
TO: CITY MANAGER **DATE:** 2006 July 19

FROM: DIRECTOR PLANNING AND BUILDING **FILE:** PC 86000 20
Reference: STR #06-7

SUBJECT: STRATA TITLE APPLICATION #06-7
5737 Rumble Street
Royal Oak Community Plan, Sub-Area 6

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 5737 Rumble Street 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 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 Section 242 of the Strata Property Act.

The subject property falls within a single or two-family district (R5 Residential), and is in the Royal Oak Community Plan (see *attached* Sketches #1 and #2). This property is in the Transition Area of the Royal Oak Community Plan which encompasses the block between Rumble and Irmin Streets extending from MacPherson Avenue east to Gilley Avenue. The Plan permits the possible assembly of sites for townhousing but also recognizes existing stable single and two-family development in the area. These two approaches remain as viable redevelopment options in this Transition Area. Approving this application is considered consistent with recent development of a new two-family dwelling on the neighbouring property which was strata titled prior to being occupied.

At the present time, the two-family dwelling is owner-occupied and there are no plans for change in occupancy.

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From: Director Planning and Building
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This application has been circulated to the Engineering, Building, Environmental Services and Fire Departments to ensure all Zoning Bylaw and Building Code issues have been addressed. All departmental approvals have been given and staff would, therefore, support the proposed strata titling provided all requisite guidelines for conversion of existing and occupied two-family dwellings into strata title units are fully satisfied.

The guidelines require the submission of an independent health consultant's certificate guaranteeing the property is free of any infestation and certification of the building's structural integrity by a qualified engineer or architect. Once the owners submit the required strata plans and legal fees, the necessary covenant will be prepared by the City Solicitor to ensure that each unit is used as a single-family dwelling only and, after the requisite signatures, the documents and plans will be registered at the Land Title Office.



J. S. Belhouse
Director Planning and Building

DRC:hr
Att.

cc: Chief Building Inspector
Director Engineering
Director Engineering, Environmental Services Division

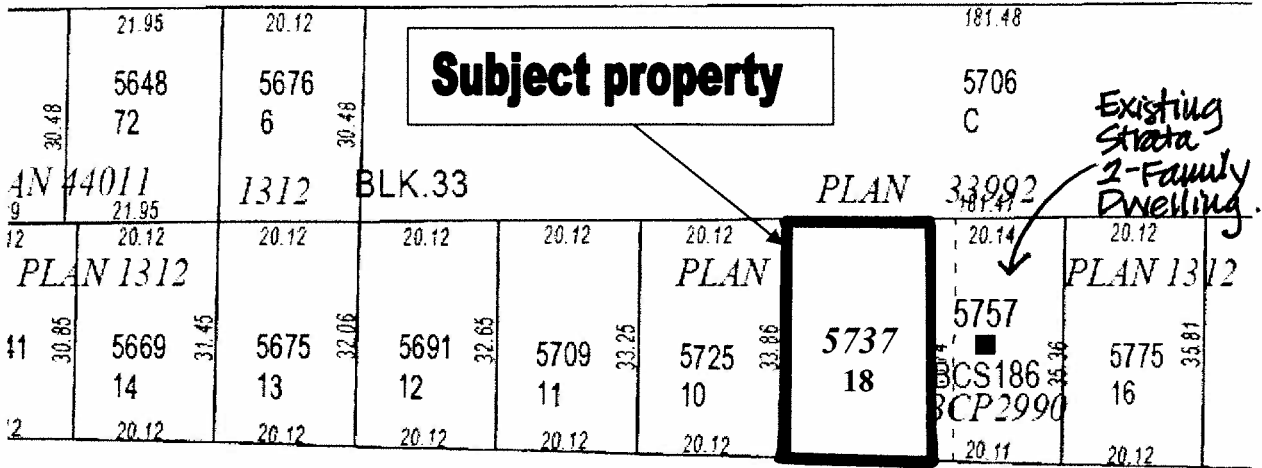
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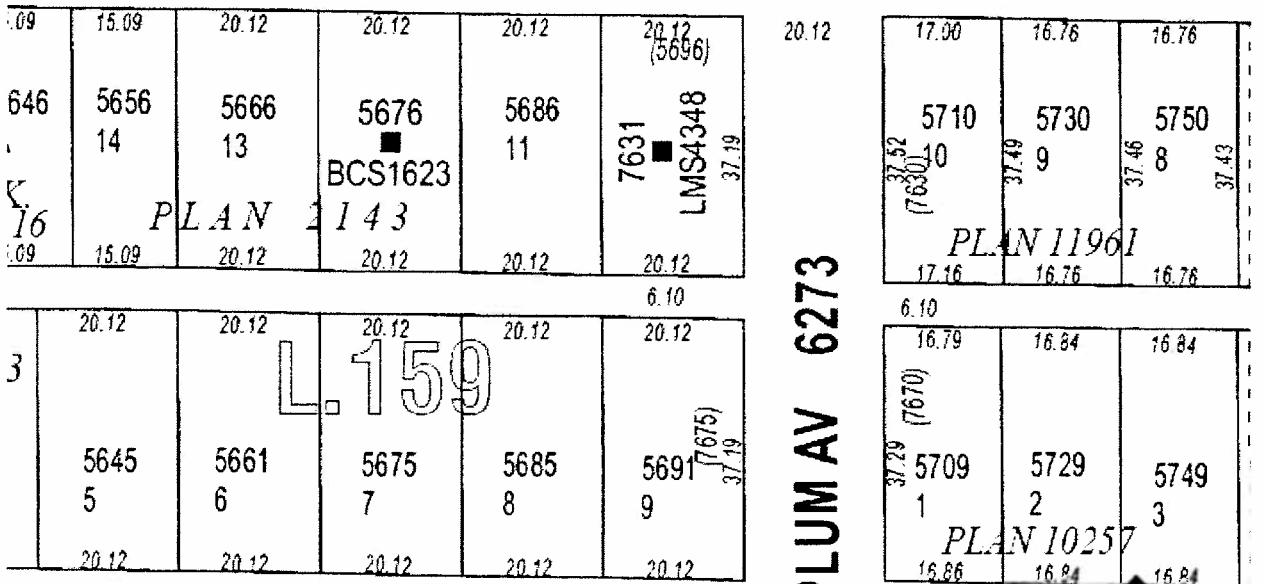
City of Burnaby

