

ITEM 4  
MANAGER'S REPORT NO. 25  
COUNCIL MEETING April 7/75

Re: Application for Strata Title Approval on an Existing Duplex  
Lot 251, D.L. 132, Plan 33570  
6629/31 Halifax Street

Following is a report from the Director of Planning regarding a request for Strata Title Approval on a duplex at 6629/31 Halifax 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.

\* \* \* \* \*

APRIL 1, 1975..

TO: MUNICIPAL MANAGER

FROM: DIRECTOR OF PLANNING

1.0 SUBJECT: STA #38/74

1.1 Applicant: Mr. A. G. Dunn  
3753 Lozells Avenue  
Burnaby, B. C.

1.2 Legal: Lot 251, D.L. 132, Plan 33570

1.3 Address: 6629/31 Halifax 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).

The duplex is approximately four years old containing four basement sleeping rooms, each with tub, shower, water closet and separate external entry. The applicant has submitted a declaration certifying that the sleeping rooms will not allow cooking facilities, thereby complying with the R4 zoning regulations.

Both 6629 and 6631 Halifax Street are presently occupied and will be purchased by the existing tenants upon Strata Title completion.

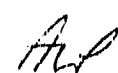
All requisite Departmental approval has been given and the Planning Department would support the proposed Strata Titling provided that all requisite Guidelines for Duplex Condominiums and Conversions are fully satisfied.

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.

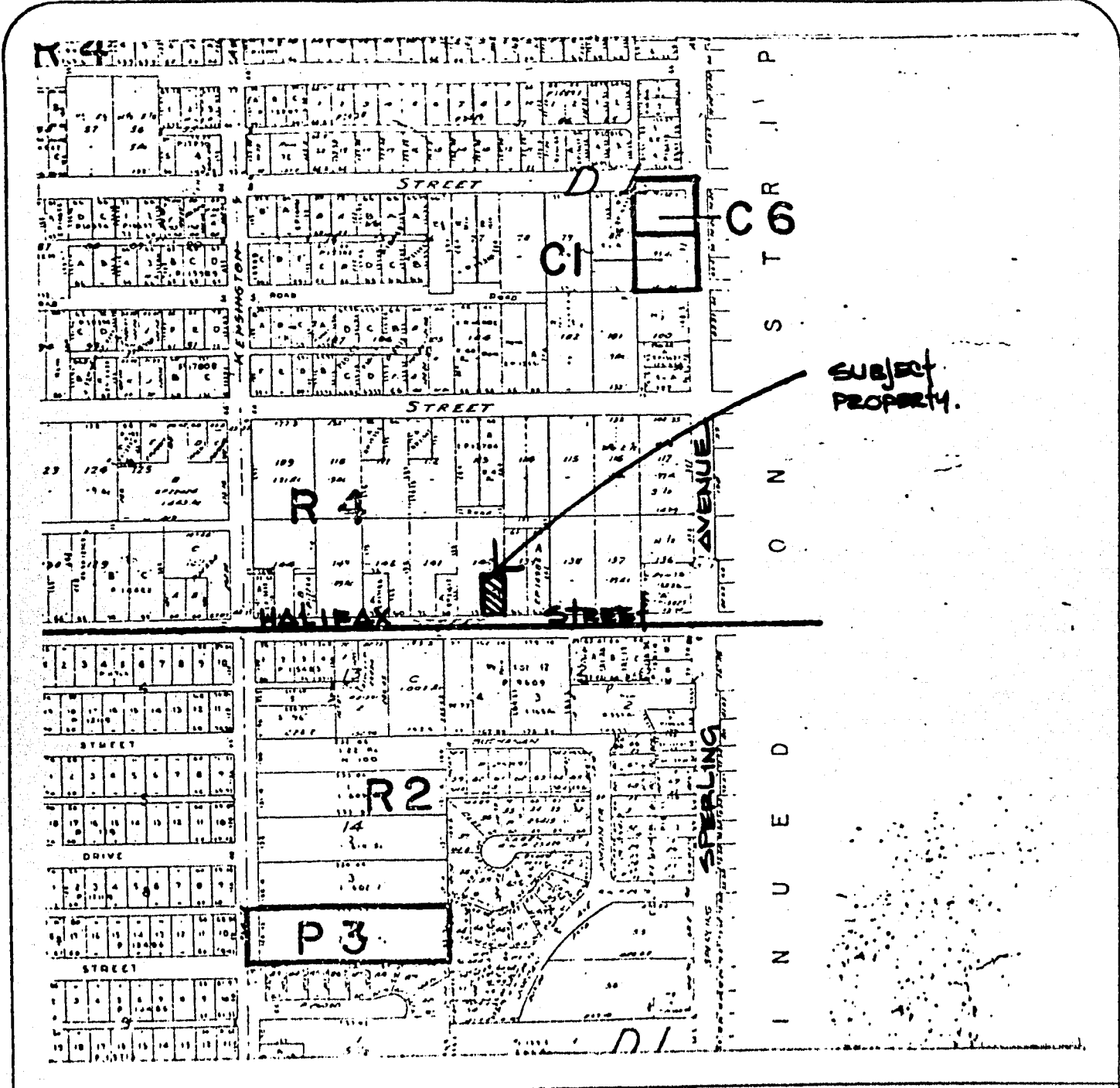
Respectfully submitted,

  
A. L. PARR,  
DIRECTOR OF PLANNING.

  
PDS:vp

Attach.


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Date  
APRIL 75

Scale  
1:400

Drawn By  
P.D.S.

Burnaby Planning Department 

STRATA TITLE REF# 38/74