

ITEM 5

MANAGER'S REPORT NO. 77

COUNCIL MEETING Dec. 1/75

Re: APPLICATION FOR STRATA TITLE APPROVAL ON AN EXISTING DUPLEX  
LOT 292, D.L. 132, PLAN 42275  
6730 and 6732 LOCHDALE STREET

Following is a report from the Director of Planning regarding a request for Strata Title Approval on a duplex at 6730/32 Lochdale Street.

RECOMMENDATION:

1. THAT the subject Strata Title be approved subject to the fulfillment of Sections 6.1 through 6.7 of the Guidelines for Duplex Condominiums and Conversions.

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PLANNING DEPARTMENT  
NOVEMBER 24, 1975

TO: MUNICIPAL MANAGER  
FROM: DIRECTOR OF PLANNING

1.0 SUBJECT: STRATA TITLE APPLICATION #29/75

- 1.1 Applicant: Mr. H. Manji,  
6732 Lochdale Street,  
Burnaby, B. C.
- 1.2 Legal: Lot 292, D.L. 132, Plan 42275
- 1.3 Address: 6730 & 6732 Lochdale Street.

The Planning Department is in receipt of an application for Strata Title Approval of an existing and occupied duplex at the subject address. Council approval is required since the building permit for construction was not issued on the basis of Strata Title use.


2.0 GENERAL OBSERVATIONS:

The subject property falls within a single and two family residential district (R4) in an area not proposed for alternative use (see attached sketch). At the present time 6730 Lochdale Street is occupied by Mr. J. Lalji and 6732 Lochdale is occupied by Mr. H. Manji. Both occupants are prepared to purchase the subject units upon strata title registration.

All requisite Departmental approval has been given and the Planning Department would support the proposed Strata Titling providing that all requisite Guidelines for Duplex Condominiums and Conversions are fully satisfied.

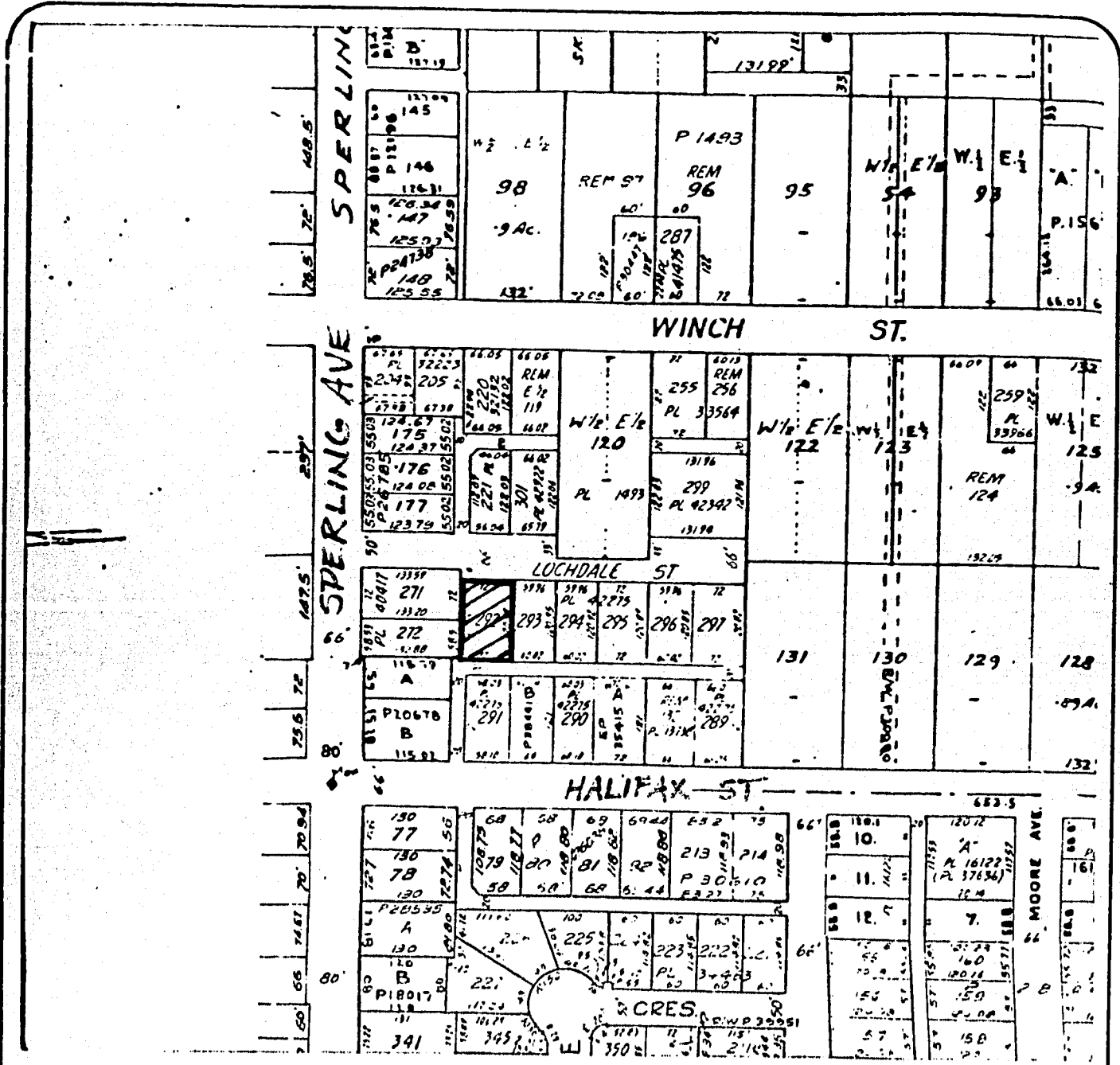
3.0 RECOMMENDATION:

It is recommended that the subject application for Strata Titling be granted tentative approval by Council, subject to the fulfillment of Sections 6.1 through 6.7 of the Guidelines for Duplex Condominiums and Conversions.

  
A. L. Parr,  
DIRECTOR OF PLANNING.

*AP*  
PDS:bp  
Attach.

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Date  
 NOV/75

Scale  
 1:200

Drawn By  
 P.D.S.

Burnaby Planning Department

STRATA TITLE APPLICATION # 29/75