

ITEM	5
MANAGER'S REPORT NO.	82
COUNCIL MEETING	Nov. 28/77

Re: APPLICATION FOR STRATA TITLE APPROVAL ON AN EXISTING DUPLEX
STRATA TITLE APPLICATION #13/77
LOT 6, BLOCK 35, D.L. 34, PLAN 1355
4266/64 BOND STREET

Following is a report from the Director of Planning regarding a request for Strata Title Approval on a duplex at 4266/64 Bond 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 22, 1977

TO: MUNICIPAL MANAGER
FROM: DIRECTOR OF PLANNING

1.0 SUBJECT: STA #13/77
Applicant: Mr. Y. Molgat
Legal: Lot 6, Blk. 35, D.L. 34, Plan 1355
Address: 4266/64 Bond Street

The Planning Department in is receipt of an application for the 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 (R5) in an area not proposed for alternative use (see attached sketch). This duplex is approximately 7 years old and in good condition. The basement areas are presently unfinished and are used exclusively by the occupants.

At the present time, Mr. & Mrs. Y. Molgat occupy 4264 Bond Street and Mr. & Mrs. K. Vickets occupy 4266 Bond Street. Both existing tenants intended to purchase their respective units upon Strata Title conversion.

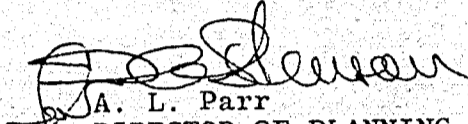
All requisite Department approval has been given and the Planning Department would support the proposed Strata Titling provided that all requisite Guidelines for Duplex Condominiums and Conversions are fully satisfied.

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3.0 RECOMMENDATION:

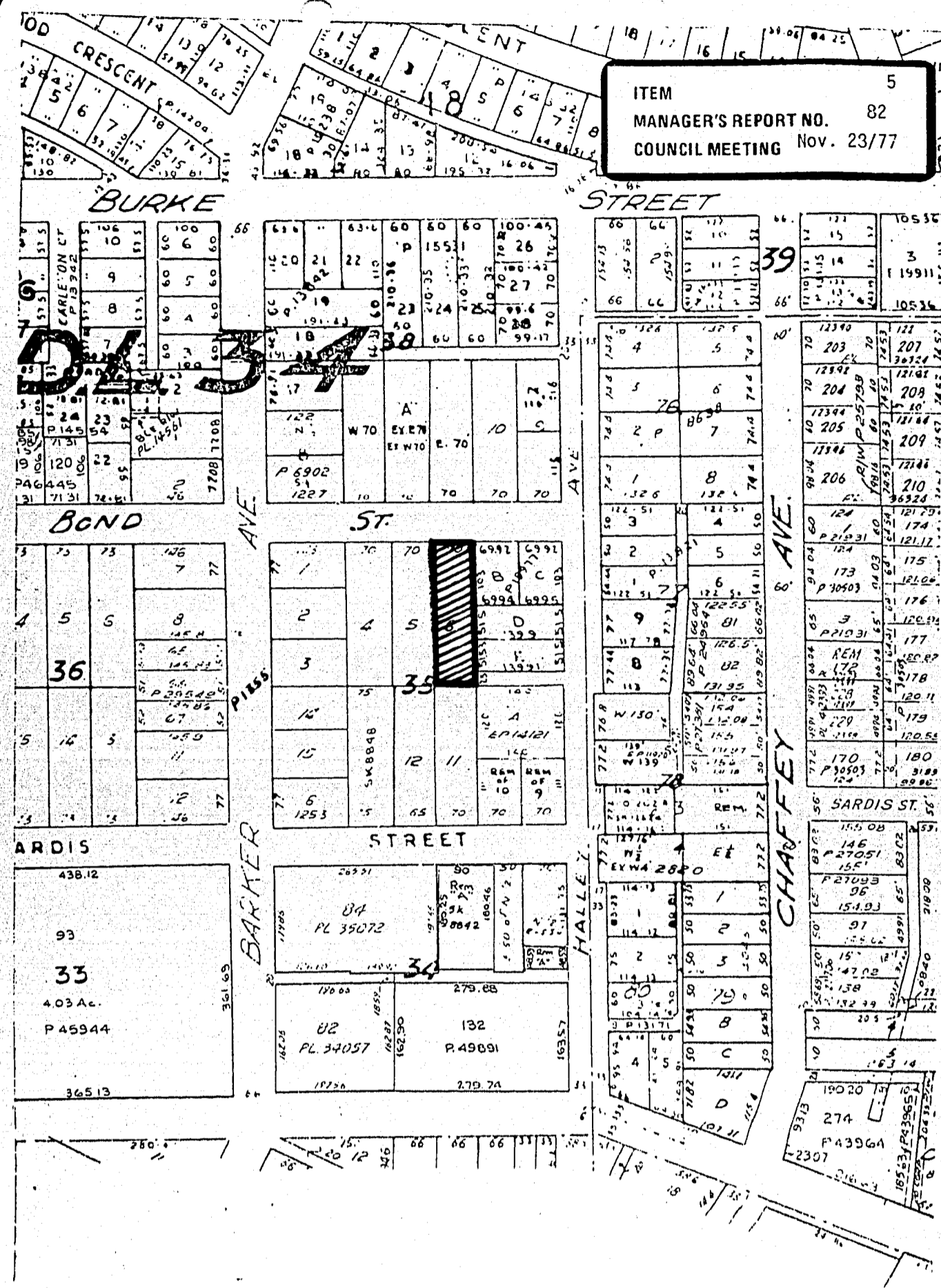
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It is recommended THAT the subject application for Strata Titling be granted approval by Council, subject to the fulfillment of Sections 6.1 through 6.7 of the Guidelines for Duplex Condominiums and Conversions.


A. L. Parr
DIRECTOR OF PLANNING

Ad
PDS/sam
Attachment

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Date
 NOV/77

Scale
 1"=200'

Drawn By
 P.D.S.



Burnaby Planning Department

STA REF # 13/77