



Corporate

NO: R255

Report

COUNCIL DATE: December 8, 2003

REGULAR COUNCIL

TO: Mayor & Council DATE: December 3, 2003

FROM: General Manager, Planning and Development FILE: 13112-08400

SUBJECT: Strata Title Conversion Application for Two Industrial Warehouse Buildings Located at 13112 - 84 Avenue

RECOMMENDATION

It is recommended that Council authorize the issuance of a Certificate of Approval for the strata conversion of the two industrial warehouse buildings located at 13112 - 84 Avenue, in accordance with the *Strata Property Act*, S.B.C. 1998, c. 43 (the "*Strata Property Act*").

BACKGROUND

The Planning and Development Department received an application from the owner of the property at 13112 - 84 Avenue to strata-title the existing industrial warehouse buildings on this property (See Appendix I). In accordance with the *Strata Property Act*, Council must approve the strata conversion of existing buildings.

DISCUSSION

The industrial buildings on the property at 13112 – 84 Avenue were constructed in 1992 and 1996, respectively. Photographs of the subject buildings are contained in Appendix II. The property at 13118 – 84 Avenue is located in a Light Impact Industrial Zone (IL),

In accordance with Council's policy for strata title conversion applications for existing buildings that are more than five years of age, the property owner has had the buildings inspected and certified by a registered Professional Engineer. The Professional Engineer has certified that the buildings are of a reasonable quality for the age of the buildings and there are no projected major increases in maintenance costs due to the condition of the buildings. Further, based on these inspections and documentation received from the applicant's consultants, the buildings meet the requirements of the Building Code and other applicable regulations.

The property owner has notified the existing tenants in each of the buildings of the his intention to strata-title the buildings. To date, City staff has 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 industrial buildings located at 13112 - 84 Avenue in accordance with the *Strata Property Act*.

Murray Dinwoodie
 General Manager
 Planning and Development

HH/kms/saw

Attachment

Appendix I Location of Site
Appendix II Photographs

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Appendix I

PLANNING & DEVELOPMENT DEPARTMENT

13112-08400



SUBJECT: Strata Title
Application
for the Two
Industrial
Warehouse
Buildings
Located at
13112 - 84
Avenue

Appendix II

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