

ITEM	4
MANAGER'S REPORT NO.	53
COUNCIL MEETING	1981 11 02

RE: STRATA TITLE REFERENCE #2/81  
LOT 104, D.L. 98, PLAN 52114  
6945 PALM AVENUE  
INDUSTRIAL BUILDING

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1981 OCTOBER 27

FROM: DIRECTOR OF PLANNING

SUBJECT: STRATA TITLE REFERENCE #2/81  
6945 Palm Avenue  
Lot 104, D.L. 98, Plan 52114  
Industrial Building

RECOMMENDATION:

1. THAT the subject application for Strata Title Conversion be approved by Council subject to the satisfaction of the following prerequisite conditions.
  - a) The submission of appropriate strata survey documents.
  - b) The satisfaction of all outstanding items as required by the Chief Building Inspector.

Report

1.0 INTRODUCTION:

The Planning Department is in receipt of an application to Strata Title an existing and occupied industrial building into 5 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, 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 and on 1979 July 30 on two family dwellings. This moratorium is still in effect but does not apply to 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. On 1980 February 04 Council approval was given to the strata title conversion of a 4 unit industrial building located to the east of the subject site at 6974/84 Palm Avenue.

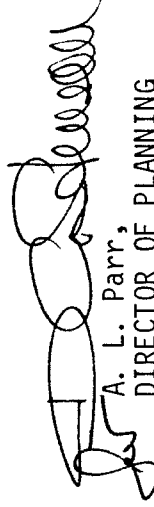
2.3 The subject building was constructed in 1977 and approved by the Planning Department pursuant to Preliminary Plan Approval #3961. Since the building has been leased and occupied, strata titling must be processed as a conversion application.

3.0 GENERAL COMMENTS:

3.1 The subject site is presently zoned M4 Special Industrial District and the existing building comprises 5 industrial units with a total floor area of 755 m<sup>2</sup> (8,136 sq. ft.). The applicant advises that the present occupants may purchase their respective strata units, but negotiations have not been finalized.

3.2 This proposal has been circulated to all relevant Municipal Departments, who with the exception of the Building Department have expressed no objections to strata titling. The Chief Building Inspector has outlined as a number of outstanding items that will require correction and inspection prior to Strata Title Approval. The building has been designed such that each of the respective units can function independently. 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.

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.

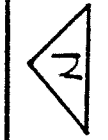
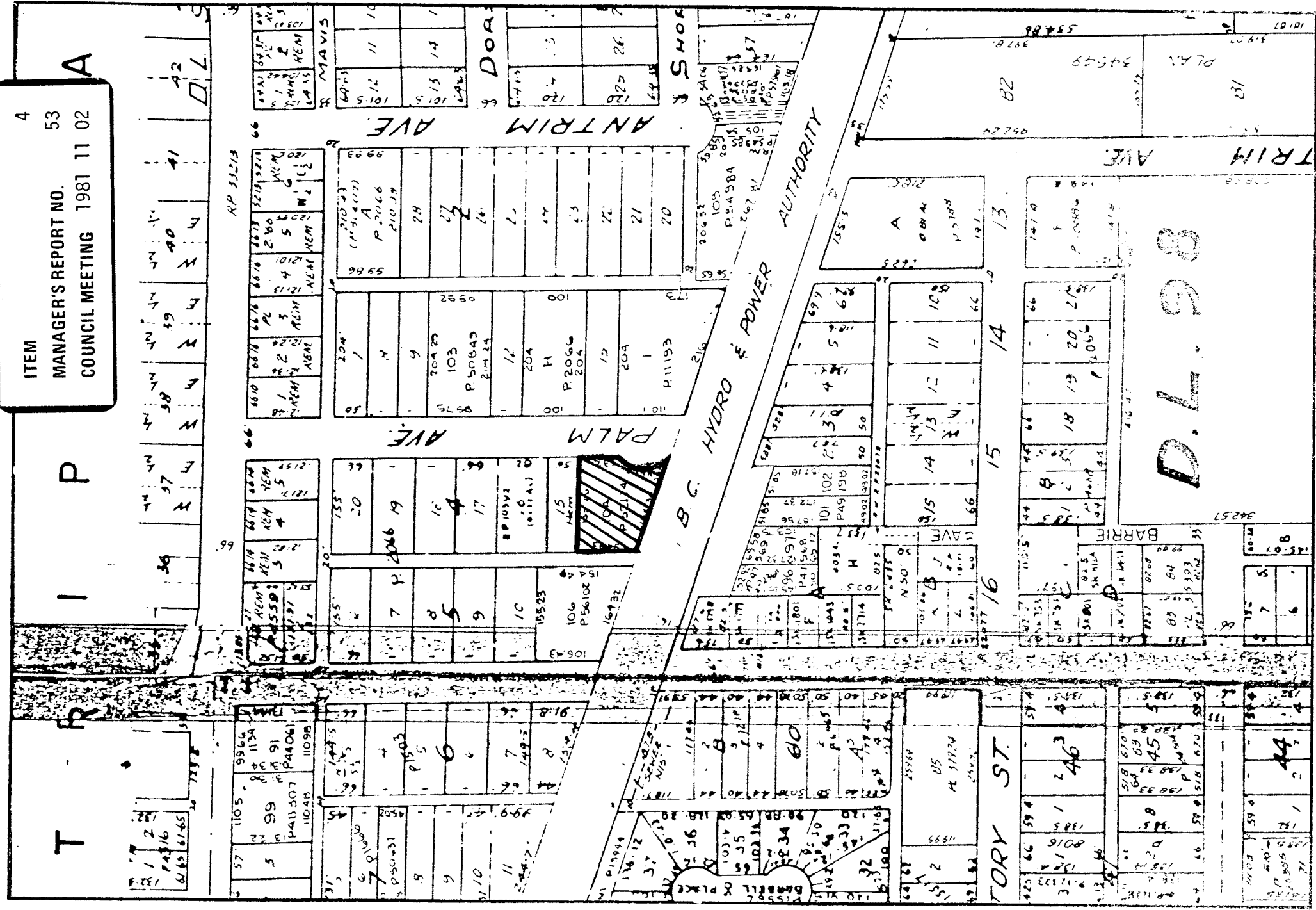
  
A. L. Parr,  
DIRECTOR OF PLANNING


PDS/gl

Attachment

cc: Chief Building Inspector

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 Burnaby Planning Department

Date 1981/NOV  
 Scale 1:2400

STA. REFERENCE # 2/81

Drawn By

