

ITEM 1  
MANAGER'S REPORT NO. 39  
COUNCIL MEETING 1983 05 30

RE: STRATA TITLE APPLICATION #5/82  
LOT B OF 7 AND 8, BLOCK 35, D.L. 34, PLAN 19977  
4274/76 BOND STREET

MUNICIPAL MANAGER'S RECOMMENDATION:

1. THAT the recommendation of the Director Planning & Building Inspection be adopted.

\* \* \* \* \*

TO: MUNICIPAL MANAGER 1983 MAY 25

FROM: DIRECTOR PLANNING &  
BUILDING INSPECTION

SUBJECT: STRATA TITLE APPLICATION #5/82  
LOT B OF 7 AND 8, BLOCK 35, D.L. 34, PLAN 19977  
4274/76 BOND STREET

RECOMMENDATION:

1. THAT Strata Titling of 4274/76 Bond Street be approved subject to the following prerequisites:
  - (a.) complete satisfaction of the Guidelines for Conversion of Existing Occupied Two-Family Dwellings into Strata Title Units, and
  - (b.) the provision of two off-street parking spaces.

REPORT

Planning is in receipt of an application for Strata Title Approval of an existing and occupied two-family dwelling at the above location (see attachment #1). Council approval is required where conversion of previously occupied buildings into strata title is requested, according to the provisions of Section 9(1) of the Condominium Act.

The subject property falls within a single or two-family residential district (R5) and is also located in Area 11 of the Metrotown Development Plan which envisions consolidation of several properties for future RMI development (see attachment #2). However, since this enclave consists of well-maintained residences between 16 and 24 years of age, it is not anticipated that redevelopment would occur for some time. Further, it is felt that altering the status of this property into strata title would not frustrate any future redevelopment proposals in this sector.

At the present time, the two-family dwelling is owned by Keith and Grace Lowes who reside at 4274 Bond Street and Mabel Hogan who resides at 4276 Bond Street. The intent of strata titling is to enable each owner to secure separate title to their respective units.

The requisite departmental comments have been received and approvals given with the exception of one item. This deals with the fact that since the building was constructed in 1959 and provided only one off-street parking space, it is considered legally non-conforming in its present state under the current Zoning Bylaw. However, since application has been made to strata title this site, one off-street parking space for each unit must be provided.


Discussions have taken place with the Traffic Engineer regarding the method of achieving the second parking space and it has been determined that in order to conform to the provisions of the Zoning Bylaw, it would be necessary for the existing garage to be removed and two new parking spaces created at the rear property line. The owners have been apprised of this requirement and do not have any objections to the proposal.

