
TO: CITY MANAGER **DATE:** 2005 August 23

FROM: DIRECTOR PLANNING AND BUILDING **FILE:** 86000 20
Reference: STR #05-2

SUBJECT: STRATA TITLE APPLICATION #05-2
6192/94 Brantford Avenue

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

RECOMMENDATION:

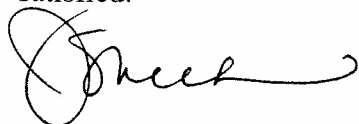
1. **THAT** Strata Titling of 6192 and 6194 Brantford Avenue be approved subject to complete satisfaction of the Guidelines for Conversion of Existing Occupied Two-Family Dwellings into Strata Title Units.

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 242 of the Strata Property Act.

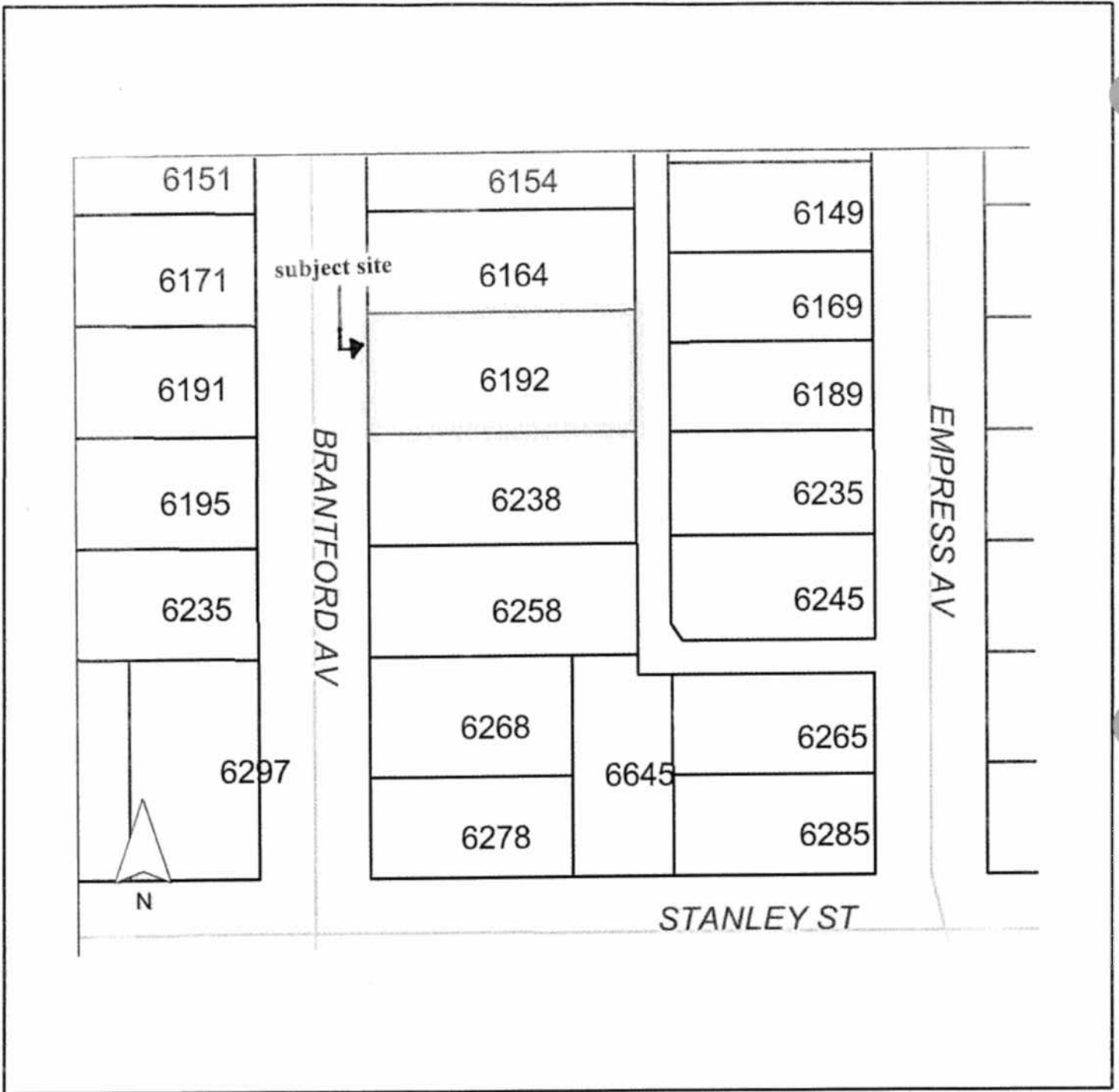
The subject property falls within a single or two-family district (R4 Residential District) and is not in an area proposed for alternative use (see attached sketch).

At the present time, the two-family dwelling is owned by Anne Friesen. The unit addressed 6192 Brantford Avenue is vacant and the unit addressed 6194 Brantford Avenue is occupied. Any change in occupancy to 6194 Brantford Avenue will be determined at time of sale. 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.



**Strata Title Application #05-2
6192 and 6194 Brantford Avenue**

Date: 2005 August 19

Scale: 1:1000

Drawn By: Lina J