

TO: CITY MANAGER **DATE:** 2013 May 28

FROM: DIRECTOR PLANNING AND BUILDING **FILE:** PC 86000 20
Reference: STR #12-6

SUBJECT: STRATA TITLE APPLICATION #12-6
7147 Tenth Avenue

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

RECOMMENDATION:

1. **THAT** Strata Titling of 7147 Tenth Avenue be approved subject to complete satisfaction of the Guidelines for Conversion of Existing 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 two-family dwelling constructed in 1968 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 or two-family dwellings, and is not in an area proposed for alternative use (see *attached* sketch). At the present time, one of the existing units of the two-family dwelling is tenanted, with the other unit being vacant.

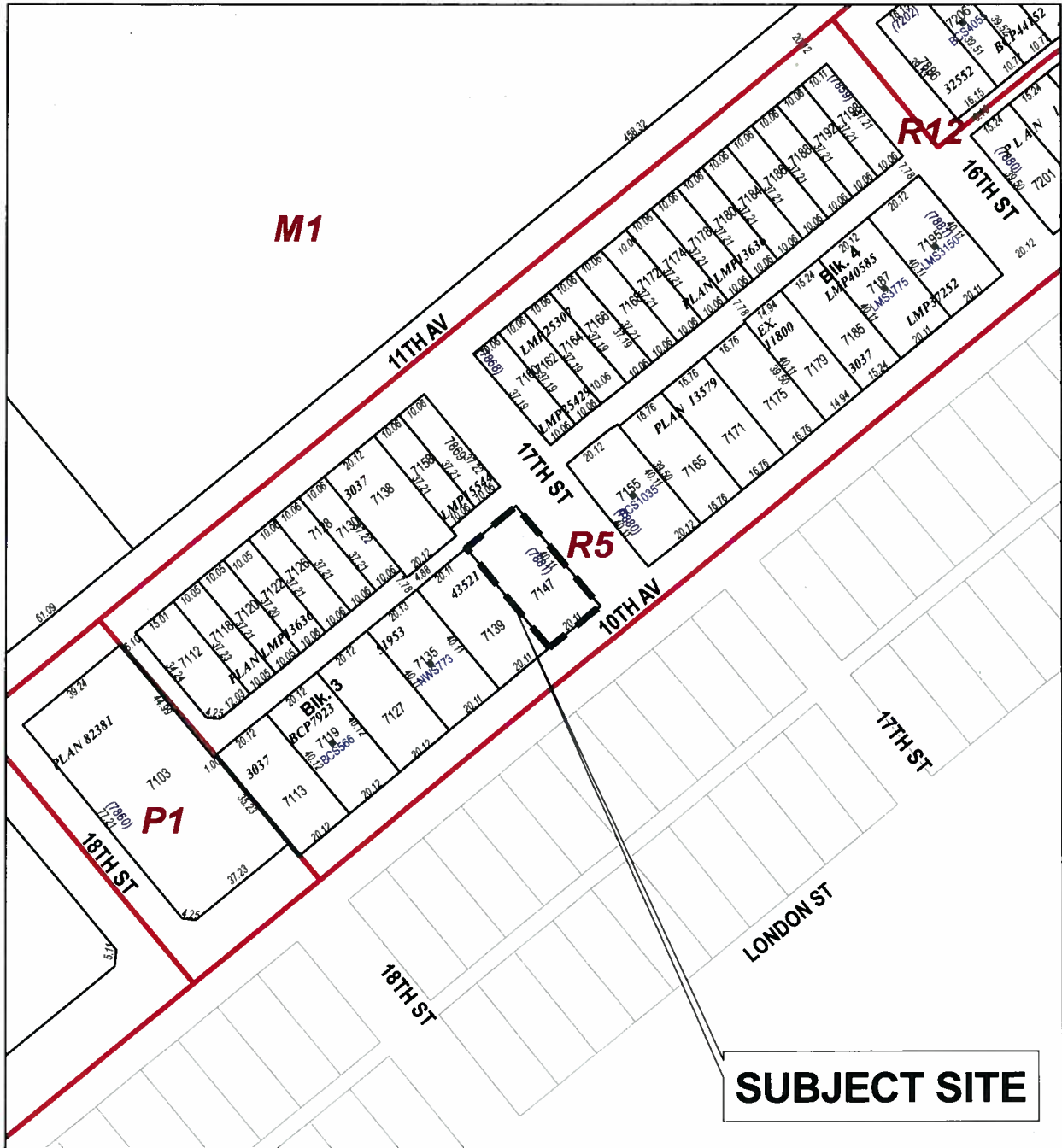
This application has been circulated to the Engineering, and Planning and Building Departments to ensure all Zoning Bylaw and Building Code issues have been addressed. All departmental approvals have been substantially met through the submission of an independent health consultant's certificate guaranteeing 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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Attachmentcc: Acting Director Engineering
Chief Building InspectorAssistant Director Engineering – Environmental Engineering
City Solicitor



PLANNING & BUILDING DEPARTMENT




DATE:
MAY 06 2013

SCALE:
1:2,000

DRAWN BY:
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STRATA APPLICATION #12--06
7147 TENTH AVENUE

 Subject Site