



Corporate Report

NO: R255

COUNCIL DATE: DECEMBER 3, 2007

REGULAR COUNCIL

TO: Mayor & Council DATE: November 27, 2007
FROM: General Manager, Planning and Development FILE: 7017/7019-14000
SUBJECT: Strata Title Application for the Two Family Dwelling at
7017 and 7019 - 140 Street

RECOMMENDATION

It is recommended that Council authorize the issuance of a Certificate of Approval for the strata conversion of the two family (duplex) dwelling at 7017 and 7019 – 140 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 owner to have the existing duplex building located at 7017 and 7019 – 140 Street 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 1977. 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 4.6%.

The property is located in a "Duplex Residential Zone (RM-D)" and the portion of the building located at 7019 – 140 Street is being rented to a tenant who has been notified of the owners intention to strata title the building. The portion of the building at 7017 - 140 Street is occupied by the property owner. 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 7017 and 7019 – 140 Street in accordance with the *Strata Property Act*.

Jean Lamontagne
General Manager,
Planning and Development

HH/kms/saw

Attachments:

Appendix I Map
Appendix II Photos



