

NO: R137

COUNCIL DATE: June 7, 2010

REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **June 7, 2010**

FROM: **General Manager, Planning and Development**

FILE: **5680-15200; 15335-05600
15255-05600; 15365-05600
15385-05600**

SUBJECT: **Strata Title Conversion of the Commercial Buildings Located at
5680-152 Street and 15255/15335/15365/15385 - 56 Avenue**

RECOMMENDATION

The Planning and Development Department recommends that Council authorize, upon completion of the outstanding item noted in this report, the issuance of a Certificate of Approval for the strata conversion of the commercial buildings located at:

- 5680-152 Street;
- 15255-56 Avenue;
- 15335-56 Avenue;
- 15365-56 Avenue; and
- 15385-56 Avenue

(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 that are located on the Properties (see the map attached as Appendix I). In accordance with the *Strata Property Act*, City Council approval is required for the strata conversion of any existing building.

DISCUSSION

The commercial buildings on the Properties were constructed under the City's Certified Professional Program and the building permits were concluded by way of issuance of a final inspection approval the Building Division on May 10, 2010. Photographs of the subject buildings are attached as Appendix II. The Properties are located in a CD Zone (By-law No. 14510) and are subject to the regulations in Development Permits Nos. 7999-0102-00 and 7903-0365-00.

On September 29, 2009, the property owner submitted a Form P application to the City for a two phased strata plan declaration. The Form P Phased Strata Plan Declaration was subsequently signed by the Approving Officer. The five occupied buildings that are the subject of this report

are all located in Phase 1. Subject to Council approval of the recommendation of this report, the owner will submit the Phase 1 strata plans for the Approving Officer's signature. 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 the Phase 1 strata plans are signed by the Approving Officer:

- a site safety plan must be submitted to the Planning and Development Department for the segregation of the completed portion of the development from the ongoing construction area.

In accordance with Council Policy, the owner has notified the tenants in the buildings located on the Properties of the owner's intention to strata-title the buildings. No concerns have been raised by the tenants.

CONCLUSION

Based on the above discussion, it is recommended that Council authorize, upon completion of the outstanding item noted in this report, 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





5680 - 152 Street



5680 - 152 Street



15255 - 56 Avenue



15255 - 56 Avenue



15335 - 56 Avenue



15335 - 56 Avenue



15365 - 56 Avenue



15365 - 56 Avenue



15385 - 56 Avenue



15385 - 56 Avenue