

NO: R064

COUNCIL DATE: April 18, 2011

REGULAR COUNCIL

TO: **Mayor & Council** DATE: **April 18, 2011**

FROM: **General Manager, Planning and Development** FILE: **15988-03200**

SUBJECT: **Strata Title Conversion of Building 6, Unit 9,
15988 - 32 Avenue**

RECOMMENDATION

The Planning and Development Department recommends in accordance with the *Strata Property Act*, S.B.C.1998, c.43 (the "*Strata Property Act*") that Council authorize the issuance of a Certificate of Approval for the strata conversion of the townhouse building, being Building 6, Unit 9 on the lot known as 15988 - 32 Avenue (the "Property").

BACKGROUND

The Planning and Development Department received an application from the owner of the Property to strata-title an existing residential townhouse building on the Property (see map attached as Appendix I). In accordance with the *Strata Property Act*, City Council approval is required for a strata title conversion of any existing building.

DISCUSSION

The subject building on the property was constructed in 2001. Photographs of the subject building are attached as Appendix II. The property is subject to a Comprehensive Development Zone (By-Law No. 16608) and is also subject to Development Permit No. 7907-0105-00 that allows for the development of a townhouse project on the Property. The subject building is one of 10 buildings in Phase 1 of the townhouse development. The developer of the townhouse development obtained a building permit to convert the existing house on the Property to a one unit, two storey townhouse building with an attached double garage.

The building currently has provisional occupancy approval. Final approval will not be issued until servicing, landscaping and other work to finish this phase of construction is completed and approved.

Subject to Council approval of the recommendation of this report, the Approving Officer will sign the strata plans to strata title convert the existing building so that it is included in the larger strata development on the lot.

CONCLUSION

Based on the above discussion, it is recommended that Council authorize the issuance of a Certificate of Approval for the strata title conversion of the building on the property in accordance with the *Strata Property Act*.

Original signed by
Jean Lamontagne
General Manager
Planning and Development

HH:SAW

Attachments:

Appendix I Map of 15988 – 32 Avenue

Appendix II Photographs of Building Proposed to be Strata Title Converted





