

NO: R155

COUNCIL DATE: July 25, 2011

REGULAR COUNCIL

TO: **Mayor & Council** DATE: **July 25, 2011**
FROM: **General Manager, Planning and Development** FILE: **7659/7661-14000**
SUBJECT: **Strata Title Conversion of the Two Family Dwelling Located at
7659 and 7661 - 140 Street**

RECOMMENDATION

The Planning and Development Department recommends, in accordance with the *Strata Property Act*, S.B.C.1998, c.43 (the "*Strata Property Act*"), that Council authorize the issuance of a Certificate of Approval for the strata conversion of the two family (duplex) dwelling at 7659 and 7661 - 140 Street (the "Property").

BACKGROUND

The Planning and Development Department received an application from the owners of the Property to strata-title the existing duplex dwelling on the Property. The Property is illustrated on the map attached as Appendix I. In accordance with the *Strata Property Act*, City Council approval is required for a strata title conversion of any existing building.

DISCUSSION

The two family (duplex) dwelling on the Property was constructed in 2006 (see photographs attached as Appendix II). The property is located in the Duplex Residential (RM-D) Zone and is subject to Development Permit No. 7904-231-00.

Council's policy for the strata conversion of rental residential units requires that Surrey's vacancy rate must be 4% or greater. The rental vacancy rate in Surrey, according to CMHC statistics available at the time of the strata title application (statistics are published annually) was 4.2%.

The duplex building received final building approval on August 1, 2006. In 2010, the owners obtained building permits to finish the basement areas of the duplex. The building permits were subsequently concluded with final inspection approvals having been granted. The property owners are the occupants of the duplex dwelling.

Subject to Council approval of the recommendation of this report, the Approving Officer will sign the strata plans submitted by the owners.

CONCLUSION

Based on the above discussion, it is recommended that Council authorize the issuance of a Certificate of Approval for the strata conversion of the two family (duplex) dwelling at 7659 and 7661 - 140 Street.

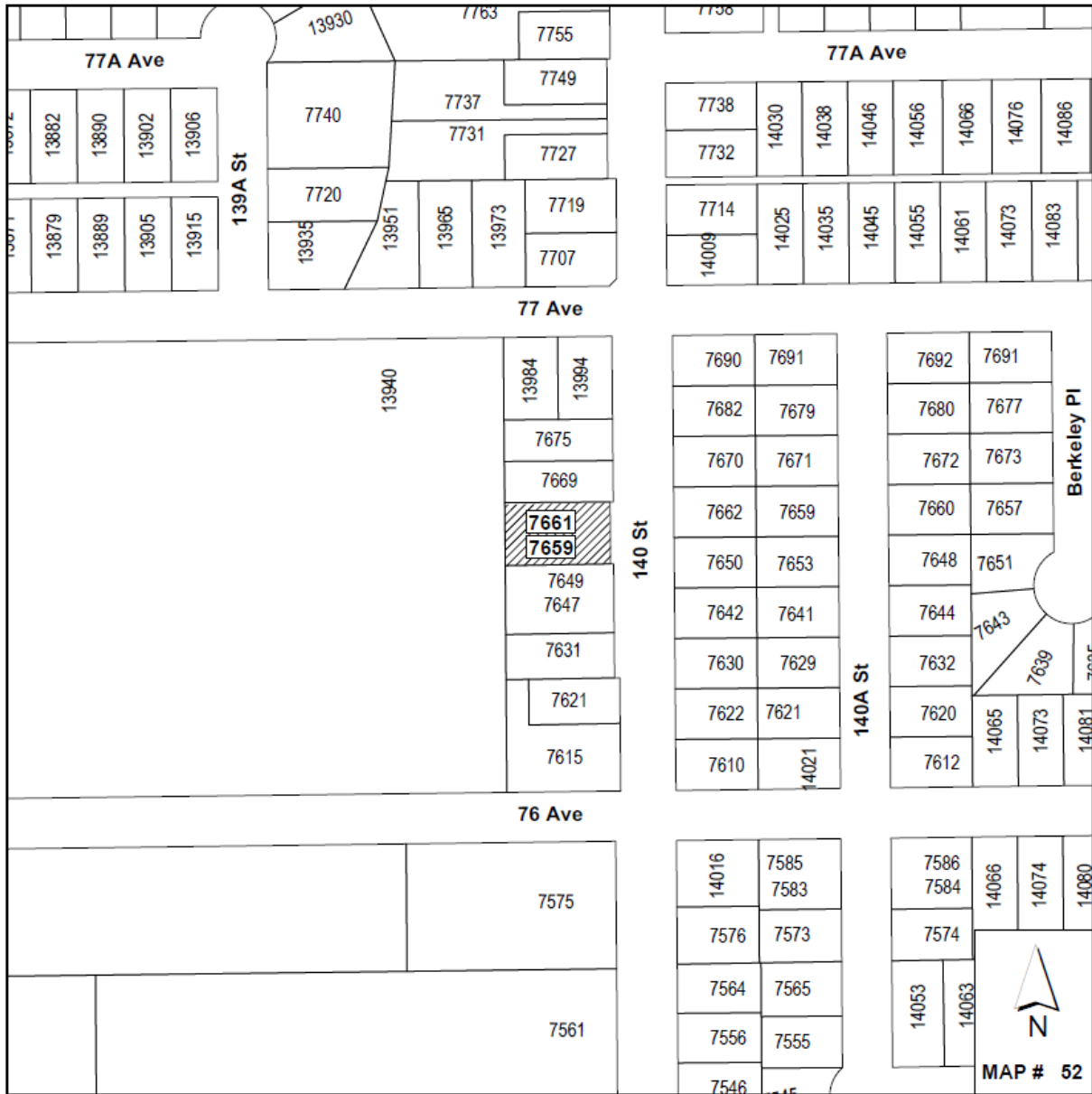
Original signed by
Jean Lamontagne
General Manager
Planning and Development

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Attachments:

Appendix I Map of 7659 and 7661-140 Street

Appendix II Photographs of Building Proposed to be Strata Title Converted







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