

ITEM	5
MANAGER'S REPORT NO.	36
COUNCIL MEETING	1978 05 08

Re: APPLICATION FOR STRATA TITLE APPROVAL ON AN EXISTING DUPLEX
LOT 53, BLOCK 33, D.L. 95, PLAN 1915
7251/53 - 16TH AVENUE

Following is a report from the Director of Planning regarding a request for Strata Title Approval on a duplex at 7251/53 - 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
1978 MAY 01

TO: MUNICIPAL MANAGER
FROM: DIRECTOR OF PLANNING

1.0 SUBJECT: S.T.A. #2/78

Applicant: Mr. A. Peska

Legal: Lot 53, Block 33, D.L. 95, Plan 1915

Address: 7251/53 - 16th Avenue

The Planning Department is in 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).

At the present time, the subject duplex is owned by Mr. & Mrs. A. Peska who occupy 7251 - 16th Avenue. The Peska's daughter and son-in-law, Mr. & Mrs. Finch, occupy 7253 - 16th Avenue. Upon Strata Title completion, title to the respective units is intended to be conveyed to the present occupants.

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All requisite Departmental 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.

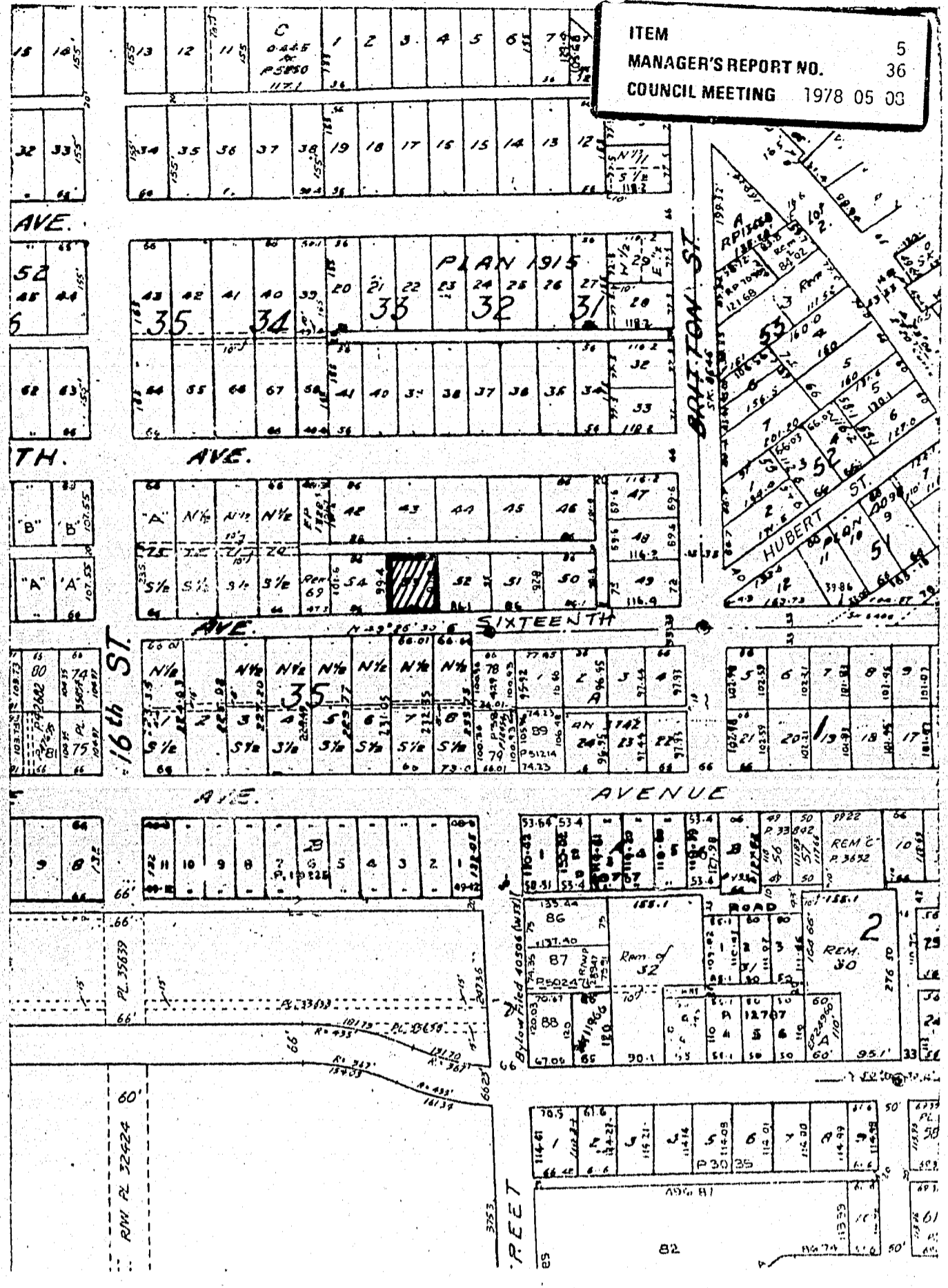
3.0 RECOMMENDATION:

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
Attachment

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Date
 1978 MAY

Scale
 1:2400

Drawn By
 P.D.S.

Burnaby Planning Department

STRATA TITLE APPLICATION # 2/78

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