

NO: R009

COUNCIL DATE: JANUARY 13, 2014

---

## REGULAR COUNCIL

TO: **Mayor & Council** DATE: **January 13, 2014**

FROM: **General Manager, Planning and Development** FILE: **7153/7155-14000**

SUBJECT: **Application for Strata-Title Conversion of the Two-Family Dwelling Located at 7153 and 7155 - 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 7153 and 7155 - 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 28, 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. On April 17, 2013, the Property owners obtained a building permit to upgrade a portion of the building foundation. A Professional Engineer has approved the work and staff concluded the permit on November 15, 2013.

The building has been certified by a Professional Engineer as being of satisfactory quality for its age. The Professional Engineer has verified there are no immediate remedial measures required for the building and the fire separation wall between the two dwelling units has been upgraded in compliance with the 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%.

The Property owners have provided written confirmation that they are residing in the building and it is not being used for rental purposes.

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-title conversion of the two-family (duplex) dwelling located at 7153 and 7155 - 140 Street.

*Original signed by*  
Jean Lamontagne  
General Manager  
Planning and Development

HH:saw

Attachments:

Appendix I Map of 7153/7155-140 Street

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





