

NO: **R196**

COUNCIL DATE: **October 7, 2019**

---

## REGULAR COUNCIL

TO: **Mayor and Council**

DATE: **October 3, 2019**

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

FILE: **15331-00160**  
**15333-00160**

SUBJECT: **Strata Title Conversion of the Commercial and Multi-Residential Complex  
Located at 15331 and 15333 - 16 Avenue**

---

## RECOMMENDATION

The Planning & Development Department recommends that Council authorize the issuance of a Certificate of Approval for the strata conversion of the commercial and multi-residential building at 15331 and 15333 16 Avenue, in accordance with the *Strata Property Act*, R.S.B.C. 1998, c.43 (the "*Strata Property Act*").

## INTENT

The intent of this report is to provide Council with the information necessary to approve the issuance of a Certificate of Approval for the strata conversion of the commercial and multi-residential building at 15331 and 15333 - 16 Avenue ("the property") (see map attached as Appendix "I").

## BACKGROUND

The Planning & Development Department has received an application from the owner of the property to strata title two recently completed buildings at 15331 and 15333 - 16 Avenue. In accordance with the *Strata Property Act*, City Council must approve the strata conversion of existing occupied buildings.

## DISCUSSION

The subject application is for approval to strata title two buildings that were constructed on the property in 2018 and 2019. The commercial building at 15331 - 16 Avenue received final occupancy approval on December 7, 2018 and the multi-residential building at 15333 - 16 Avenue received final occupancy approval on September 19, 2019. The buildings are connected by a passageway and, together, they constitute the Abby Lane complex for independent living, assisted living and memory care (see photograph attached as Appendix "II"). The property is located in a Comprehensive Development ("CD") Zone.

In accordance with Council's Policy No. M-10 for strata conversion applications for existing buildings, the property owner has had the buildings inspected and certified by a qualified consultant. The registered Architect who was the Certified Professional during the construction of

the buildings, has certified that the building meets the requirements of the *BC Building Code* and other applicable bylaws.

The property owner had notified the existing tenants in the building of his intention to strata title the buildings and no concerns have been received concerning the strata title application.

## **SUSTAINABILITY CONSIDERATIONS**

The work of this report supports the objectives of the City's Sustainability Charter 2.0. In particular, this work relates to Sustainability Charter 2.0 theme of Built Environment & Neighbourhoods. Specifically, this project supports the following Desired Outcome ("DO"):

Neighbourhoods and Urban Design DO8: The built environment enhances quality of life, happiness and well-being.

## **CONCLUSION**

It is recommended that Council authorize the issuance of a Certificate of Approval for the strata conversion of the residential and commercial buildings located at 15331 and 15333 - 16 Avenue in accordance with the *Strata Property Act*.

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

GL/ar

Appendix "I" – Map of 15331 & 15333 – 16 Avenue  
Appendix "II" – Photograph of Buildings at 15331 and 15333 – 16 Avenue Proposed for Strata Conversion

Map of 15331 & 15333 - 16 Avenue



Photograph of Buildings at 15331 & 15333 - 16 Avenue