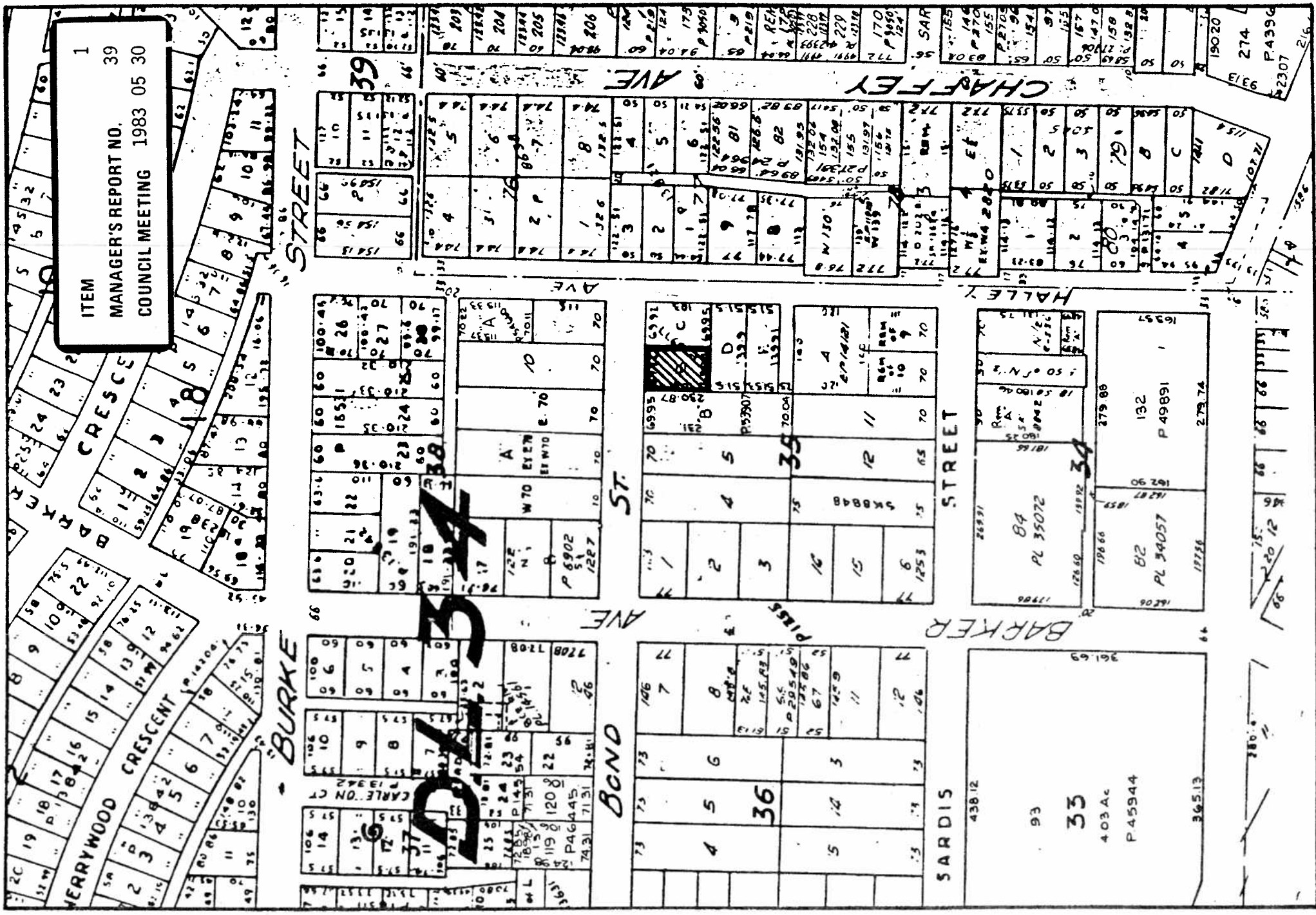
Based on the foregoing therefore, the Planning and Building Inspection Department would support the proposed strata title request provided the requisite Guidelines are fully satisfied in addition to the provision of two off-street parking spaces.

CM:mdw

Attachments

C. C. Chief Building Inspector  
Director Engineering  
Chief Public Health Inspector

  
A. L. PARR  
DIRECTOR PLANNING &  
BUILDING INSPECTION



ITEM  
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Burnaby Planning Department

