



# Corporate NO: R190

# Report COUNCIL DATE: September 4, 2001

<b>REGULAR COUNCIL</b>			
<b>TO:</b>	<b>Mayor &amp; Council</b>	<b>DATE:</b>	<b>August 22, 2001</b>
<b>FROM:</b>	<b>General Manager, Planning and Development</b>	<b>FILE:</b>	<b>8674/76/78/80-13510; 8682/84/86/88-13510; 101/102 &amp; 103/104- 8672-13510 &amp; 8671- 13601</b>
<b>SUBJECT:</b>	<b>Strata Title Application for the Buildings Located at 8674/76/78/80 Tulsy Crescent East; 8682/84/86/88 Tulsy Crescent East; 101/102 &amp; 103/104-8672 Tulsy Crescent East and 8671 King George Highway</b>		

## RECOMMENDATION

That Council authorize the issuance of a Certificate of Approval for the strata conversion of the multi-family buildings located at 8674/76/78/80 Tulsy Crescent East, 8682/84/86/88 Tulsy Crescent East, 101/102 and 103/104 - 8672 Tulsy Crescent East and 8671 King George Highway in accordance with the Strata Property Act.

## BACKGROUND

The Planning and Development Department received an application from the property owner, Bear Creek Estates Ltd., to have the existing multi-family buildings located at 8674/76/78/80 Tulsy Crescent East, 8682/84/86/88 Tulsy Crescent East, 101/102 and 103/104 - 8672 Tulsy Crescent East and 8671 King George Highway strata titled (see plan attached as Appendix "A").

## DISCUSSION

In accordance with Section 242 of the Strata Property Act, Council must approve the strata conversion of existing buildings. The four-unit buildings located at 8674/76/78/80 and 8682/84/86/88 Tulsy Crescent East were constructed in 1982 as two unit buildings and were subsequently converted to four-unit buildings. The

two unit buildings located at 101/102 and 103/104 Tulsy Crescent East were constructed in 1987. The single family dwelling on the property was constructed around 1959 and an attached garage was constructed in 1976. In 1990 the attached garage was converted to office space for the development.

Council's policy for the strata conversion of rental units to strata title units requires that Surrey's vacancy rate must reach or exceed 4%. The rental vacancy rate, according to Central Mortgage and Housing Corporation statistics, exceeded 4% at the time of application to strata convert the buildings in 1999. The applicant has recently completed the requirements to enable the strata application to be brought before Council for consideration.

In accordance with Council's policy for strata conversion applications for existing buildings that are more than five years of age the property owner has had the buildings inspected and certified by a professional engineer. The professional engineer has advised the City that if current maintenance continues the buildings have a remaining life of forty to forty-five years. The consultant has indicated that there would not be major increases in maintenance costs in the foreseeable future due to the age of the buildings.

The property is located in a Multiple Residential 15 Zone (RM-15) and is subject to the requirements of Development Permit 6784-379. The buildings have been inspected as part of the application process. The requested upgrading work has been completed and the buildings meet the requirements of the Building Code and other applicable by-laws. The tenants in the buildings have been notified of the owner's intention to strata title the buildings.

It is recommended that Council approve the strata conversion.

Murray D. Dinwoodie

General Manager

Planning & Development Department

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Attachment - Appendix "A"