



# Corporate Report

NO: R133

COUNCIL DATE: June 16, 2003

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## REGULAR

TO: Mayor & Council                      DATE: June 12, 2003  
FROM: General Manager,                      FILE: 19373-05865  
          Planning & Development                      19379 05865  
SUBJECT: Strata Title Application for the Industrial Warehouse  
              Buildings Located at 19373 and 19379 Enterprise Way

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## RECOMMENDATION

That Council authorize the issuance of a Certificate of Approval for the strata conversion of the industrial warehouse buildings located at 19373 and 19379 Enterprise Way, in accordance with the *Strata Property Act*, R.S.B.C. 1998, c. 43 (the "*Strata Property Act*") subject to the owner of the property registering a restrictive covenant on the title of units #202 to #206 – 19373 Enterprise Way in general accordance with the wording documented in the Discussion Section of this report.

## BACKGROUND

The Planning and Development Department received an application from the owner of the property at 19373 and 19379 Enterprise Way to strata-title the existing industrial warehouse buildings on this property. In accordance with the *Strata Property Act*, Council must approve the strata conversion of existing buildings.

## DISCUSSION

The subject application is for approval to strata-title two industrial warehouse buildings that were constructed in 1980. The buildings are illustrated in Appendix I. The property is located in a Light Impact Industrial Zone (IL). The property owner has obtained building permits to upgrade the buildings to meet the requirements of the Building Code and other applicable regulations. The owner completed the upgrading work and final inspection was granted on February 26, 2003.

The owner will register a restrictive covenant against the title of the property to advise prospective purchasers and tenants of units #202 to #206 - 19373 Enterprise Way that no additional mezzanine floor area may be constructed in these units, of the boundary of the floor area that may be occupied in these units and that any changes to or within the building will require a building permit. The owner will register the restrictive covenant and the strata plan concurrently.

In accordance with Council's current policy for strata-title conversion applications for existing buildings that are more than five years of age, the property owner has had the buildings inspected and certified by a Professional Engineer that the buildings are of a reasonable quality for the age of the buildings and there are no projected major increases in maintenance costs due to the condition of the buildings.

In accordance with Council policy, the owner has notified the tenants of the intention to strata title the buildings. To date, the City has not received any concerns regarding the strata title application.

## CONCLUSION

It is recommended that Council authorize the issuance of a Certificate of Approval for the strata conversion of the industrial buildings located at 19373 and 19379 Enterprise Way in accordance with the *Strata Property Act* subject to the registration of a restrictive covenant as described in this report.

Murray Dinwoodie  
General Manager  
Planning and Development

HH/kms/saw

Attachment

Appendix 1 – Illustration of Buildings

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