



# Corporate Report

NO: R176

COUNCIL DATE: July 21, 2003

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## REGULAR COUNCIL

TO: Mayor & Council                      DATE: July 14, 2003  
FROM: General Manager,  
Planning and                      FILE: 6741/6743-  
Development                      13500  
SUBJECT: Strata Title Application for the Two Family Dwelling  
Located at  
6741 & 6743 – 135<sup>th</sup> Street

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## RECOMMENDATION

That Council authorize the issuance of a Certificate of Approval for the strata conversion of the two family dwelling located at 6741 and 6743-135<sup>th</sup> Street, in accordance with the *Strata Property Act*, R.S.B.C. 1998, c. 43 (the "*Strata Property Act*").

## BACKGROUND

The Planning and Development Department received an application from the property owner to have the existing duplex building located at 6741 and 6743-135<sup>th</sup> Street (Appendix I) strata titled.

## DISCUSSION

In accordance with the *Strata Property Act*, Council's approval is required for the strata conversion of existing buildings. The building was constructed in 1974 and has been inspected as part of the application process. The owner has upgraded the building to meet the requirements of the B.C. Building Code and other applicable by-laws.

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 inspected by a professional engineer. The professional engineer has certified that the building is of a reasonable quality for the age of the building and that there are no major increases in maintenance costs anticipated. The consultant has projected the life expectancy of the building to be 20 years based on typical residential maintenance requirements.

The property is located in a "Duplex Residential Zone (RM-D)". The property owner occupies the dwelling at 6743-135<sup>th</sup> Street and the tenant who resides at 6741-135<sup>th</sup> Street has been notified of the owner's intention to strata title the building. To date we have not received any concerns regarding the strata title application.

## CONCLUSION

It is recommended that Council authorize the issuance of a Certificate of Approval for the strata conversion of the two family dwelling located at 6741 and 6743 – 135<sup>th</sup> Street in accordance with the *Strata Property Act*.

Murray Dinwoodie  
General Manager  
Planning and Development

HH/kms/saw

## Attachment – Appendix 1

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