



Corporate Report

NO: R015

COUNCIL DATE: FEBRUARY 12, 2007

REGULAR COUNCIL

TO: Mayor & Council DATE: February 6, 2007
FROM: Acting General Manager, Planning and Development FILE: 13003/13005-10000
SUBJECT: Strata Title Application for the Two Family Dwelling at
13003 and 13005 - 100 Avenue

RECOMMENDATION

That Council authorize the issuance of a Certificate of Approval for the strata conversion of the two family (duplex) dwelling at 13003 and 13005-100 Avenue, 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 owner to have the existing duplex building located at 13003 and 13005 - 100 Avenue strata titled (see map and photos attached as Appendices I and II, respectively). In accordance with Section 242 of the *Strata Property Act*, the strata conversion of previously occupied buildings must be approved by Council before proceeding further.

DISCUSSION

The subject application is for approval to strata title a two family dwelling that was constructed in 1964. A building permit was issued in 1994 to raise the existing duplex building and the permit was concluded in 1996. The building was inspected as part of the application process. The owner has upgraded the building to meet requirement 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 owner has 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 another forty years and does not foresee major increases in maintenance costs due to the condition of the building.

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 Central Mortgage and Housing Corporation statistics, available at the time of the strata title application (statistics are published annually), was 4.7%.

The property is located in a "Duplex Residential Zone (RM-D)" and the owners currently occupy 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 13003 and 13005 - 100 Avenue in accordance with the *Strata Property Act*.

How Yin Leung
Acting General Manager
Planning and Development

HH/kms/saw

Attachments:

Appendix I Map

Appendix II Photo



<http://surrey.ihostez.com/content/uploaded/ba63e3c3a1864ae9ad86ed7d46240964-01231442-hh.doc>
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