

TO: CITY MANAGER **DATE:** 2008 May 12

FROM: DIRECTOR PLANNING AND BUILDING **FILE:** PC 86000 20
Reference: **STR #06-2**

SUBJECT: STRATA TITLE APPLICATION #06-2
6696 Brantford Avenue

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

RECOMMENDATION:

1. **THAT** Strata Titling of 6696 Brantford Avenue 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 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 the single or two-family R5 Residential District and is not in an area proposed for alternative use (see attached sketch).

The property is owned by Marilyn Gee, Brian D. Yee, Norman Gee and Lai Hing Gee. At the present time, the dwelling is occupied.

This application has been reviewed by staff in relation to the Zoning Bylaw and B.C. Building Code, and all issues have been addressed. As all necessary departmental approvals have been given and staff would, therefore, support the proposed strata titling.

To: City Manager
From: Director Planning and Building
Re: STR #06-02; 6696 Brantford Avenue
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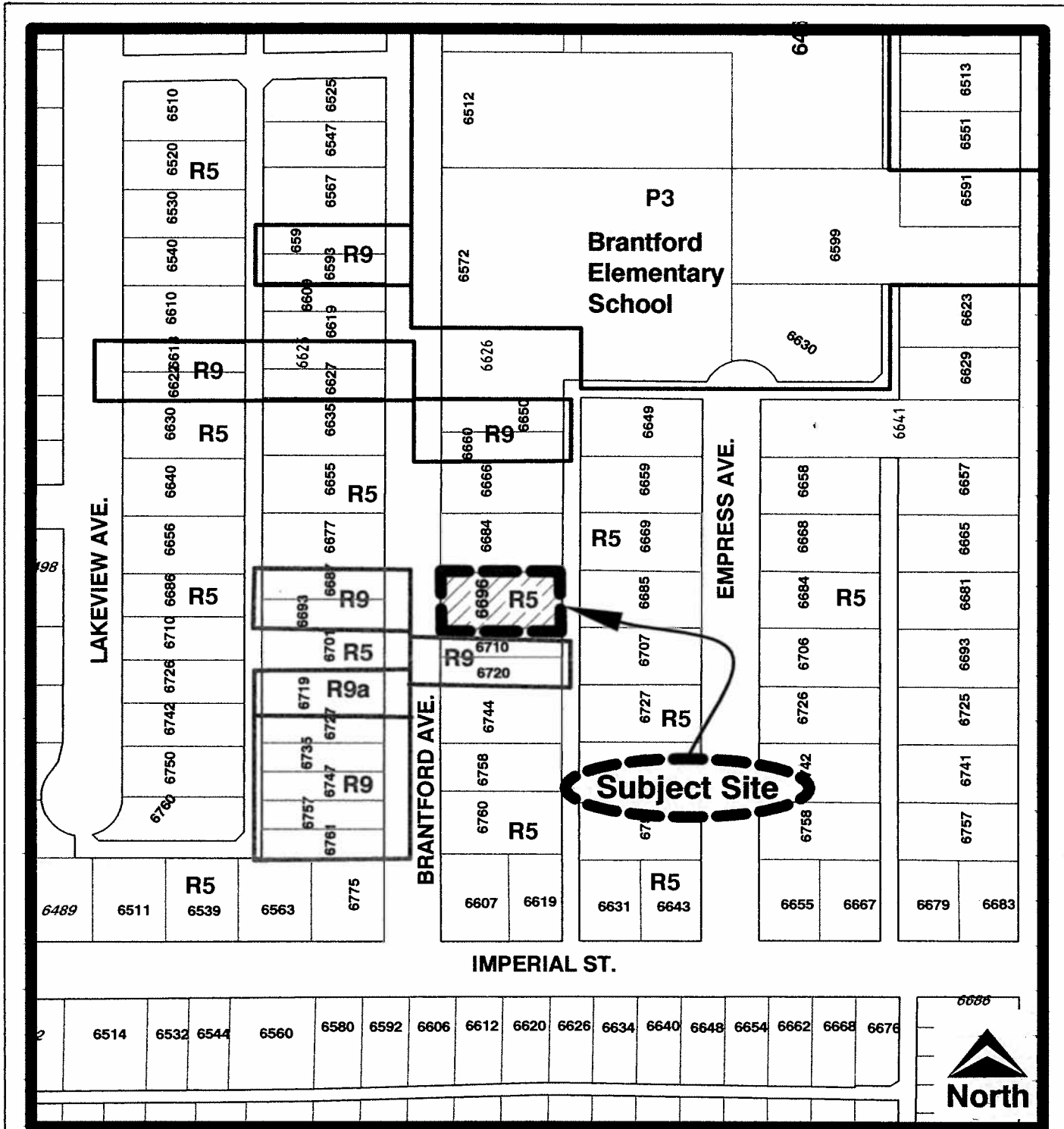
Once the owners submit the required strata plans and legal fees, the necessary covenant would be prepared by the City Solicitor to ensure that each unit is used as a single-family dwelling only and, after the requisite signatures, the documents and plans would be registered at the Land Title Office.


B. Luksun
Director Planning and Building

DF:hr
Att.

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

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Planning and Building Department

Scale: 1 : 2000

Drawn By: J.P.C.

Date: May 2008

Strata Title Application #06 -- 02
6696 Brantford Ave.

Sketch # 1