



CITY OF RICHMOND
URBAN DEVELOPMENT DIVISION

REPORT TO PLANNING COMMITTEE

TO: Planning Committee

FROM: Joe Erceg
Manager, Development Applications

RE: APPLICATION BY DAVID HUNCHUK, ON BEHALF OF NORBERT ECKERT, FOR A STRATA TITLE CONVERSION AT 11171/11191 SEALORD ROAD

TO PLANNING - July 17, 2001

DATE: June 26, 2001

FILE: SC 01-187757

STAFF RECOMMENDATION

That the application for a strata title conversion by Mr. David Hunchuk, on behalf of Mr. Norbert Eckert, for the property located at 11171/11191 Sealord Road be approved on fulfilment of the following conditions:

1. Payment of all City utility charges and property taxes for the Year 2001, and if the strata title conversion is to occur after September 1, 2001, payment in advance of the Year 2002 estimated taxes; and
2. Submission of appropriate plans and documents for execution by the Mayor and City Clerk within 180 days of the date of this Council resolution.

Joe Erceg
Manager, Development Applications

HB:blg
Att.1

FOR ORIGINATING DIVISION USE ONLY

CONCURRENCE OF GENERAL MANAGER

STAFF REPORT**ORIGIN**

Mr. David Hunchuk of the Sutton Group – Garden City Realty, has applied on behalf of Mr. Norbert Eckert to strata title the existing duplex at 11171/11191 Sealord Road.

The applicants have submitted a sworn affidavit that:

1. There is a covenant (BE108216) registered on title limiting the number of dwelling units to two.
2. The existing duplex is only used as a two-family dwelling and that the City may inspect the property and premises.
3. The property taxes and utilities for 2001 have been paid, and if the strata conversion is to occur after September 1, 2001, the Year 2002 estimated taxes will be paid in advance.
4. They will proceed with the conversion within 180 days of a successful conversion application.

FINDINGS OF FACT

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

According to the City's building records, the existing duplex was built in 1967. The kitchen is located on the second floor (which does meet the current definition of a two-family dwelling).

RELATED POLICIES & STUDIES

The Official Community Plan (OCP) designates the subject property and surrounding area as Neighbourhood Residential/Low Density Residential. These designations permit two-family housing, as well as single-family and multi-family housing.

STAFF COMMENTS

None of the staff to whom this application was circulated had any objections or comments.

ANALYSIS

This duplex does not contain any illegal suites. Staff can see no reason why the proposal to strata title it into two units should not be supported.

FINANCIAL IMPACT

None to the City.

CONCLUSION

It is recommended that the application by Mr. David Hunchuk, on behalf of Mr. Norbert Eckert, to strata title the existing duplex at 11171/11191 Sealord Road, be approved subject to the payment of any applicable taxes/utility charges and provided that the strata title conversion plans/documents are executed within 180 days of Council's approval.



Holger Burke, MCIP
Development Coordinator

HB:blg

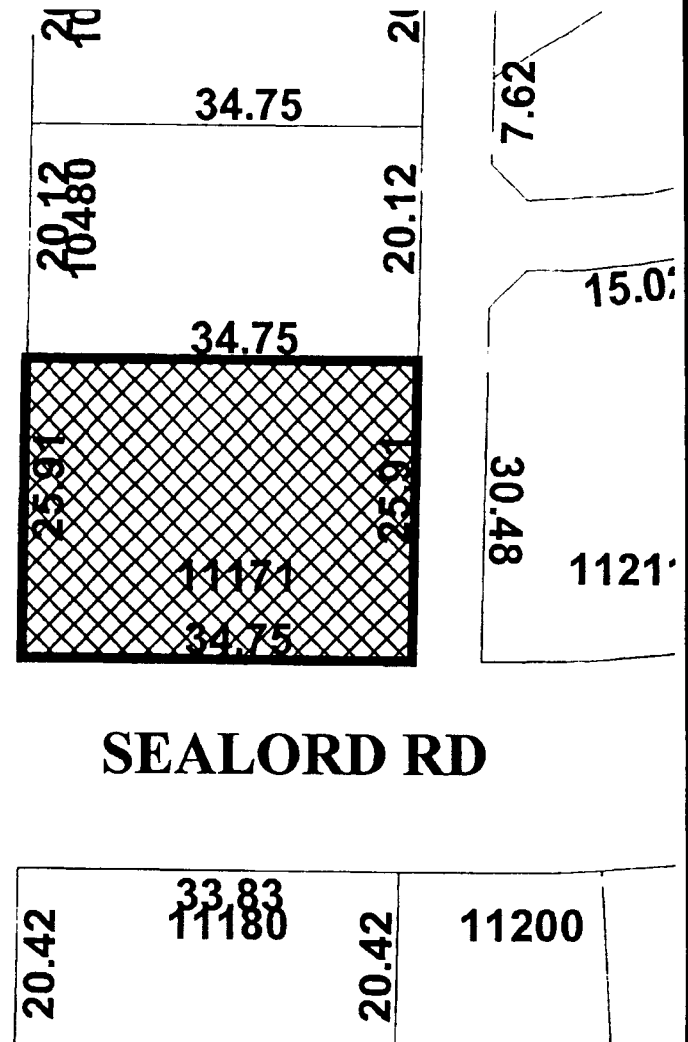


City of Richmond

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SEAHAM CR



SC 01-187757

Original Date: 05/30/01

Revision Date:

Note: Dimensions are in METRES