



Corporate Report

NO: R193

COUNCIL DATE: July 19, 2004

REGULAR COUNCIL

TO: Mayor & Council DATE: July 15, 2004
FROM: General Manager, Planning and Development FILE: 5772-17600
SUBJECT: Strata Title Application for the
Commercial/Residential Building located at
5772 - 176 Street

RECOMMENDATION

It is recommended that Council authorize the issuance of a Certificate of Approval for the strata conversion of the commercial/residential building located at 5772 – 176 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 located at 5772 – 176 Street (see Appendix I) to strata title the existing commercial/residential building on the property. In accordance with the *Strata Property Act*, Council must approve the strata conversion of any existing building.

DISCUSSION

The subject application is for approval to strata title a commercial/residential building that was constructed in 2000. Photographs of the subject building are attached as Appendix II.

The building has been inspected as part of the application process and the building meets the requirements of the Building Code and other applicable by-laws. The property is located in a Town Centre Commercial Zone (C-15) and is subject to the requirements of Development Permit 7998-0165-00.

The property owner has notified the existing tenants in the building of the 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/residential building located at 5772 – 176 Street in accordance with the *Strata Property Act*.

Murray Dinwoodie
General Manager
Planning and Development

RR/kms/saw

Attachments

Appendix I – Location of Site

Appendix II - Photographs

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Appendix I



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