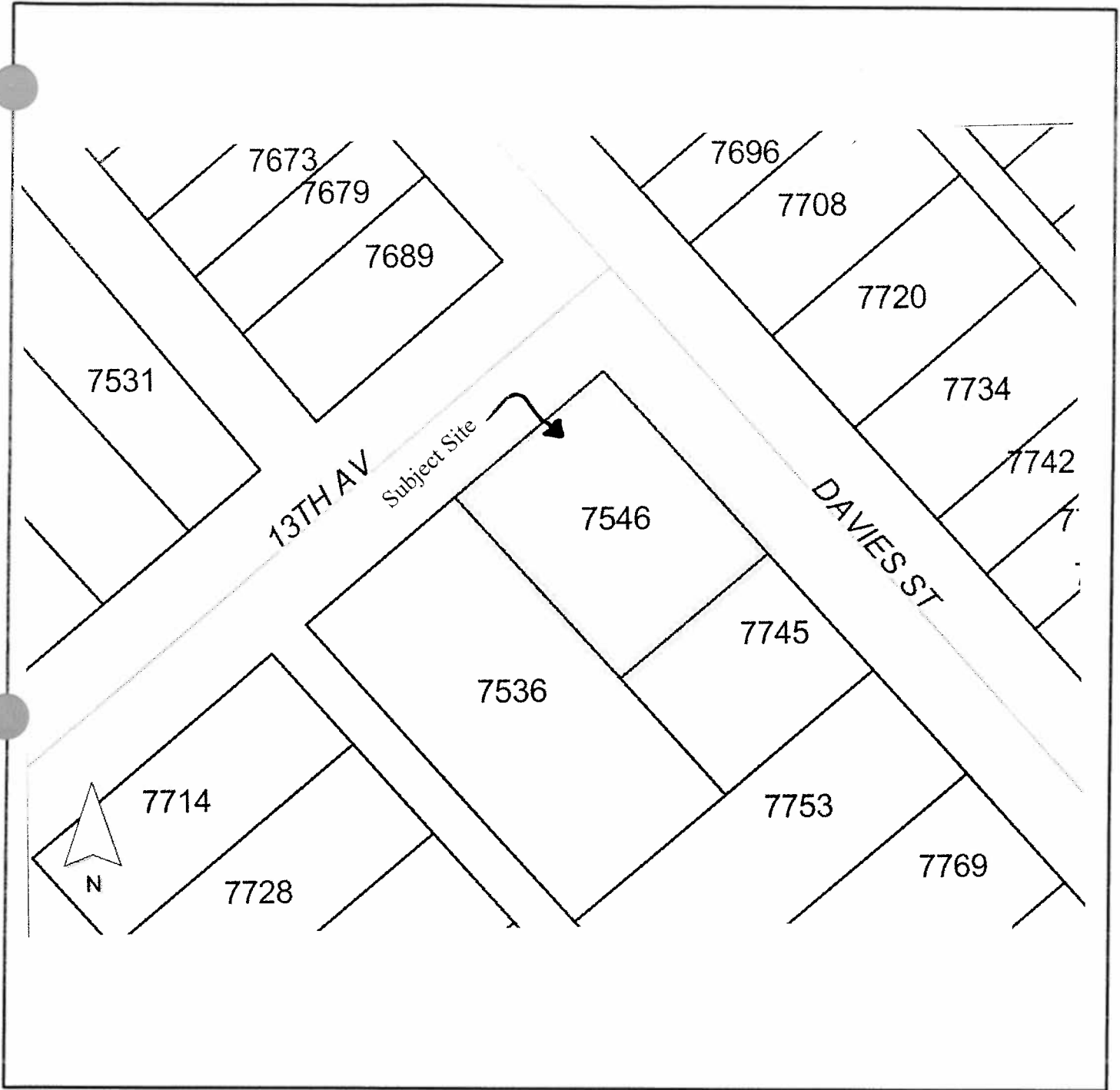


J. S. Belhouse
Director Planning and Building

LJ:hr
Att.

cc: Chief Building Inspector
Director Engineering

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7546/48 - 13th Avenue
Strata Title Application #05-3
Zoning is R5 Residential District

Date: 2005 October 11

Scale: N.T.S

Drawn By: Lina J

