

**TO:** CITY MANAGER **DATE:** 2007 October 31  
**FROM:** DIRECTOR PLANNING AND BUILDING **FILE:** PC 86000 20  
*Reference:* **STR #07-1**

**SUBJECT:** STRATA TITLE APPLICATION #07-1  
7351/53 – 10<sup>th</sup> Avenue

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

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**RECOMMENDATION:**

1. **THAT** strata titling of 7351/53 – 10<sup>th</sup> 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 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 District). The property is within the Edmonds Town Centre Plan Area, and is designated for single and two family development. As such, the proposal is consistent with the prevailing zoning and adopted community plan designation (see attached sketches).

At the present time, the two-family dwelling is owned by Hai Hoang Banth, Ngay Thi Thai, Hon Hoang Banh, and Mai To Ly, who currently reside in the two units. The owners have stated that they intend to continue to occupy the units following strata titling.

This application has been circulated to the Engineering, Building, Health 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.

To: City Manager  
From: Director Planning and Building  
Re: STR #07-1; 7351/53 – 10<sup>th</sup> Avenue  
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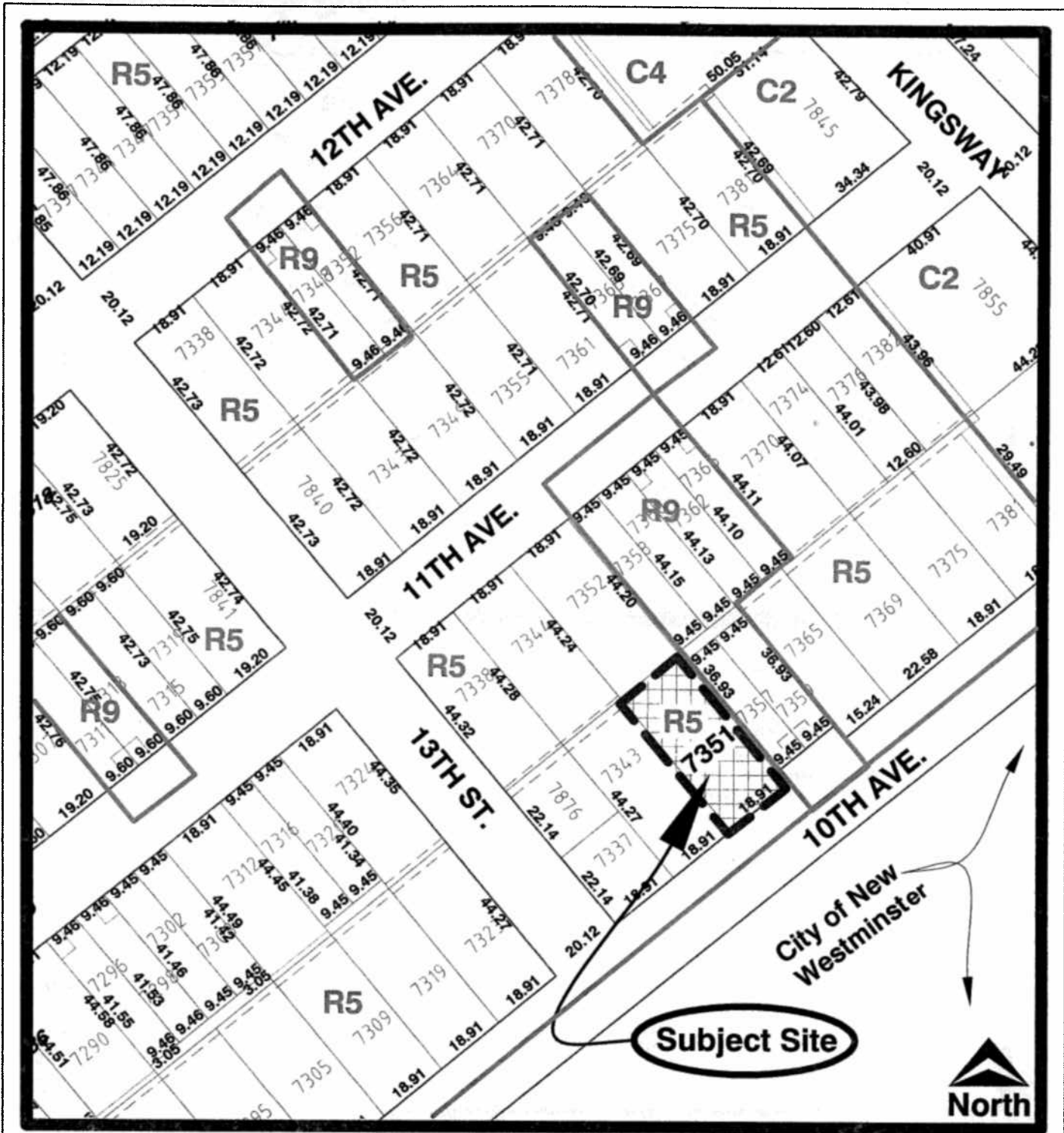
The guidelines require the submission of an independent health consultant's certificate guaranteeing the property is free of any infestation and certification of the building's structural and mechanical integrity by a qualified engineer or architect. In addition, a 3.50 m statutory right-of-way is required, adjacent 10<sup>th</sup> Avenue, to accommodate the future construction and widening of 10<sup>th</sup> Avenue. Once the owners submit the required strata plans and legal fees, the necessary statutory right-of-way (for the future construction and widening of 10<sup>th</sup> Avenue) and covenant (to ensure that each unit is used as a single-family dwelling only) will be prepared by the City Solicitor. Upon return of the fully executed documents, arrangements will be made for registration at the Land Title Office of the completed application.

