

ITEM	2
MANAGER'S REPORT NO.	59
COUNCIL MEETING	Sept. 6/77

Re: Application for Strata Title Approval on an Existing Duplex
Lot 187, D.L. 95, Group 1, Plan 36459 NWD
7177/79 - 16th Avenue

Following is a report from the Director of Planning regarding a request for Strata Title Approval on a duplex at 7177/79 - 16th Avenue.

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
AUGUST 25, 1977

TO: MUNICIPAL MANAGER
FROM: DIRECTOR OF PLANNING

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- 1.0 SUBJECT: STA #6/77
- 1.1 Applicant: Mr. John Richards, Solicitor,
#4, 14819 - 108th Avenue,
Surrey, B. C. V3R 1W2
 - 1.2 Legal: Lot 187, D.L. 95, Group 1, Plan 36459 NWD
 - 1.3 Address: 7177/79 - 16th 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 (R5) in an area not proposed for alternative use (see attached sketch).

At the present time, Mr. & Mrs. P. Cheung occupy 7177 - 16th Avenue and are Joint Tenants of the said unit. Mr. & Mrs. R. Chesolsi occupy 7179 - 16th Avenue on a rental basis. The Cheung's intend to obtain Title to their interest in the duplex and will remain as occupants therein. The Chesolsi's will continue to rent their unit.

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.

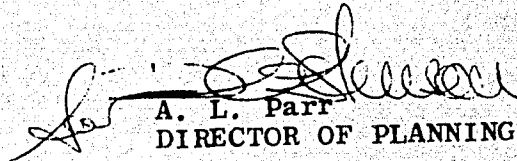
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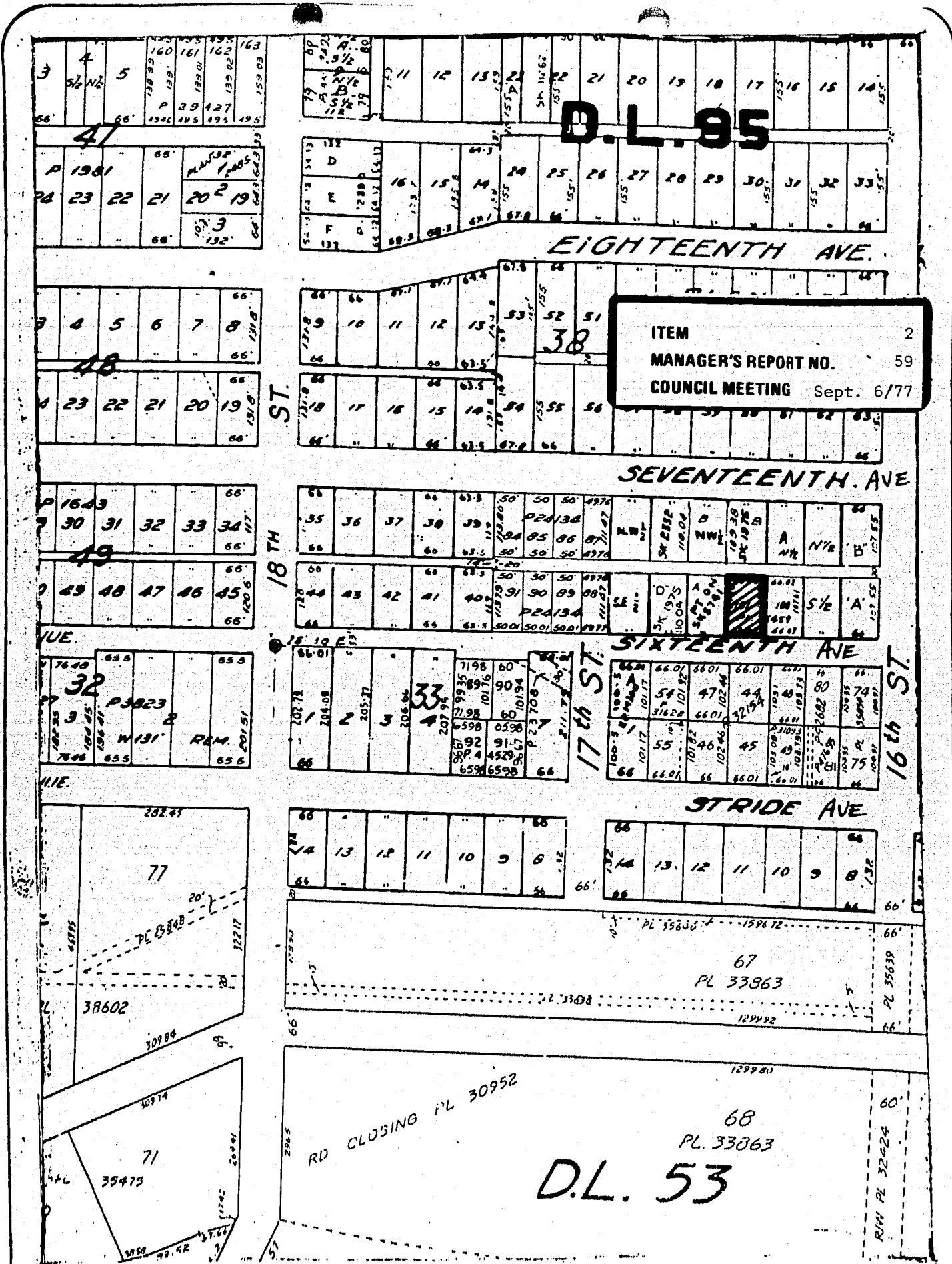
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3.0 RECOMMENDATION:

