

NO: R088

COUNCIL DATE: May 17, 2011

REGULAR COUNCIL

TO: **Mayor & Council** DATE: **May 17, 2011**

FROM: **General Manager, Planning and Development** FILE: **5630-15200**

SUBJECT: **Strata Title Conversion of a Commercial Building Located at
5630 - 152 Street**

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 commercial building located on the property at 5630 - 152 Street (the "Property") as illustrated in Appendices I and II attached to this report.

BACKGROUND

The Planning and Development Department received an application from the owner of the Property to strata-title an existing commercial building located on the Property (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 building on the Property was constructed under the City's Certified Professional Program. The related building permits were concluded by way of issuance of a final inspection approval by the Building Division on May 13, 2011. Photographs of the subject building are attached as Appendix II. The Property is located in a CD Zone (By-law No. 14510) and is subject to the regulations in Development Permits numbered 7999-0102-00 and 7903-0365-00, respectively.

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 occupied building that is the subject of this report is located in Phase 1. Subject to Council approval of the recommendation of this report, the Approving Officer will sign the Phase 1 strata plans submitted by the owner. The building has been inspected as part of the application process and meets the requirements of the BC Building Code and other applicable enactments.

In accordance with Council Policy, the owner has notified the tenant in the subject building of the owner's intention to strata-title the building. No concerns have been raised by the tenant.

CONCLUSION

Based on the above discussion, it is recommended that in accordance with the *Strata Property Act* Council authorize the issuance of a Certificate of Approval for the strata conversion of a commercial building on the property at 5630 – 152 Street as illustrated in Appendices I and II attached to this report.

Original signed by
Jean Lamontagne
General Manager
Planning and Development

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Attachments:

Appendix I Map of 5630 - 152 Street

Appendix II Photographs of Building Proposed to be Strata Title Converted





