

NO: R117

COUNCIL DATE: May 17, 2010

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## REGULAR COUNCIL

TO: **Mayor & Council** DATE: **May 17, 2010**

FROM: **General Manager, Planning and Development** FILE: **13631-08000**  
**8050-13601**  
**8056-13601**

SUBJECT: **Strata Title Conversion of the Commercial Buildings Located at**  
**13631-80 Avenue and 8050/8056 King George Boulevard**

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## RECOMMENDATION

The Planning and Development Department recommends that Council authorize, upon completion of the outstanding item outlined in this report and the issuance of the final approval for the buildings, the issuance of the Certificate of Approval for the strata conversion of the commercial buildings located at 13631-80 Avenue and 8050/8056 King George Boulevard (the "Properties") 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 Properties to strata-title the existing commercial buildings on the Properties (see the map attached as Appendix I). In accordance with the *Strata Property Act*, City Council approval is required for a strata conversion of any existing building.

## DISCUSSION

The commercial buildings on the Properties were constructed in 2008/2009. Photographs of the subject buildings are attached as Appendix II. The Properties are located in a Community Commercial (C-8) Zone and are subject to the regulations in Development Permit No. 7907-0194-00.

Subject to Council approval of the recommendation of this report, the Approving Officer will sign the strata plans once final approval for the building permits is issued for the subject buildings. The buildings have been inspected as part of the application process and meet the requirements of the BC Building Code and other applicable enactments; however, the following outstanding item requires completion before final approval will be issued for the building permits:

- Landscaping approval is required. The owner has posted securities to insure completion of on-site landscaping.

In accordance with Council Policy, the owner has notified the tenants in the building located at 8050 King George Boulevard of the owner's intention to strata-title the building. The buildings located at 13631- 80 Avenue and 8056 King George Boulevard are currently vacant.

## CONCLUSION

It is recommended that Council authorize, upon completion of the outstanding item outlined in this report and the issuance of the final approval for the buildings, 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*.

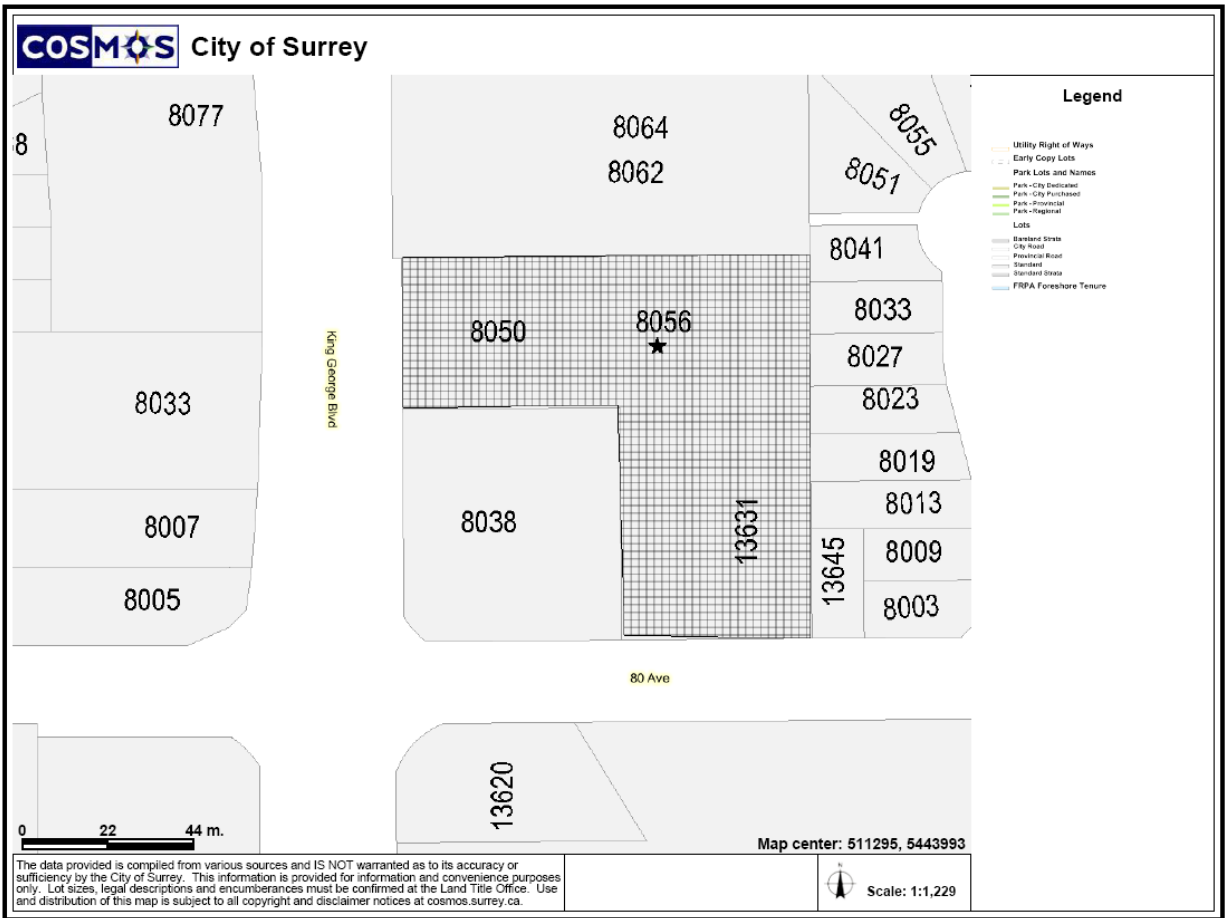
*Original signed by*  
Jean Lamontagne  
General Manager  
Planning and Development

HH:saw

Attachments:

Appendix I Map

Appendix II Photographs





13631 - 80 Avenue



8050 King George Boulevard



8056 King George Boulevard

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