  
B. Luksun  
Director Planning and Building

LJ:hr  
Atts.

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

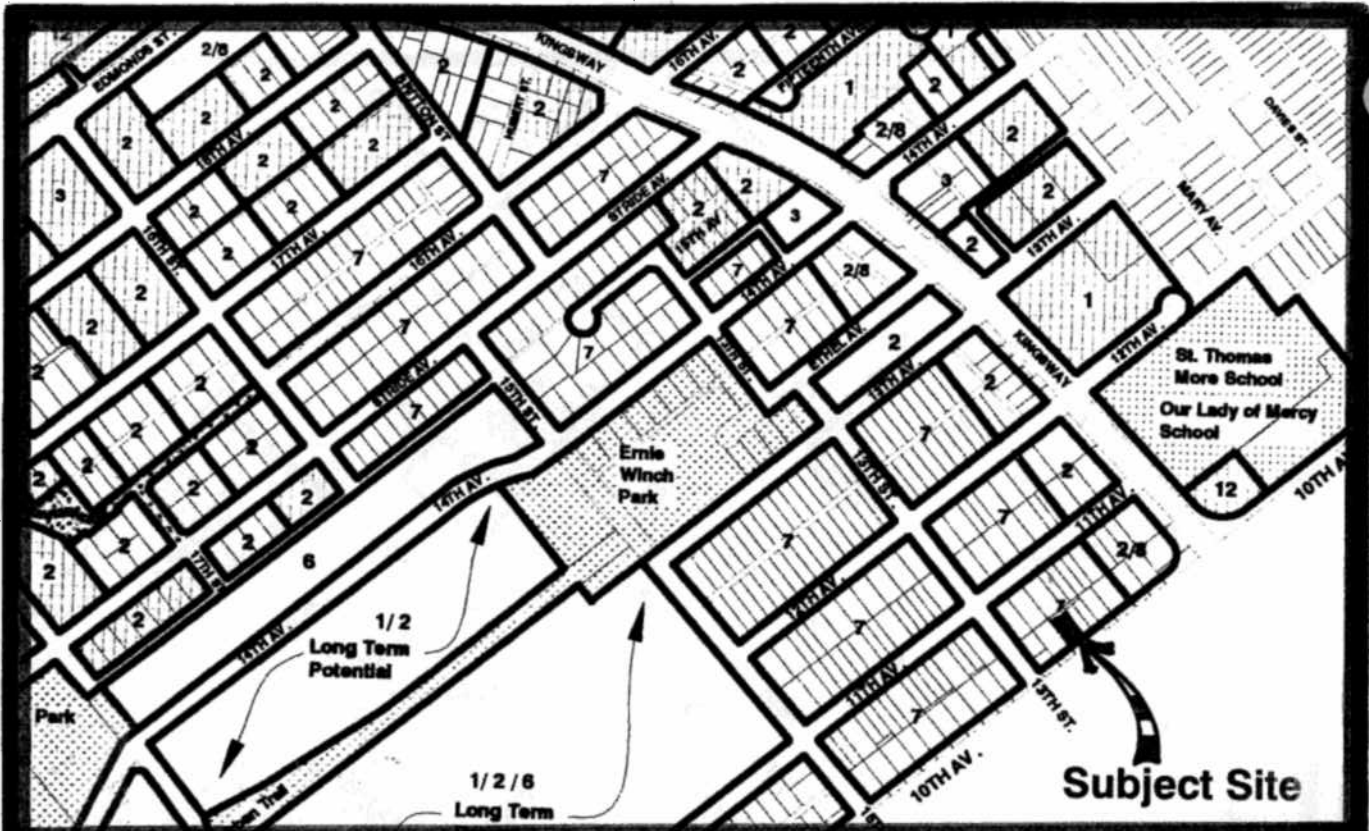
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**Planning and Building Department**

Scale: N.T.S.  
 Drawn By: J.P.C.  
 Date: November 2007

**Strata Title Application # 07 -- 01**  
 7351 / 53 -- 10th Ave.  
 Sketch # 1



**Legend:**

- High Rise Apartments**
- 5 — RM5 — (100 units per acre maximum)
- 4 — RM4 — (80 units per acre maximum)
- Low Rise Apartments**
- 3 — RM3 — (50 units per acre maximum)
- Low Rise Apartments/  
Ground-Oriented multiple Family**
- 2 — RM2 — (40 units per acre maximum)
- Ground-Oriented Multiple Family**
- 1 — RM1 — (25 units per acre maximum)
- 6 — Townhousing — (12 units per acre maximum)
- Single and Two-Family Infill**
- 7 — Potential Area Rezoning

- Commercial**
- 8 — C1 Neighbourhood Commercial
- 9 — C2 Community Commercial
- 10 — C3 General Commercial
- 11 — C4 Service Commercial
- 12 — Institutional (including Seniors Housing, Churches, etc.)
- 13 — Industrial
- 14 — Nikkel Complex (Rez. Ref. # 7/93)
- 15 — B.C. Hydro Headquarters Complex (Rez. Ref. # 36/90)

Park, School, Trail, Ravine and Open Space Area

Completed or Rezoned in Accordance with Development Guidelines

Development Sites in the Edmonds Town Centre are generally to be Zoned to Comprehensive Development District (CD) utilizing the outlined zoning designations as guidelines.

This Sketch is subject to updating on a Continuous basis.

## Edmonds Town Centre Plan Development Guidelines



**Planning and Building Department**

**Scale:** N.T.S.

**Drawn By:** J.P.C.

**Date:** November 2007

**Strata Title Application # 07 -- 01**  
7351 / 53 -- 10th Ave.

**Sketch #2**