



Corporate Report

NO: R155

COUNCIL DATE: JUNE 25, 2007

REGULAR COUNCIL

TO: Mayor & Council DATE: June 21, 2007
FROM: Acting General Manager, Planning and Development FILE: 12612/12614-02600
SUBJECT: Strata Title Application for the Two Family Dwelling at
12612 and 12614 - 26 Avenue

RECOMMENDATION

That Council authorize the issuance of a Certificate of Approval for the strata conversion of the two family (duplex) dwelling at 12612 and 12614 - 26 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 12612 and 12614 - 26 Avenue strata titled (see map and photo 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 1983. The building was inspected as part of the application process. The owner has upgraded the building to meet 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 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 and has a favourable life expectancy.

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 building is currently vacant.

CONCLUSION

It is recommended that Council authorize the issuance of a Certificate of Approval for the strata conversion of the two family dwelling at 12612 & 12614 – 26 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/eab09f57d11549b7909086cd74eabaa-06131431-hh.doc>
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