

NO: R047

COUNCIL DATE: **MARCH 31, 2014**

REGULAR COUNCIL

TO: Mayor & Council **DATE: March 31, 2014**

FROM: General Manager, Planning and Development **FILE: 12992-07600**

**SUBJECT: Strata Title Conversion of the Commercial Building Located at
12992 - 76 Avenue**

RECOMMENDATION

The Planning and Development Department recommends that Council approve, upon completion of the items noted in the letter dated March 3, 2014, attached as Appendix III to the report, the issuance of a Certificate of Approval for the strata conversion of the commercial building located at 12992 - 76 Avenue (the "Property"), 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 Property to strata-title the existing commercial building that is 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 occupied building.

DISCUSSION

The improvements on the Property consist of a two storey multi-tenant commercial building. The building permit was concluded by the Building Division on January 31, 1997. Photographs of the subject building are attached as Appendix II. The Property is located in an IB Business Park Zone and is subject to Development Permit No. 7994-0332-00 and Development Variance Permit No. 7913-0144-00.

A series of inspections of the Property and its improvements (i.e., the building) have been completed by staff. There are a number of deficiencies that need to be addressed prior to the issuance of the Certificate of Approval for the proposed strata conversion. These are listed in the letter, dated March 3, 2014, attached as Appendix III to this report.

Subject to Council approval of the recommendation of this report, the Approving Officer will be in a position to sign the strata plans once the owner has addressed the items listed in the above-noted letter (Appendix III) and this is confirmed by way of inspections of the Property and its improvements by appropriate City staff. The terms and conditions listed in the letter are not to exceed six months from the date of the letter.

CONCLUSION

Based on the above discussion, it is recommended that Council approve, upon completion of the outstanding items listed in the letter attached as Appendix III, the issuance of a Certificate of Approval for the strata conversion of the commercial building on the Property in accordance with the *Strata Property Act*.

Original signed by
Jean Lamontagne
General Manager
Planning and Development

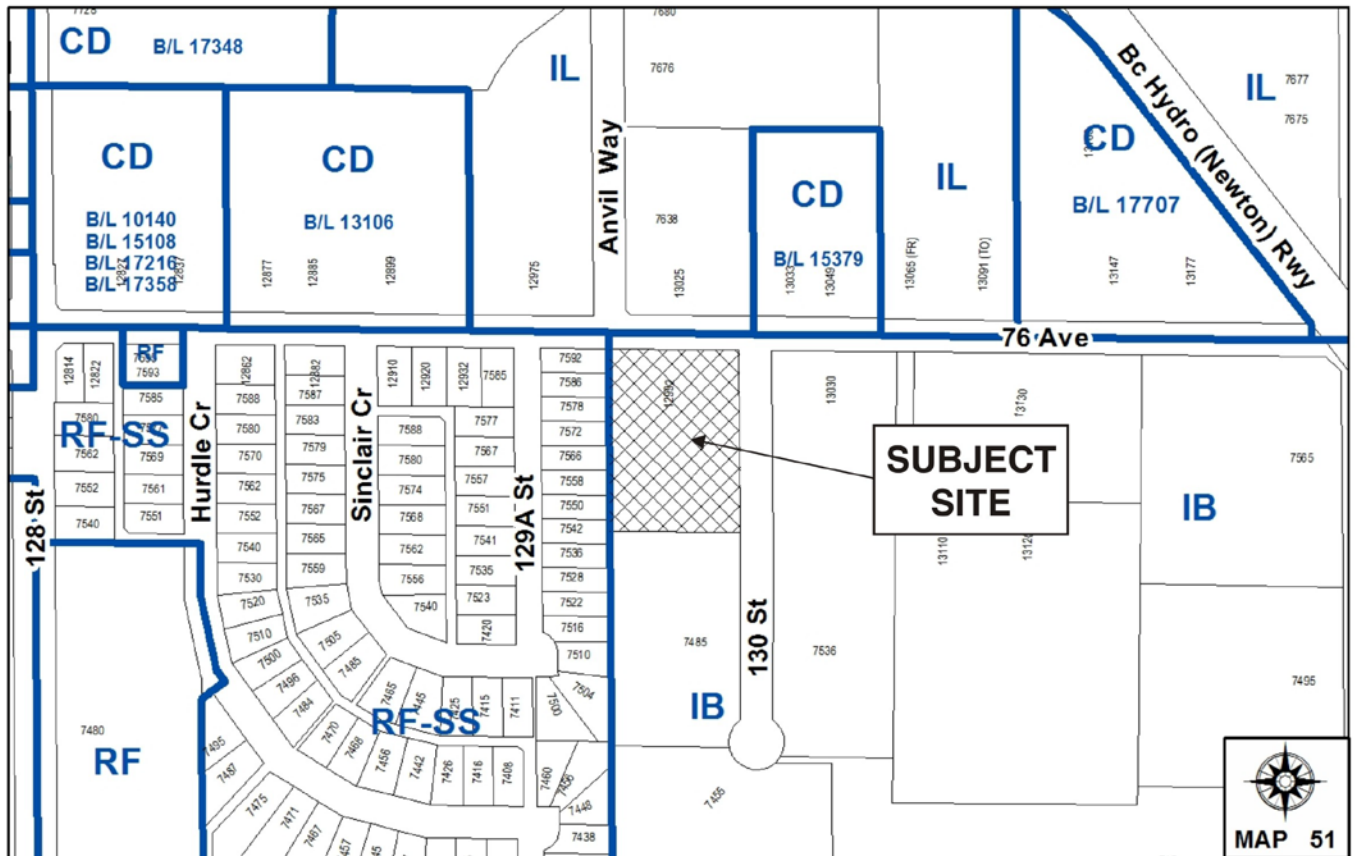
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Attachments:

Appendix I Map

Appendix II Photographs

Appendix III Letter, dated March 3, 2014, listing required actions









the future lives here.

March 3, 2014

File: 12992-07600

0910348 BC Ltd
#304, 10233 – 153 St
Surrey, BC V3R 0Z7

Dear Sir or Madam:

**Re: Strata Application for the Existing Commercial Building
Located at 12992 - 76 Ave**

Your application to strata convert the existing commercial building located at 12992 - 76 Ave has been processed.

It is Council's policy not to approve a strata conversion if this conversion would negate or circumvent a current by-law requirement.

The terms and conditions listed are valid for a period not to exceed six (6) months from the date of this letter.

The following require your attention:

1. The Building Inspection Section has noted the following items.
 - a. Written verification must be submitted to this office that all tenants in the building have been notified of the owner's intention to strata convert the building.
 - b. A qualified consultant such as a Professional Engineer or an Architect must certify that the building is of reasonable quality for the age of the building and if not, what remedial measures will be required to upgrade the building. The consultant must verify the building has been upgraded to meet current fire, health and other requirements relating to safety and public welfare. Any upgrading work will require a building permit application.

The consultant must also indicate the life expectancy of the building and project major increases in maintenance costs due to the condition of the building.

- c. If you have not done so already please submit drawings of your strata plan proposal to indicate the size and number of strata units in the building accompanied by a signed and sealed survey from a British Columbia Land Surveyor. Also, you are required to indicate the parking assigned to each unit that meets the Zoning By-law requirements for parking spaces as required by the use and occupancy of each unit.

The Planning Division has advised there was a Development Variance Permit (DVP) issued by City Council on September 23, 2013, to reduce the number of on-site parking spaces from 252 to 176 for a building with 1909 sq m of gym use on the ground floor and 2085.6 sq m of office use on the second floor. A restrictive covenant was registered on the property title to restrict uses and business hours. Please contact Gertrude Kwan, Area Planning and Development, at 604 591 4129 for further information.

- d. There is no record of a building permit for the secure parking area.

Please contact Ron Rolleston, Building Inspector at 604-591-4513, if further information is required.

- 2. The Fire Department requires correction/installation of the following items:

- a. Fire alarm system shall be operational and VI report.
- b. Provide paperwork for sprinkler system.
- c. Provide access to update fire safety plan.
- d. Provide unit numbers for suites.
- e. Additional items may require correction at a later time.

Please contact Paul Mahil, Fire Inspector, at 604-543-6764, if further information is required.

- 3. The Electrical Inspection Section has commented that there is an active electrical permit to bring the base building to current code compliance. Inspections are being conducted as per the request of the electrical contractor and work is ongoing. Permits and inspections will be required for all tenant/strata units that will be installed.

Please contact Mike Brkich, Electrical Inspector, at 604 591 4112 for further information.

- 4. The Engineering Department has commented that each strata unit/building will be required to be serviced with individual water and sanitary connections.

Please contact Darlene Strange, Senior Operations Clerk, at 604 591 4322 for further information.

- 5. The Plumbing Inspection Section requires correction/installation of the following item(s).

At this time there are no individual sanitary service connections to each proposed strata unit as per Engineering Department requirements. When the service connections are provided plumbing permits are required for these connections.

Please contact Andy Brenner, Plumbing Inspector at 604-591-4671, if further information is required.

A report to Council will be forwarded upon completion of the above items. Please be informed that completion of the above items will not guarantee Council's approval of the strata conversion.

Please contact the undersigned 604-591-4141 should assistance or further information be desired.

Yours truly,

A handwritten signature in black ink, appearing to read 'Herbstreit', written in a cursive style.

Henry Herbstreit
Field Inspections Manager

Cc Manager Building Division
Area Building Inspector
tim.clark@habitatgv.ca

HH/ds