

NO: R086

COUNCIL DATE: May 9, 2011

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## REGULAR COUNCIL

TO: **Mayor & Council** DATE: **May 5, 2011**

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

SUBJECT: **Strata Title Conversion Application for Building 9, Unit 13 and Building 10, Unit 14 at 15988-32 Avenue**

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## 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 Building 9, Unit 13 and Building 10, Unit 14 (the "Buildings") 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 the Buildings, which are new townhouse units, on the Property (see 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 Buildings on the Property were constructed in 2010 and 2011. Photographs of the Buildings (townhouse units) 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 Buildings are two of 10 buildings in Phase 1 of the townhouse development on the Property. Council approval of the strata conversion is required since the Buildings are currently occupied. The occupants of the Buildings have been notified of the owner's intention to strata convert the Buildings.

The Buildings currently have provisional occupancy approval from the City's Building Division. Final occupancy approval will not be issued until engineering 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 convert the Buildings so they are 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 conversion of the two Buildings on the Property in accordance with the *Strata Property Act*.

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

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Attachments:

Appendix I Map of 15988-32 Avenue

Appendix II Photographs of the Buildings Proposed to be Strata Title Converted





Left to Right – Building 10 Unit 14, Building 8, Unit 13, Building 8, Unit 12



Building 9, Unit 13



Building 10, Unit 14



Building 10, Unit 14 (rear)