

ITEM 24
MANAGER'S REPORT NO. 55
COUNCIL MEETING 85/09/09

PE: STRATA TITLE APPLICATION NO. 2/84
LOT 40, DL 75, PLAN 44710, 3194 - 96 DOUGLAS ROAD

ACTING MUNICIPAL MANAGER'S RECOMMENDATION:

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

* * * * *

TO: MUNICIPAL MANAGER 1985 AUGUST 14

FROM: DIRECTOR PLANNING &
BUILDING INSPECTION

SUBJECT: STRATA TITLE APPLICATION #2/84
Lot 40, D.L. 75, Plan 44710
3194-96 Douglas Road

RECOMMENDATION:

1. THAT Strata Titling of 3194-96 Douglas Road be approved subject to complete satisfaction of the Guidelines for Conversion of Existing Occupied Two-Family Dwellings into Strata Title Units.

REPORT

The Planning & Building Inspection Department is in receipt of an application for Strata Title Approval of an existing and occupied two-family dwelling at the above location. 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 (R4), and is not in an area proposed for alternative use (see attached sketch).

At the present time, the two-family dwelling is owned by Amirali Nazerali Hirji, and Roshankhanu Hirji who reside at 3194 Douglas Road and Sadrudin Jaffer Shivji and Mariam Shivji who reside at 3196 Douglas Road. Upon strata titling, separate titles are to be issued for each owner's respective unit and the present owners propose to remain as the only occupants of the property.

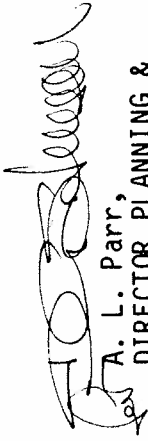
ITEM 24
MANAGER'S REPORT NO. 55
COUNCIL MEETING 85/09/09

All requisite Departmental approvals have now been given and staff would therefore support the proposed Strata Titling provided all requisite Guidelines for Conversion of Existing Occupied Two-Family Dwellings into Strata Title Units are fully satisfied.

CM/g1

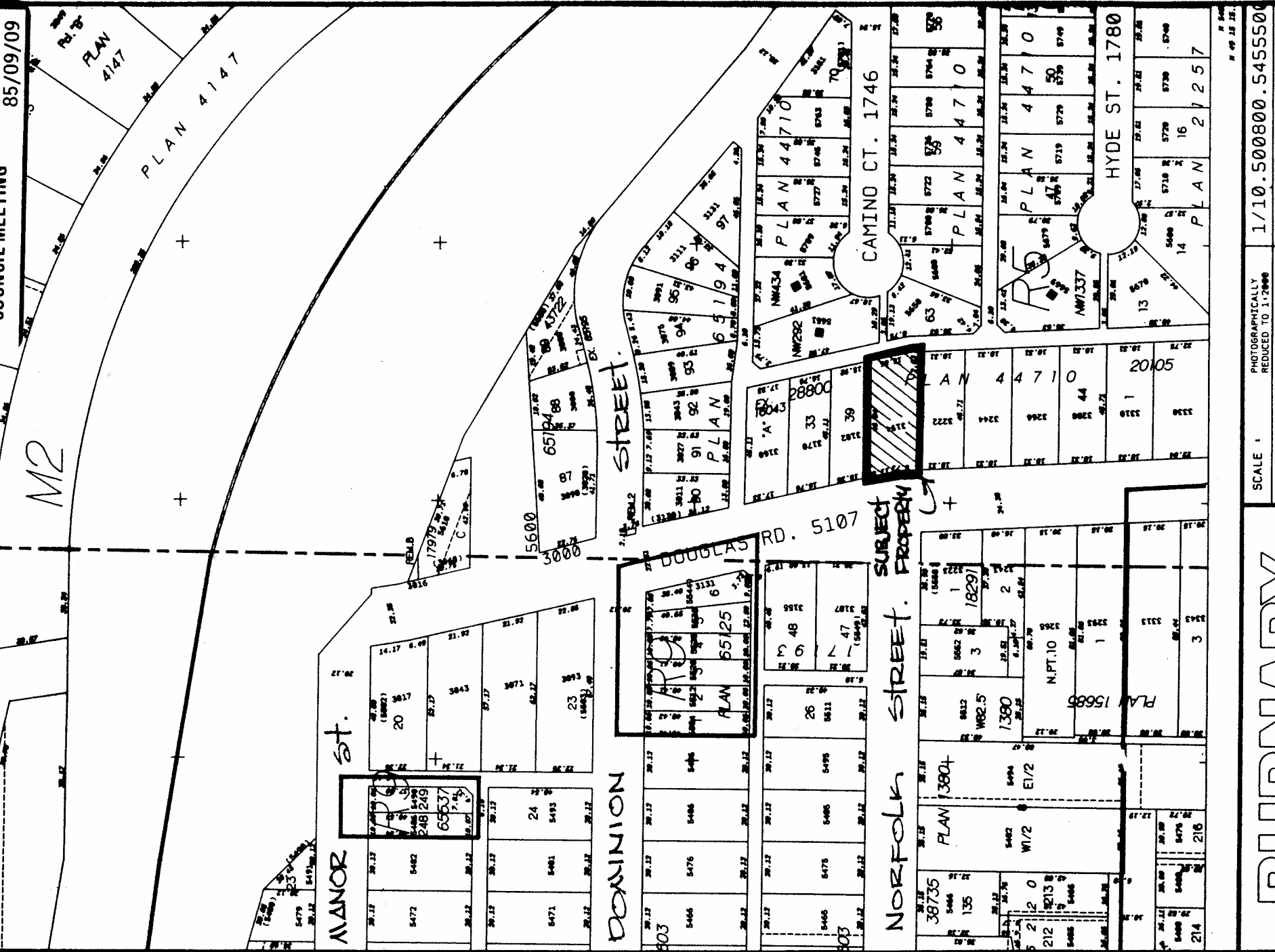
Attachment

cc: Chief Building Inspector
Director Engineering
Chief Public Health Inspector



A. L. Parr,
DIRECTOR PLANNING &
BUILDING INSPECTION

ITEM 24
 MANAGER'S REPORT NO. 55
 COUNCIL MEETING 85/09/09



SCALE 1 PHOTOGRAPHICALLY REDUCED TO 1:2000
 1/10.500800.5455500

Date

1985 AUG.

Scale

1:2000

Drawn By



Burnaby Planning Department

STRATA TITLE APPROVAL # 2/84.
 3194-96 DOUGLAS ROAD.

