



# Corporate Report

NO: R256

COUNCIL DATE: DECEMBER 3, 2007

---

## REGULAR COUNCIL

TO: Mayor & Council DATE: November 27, 2007  
FROM: General Manager, Planning and Development FILE: 14140/42-11130  
SUBJECT: Strata Title Application for the Two Family Dwelling at  
14140 and 14142 Park Drive

---

## 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 14140 and 14142 Park Drive, 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 14140 and 14142 Park Drive 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 1969. 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 an architect. The architect 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 at 14140 Park Drive is currently occupied by the property owner. The portion of the building at 14142 Park Drive is currently vacant. 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 14140 and 14142 Park Drive in accordance with the *Strata Property Act*.

Jean Lamontagne  
General Manager,  
Planning and Development

HH/kms/saw

Attachments:

Appendix I      Map  
Appendix II     Photos



