



Corporate Report

NO: R191

COUNCIL DATE: September 29, 2008

REGULAR COUNCIL

TO: Mayor & Council DATE: September 29, 2008
FROM: General Manager, Planning and Development FILE: 17880-05603
17888-05603
17899-05500
SUBJECT: Strata Title Conversion of the Commercial Buildings Located at
17880 & 17888 Highway No. 10 and 17899 - 55 Avenue

RECOMMENDATION

It is recommended that Council authorize the issuance of a Certificate of Approval for the strata conversion of the commercial buildings located at 17880 and 17888 Highway No. 10 and 17899 - 55 Avenue, in accordance with the *Strata Property Act*, R.S.B.C. 1998, c.43 (the "*Strata Property Act*"), upon completion of the outstanding items outlined in this report and the issuance of the final approval for the buildings.

BACKGROUND

The Planning and Development Department received an application from the owner of the properties to have the existing commercial buildings located at 17880 and 17888 Highway No. 10 and 17899 - 55 Avenue (the "Properties") strata titled (see map attached as Appendix I). In accordance with the *Strata Property Act*, Council must approve the conversion of previously occupied buildings before proceeding further.

DISCUSSION

The subject application is for approval to strata title three commercial buildings. The buildings on the Properties were constructed between 2005 and 2008, under the City Certified Professional Program. Photographs of the subject buildings are attached as Appendix II.

The Approving Officer will sign the strata plans once the final approval is issued for the buildings. The buildings have been inspected as part of the application process and the buildings meet the requirements of the BC Building Code and other applicable

enactments. However, the following outstanding items require completion before the final approval will be issued for the buildings.

1. The Engineering Department requires completion of the servicing agreement for the Properties;
2. Final approval is required for electrical permit No. E-08-21145;
3. The Fire Department requires submission of an updated fire safety plan; and
4. Landscaping approval is required.

The Properties are subject to the regulations in Comprehensive Development By-law No. 15669.

CONCLUSION

It is recommended that Council authorize the issuance of a Certificate of Approval for the strata conversion of the commercial buildings on the Properties, in accordance with the *Strata Property Act*, upon completion of the outstanding items outlined in this report and the issuance of the final approval for the buildings.

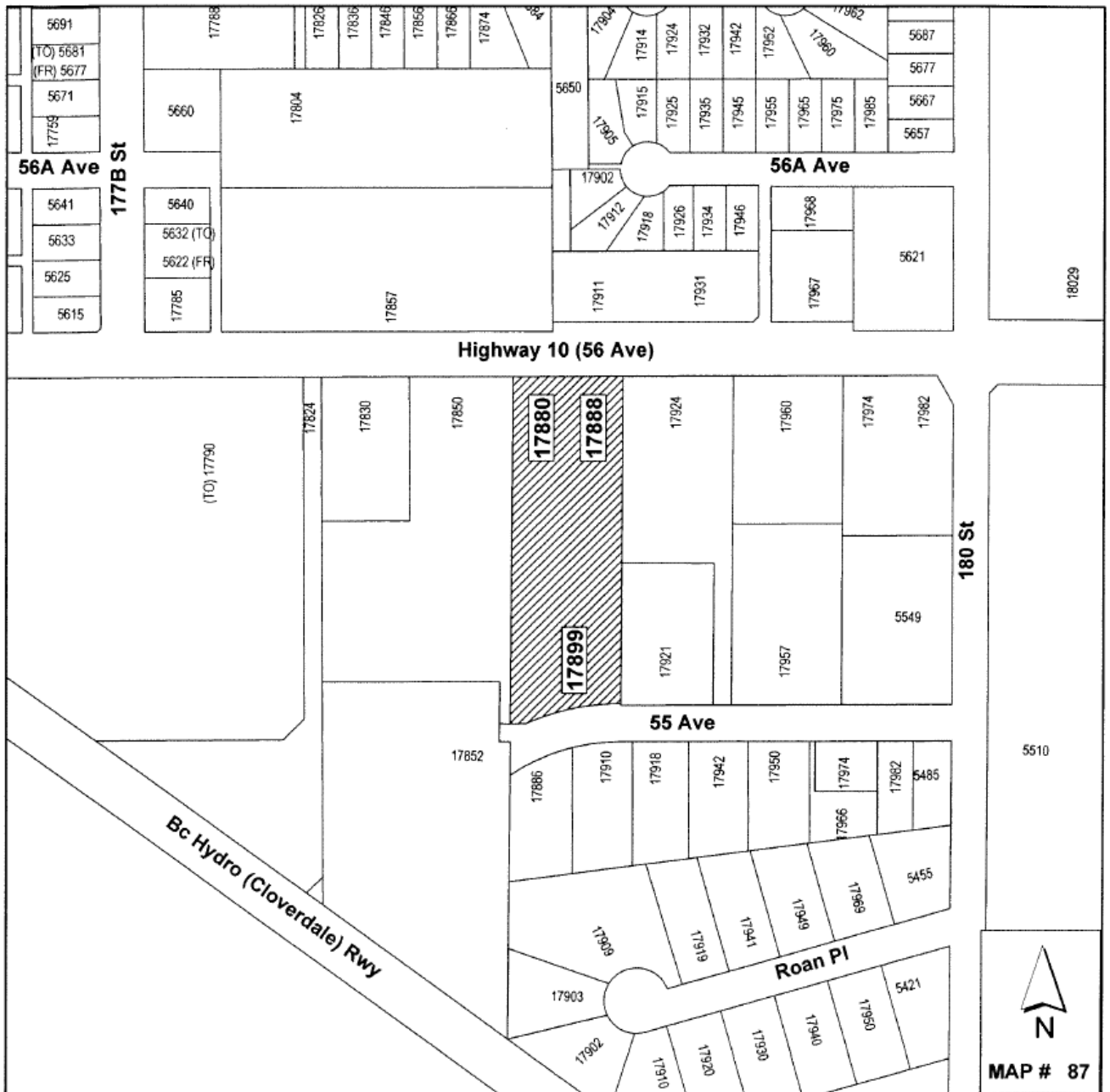
Jean Lamontagne
General Manager
Planning and Development

HH/kms/saw

Attachments:

Appendix I Map

Appendix II Photographs





17880 Highway No. 10



17888 Highway No. 10



17899 – 55 Avenue