



Corporate Report

NO: L006

COUNCIL DATE: May 12, 2003

REGULAR COUNCIL – LAND USE

TO: Mayor & Council DATE: May 12, 2003
FROM: General Manager, Planning & Development FILE: 09278-12000
SUBJECT: **Strata Title Conversion Application for the Building Located at 9278 - 120 Street**

RECOMMENDATION

That Council authorize the issuance of a Certificate of Approval for the strata conversion of the commercial/residential building located at 9278 – 120 Street, in accordance with the **Strata Property Act**, R.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 at 9278-120 Street to strata-title the existing commercial/residential building on this property. In accordance with the **Strata Property Act**, City Council must approve the strata conversion of existing buildings.

DISCUSSION

The subject application is for approval to strata-title a building that was constructed in 1998 as a three storey commercial building. In 2001, Council approved a rezoning of the subject site to permit the conversion of the upper two storeys of the building to residential uses. A copy of the Planning Report related to the subject rezoning, that was considered by Council in June 2001, is attached as Appendix I. The owner has received a building permit for and is completing the construction of the interior renovations in support of the residential use. The commercial portion of the building is partially occupied while the residential units are unoccupied. The residential units are essentially new units.

The applicant has recently completed all the requirements of the **Strata Property**

Act in support of the application to strata-title the building including, among other things, the preparation of a strata plan to enable the strata application to be brought before Council for consideration.

In accordance with Council's policy for strata conversion applications for existing buildings that are more than five years of age, the property owner has had the building inspected and certified by a registered architect as meeting by-law and building code requirements. The owner has been advised that all requirements of the original building permit and the subsequent building permit issued to allow conversion of part of the building to

residential units, must be met prior to occupancy being granted by the City.

In accordance with Council policy, the owner has notified the existing tenants (i.e., in the commercial component of the building) of his intention to strata title the building. No concerns have been expressed to date.

CONCLUSION

It is recommended that Council authorize the issuance of a Certificate of Approval for the strata conversion of the commercial/residential building located at 9278 – 120 Street in accordance with the ***Strata Property Act***.

Original signed by

Murray D. Dinwoodie
General Manager,
Planning and Development

NM/vll/saw

Attachment

Appendix I – Planning Report dated June 18, 2001

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