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
Attachments



D.L. 95

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D.L. 53

Date
 AUG/77

Scale
 1" = 200'

Drawn By
 PDS.



Burnaby Planning Department

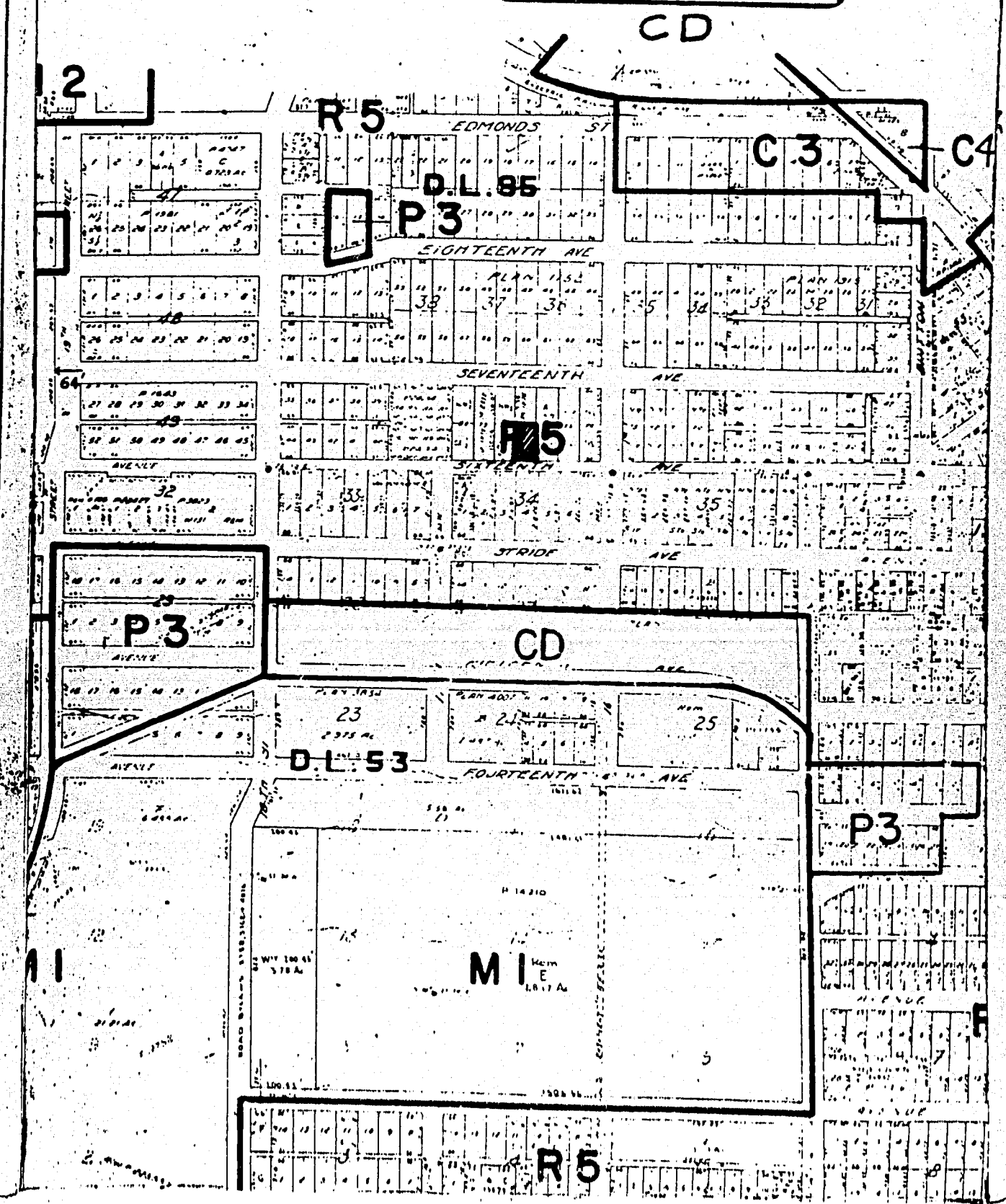
STRATA TITLE REFERENCE #6/77

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SKETCH #1

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Date
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Scale
 1"=400'

Drawn By
 P.D.S.



Burnaby Planning Department



STRATA TITLE REFERENCE #6/77

SKETCH #2