



**CITY OF RICHMOND**  
URBAN DEVELOPMENT DIVISION

**REPORT TO COMMITTEE**

**TO:** Planning Committee  
**FROM:** Joe Erceg  
Manager, Development Applications  
**DATE:** January 5, 2000  
**FILE:** SC 99-165317  
**RE:** **Application by Charan Sethi on behalf of Dhian and Saminder Mehat and Sukhpal and Kulwinder Dhaliwal for a Strata Title Conversion at 11711 and 11731 Montego Street**

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**STAFF RECOMMENDATION**

That the application for a strata title conversion by Charan Sethi on behalf of Dhian and Saminder Mehat and Sukhpal and Kulwinder Dhaliwal, for the property located at 11711 and 11731 Montego Street, be approved on fulfilment of the following conditions:

1. Payment of all City utility charges and property taxes up to and including the year 2000; 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.

Joe Erceg  
Manager, Development Applications

HB:blg  
Att.

**FOR ORIGINATING DIVISION USE ONLY**

**CONCURRENCE OF GENERAL MANAGER**

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## STAFF REPORT

### **ORIGIN**

Charan Sethi has applied on behalf of Dhian and Saminder Mehat and Sukhpal and Kulwinder Dhaliwal to strata title the existing two-family dwelling at 11711 and 11731 Montego Street.

### **FINDINGS OF FACT**

The subject property is approximately 1,116 m<sup>2</sup> (12,014 ft<sup>2</sup>) in area and is zoned Two-Family Housing District (R5).

It is designated Neighbourhood Residential in the Official Community Plan (OCP) and Residential in the East Cambie Area Plan.

A previous strata title conversion application (SC 95-046) was approved in 1995, however did not proceed within the required 180 days.

### **STAFF COMMENTS**

None of the staff to whom this application was circulated (i.e. Permits; Land Use; Development Applications) had any concerns with the proposed strata title conversion.

### **ANALYSIS**

The land owners have confirmed in writing that:

- the existing two-family dwelling is being used for two dwelling units only;
- they are willing to execute a restrictive covenant on the title limiting the number of dwelling units to two (a title search has since confirmed that such a covenant already exists on the property);
- all City utility charges and property taxes for 1999 have been paid; and
- they will submit the appropriate plans and documents for execution by the City within 180 days of the approval of the strata title conversion.

### **FINANCIAL IMPACT**

None to the City, although the applicants will have to pay their Year 2000 utility charges and property taxes before the necessary plans and documents are executed.

### **CONCLUSION**

Staff have no objection to the application to strata title the existing two-family dwelling at 11711 and 11731 Montego Street. This proposal was previously approved in 1995 but did not proceed within the required time period. The strata title conversion would be subject to the normal conditions of the City (i.e. payment of utility charges and property taxes; submission of the necessary plans and documents within 180 days).

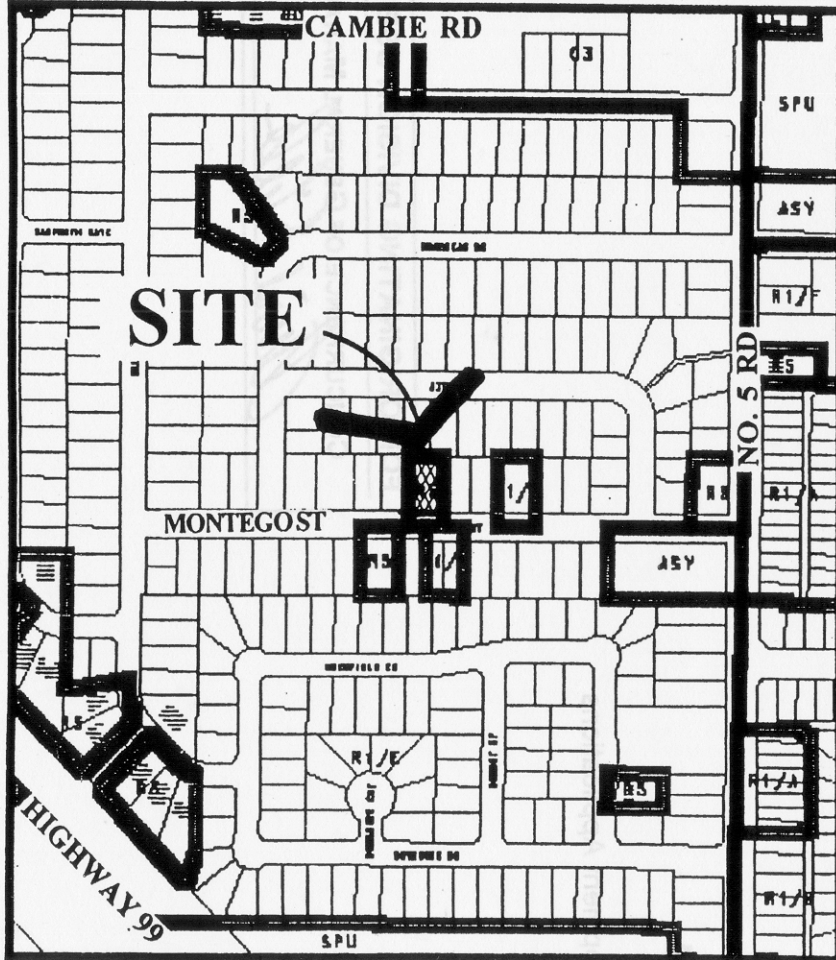
Holger Burke, MCIP  
Development Coordinator

HB:blg

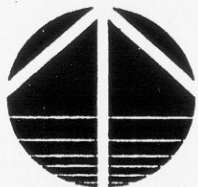


# City of Richmond

1231



	11680	11700	11720	11740
40.23	21	23	25	27
2	20.12	20.12	20.12	20.12
12	20.12	27.74	20.12	20.12
40.23	21	23	25	27
12	20.12	27.74	20.12	20.12
	<b>MONTEGO ST</b>			
28.35	20.12	14.17	14.17	20.12
11680	11700	11720	11740	11760



## SC 99-165317

Original Date: 01/11/00

Revision Date:

Note: Dimensions are in METRES