

	Title: <b>Strata Conversion</b>	Number: <b>DS-14</b>
	Authority (if applicable):	Section: Development Services
	Date Adopted: February 10/75 (21) and April 3/95 (81)	Motion:
	Historical Changes (Amended, Repealed, or Replaced): Used to be 21 and 81	

**Policy:**

Any strata conversion of an existing building must comply with the following conditions:

1. The strata conversion is treated as a subdivision application and must comply with the applicable requirements.
2. The applicable fees are to be paid.
3. The building complies with the Building Code, the Fire Code and any other applicable health and safety regulations in force at the time of application.
4. There is compliance with the City bylaws which are in force at the time of application.
5. Any upgrading required is completed prior to registration in the Land Title Office.
6. Any road dedication required for future widenings is provided prior to registration in the Land Title Office.

Any strata conversion of a residential building or a mixed use building which has residential units must comply with the following additional conditions:

7. There is written evidence that at least 60% of all suites within the building are in favour of the proposed strata conversion.
8. The City will not approve conversions from rental buildings to strata title units, unless Langley's vacancy rate reaches or exceeds 4%, as determined by the Canada Mortgage and Housing Corporation.