
TO: CITY MANAGER **DATE:** 2020 April 22

FROM: DIRECTOR PLANNING AND BUILDING **FILE:** 86000 20
Reference: STR #19-01

SUBJECT: STRATA TITLE CONVERSION APPLICATION #19-01
3653 Wayburne Drive

PURPOSE: To obtain Council's Final Approval to stratify the existing occupied industrial building.

RECOMMENDATION:

1. **THAT** Strata Titling of 3653 Wayburne Drive be approved subject to complete satisfaction of the requirements of the Strata Title Conversion Application STR#19-01, to permit the conversion of the existing units within an occupied industrial building into four Strata Title Units.

REPORT**1.0 POLICY FRAMEWORK**

The advancement of the proposed strata title conversion application aligns with the following goals and sub-goals of the Corporate Strategic Plan:

- **A Connected Community**
 - Partnership – Work collaboratively with businesses, educational institutions, associations, other communities and governments.
- **A Dynamic Community**
 - Economic Opportunity - Foster an environment that attracts new and supports existing jobs, businesses and industries.

2.0 GENERAL INFORMATION

The Planning and Building Department has received an application for Strata Title Conversion of an existing industrial building located at 3653 Wayburne Drive (see *attached* Sketch #1). The subject property is located west of Wayburne Drive, and is zoned M1 Manufacturing District. The property contains a two-storey industrial building constructed in 1971, and is comprised of four warehouse units with accessory office and retail spaces. The applicant is requesting to convert the

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Re: STR #19-01 3653 Wayburne Drive
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existing units into four Strata Title Units in accordance with Section 242 of the Strata Property Act. The proposed Strata Title Units would continue to be used for warehousing with accessory office and retail, and would continue to be subject to the regulations and permitted land uses under the prevailing M1 District.

As part of the process of strata title conversion, the application has been circulated to the Planning and Building, and Engineering Departments to ensure all Zoning Bylaw, Building Code, and Engineering requirements are satisfied. These requirements are now substantially complete, and the required departmental approvals are received. As such, this report requests Council's final approval for the Strata Title Conversion of the subject industrial building.

Subject to Council approval, the applicant would be requested to submit the proposed strata plans and the required easement agreement for staff review, and registration in the Land Title Office.

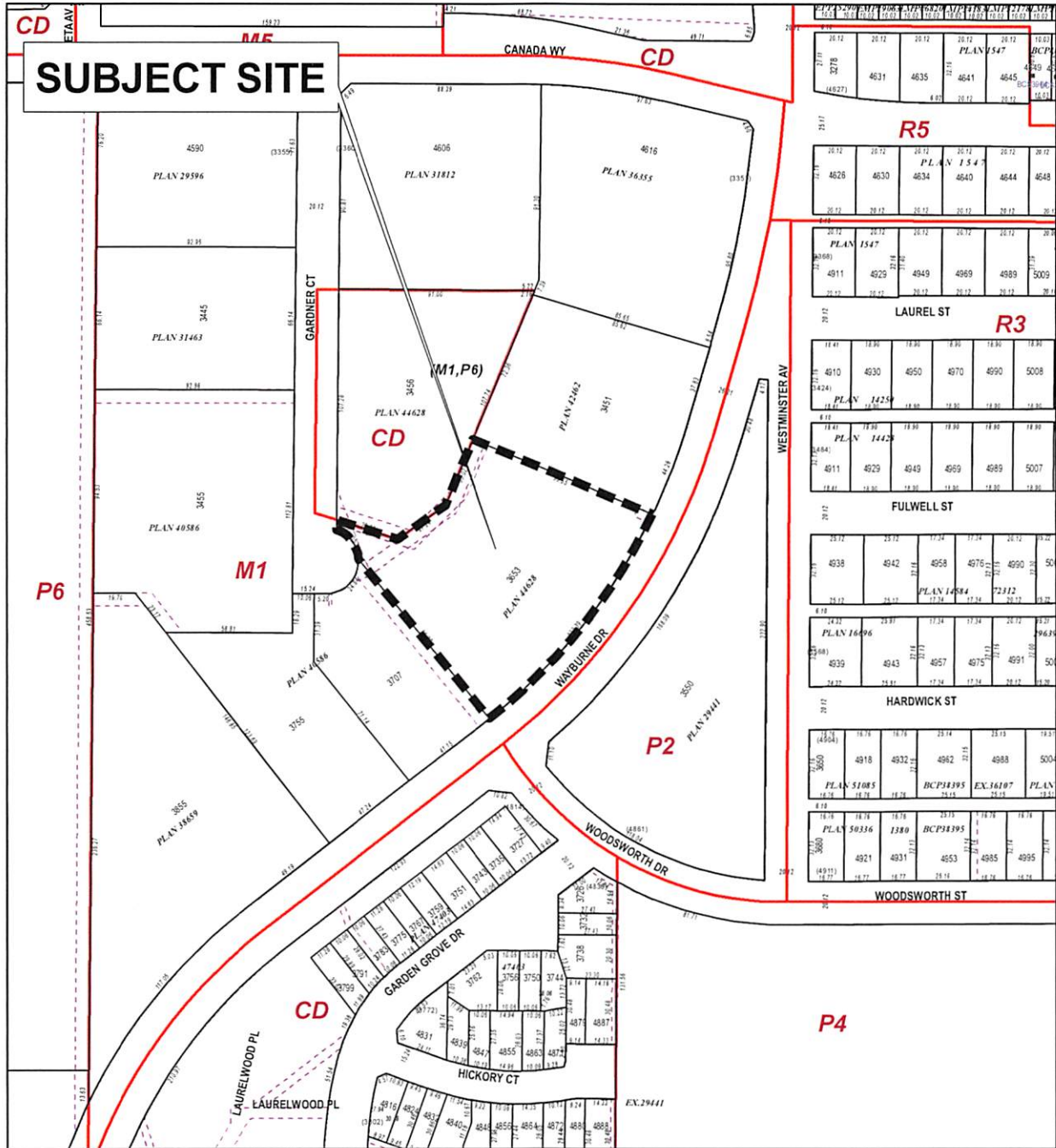


E. W. Kozak, Director
PLANNING AND BUILDING

PS:tn

Attachment

cc: Chief Building Inspector
City Solicitor



SUBJECT SITE



PLANNING & BUILDING DEPARTMENT



Date: APR 09 2020

scale: 1:3,000

Drawn By: JS

STRATA TITLE APPLICATION #19-01
3653 WAYBURNE DRIVE
INDUSTRIAL

 Subject Site

Sketch #1