

TO:

Corporate Report

NO: R223

COUNCIL DATE: October 27,

2003

REGULAR COUNCIL

Mayor & Council DATE: October 9,

2003

FROM: General Manager, FILE: 12882-08500

Planning and Development

SUBJECT: Strata Title Conversion of the Industrial Warehouse

Buildings Located at 12882-85th Avenue

RECOMMENDATION

It is recommended that Council authorize the issuance of a Certificate of Approval for the strata conversion of the two industrial warehouse buildings located at 12882 - 85 Avenue, 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 to strata title the two existing industrial warehouse buildings at 12882 85 Avenue (see Appendix I). 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 two industrial warehouse buildings that were constructed in 1996. Photographs of the subject buildings are contained in Appendix II. The property at 12882 – 85 Avenue is located in a Light Impact Industrial Zone (IL).

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 buildings inspected and certified by a qualified consultant. The registered Professional Engineer, who originally designed the buildings, has certified that the buildings are of reasonable quality, do not require upgrading and meet the requirements of the Building Code and other applicable bylaws. He has also indicated that the buildings will have a life expectancy of at least twenty years and that no major increases in maintenance costs are anticipated.

The property owner had notified the existing tenants in the building of his intention to strata title the buildings and no concerns have been received concerning 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 warehouse buildings located at 12882 - 85 Avenue in accordance with the **Strata Property Act**.

Murray Dinwoodie General Manager Planning and Development

HH/kms/saw

Attachments: Appendix I - Location of Site Appendix II - Building Photographs (4)

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