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| To: | Planning Committee | Date: | January 3, 2003 |
| From: | Joe Erceg Manager, Development Applications | File: | SC 02-221391 |
| Re: | Application by Amritsar Enterprises Ltd. for a Strata Title Conversion at 8180 Lundy Road | | |

Staff Recommendation

That the application for a strata title conversion by Amritsar Enterprises Ltd. for the property located at 8180 Lundy Road be approved on fulfilment of the following conditions:

1. Payment of all City utility charges and property taxes up to and including the year 2003; and
2. Submission of appropriate plans and documents for execution by the Mayor and City Clerk within 180 days of the date of this resolution.

M. Erceg

for

Joe Erceg
Manager, Development Applications

HB:blg
Att. 1

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| <p>FOR ORIGINATING DIVISION USE ONLY</p> <p>CONCURRENCE OF GENERAL MANAGER</p> <p><i>[Signature]</i></p> |
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Staff Report

Origin

Sukha Singh Sandhu of Amritsar Enterprises Ltd has applied to strata title the existing duplex at 8180 Lundy Road. Mr. Sandhu is in the process of purchasing this property from Milo and Margaret Filgas.

Findings of Fact

The subject property is zoned Two-Family Housing District (R5).

There is an existing covenant registered on the title of the property limiting the number of dwelling units to two (2).

The applicant has also confirmed that the duplex is and will continue to be used for only two (2) families.

Related Policies & Studies

This area of Broadmoor is designated for residential purposes in the Official Community Plan (OCP).

There is a Single-Family Lot Size Policy (5423) in this quarter section that permits duplexes to subdivide into two (2) equal halves, provided that each new lot meets the requirements of Single-Family Housing District, Subdivision Area B (R1/B) or C (R1/C).

The City does not have a specific policy for the strata title conversion of existing duplexes (like it does for commercial/industrial and multiple family residential buildings).

Staff Comments

There were no adverse staff comments to this application.

Analysis

Staff are supportive of this application on the following grounds:

- There are existing strata titled duplexes immediately to the north (8140/8160 Lundy Road) and across the street (8151/8171 Lundy Road) from the subject property. Therefore, the precedence has been set for this type of subdivision in this neighbourhood.
- To the immediate south is the St. Paul's Parish and School (8251 St. Albans Road), which is zoned Assembly District (ASY). The strata title conversion will not adversely impact this use and the existing duplex fits in well with its immediate neighbours.
- One side of the duplex is rented to tenants who have apparently lived there for a long time. The intent is to not displace these tenants, thus maintaining some rental accommodation in this area.
- The applicant is proposing to move into the other side of the duplex that is currently vacant. Therefore, the building will have the advantage of being owner/occupied.

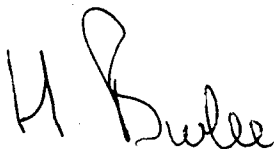
- Mr. Sandhu intends to paint the outside of the duplex and upgrade it with any other required repairs. The inside of the building is said to be in very good condition.
- The applicant is willing to fill in the open ditch on Lundy Road if required by the City. Staff do not feel this is necessary at this time since the open ditch continues on the adjacent duplex to the north and the church/school to the south.
- The proposed stratification of this duplex loosely complies with Single-Family Lot Size Policy 5423. Furthermore, Mr. Sandhu did not purchase this property in order to subdivide it into two Single-Family Housing District, Subdivision Area B (R1/B) or (R1/C) lots and to construct two new houses.
- The retention of the existing duplex as both an owner/occupied and rental housing form enhances the housing options in this area (which is one of the objectives of the Official Community Plan).

Financial Impact

None to the City.

Conclusion

Sukha Singh Sandhu of Amritsar Enterprises Ltd. is in the process of purchasing 8180 Lundy Road and would like to strata title the existing duplex on this property. He intends to live in one side of the duplex (that is currently vacant) and will upgrade the outside of the building as necessary. The other side of the duplex will continue to be rented to the existing tenants. Staff are supportive of the application for a variety of reasons (as outlined in this report).

