
TO: CITY MANAGER **DATE:** 2016 January 27

FROM: DIRECTOR PLANNING AND BUILDING **FILE:** PC 86000 20
Reference: **STR #15-06**

SUBJECT: STRATA TITLE APPLICATION #15-06
4575 and 4577 Barker Street

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

RECOMMENDATION:

1. **THAT** Strata Titling of 4575 and 4577 Barker 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 the subject two-family dwelling which completed construction in June 2013 and is currently owner occupied. 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 R4 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 owned and occupied by Fang Lin Ye, Lily Sui, and Rong Huang.

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 and confirmation of the building's structural and mechanical integrity has been provided by the Chief Building Inspector. Given that the two family dwelling completed construction in 2013, 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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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

LJ:hr
Attachment

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

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