

**TO:** CITY MANAGER **DATE:** 2007 December 04  
**FROM:** DIRECTOR PLANNING AND BUILDING **FILE:** PC 86000 20  
*Reference:* STR #07-3  
**SUBJECT:** STRATA TITLE APPLICATION #07-3  
7075 Fourth Street  
**PURPOSE:** To obtain Council authority for strata titling of an occupied two-family dwelling subject to the conditions outlined in this report.

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**RECOMMENDATION:**

1. **THAT** Strata Titling of 7075 Fourth Street be approved in accordance with Guidelines for Conversion of Existing and Occupied Two-Family Dwellings into Strata Title Units, as outlined in this report.

**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 residential 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 District), and is not in an area proposed for alternative use (see attached sketch). The two-family dwelling is owned by Satwant Purewal and Kamal Danda. At the present time, the dwelling is unoccupied.

This application has been reviewed by City departments to ensure that the property is in compliance with applicable Zoning Bylaws, Building Codes and other regulations. All identified issues have been addressed and departmental confirmations have been received.

The applicant has submitted an independent health certificate and the required Engineer's Certificate confirming the building is visually and structurally sound. The Engineer's Certificate has been reviewed and accepted by the Chief Building Inspector.

To: City Manager  
From: Director Planning and Building  
Re: STR #07-03; 7075 Fourth Street  
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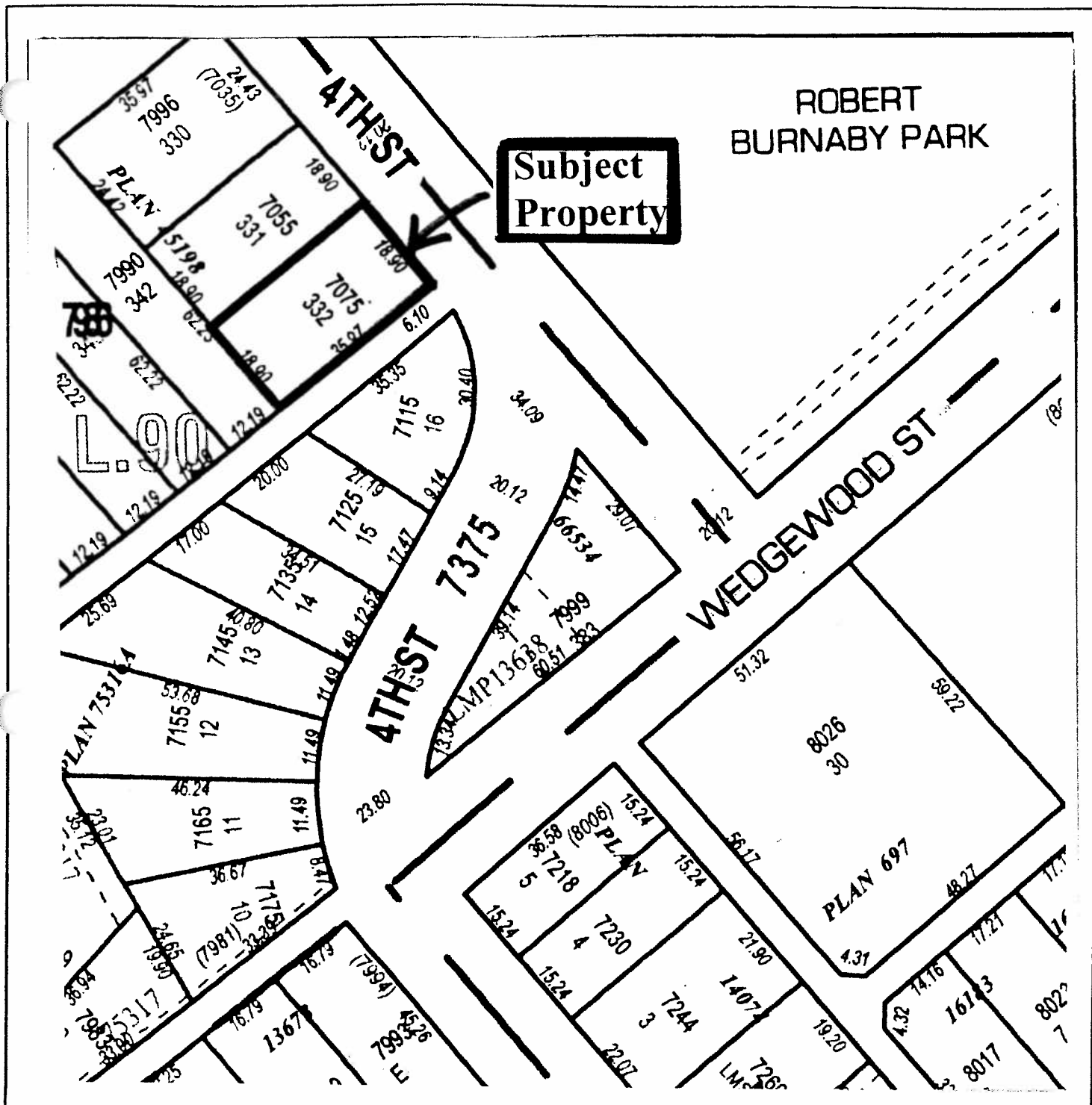
As such staff would propose that Council approval be granted to allow for completion of the strata titling. Once the owners submit the required strata plans and legal fees, the necessary covenant will be prepared by the City Solicitor to ensure that each unit is used as a single-family dwelling only and, after the requisite signatures, the documents and plans will be registered at the Land Title Office.

  
B. Luksun  
Director Planning and Building

DF:gk  
Att.

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

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ROBERT  
BURNABY PARK

**Subject  
Property**

Date:  
2007 November 29

Scale:  
N.T.S.

Drawn By:  
Donna Featherstone



STRATA TITLE APPLICATION #07-03  
7075 FOURTH STREET