



Corporate NO: R156

Report COUNCIL DATE: July 9, 2001_

REGULAR			
TO:	Mayor & Council	DATE:	June 27, 2001
FROM:	General Manager, Planning & Development	FILE:	12351 & 12353-10400
SUBJECT:	Strata Title Application for the Industrial Warehouse Buildings located at 12351 & 12353 - 104 Avenue		

RECOMMENDATION

That Council authorize the issuance of a Certificate of Approval for the strata conversion of the industrial warehouse buildings located at 12351 & 12353 – 103 Avenue in accordance with the Strata Property Act.

BACKGROUND

The Planning and Development Department received an application from the property owners, 481925 B.C. Ltd. and 421851 B.C. Ltd., to have the existing industrial warehouse buildings located at 12351 & 12353 – 104 Avenue strata titled.

DISCUSSION

In accordance with Section 242 of the Strata Property Act, Council must approve the strata conversion of existing buildings. The building at 12351 - 104 Avenue was constructed in 1995 and the building at 12353 - 104 Avenue was constructed in 2000. The buildings have been inspected as part of the application process and meet the requirements of the Building Code and other applicable by-laws.

Access to the property is by way of an easement between the property and 104th Avenue (see Appendix "A").

The property is located in a Light Impact Industrial Zone (IL) and is subject to the requirements of Development Permit 6789-0286-00. The tenants in the buildings have been notified of the owners intention to strata title the buildings.

It is recommended that Council approve the strata conversion.

Murray D. Dinwoodie
General Manager

HH/bea/M8139 Planning & Development

Attachment – Appendix "A"

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