

ITEM	2
MANAGER'S REPORT NO.	48
COUNCIL MEETING	July 19/76

Re: APPLICATION FOR STRATA TITLE APPROVAL OF AN EXISTING AND OCCUPIED DUPLEX
4459/61 INMAN AVENUE / STA #4/76

Following is the report of the Planning Director dated July 9, 1976 regarding the above.

RECOMMENDATION:

1. THAT the subject's application for strata titling 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
JULY 9, 1976

TO: MUNICIPAL MANAGER
FROM: DIRECTOR OF PLANNING
1.0 SUBJECT: STA #4/76

1.1 Applicant: Mr. N. G. Rahemtulla
4461 Inman Avenue
Burnaby, B.C.

1.2 Legal: D.L. 35, Blocks 2 & 3, Parcel A, Ex. Pl. 13395,
Pl. 2301

1.3 Address: 4459/61 Inman Avenue

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 Mr. & Mrs. Rahemtulla, the owners of the duplex, reside at 4461 Inman Avenue, whereas Mr. & Mrs. M. G. Janmohamed reside at 4459 Inman Avenue. Both occupants propose to purchase their respective units upon Strata Title completion.

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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.

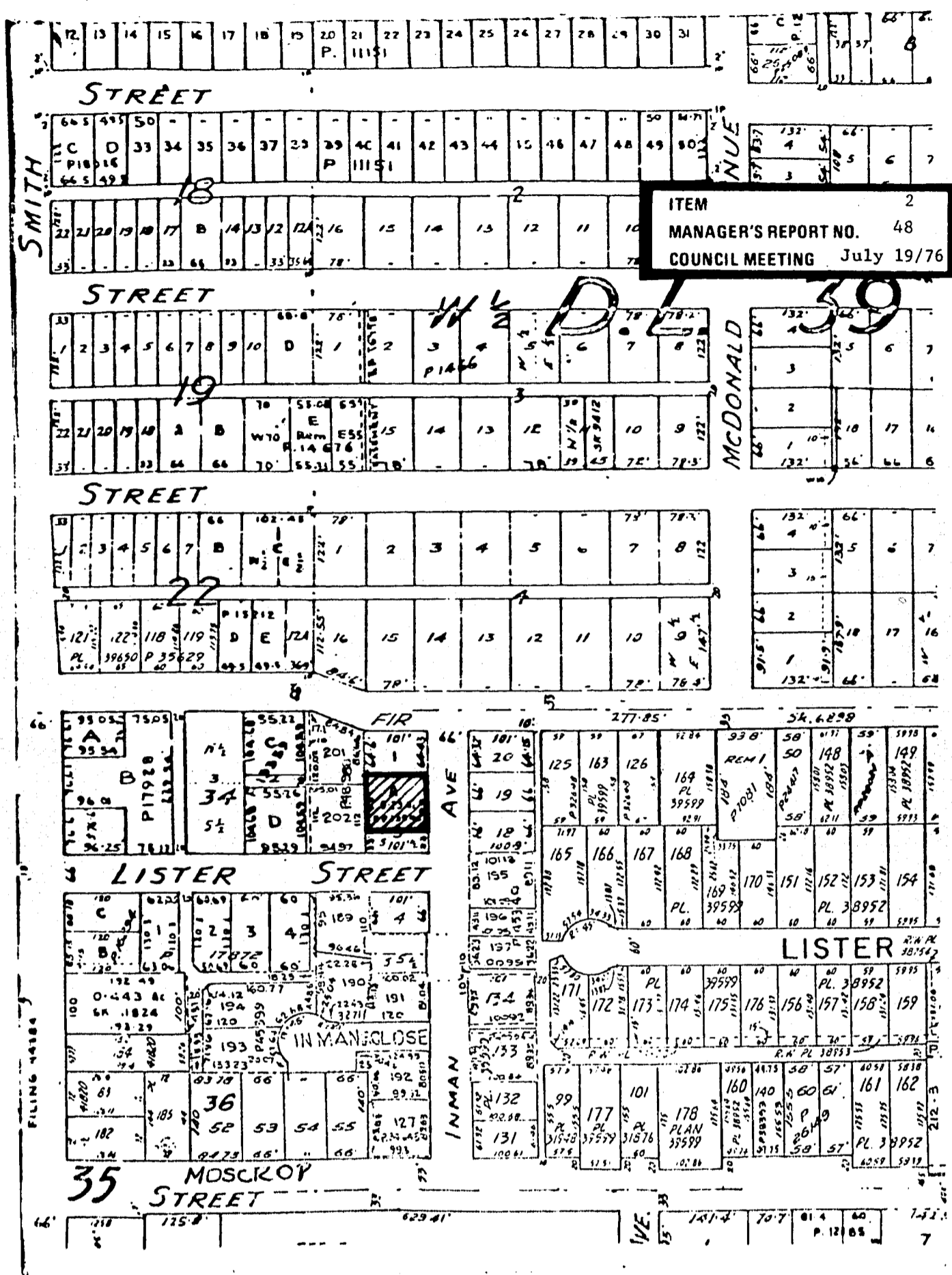
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3.0 RECOMMENDATION:

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.

A. L. Parr
DIRECTOR OF PLANNING

AP
PDS:cw
Att.



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Date
 JULY/76

Scale
 1" = 200'

Drawn By
 P.D.S.



Burnaby Planning Department

SIRATA TITLE REFERENCE # 4/76