



Corporate NO: R014

Report COUNCIL DATE: January 22, 2001

REGULAR COUNCIL			
TO:	Mayor & Council	DATE:	January 12, 2001
FROM:	General Manager, Planning & Development	FILE:	19475-00101
SUBJECT:	Strata Title Application for a Commercial Building at 19475 Fraser Highway		

RECOMMENDATION

That Council approve the strata conversion application for the existing buildings located at 19475 Fraser Highway into ten strata units and that a certificate of approval be issued in accordance with the Condominium Act.

DISCUSSION

Under the Strata Title Act, if an owner wants to strata title an existing occupied building, Council approval is necessary before the Approving Officer can sign the strata title plan. The City received an application from Mr. John Rowan acting on behalf of the owners, Yao Tsai Company Ltd. and B.P.Y.A. 1089 Holding Ltd., to strata title the existing commercial buildings located at 19475 Fraser Highway (see Appendix A). Both buildings were constructed in 1988 and total 25,295 square feet in building area.

An inspection of the property indicated that the buildings meet the British Columbia Building Code and other applicable regulations.

The property is currently located in a C-8, Community Commercial Zone. The owner's agent has notified the current tenants of the buildings that the owner intends to strata convert the property. The plan attached as Appendix B illustrates the proposal. It is recommended that Council approve the strata title conversion.

Murray D. Dinwoodie

General Manager

KP/kms/8113 Planning & Development Department

Attach.

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