

ITEM 5
MANAGER'S REPORT NO. 39
COUNCIL MEETING May 26/75

Re: Application for Strata Title Approval on an Existing Duplex
Lot 17, Blks 45 and 46, D.L. 35, Plan 1396
5352/54 Chesham Avenue

Following is the Planning Director's report regarding a request for Strata Title Approval on a duplex at 5352/54 Chesham Avenue.

RECOMMENDATION:

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

* * * * *

PLANNING DEPARTMENT
MAY 21, 1975

TO: MUNICIPAL MANAGER

FROM: DIRECTOR OF PLANNING

1.0 SUBJECT: STRATA TITLE APPLICATION #15/75

1.1 Applicant: Mr. G. Fotti,
5142 Inman Avenue,
Burnaby, B. C.

1.2 Legal: Lot 17, Blks. 45 & 46, D.L. 35, Pl. 1396

1.3 Address: 5352/54 Chesham Avenue

2.0 GENERAL OBSERVATIONS:

The subject property falls within a single and two family residential district (R5) in an area not proposed for alternative use (see attached sketch).


The duplex is approximately 2 years of age and is in good condition throughout. Both 5352 and 5354 Chesham Avenue are presently occupied, one of which will be purchased by the existing tenant upon Strata Title completion. The owner has agreed to follow the provisions to protect the rights of tenants occupying the duplex and to relocate tenants who do not wish to buy as outlined in Item #6.6 of the Guidelines for Duplex Condominiums and Conversions.

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:

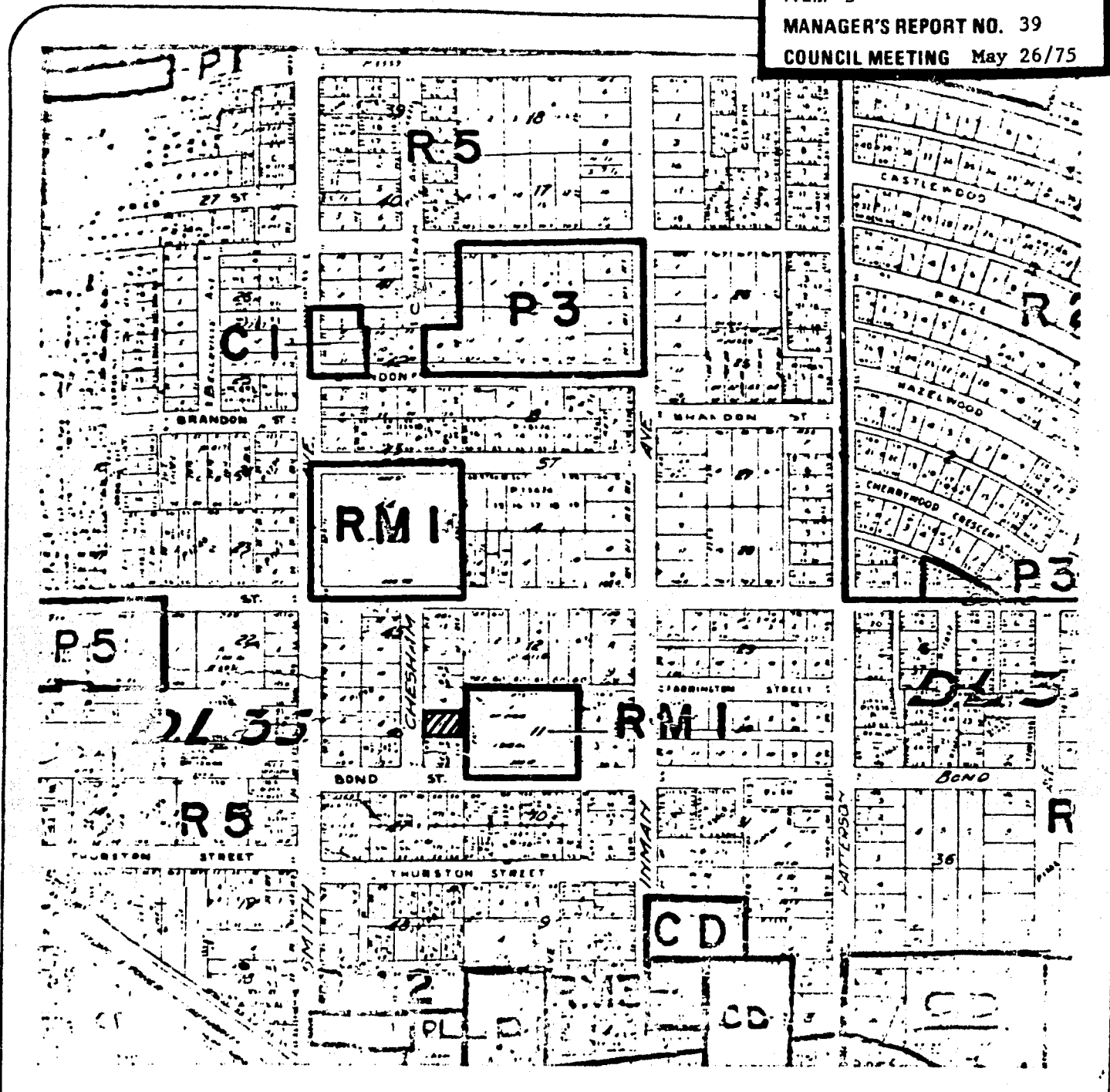
It is recommended that the subject application for Strata Titling be granted approval by Council, subject to the fulfillment of Sections 6.1 through 6.7 of the Guidelines for Duplex Condominiums and Conversions.

Respectfully submitted,


A. L. PARR,
DIRECTOR OF PLANNING.

Ad
PDS:bp
Attach


ITEM 5
MANAGER'S REPORT NO. 39
COUNCIL MEETING May 26/75



Date
MAY 75

Scale
1:400

Drawn By
P.D.S.



STA # 15/75

Burnaby Planning Department 