
TO: CITY MANAGER **DATE:** 2021 February 17

FROM: DIRECTOR PLANNING AND BUILDING **FILE:** 86000 20
Reference: STR #18-02

**SUBJECT: STRATA TITLE CONVERSION APPLICATION #18-02
4695 CANADA WAY**

PURPOSE: To obtain Council's Final Approval to stratify the existing occupied commercial building at 4695 Canada Way.

RECOMMENDATION:

1. **THAT** Strata Titling of 4695 Canada Way be approved subject to complete satisfaction of the requirements of the Strata Title Conversion Application STR#18-02, to permit the conversion of the existing units within an occupied commercial building into three 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 commercial building located at 4695 Canada Way (see *attached* Sketch #1). The subject property is located at the intersection of Canada Way and Royal Oak Avenue, and is zoned C1 Neighbourhood Commercial District. The property contains a two-storey commercial/office building comprised of three units. The building was constructed in 2017, and is currently used as

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a medical centre. The applicant is requesting to convert the existing units into three Strata Title Units in accordance with Section 242 of the Strata Property Act. The proposed Strata Title Units will continue to be used for office and other commercial uses permitted under the C1 District, and will continue to be subject to the regulations of the C1 District.

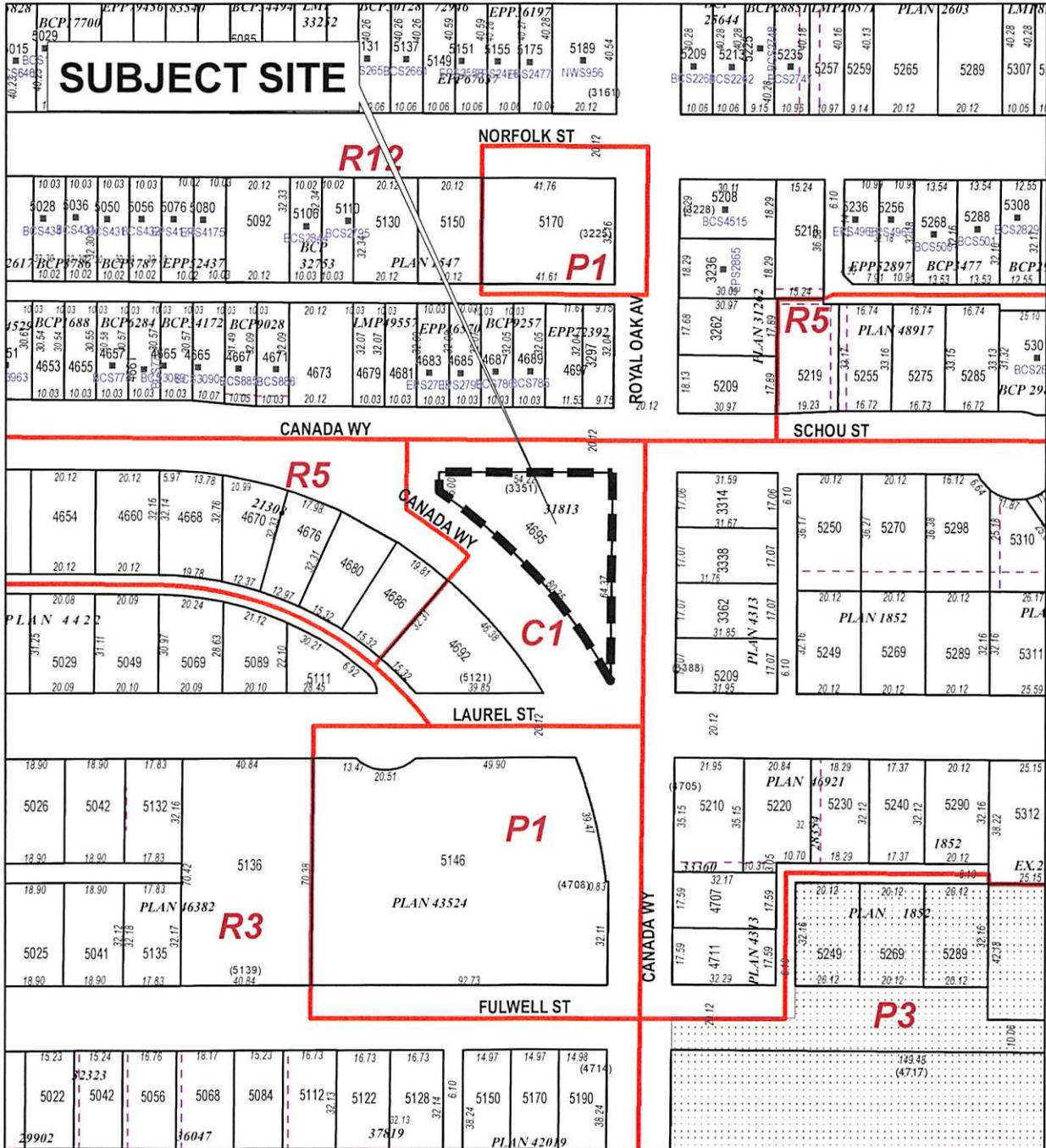
As part of the process of strata title conversion, the application was circulated to the Planning and Building Department, and Engineering Department to ensure all Zoning Bylaw, Building Code, and Engineering requirements are satisfied. These requirements are now complete, and the required departmental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

Following Council's approval, the applicant would be requested to register the proposed strata plans in the Land Title Office.


E. W. Kozak, Director
PLANNING AND BUILDING

PS
Attachment

cc: Chief Building Inspector
City Solicitor



PLANNING & BUILDING DEPARTMENT



Date: APR 09 2020

scale: 1:2,000

Drawn By: JS

STRATA TITLE APPLICATION #18-02
4695 CANADA WAY
COMMERCIAL

 Subject Site