

NO: R007

COUNCIL DATE: **JANUARY 13, 2014**

REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **January 13, 2014**

FROM: **General Manager, Planning and Development**

FILE: **7087/7089-14000**

SUBJECT: **Application for Strata-Title Conversion of the Two-Family Dwelling Located at 7087 and 7089 - 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-title conversion of the two-family (duplex) dwelling located at 7087 and 7089 - 140 Street (the "Property").

BACKGROUND

The Planning and Development Department received an application from the owner of the Property to strata-title an existing duplex on the Property. The Property is illustrated on the map attached as Appendix I to this report. 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 received final building approval on October 25, 1977. Photographs of the dwelling are attached as Appendix II to this report. The Property is located in the Duplex Residential (RM-D) Zone.

The upgrading work requested by staff as part of the application process has been completed and the building has been certified by a Professional Engineer as being of satisfactory quality for its age. A Professional Engineer has verified there are no immediate remedial measures required to upgrade the building and the fire separation wall between the two dwelling units has been upgraded in compliance with the 20012 BC Building Code. The Professional Engineer has estimated the life expectancy of the building, provided it is properly maintained, to be approximately 20 years.

The Council-adopted Policy (the "Policy") related to the strata-title conversion of rental units stipulates that for such conversion to be supported the City's vacancy rate must be 4% or greater. The rental vacancy rate in Surrey, according to the Canada Mortgage and Housing Corporation statistics at the time of the strata-title application (statistics are published annually), was 4.2%.

In accordance with the Policy, the owner has notified the existing tenants of the owner's intention to strata-title the building. To date, no concerns have been received by the City from the tenants concerning the strata-title conversion application.

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

CONCLUSION

Based on the above discussion, it is recommended that Council authorize the issuance of a Certificate of Approval for the strata-title conversion of the two-family (duplex) dwelling located at 7087 and 7089 - 140 Street.

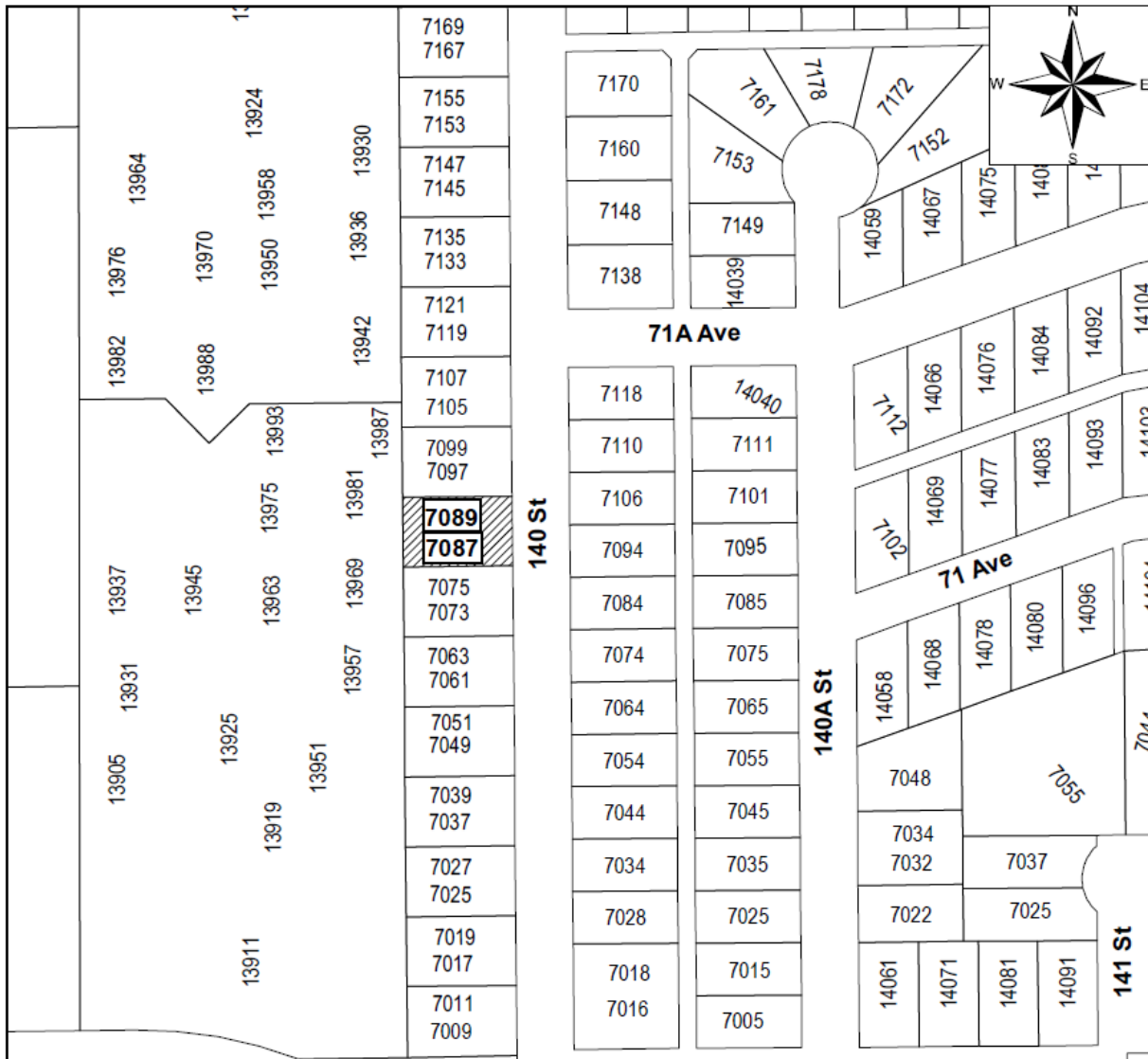
Original signed by
Jean Lamontagne
General Manager
Planning and Development

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Attachments:

Appendix I Map of 7087/7089-140 Street

Appendix II Photographs of Building Proposed to be Strata-Title Converted









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