

NO: **R059**

COUNCIL DATE: **April 6, 2020**

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## REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **April 2, 2020**

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

FILE: **15055-00545**  
**15061-00545**  
**15063-00545**

SUBJECT: **Strata Title Conversion of the Commercial Complex Located at  
15055, 15061, and 15063 – 54A Avenue**

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## RECOMMENDATION

The Planning & Development Department recommends that Council:

1. Authorize the issuance of a Certificate of Approval for the strata conversion of the commercial buildings at 15055, 15061 and 15063 – 54A Avenue, in accordance with the *Strata Property Act, R.S.B.C. 1998, c.43*.

## 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 buildings at 15055, 15061, and 15063 - 54A 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 15055, 15061, and 15063 - 54A Avenue. In accordance with the *Strata Property Act, R.S.B.C. 1998, c.43* (the “Strata Property Act”), Council must approve the strata conversion of existing occupied buildings.

## DISCUSSION

The subject application is for approval to strata title three commercial buildings that were constructed on the property in 2005 and 2006 and received final occupancy approval on May 18, 2006. On July 23, 2018, the City issued landlord improvement permits for the buildings at 15061 – 54A Avenue and 15063 – 54A Avenue. On May 19, 2019, the City issued a landlord improvement permit for the building at 15055 – 54A Avenue. The three buildings form a single unified complex separated by firewalls (see photograph attached as Appendix “II”). The property is in a Business Park (“IB”) 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 Professional Engineer, who was the Certified Professional during the construction of the landlord improvements, has certified that the buildings meet the requirements of the *BC Building Code* and other applicable bylaws.

The owner advises there are currently no tenants in 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 15055, 15061, and 15063 – 54A Avenue in accordance with the *Strata Property Act*.

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

GL/ss

Appendix "I" Map of 15055, 15061 and 15063 - 54A Avenue  
Appendix "II" Photograph of Buildings at 15055, 15061 and 15063 - 54A Avenue Proposed for Strata Conversion

**Map of 15055, 15061 & 15063 - 54A AVE**



## Appendix "II"

Photograph of 15055, 15061, and 15063 – 54A Avenue

