

ITEM	15
MANAGER'S REPORT NO.	15
COUNCIL MEETING	1980 02 25

RE: STRATA TITLE REFERENCE #12/79
6976 AND 6984 PALM AVENUE
LOT 1, (BY65981) D.L. 98, GROUP 1, PLAN 11193

Following is a report from the Director of Planning regarding a request for approval to convert an industrial building to strata title.

RECOMMENDATION

1. THAT the recommendation of the Director of Planning be adopted.

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TO: MUNICIPAL MANAGER
FROM: DIRECTOR OF PLANNING

DATE: 80 FEBRUARY 20

SUBJECT: Strata Title Reference #12/79
6976 and 6984 Palm Avenue
Lot 1 (BY65981) D.L. 98, Group 1, Plan 11193

RECOMMENDATION:

It is recommended THAT Council receive the report of the Planning Department and that the subject application for Strata Title Conversion be approved by Council subject to the satisfaction of the following prerequisite condition:

- a) The submission of appropriate Strata survey documents.

REPORT

1.0 INTRODUCTION

The Planning Department is in receipt of an application to Strata Title an existing and occupied industrial building into 4 strata units (refer to attached sketch).

2.0 BACKGROUND INFORMATION

- 2.1 Pursuant to Section 5(1) of the Strata Titles Act, Council approval is required for strata title conversion of a previously occupied building. For Council's reference,

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Section 5(1) of the Act is outlined as follows:

- (1) On the conversion into strata lots of a previously occupied building by an owner-developer, the approving authority may, notwithstanding any other Act,
- (a) approve the strata plan, or
 - (b) refuse to approve the strata plan, or
 - (c) refuse to approve the strata plan until terms and conditions imposed by the approving authority are met,
- and its decision is final.

2.2 In 1974 July, Council placed a moratorium on the Strata Title conversion of multiple family residential units in response to the limited supply of rental accommodation in the municipality. This moratorium is still in effect but does not apply to duplexes, industrial or commercial facilities. To date, several new industrial strata title projects have been developed while approval has been given to one commercial conversion project.

2.3 The subject building was constructed in 1977 and approved by the Planning Department pursuant to Preliminary Plan Approval #3973. The building was intended to be strata titled and was designed accordingly. However, since the building has been leased and occupied, strata titling must be processed as a conversion application.

3.0 GENERAL COMMENTS

3.1 The subject site is presently zoned M4 Special Industrial District and the existing building comprises 4 industrial units with a total floor area of 1509m² (16,228 sq. ft.) The applicant advises that the present occupants wish to purchase their respective strata units, but negotiations have not been finalized. Should purchase of the units not take place, the applicant intends to retain ownership and continue to lease the premises.

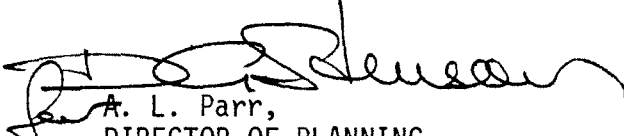
3.2 This proposal has been circulated to all relevant Municipal Departments who have expressed no objections to strata titling. As outlined above, the building has been designed for strata title purposes in which each of the respective strata units can function independently. In this regard, each unit has its own loading bay and off-street parking spaces. The Planning Department advises that the allocation and use of these facilities can be effectively managed by the Strata Corporation to be established upon strata title completion. All other facilities to be used on a common or shared basis by the respective strata units will be similarly managed by the Strata Corporation.

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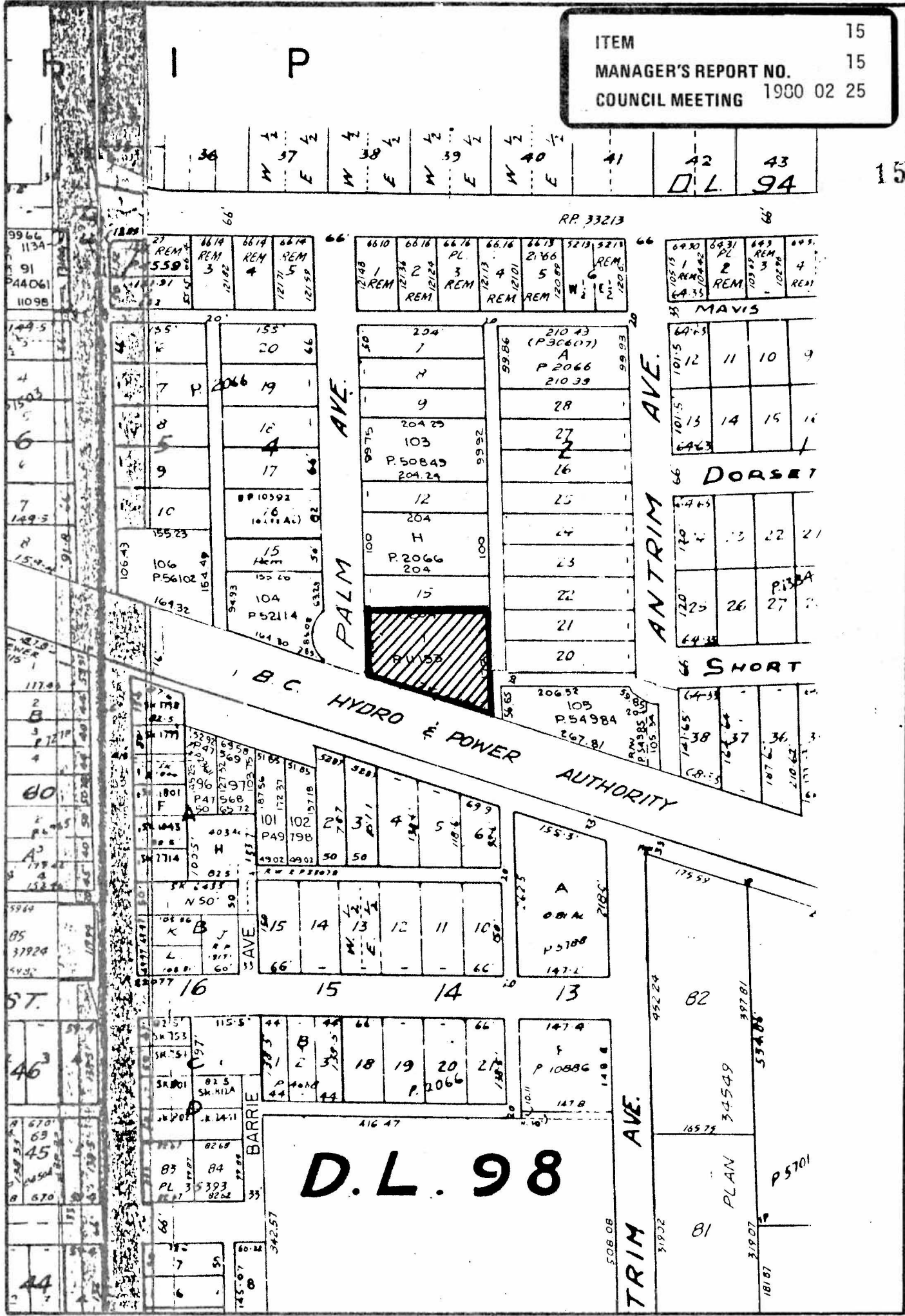
3.3 The Planning Department supports the proposed Strata Title conversion and advises that it is necessary for Council to consider the subject application pursuant to the Strata Titles Act.


A. L. Parr,
DIRECTOR OF PLANNING

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Burnaby Planning Department



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