Date  
 1983 MAY

Scale  
 1:2400

Drawn By

STRATA TITLE APPLICATION # 5/82  
 4274/76 BOND STREET

 - SUBJECT PROPERTY

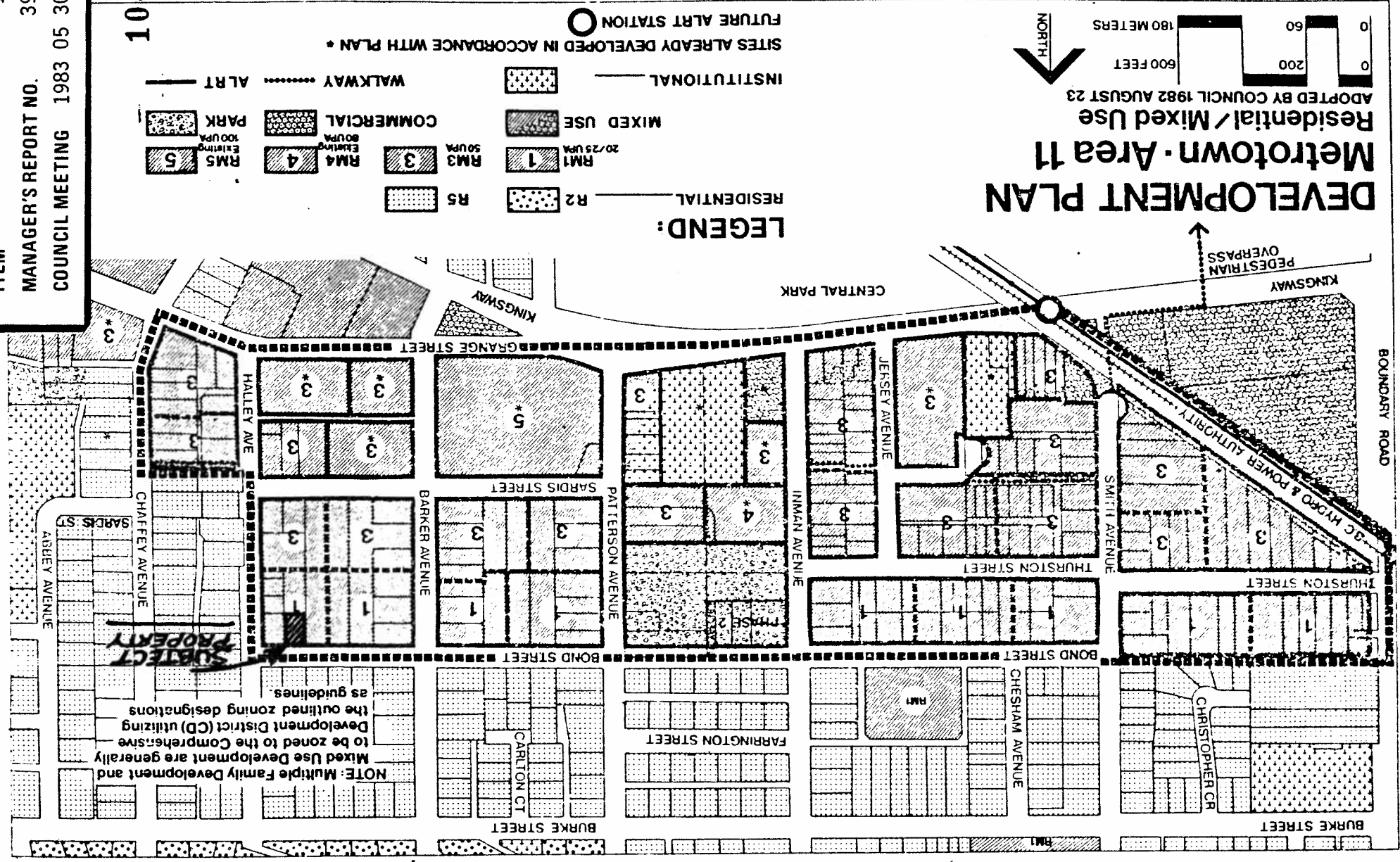
103

ATTACHMENT #1



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**LEGEND:**

RESIDENTIAL: R1 20/25 UPA, R2, R3 50 UPA, R4 80 UPA, R5

MIXED USE

COMMERCIAL

PARK

ALRT

WALKWAY

INSTITUTIONAL

SITES ALREADY DEVELOPED IN ACCORDANCE WITH PLAN \*

FUTURE ALERT STATION

**DEVELOPMENT PLAN**  
**Metrotown - Area 11**  
 Residential / Mixed Use  
 ADOPTED BY COUNCIL 1982 AUGUST 23

NOTE: Multiple Family Development and Mixed Use Development are generally to be zoned to the Comprehensive Development District (CD) utilizing the outlined zoning designations as guidelines.



Date 1983 MAY  
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Burnaby Planning Department  
 STRATA TITLE APPLICATION # 5/82  
 4274/76 BOND STREET

ATTACHMENT #2