

Re: APPLICATION FOR STRATA TITLE APPROVAL ON AN EXISTING DUPLEX  
LOT 335, D.L. 129, PLAN 38491  
5873/75 HALIFAX STREET

Following is a report from the Director of Planning regarding a request for Strata Title Approval on a duplex at 5873/75 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.

\* \* \* \*

PLANNING DEPARTMENT  
DECEMBER 13, 1976

TO: MUNICIPAL MANAGER  
FROM: DIRECTOR OF PLANNING

1.0 SUBJECT: STA #16/76

- 1.1 Applicant: Mr. G. Piovesan  
5873 Halifax Street  
Burnaby, B. C.
- 1.2 Legal: Lot 335, D.L. 129, Plan 38491
- 1.3 Address: 5873/75 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).

Mr. & Mrs. G. Piovesan presently occupy 5873 Halifax Street whereas Mr. & Mrs. E. Gazzola occupy 5875 Halifax Street. These occupants intend on purchasing their respective units upon Strata Title Approval and registration.

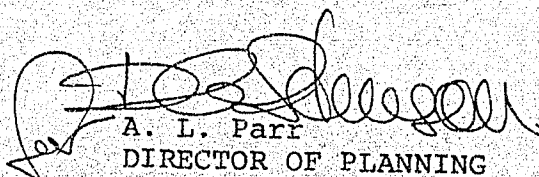
All requisite Departmental approval has been given and the Planning Department would support the proposed Strata Titling providing that all requisite Guidelines for Duplex Condominiums and Conversions are fully satisfied.

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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.

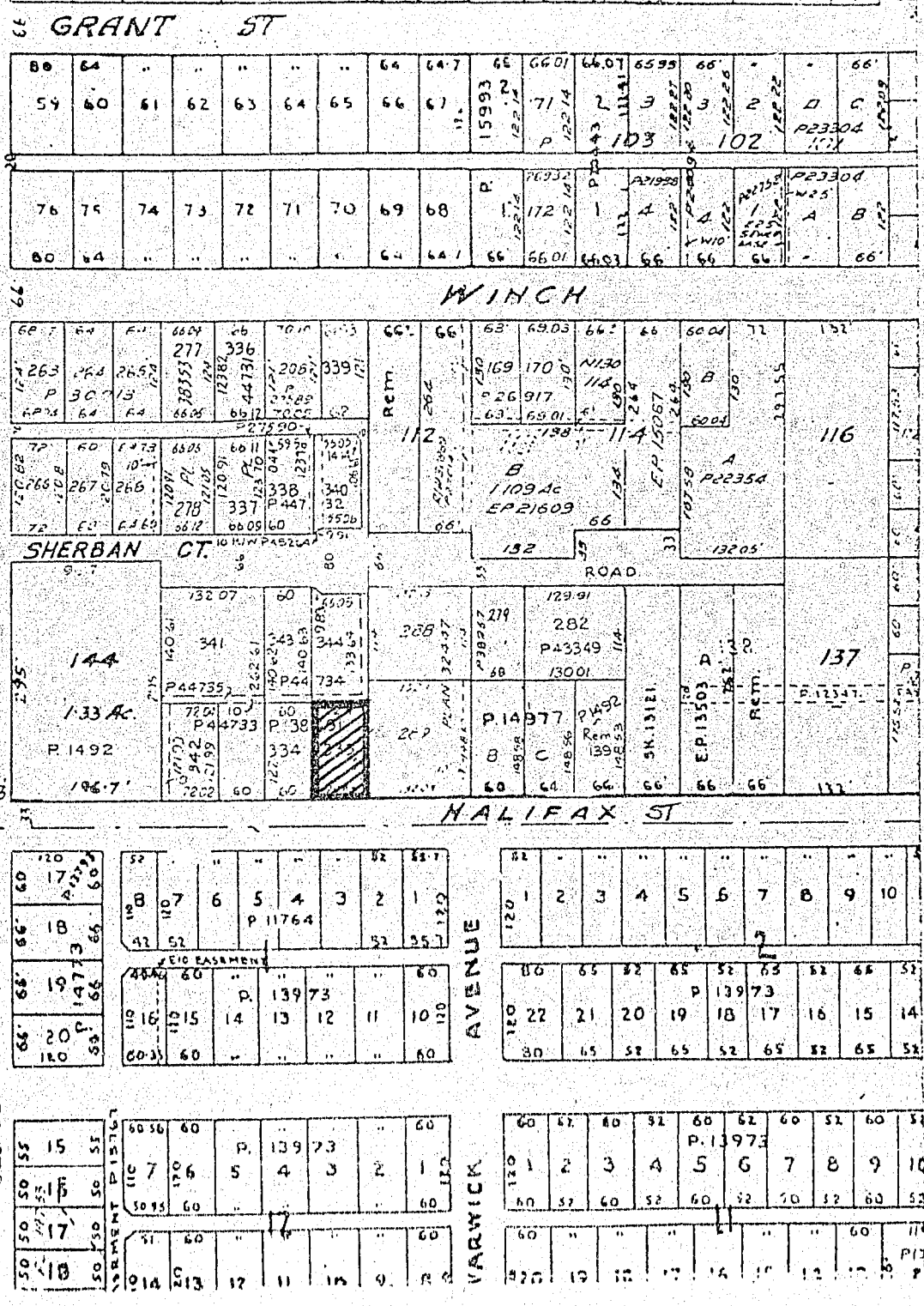
144

  
A. L. Parr  
DIRECTOR OF PLANNING

*APL*  
PDS/sam  
Attachment

ITEM 4  
 MANAGER'S REPORT NO. 82  
 COUNCIL MEETING Dec. 20/76

99	100	101
167.84	170.64	
P 27299	P 29747	
74.83	80'	67.98
<b>ST.</b>		
18.10	120.09	101.11
126.64	85	
126.60	120.	
126.55	130	
126.53	157	
77	158	
126.51	120.	
19	106	
126.49	127.85	
19	107	
126.46	120	
17	120	
126.41	52	
16	72.2	
126.36		
15		
126.32		
556	135.25	
556	Rem.	
556	135.23	
556	P. 13148	
556	0.258	
556	135.2	
556	03.25	
556	60	
<b>ST.</b>		
140	140	
7	7	
147.75	147.09	
147.35	6	
147.35	5	
147.35	147.09	
147.35	147.09	



Date  
DEC/76

Scale  
1"=200'

Drawn By  
P.D.S.



Burnaby Planning Department



STRATA TITLE REFERENCE # 16/76