



Item
Meeting2012 December 10

COUNCIL REPORT

TO: CITY MANAGER **DATE:** 2012 November 26

FROM: DIRECTOR PLANNING AND BUILDING **FILE:** PC 86000 20
Reference: STR #11-5

SUBJECT: STRATA TITLE APPLICATION #11-5
7478 – 17th Avenue

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

RECOMMENDATION:

1. **THAT** Strata Titling of 7478 Seventeenth 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 vacant two-family dwelling constructed in 1975 at the above location. Council approval is required when strata titling of existing 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 and/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 vacant.

This application has been circulated to the Engineering, and Planning and Building Departments to ensure all Zoning Bylaw and Building Code issues have been addressed. All departmental approvals have been substantially met through 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 a qualified Engineer.

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

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Attachment

cc: Acting Director Engineering
Assistant Director Engineering – Environmental Engineering

Chief Building Inspector
City Solicitor



City of
Burnaby

PLANNING & BUILDING DEPARTMENT



DATE:	NOVEMBER 2012
SCALE:	NTS
DRAWN BY:	DD

STR # 11-5
7478 SEVENTEENTH AVENUE
R5 RESIDENTIAL DISTRICT