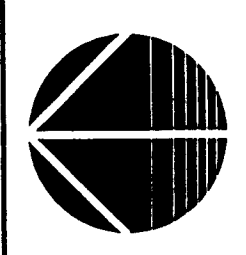
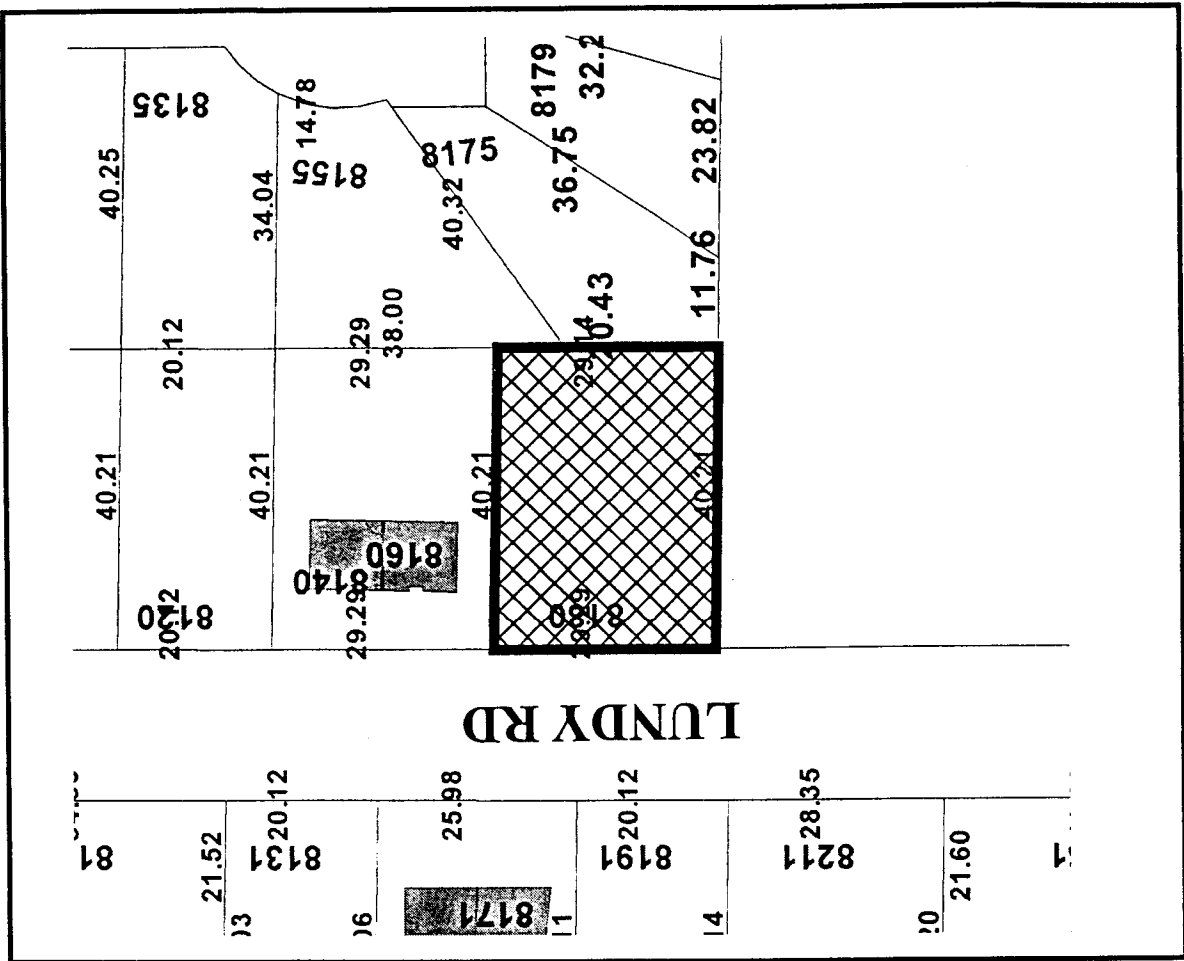
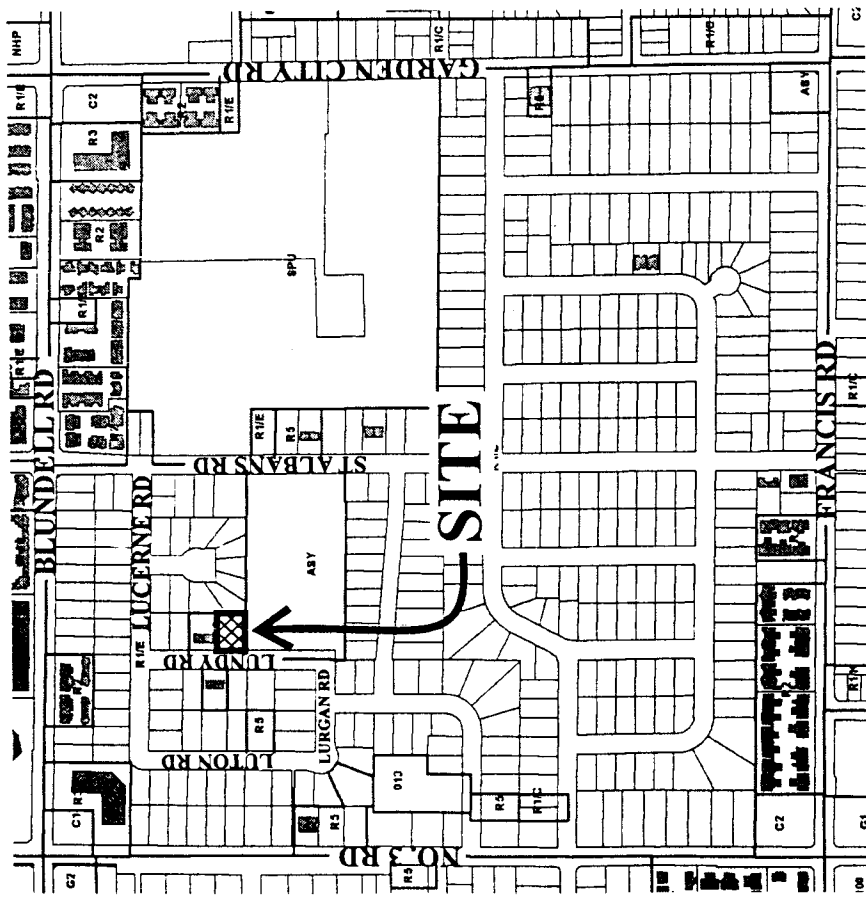


Holger Burke
Development Coordinator

HB:blg



City of Richmond



SC 02-221391

Original Date: 12/10/02
 Revision Date:
 Note: Dimensions are in METRES

12/10/02