

TO: CITY MANAGER

1998 April 21

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: STRATA TITLE APPLICATION #1/97
2849 Norland Avenue (see *attached sketch*)

PURPOSE: To seek Council approval for the subject industrial strata title conversion application.

RECOMMENDATION:

1. **THAT** the subject application for strata title conversion be approved by Council subject to satisfaction of the following prerequisite condition:
 - a) The submission of the appropriate strata title plans.

REPORT

1.0 Introduction:

- 1.1 The Planning and Building Department is in receipt of an application to strata title the existing and previously occupied industrial building at 2849 Norland Avenue into two strata title units.

2.0 Background Information:

- 2.1 Pursuant to Section 9(1) and 9(4) of the Condominium Act, the approval of Council is required in order to effect the conversion of an occupied building into strata lots. Council may approve the strata plan or refuse to approve the strata plan until specific terms and conditions are met.
- 2.2 The subject property is zoned M2 General Industrial District. There is a one storey industrial building on the property, which is approximately 20 years old. The building is currently occupied by an automotive repair shop and a truck repair/maintenance shop.

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3.0 General Discussion:

- 3.1 The subject strata title proposal has been circulated to all relevant City Departments for input. The Engineering Department, Environmental Health Services and the Chief Fire Prevention Officer have no objections to the strata titling. The Chief Building Inspector, however, advised that a significant number of building deficiencies needed to be corrected prior to the strata title application proceeding. The Chief Building Inspector advises that all the deficiencies have now been corrected and the necessary inspections undertaken.
- 3.2 The Planning and Building Department supports the proposed strata title conversion subject to submission of the appropriate plans and documents. Once the strata title plans and documents have been submitted, they can be signed by the Approving Authority accordingly.



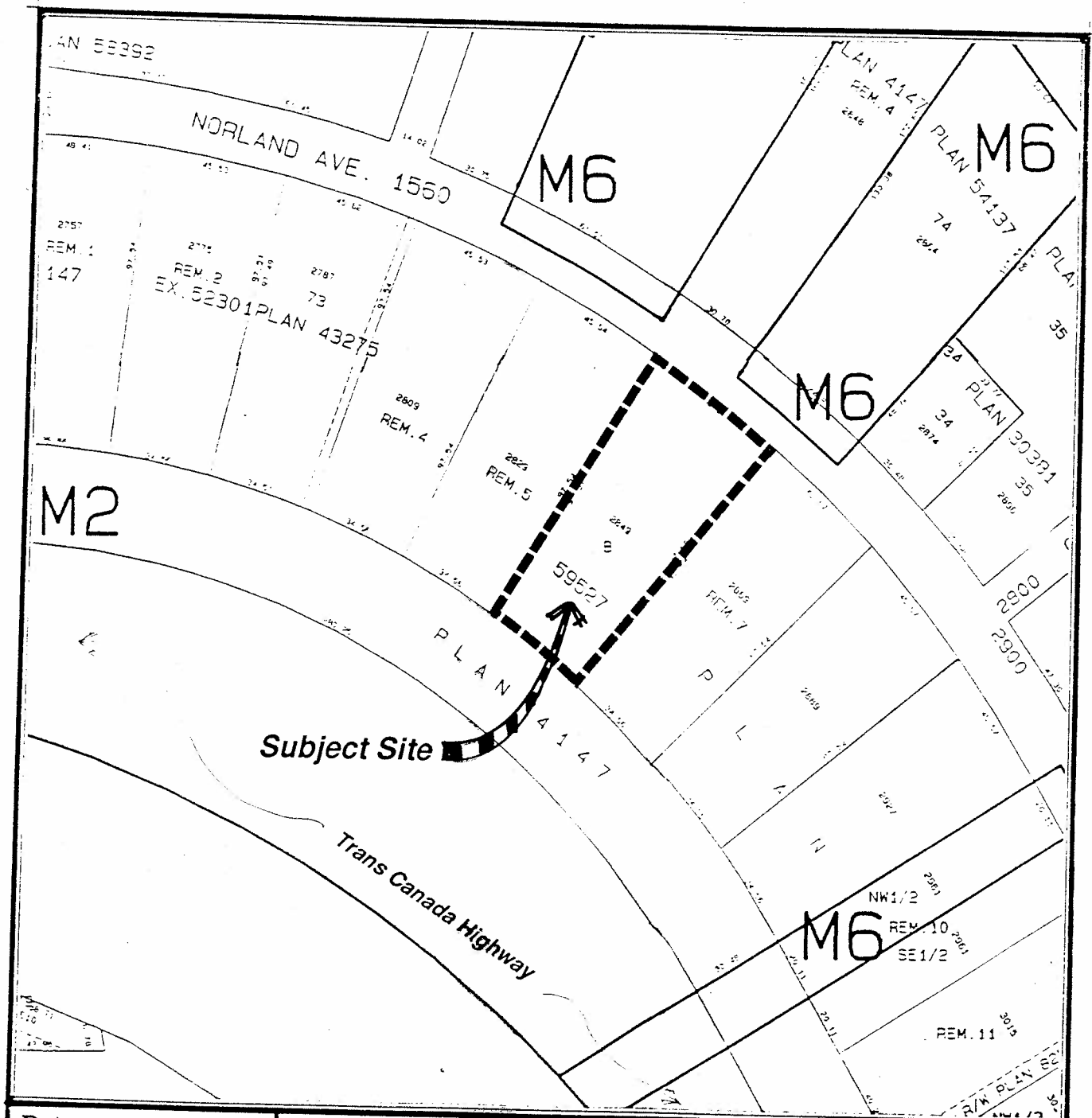
D. G. Stenson

Director Planning and Building

BW:hr

Att.

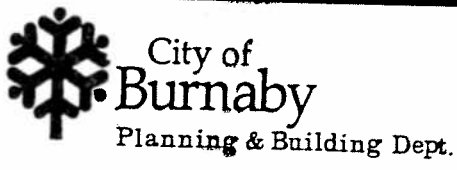
cc: Chief Building Inspector



Date:
April 1998

Scale:
1 = 2000

Drawn By:
J.P.C.



Strata Title Application # 1 / 97
2849 Norland Ave.



Sketch #

