

Re: Request for Strata Title Approval on a Duplex
Lot 342, D.L. 129, Group 1, Plan 44733, N.W.D.
5773/75 Halifax Street

Following is a report from the Director of Planning regarding Strata Title Approval on a duplex at 5773/75 Halifax Street.

RECOMMENDATION:

THAT the subject proposed Strata Title Application be approved by Council subject to the fulfillment of guidelines 6.1 to 6.7 inclusive in the Guidelines for Duplex Condominiums and Conversions and the completion of the building in full compliance with Burnaby By-law regulations.

* * * * *

Mr. M. J. Shelley
Municipal Manager

PLANNING DEPARTMENT
NOVEMBER 6, 1974

Dear Sir:

1.0 RE: STA #44/74
APPLICANT: John E. Davis
Barrister and Solicitor
1026 Deep Cove Road
North Vancouver, B.C.
LOT 342, D.L. 129, GROUP 1, PLAN 44733, N.W.D.
5773/75 HALIFAX STREET

The Planning Department is in receipt of an application for Strata Title Approval for a duplex at the subject address. Inasmuch as the building permit for construction of the duplex was not issued on the basis of strata title use, this application must be considered as a conversion for which the approval of Council is required.

2.0 GENERAL OBSERVATIONS


The subject property falls within a single- and two-family residential district (R4) in an area not proposed for alternate use (see attached sketch).

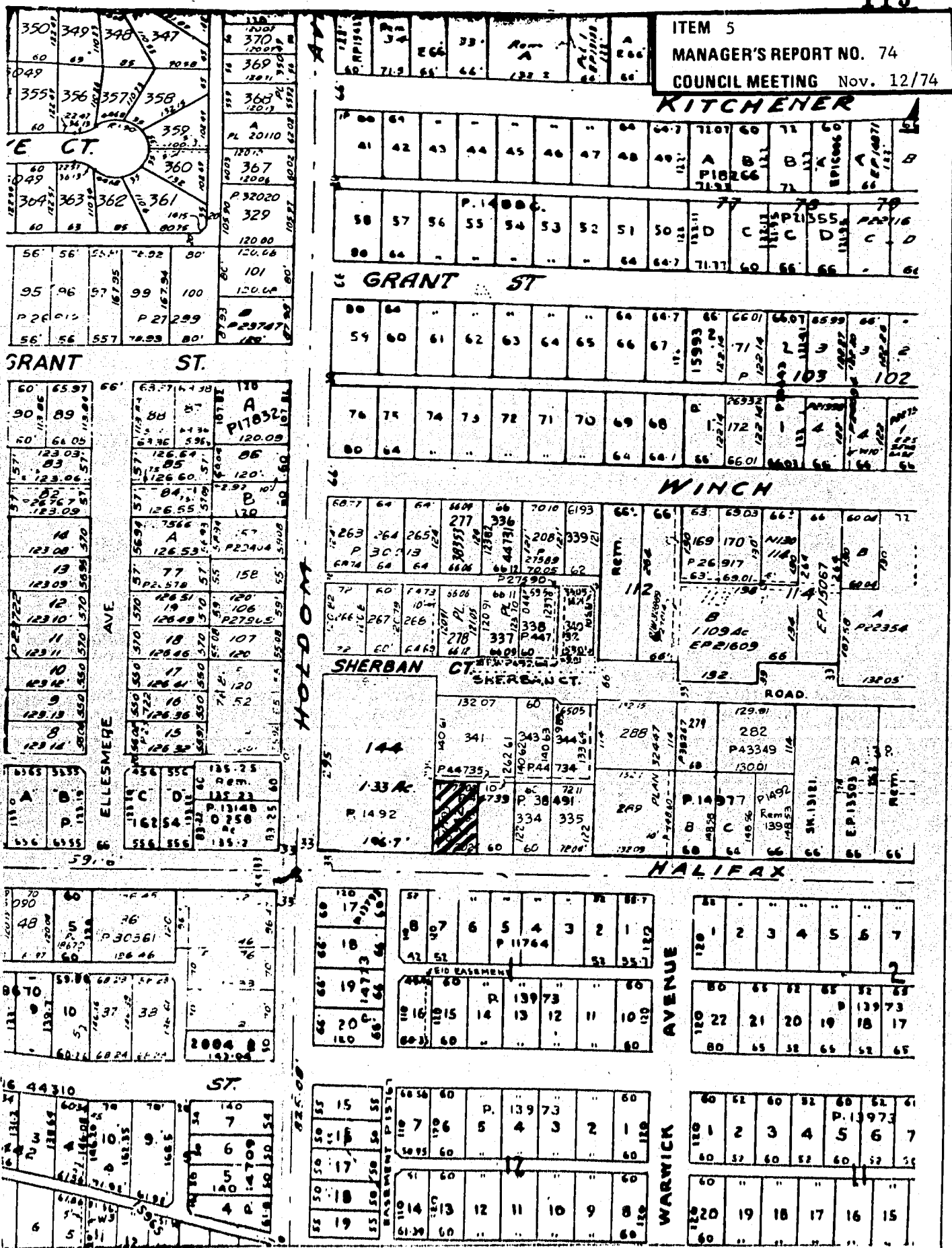
The Chief Public Health Inspector, the Municipal Engineer, and the Chief Fire Prevention Officer have stated that they have no objection to Strata Title Approval. Inasmuch as the building is presently under construction, the Chief Building Inspector has recommended approval of the Strata Title Application, subject to the building being completed in full compliance with Burnaby By-law regulations.

3.0 RECOMMENDATION

THAT the subject proposed Strata Title Application be approved by Council subject to the fulfillment of guidelines 6.1 to 6.7 inclusive in the Guidelines for Duplex Condominiums and Conversions and the completion of the building in full compliance with Burnaby By-law regulations.

Respectfully submitted,


A. L. Parr
DIRECTOR OF PLANNING



ITEM 5
 MANAGER'S REPORT NO. 74
 COUNCIL MEETING Nov. 12/74

Date
 7 Nov. 74

Scale
 1" = 200'

Drawn By
 P.B.

Burnaby Planning Department

STA # 44/74