Application for Strata Planning & Building Department

IRMIN ST 3380



-RUMBLE ST- 3420-



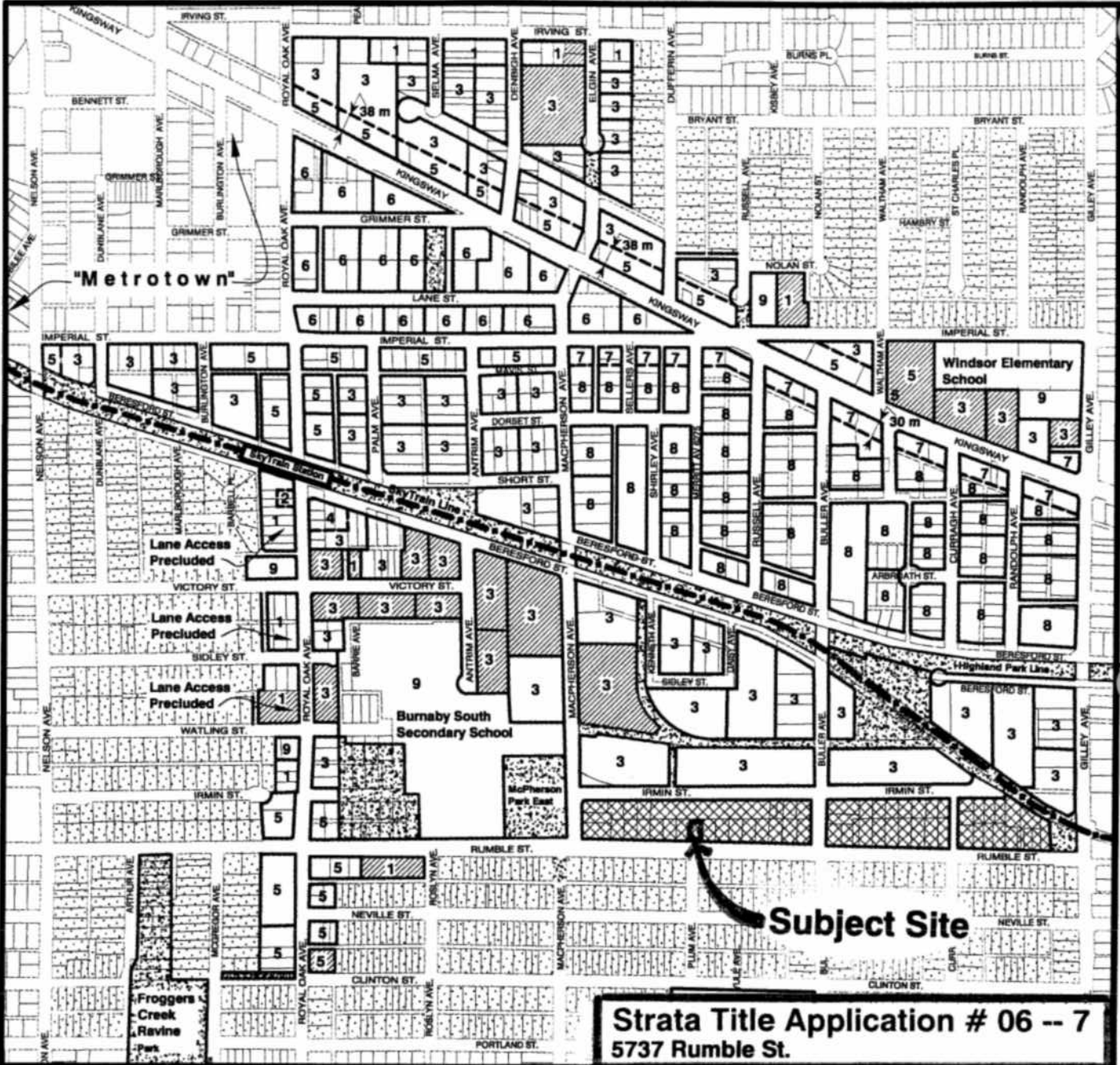
Address : 5737 Rumble Street

Sketch # 1

Drawn By: Don Calocero

Scale : 1: 1000

Facet Map # : 9D



**Strata Title Application # 06 -- 7
5737 Rumble St.**

LEGEND:

- 1. CD (RM2)
- 2. CD (RM2 & C1 at Grade)
- 3. CD (RM3)
- 4. CD (RM3 & C1 at Grade)
- 5. CD (Proposed C9)
- 6. CD (Proposed C9a)
- 7. CD (C2)
- 8. CD (M5)
- 9. Institutional (School, Church, Assembly)

- Single and Two - Family Housing
- Park / Parkway / Public Open Space
- Completed or Rezoned in Accordance With Development Guidelines

Development sites in the Royal Oak Community Plan Area are Generally to be zoned Comprehensive Development District (CD) utilizing the outlined zoning designation.

- Transition Area - Consult Planning for further information

**** This Sketch is Subject to Updating on a Continuous Basis.**

Updated to: April 2006

