



# Corporate Report

NO: R025

COUNCIL DATE: February 13, 2006

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## REGULAR COUNCIL

TO: Mayor & Council DATE: February 2, 2006  
FROM: General Manager, Planning and Development FILE: 15667/15669-02000  
SUBJECT: Application to Strata Title the Two Family Dwelling at  
15667 and 15669 - 20 Avenue

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## RECOMMENDATION

That Council authorize the issuance of a Certificate of Approval for the strata conversion of the two family (duplex) dwelling at 15667 and 15669 - 20 Avenue, in accordance with the *Strata Property Act*, R.S.B.C. 1998, c. 242 (the "*Strata Property Act*").

## BACKGROUND

The Planning and Development Department received an application from the property owner to have the existing two family (duplex) building located at 15667 and 15669 - 20 Avenue strata titled (see map and aerial photo attached as Appendix I). In accordance with the *Strata Property Act*, Council must approve the strata conversion of existing buildings.

## DISCUSSION

The subject application is for approval to strata title a two family (duplex) building that was constructed in 1968. The building was inspected as part of the application process. The owner has upgraded the building to meet the requirements of the Building Code and other applicable enactments.

In accordance with Council policy for strata title conversion applications for existing buildings that are more than five years of age, the property owner has had the building assessed and certified by a Professional Engineer. The Professional Engineer has reported that the building is in good condition, based on its age, and conforms to the applicable Building Code regulations.

The lot is zoned "Duplex Residential (RM-D) Zone " and both dwelling units in the building are currently vacant. As such, the notice provisions for tenants of properties being proposed for strata titling have been satisfied.

## CONCLUSION

It is recommended that Council authorize the issuance of a Certificate of Approval for the strata conversion of the two family dwelling at 15667 and 15669 - 20 Avenue in accordance with the *Strata Property Act*.

Murray Dinwoodie  
General Manager  
Planning and Development

HH/kms/saw

Attachment

Appendix I – Map and Aerial Photo