



Item .....
Meeting ..... 2016 January 18

## COUNCIL REPORT

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**TO:** CITY MANAGER **DATE:** 2016 January 04

**FROM:** DIRECTOR PLANNING AND BUILDING **FILE:** PC 86000 20  
*Reference:* **STR #15-02**

**SUBJECT: STRATA TITLE APPLICATION #15-02**  
**7369 Stride Avenue**

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

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### RECOMMENDATION:

1. **THAT** Strata Titling of 7369 Stride 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 owner occupied two-family dwelling constructed in 2015 at the above location. Council approval is required when strata titling of existing 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 R12 Residential District, which permits single and 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 owned by Peter and Iris Galvez who occupy one unit and the second unit is unoccupied.

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. The two-family dwelling was recently constructed and received Occupancy Permit in October 2014. All departmental approvals have been met and confirmation of the building's structural and mechanical integrity has been provided by the Chief Building Inspector. Given that the two-family dwelling was recently constructed, it has been determined that an independent health consultant's certificate guaranteeing that the property is free of any infestation, will not be required.

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From: Director Planning and Building  
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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/MB:hr  
*Attachment*

cc: Director Engineering  
Director Engineering – Environmental Engineering  
Chief Building Inspector  
City Solicitor

