

RE: STRATA TITLE REFERENCE #6/82
LOT A, BLOCK 6, D.L. 149, PLAN 7988
4382/84/86/88 IMPERIAL STREET
COMMERCIAL BUILDING

ITEM	4
MANAGER'S REPORT NO.	43
COUNCIL MEETING	1982 06 28

MUNICIPAL MANAGER'S RECOMMENDATION:

1. THAT the recommendation of the Director Planning & Building Inspection be adopted.

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TO: MUNICIPAL MANAGER 1982 JUNE 22

FROM: DIRECTOR PLANNING &
BUILDING INSPECTION

SUBJECT: STRATA TITLE REFERENCE #6/82
LOT A, BLK 6, D.L. L49, PLAN 7988
ADDRESS 4382/84/86/88 IMPERIAL STREET
COMMERCIAL 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 and the Chief Public Health Inspector.

REPORT

1.0 INTRODUCTION:

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

2.0 GENERAL COMMENTS:

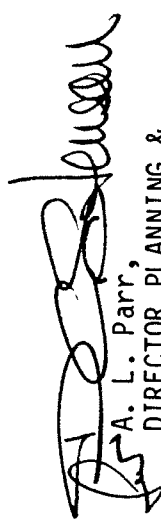
- 2.1 Pursuant to Section 9(1) of the Condominium Act, Council as the Approving Authority is required to approve the conversion of a previously occupied building into strata lots. Council may also refuse to approve a strata plan or refuse to approve the strata plan until specifically imposed terms and conditions are met.
- 2.2 The subject site is presently zoned C2 Community Commercial District and is occupied by a single storey retail/commercial building containing four tenants within a total floor area of approximately 3,800 sq. ft. Off-street parking facilities are

located within the rear portion of the site with access from a lane. The four existing tenants intend to purchase their respective units upon Strata Title Approval.

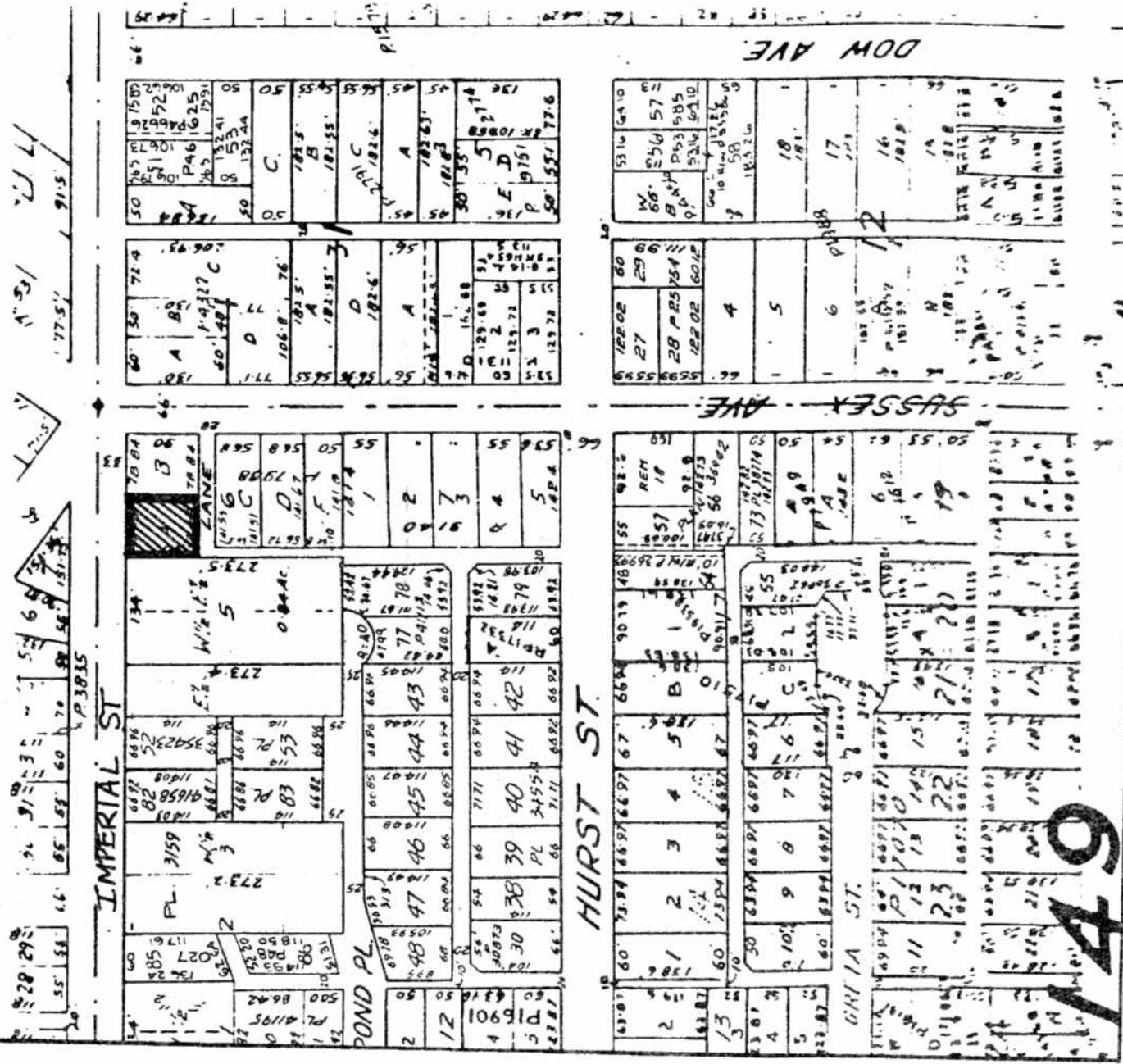
- 2.3 The subject strata title proposal has been circulated to all relevant Municipal Departments for input. The Engineering and Fire Prevention Departments have no objections to strata titling. However, the Chief Building Inspector and the Chief Public Health Inspector have outlined a number of outstanding items that will require correction and inspection prior to Strata Title Approval. These items essentially involve heating, plumbing and electrical matters that can be resolved in order to satisfy the pertinent strata title requirements to ensure that each unit can operate independently.
- 2.4 The Planning & Building Inspection Department supports the proposed strata title conversion subject to satisfaction of all requirements outlined by the Chief Building Inspector and the Chief Public Health Inspector. Once these requirements have been satisfied, the strata title documents can be signed and sealed by the Approving Authority accordingly. It is therefore appropriate for Council to consider the subject request at this time.

PDS/g1

Attachment


A. L. Parr,
DIRECTOR PLANNING &
BUILDING INSPECTION

ITEM 4
 MANAGER'S REPORT NO. 43
 COUNCIL MEETING 1982 06 28



Date

1982/JUNE

Scale

1:2400

Drawn By



Burnaby Planning Department



STRATA TITLE APPLICATION # 6/82

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