

ITEM 41
MANAGER'S REPORT NO. 51
COUNCIL MEETING July 22/74

Re: Request for Strata Title Approval on an Existing Duplex
Lot 257, D.L. 92, Plan 33518, Group 1, N.W.D.
6670/72 Stanley Street

Following is a report from the Director of Planning regarding a request for Strata Title Approval on an existing duplex at 6670/72 Stanley Street.

RECOMMENDATIONS:

THAT the subject proposed Strata Titling not be approved by Council; and
THAT the owner be directed to bring the property into conformity with the Zoning By-Law.

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PLANNING DEPARTMENT
JULY 19, 1974

TO: MUNICIPAL MANAGER
FROM: DIRECTOR OF PLANNING

1.0 SUBJECT: STA #26/74

Applicant: Mr. F. G. Gorlitz,
6670 Stanley Street,
Burnaby, B. C.
Legal: Lot 257, D.L. 92, Plan 33518,
Group 1, N.W.D.
Address: 6670/72 Stanley Street
(Refer to Sketch 1, attached).

The Planning Department has received an application for Strata Titles Approval for an existing duplex at the subject address. As this action would be a conversion of the premises to strata title use, the Approval of Council is required.

2.0 GENERAL OBSERVATIONS:

The subject property falls within a single- and two-family residential district (R5) in an area not proposed for alternate use.

The Chief Public Health Inspector, Chief Fire Prevention Officer and Municipal Engineer have approved of the Strata Titling. The Chief Building Inspector, however, has determined that the building does not conform to Municipal bylaws because of the existence of an unauthorized living unit in the basement of 6672 Stanley Street. As such the Strata Titling is not recommended by the Chief Building Inspector and the Planning Department concurs.

3.0 RECOMMENDATION:

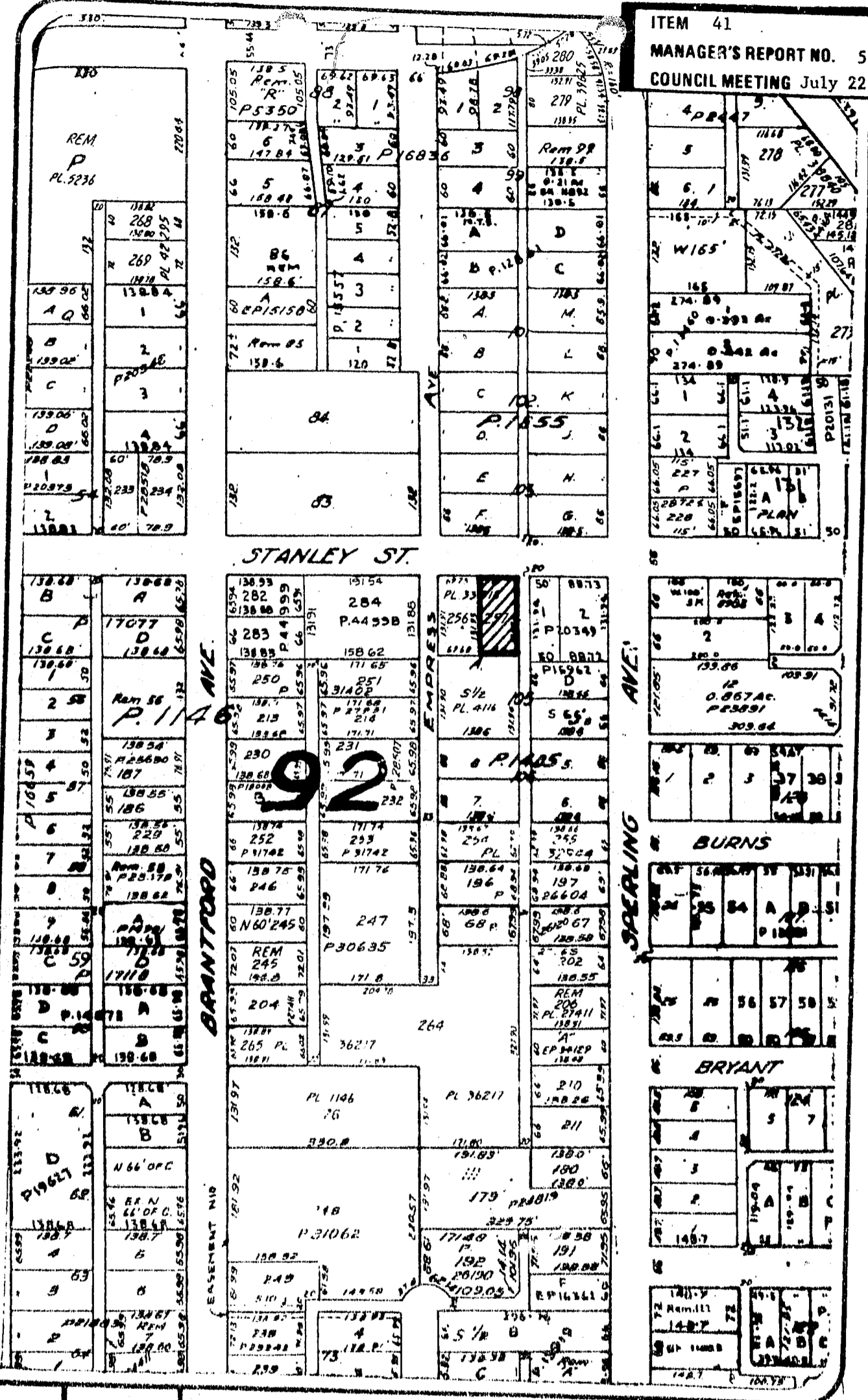
It is recommended that the subject proposed Strata Titling not be approved by Council and that the owner be directed to bring the property into conformity with the Zoning Bylaw.

Respectfully submitted,


A. L. Parr,
DIRECTOR OF PLANNING.

LBB:bp
Attach.

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SCALE	1" = 200'
DRAWN	166
DATE	JULY 74

STA # 26/74
 SKETCH # 1

