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Corporate Report

NO: R070

COUNCIL DATE: March 22, 2004

REGULAR COUNCIL

TO: Mayor & Council DATE: March 10,

2004

FROM: General Manager, Planning FILE: 7130-12000

and Development

SUBJECT: Strata Title Conversion of the Commercial Building

Located at 7130-120 Street

RECOMMENDATION

It is recommended that Council authorize the issuance of a Certificate of Approval for the strata conversion of the commercial building located at 7130-120 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 owner of the property at 7130 - 120 Street (see Appendix I) to strata-title the existing commercial building on the property. In accordance with the *Strata Property Act*, City Council must approve the strata conversion of any existing building.

DISCUSSION

The subject application is for approval to strata-title a commercial building that was constructed in 2001. Photographs of the subject building are attached as Appendix II.

The building has been inspected as part of the application process. The building meets the requirements of the Building Code and other applicable bylaws. The property is located in a Comprehensive Development Zone, By-law No. 11197 and is subject to Development Permit No. 7999-0243-00.

The property owner has notified the existing tenants in the building of his intention to strata-title the building and no concerns have been received concerning the strata-title application.

CONCLUSION

It is recommended that Council authorize the issuance of a Certificate of Approval for the strata conversion of the commercial building located at 7130 - 120 Street in accordance with the **Strata Property Act**.

Murray Dinwoodie General Manager Planning and Development HH/kms/saw

Attachments:

Appendix I Appendix II Location of Site Photographs

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