
TO: CITY MANAGER **DATE:** 2012 September 20

FROM: DIRECTOR PLANNING AND BUILDING **FILE:** PC 86000 20
Reference: **STR #12-4**

SUBJECT: STRATA TITLE APPLICATION #12-4
7031 Imperial Street

PURPOSE: To obtain Council authority for strata titling of an existing occupied two-family dwelling.

RECOMMENDATION:

1. **THAT** Strata Titling of 7031 Imperial 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 owner occupied two-family dwelling constructed in 2011 at the above location. Council approval is required when strata titling of existing and occupied two-family dwellings is requested. The conversion is being pursued in accordance with Section 242 of the Strata Property Act.

The subject property is zoned R5 Residential District, which permits single or two-family dwellings, and is not in an area proposed for alternative use (see attached sketch). At the present time, the two-family dwelling is owner occupied.

This application has been circulated to City departments to ensure that all Zoning Bylaw, Building Code and other requirements have been addressed. All departmental approvals have been given with the submission of an independent health consultant's certificate guaranteeing that the property is free of any infestation and confirmation of the building's structural and mechanical integrity by the Chief Building Inspector.

To: City Manager
From: Director Planning and Building
Re: STR #12-4; 7031 Imperial Street
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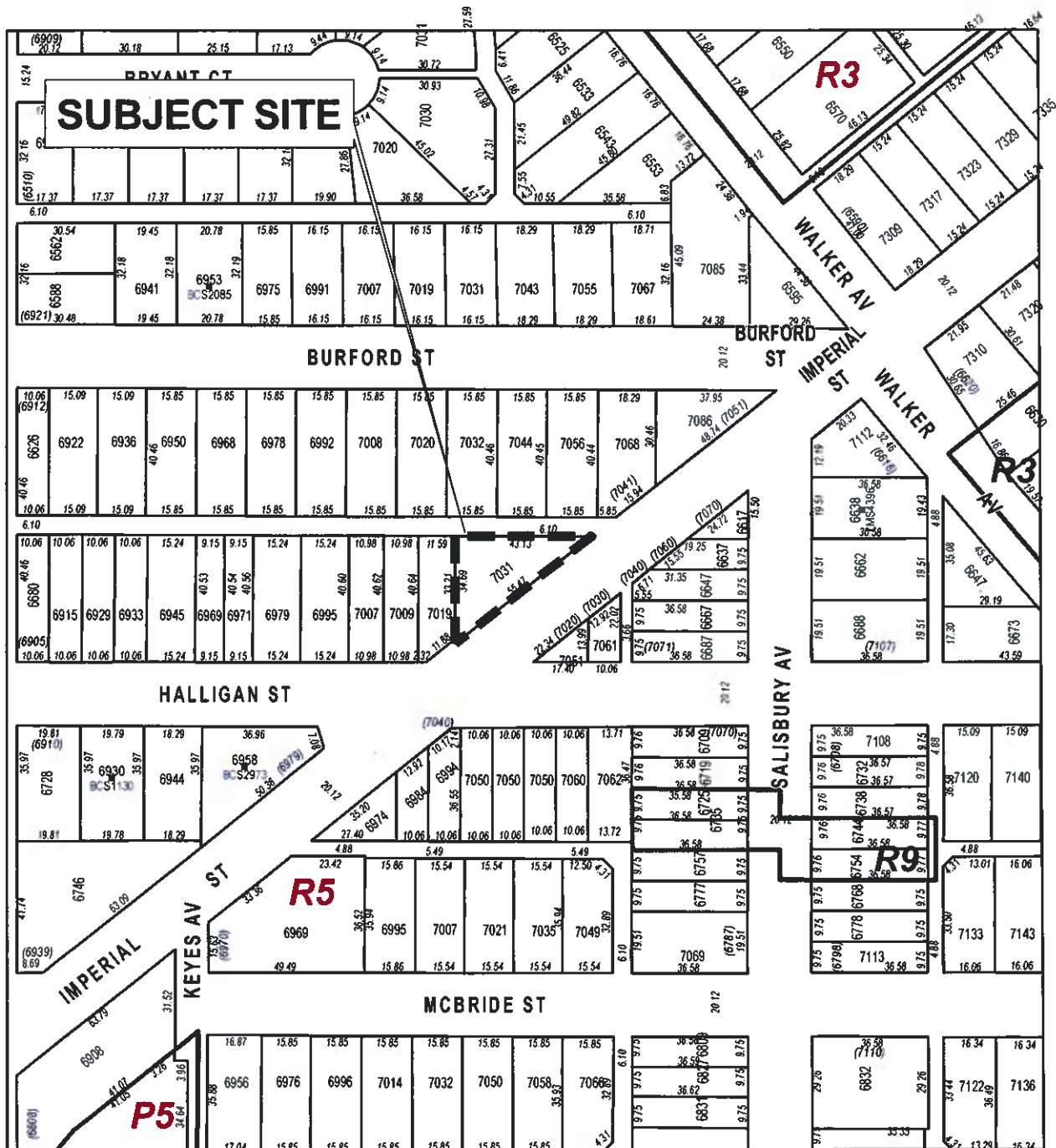
With Council approval for the strata titling of the subject property, the owners would be requested to submit the required strata plans and legal fees. Once received, the necessary covenant will be prepared by the City Solicitor to ensure that each unit is used as a single-family dwelling only and, after the requisite signatures are obtained, the documents and plans will be registered at the Land Title Office.


Lou Pelletier, Director
PLANNING AND BUILDING

DI:hr/tn
Attachment

cc: Acting Director Engineering
Assistant Director Engineering, Environmental Services Division
Chief Building Inspector
City Solicitor

P:\STRATA\Applications\2012\STR 12-4\CouncilReport(duplex).docx



PLANNING & BUILDING DEPARTMENT



DATE:
SEP 18 2012

SCALE:
1:2,000

DRAWN BY:
AY



Subject Site

STRATA REFERENCE # 12-04
7031 IMPERIAL STREET