

ITEM 11  
MANAGER'S REPORT NO. 7  
COUNCIL MEETING Jan. 31/77

Re: APPLICATION FOR STRATA TITLE APPROVAL ON AN EXISTING DUPLEX  
LOT 118, D.L. 34, PLAN 46918, STA. #12/76  
3972 and 3974 MOSCROP STREET

Following is a report from the Director of Planning regarding a request for Strata Title Approval on a duplex at 3972 and 3974 Moscrop 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  
JANUARY 24, 1977

TO: MUNICIPAL MANAGER  
FROM: DIRECTOR OF PLANNING

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- 1.0 SUBJECT: STA. #12/76
- 1.1 Applicant: Mr. J. J. Fedyk  
3822 West 29th Avenue  
Vancouver, B. C.
  - 1.2 Legal: Lot 118, D.L. 34, Plan 46918
  - 1.3 Address: 3972 and 3974 Moscrop 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).

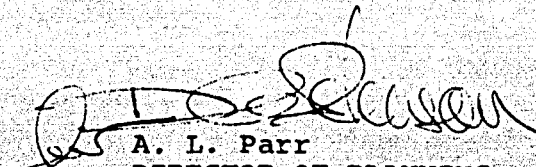
Mr. C. Aufiero presently occupies 3974 Moscrop Street whereas Mr. V. Ciampi occupies 3972 Moscrop Street. Both residents will be purchasing their respective units upon Strata Title completion.

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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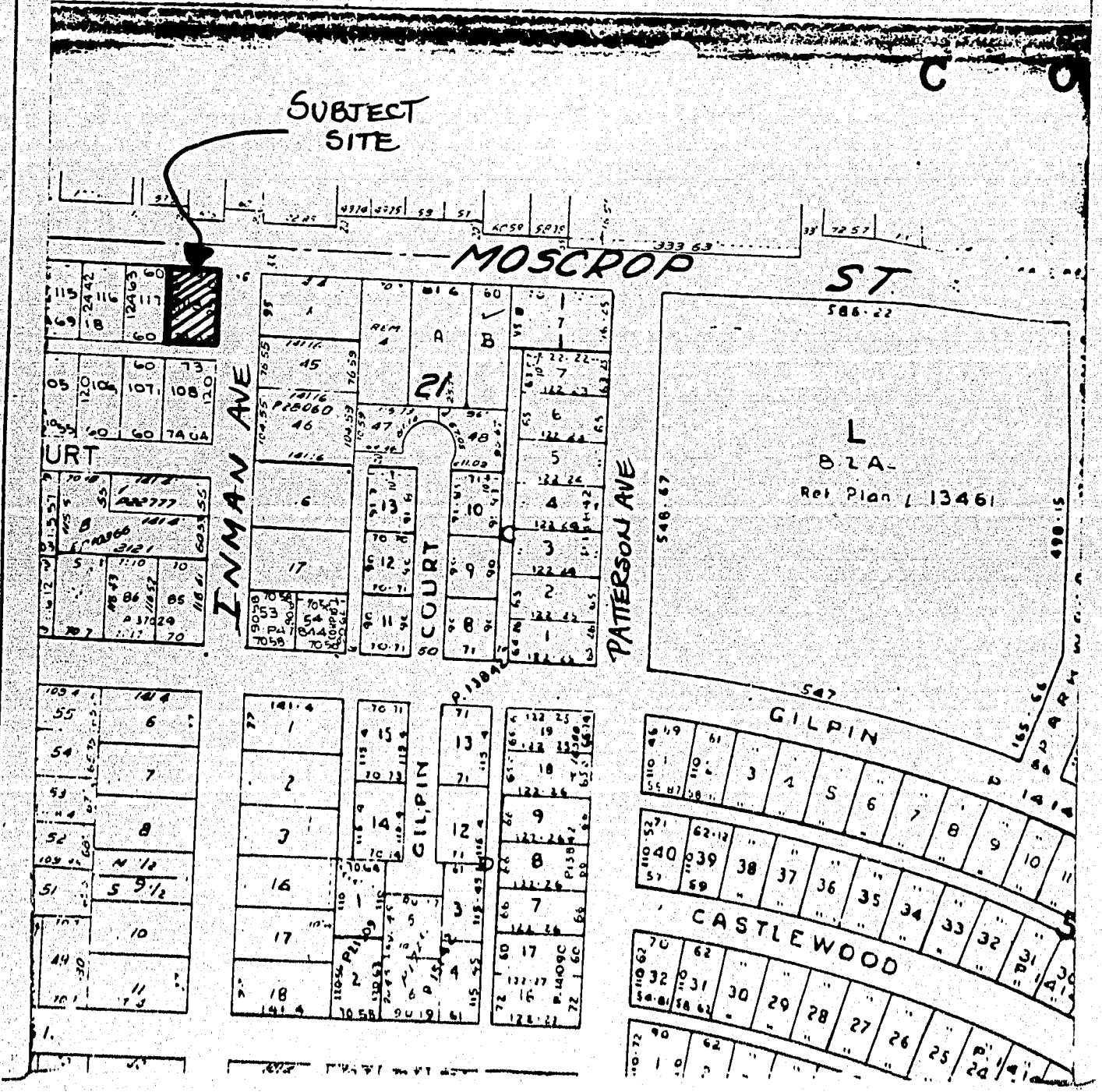
3.0 RECOMMENDATION:

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

  
PDS/sam  
Attach.

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Date  
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Scale  
 1" = 200'

Drawn By  
 P.D.S.



Burnaby Planning Department



STRATA TITLE REFERENCE #12/76