

Re: Strata Title Approval Application #4/74
D.L. 35, Blks. 45 and 46, Lot 17, Group 1, Plan 1396, N.W.D.
5352 - 5354 Chesham Street

Following is a report from the Director of Planning regarding Strata Title Approval Application #4/74.

RECOMMENDATIONS:

THAT the subject application be given no further consideration at this time; and

THAT the applicant be directed to bring the use of the property into conformity with the Zoning By-law; and

THAT the applicant be advised that further consideration will be given when the property is brought into conformity with the Zoning By-law.

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PLANNING DEPARTMENT
APRIL 4, 1974.

MR. M. J. SHELLEY,
MUNICIPAL MANAGER.

Dear Sir:

1.0 SUBJECT: The Planning Department has received a request for Strata Title Approval of the following duplex, a conversion:

STA #4/74

Applicant: Karl Douglas,
Barrister & Solicitor,
5047 Victoria Drive,
Vancouver, B. C.
V5P 3T9

5352 - 5354 Chesham Street
D.L. 35, Blks. 45 & 46, Lot 17, Group 1,
Plan 1396, N.W.D.
(See attached Sketch #1)

2.0 DISCUSSION:

The subject duplex is located within the Residential District Five (R5) in an area reserved for one and two family habitation. Municipal Departments have commented on the conversion as follows:

2.1 The Municipal Engineer reports that the building is fully and adequately serviced.

2.2 The Chief Fire Prevention Officer has approved the conversion relative to fire prevention requirements.

2.3 The Chief Public Health Inspector and the Chief Building Inspector report that the building contains two basement suites which were constructed without a building permit and which are therefore non-conforming in use to the Residential District Five (R5) regulations of the zoning bylaw.

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2.4 In light of the non-conformity of the use of the property, the Planning Department cannot recommend in favour of the requested Strata Plan Approval at this time. If the use of the building is brought into conformity with the R5 zoning district, the Planning Department would recommend that Council then reconsider the matter.

3.0 RECOMMENDATION:

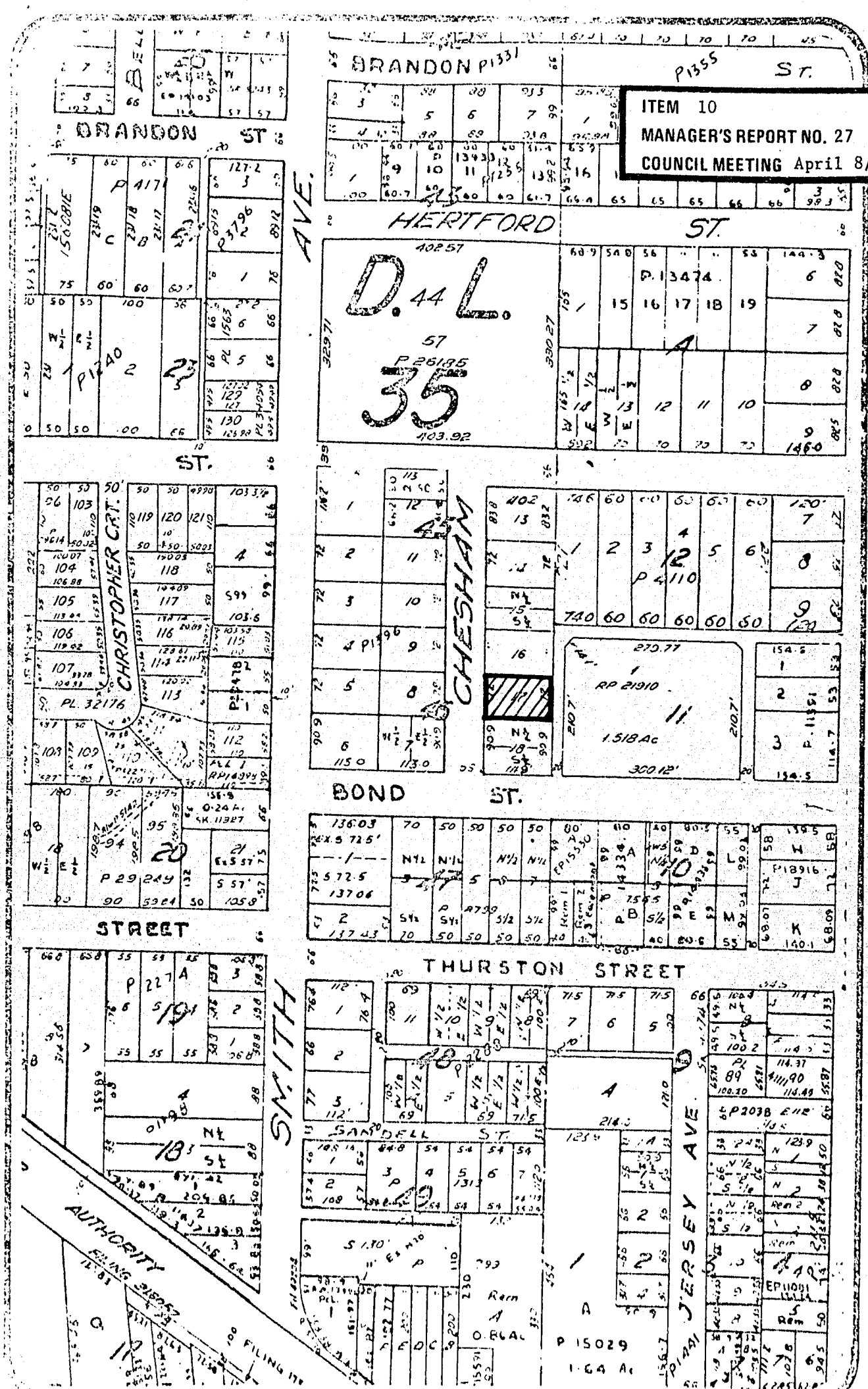
It is recommended that Council not further consider the application for Strata Plan Approval of the subject duplex conversion at this time. It is further recommended that Council direct the applicant to bring the use of the property into conformity with the zoning bylaw.

Respectfully submitted,



A. L. Parr,
DIRECTOR OF PLANNING.

LBB:bp
Attach.



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SCALE 1"=200'
 DRAWN 166
 DATE MARCH '74

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 NORTH

BURNABY PLANNING DEPARTMENT
 SKETCH # 1

