



Corporate Report

NO: R173

COUNCIL DATE: July 24, 2006

REGULAR COUNCIL

TO: Mayor & Council DATE: July 12, 2006
FROM: Acting General Manager, Planning and Development FILE: 5972/5974-18150
SUBJECT: Strata Title Application for the Two Family Dwelling at
5972 and 5974 - 181A Street

RECOMMENDATION

That Council authorize the issuance of a Certificate of Approval for the strata conversion of the two family (duplex) dwelling at 5972 and 5974 - 181A Street, in accordance with the *Strata Property Act*, R.S.B.C. 1998, c. 43 (the "*Strata Property Act*").

BACKGROUND

The Planning and Development Department received an application from the property owners to have the existing duplex building located at 5972 and 5974 - 181A Street strata titled (see map and photos attached as Appendices I and II, respectively). In accordance with the *Strata Property Act*, Council must approve the strata conversion of existing buildings.

DISCUSSION

The subject application is for approval to strata title a two family dwelling that was constructed in 1979. The building was inspected as part of the application process. The owners have upgraded the building to meet the requirements of the B.C. Building Code and other applicable enactments.

In accordance with Council policy for strata title conversion applications for existing buildings that are more than five years of age, the property owners have had the building assessed and certified by a professional engineer. The professional engineer has reported that the building is of reasonable quality for its age, has a life expectancy of at least another 30 years and does not foresee major increases in maintenance costs due to the condition of the building

The property owners occupy 5972 - 181A Street and 5974 – 181A Street is currently occupied by tenants. Council's policy for the strata conversion of rental units requires that Surrey's vacancy rate must be 4% or greater. The rental vacancy rate in Surrey, according to the most recent Central Mortgage and Housing Corporation statistics (statistics are published annually in October), was 4.7%.

The property is located in a "Duplex Residential Zone (RM-D)" and the tenants who reside in the building have been notified of the owners' intention to strata title the building. To date, we have not received any concerns regarding the strata title application.

CONCLUSION

It is recommended that Council authorize the issuance of a Certificate of Approval for the strata conversion of the two family dwelling at 5972 and 5974-181A Street in accordance with the *Strata Property Act*.

How Yin Leung
Acting General Manager
Planning and Development

HH/kms/saw

Attachment:

Appendix I Map

Appendix II Photos







