

ITEM	04
MANAGER'S REPORT #	04
COUNCIL MEETING	96/02/05

TO: CITY MANAGER
FROM: DIRECTOR PLANNING AND BUILDING
SUBJECT: STRATA TITLE APPLICATION #3/95
3871 Brandon Street

1996 January 22

PURPOSE: To obtain Council authority for Strata Titling of an existing occupied two-family dwelling subject to the conditions outlined in this report.

RECOMMENDATION:

1. THAT Strata Titling of 3871/73 Brandon Street be approved subject to complete satisfaction of the Guidelines for Conversion of Existing Occupied Two-Family Dwellings into Strata Title Units.

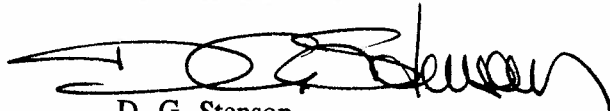
REPORT

The Planning and Building 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 provision of Section 9(1) of the Condominium Act.

The subject property falls within a single or two family residential district (R5), and is not in an area proposed for alternative use (see attached sketch).

At the present time, the two-family dwelling is occupied by the owners.

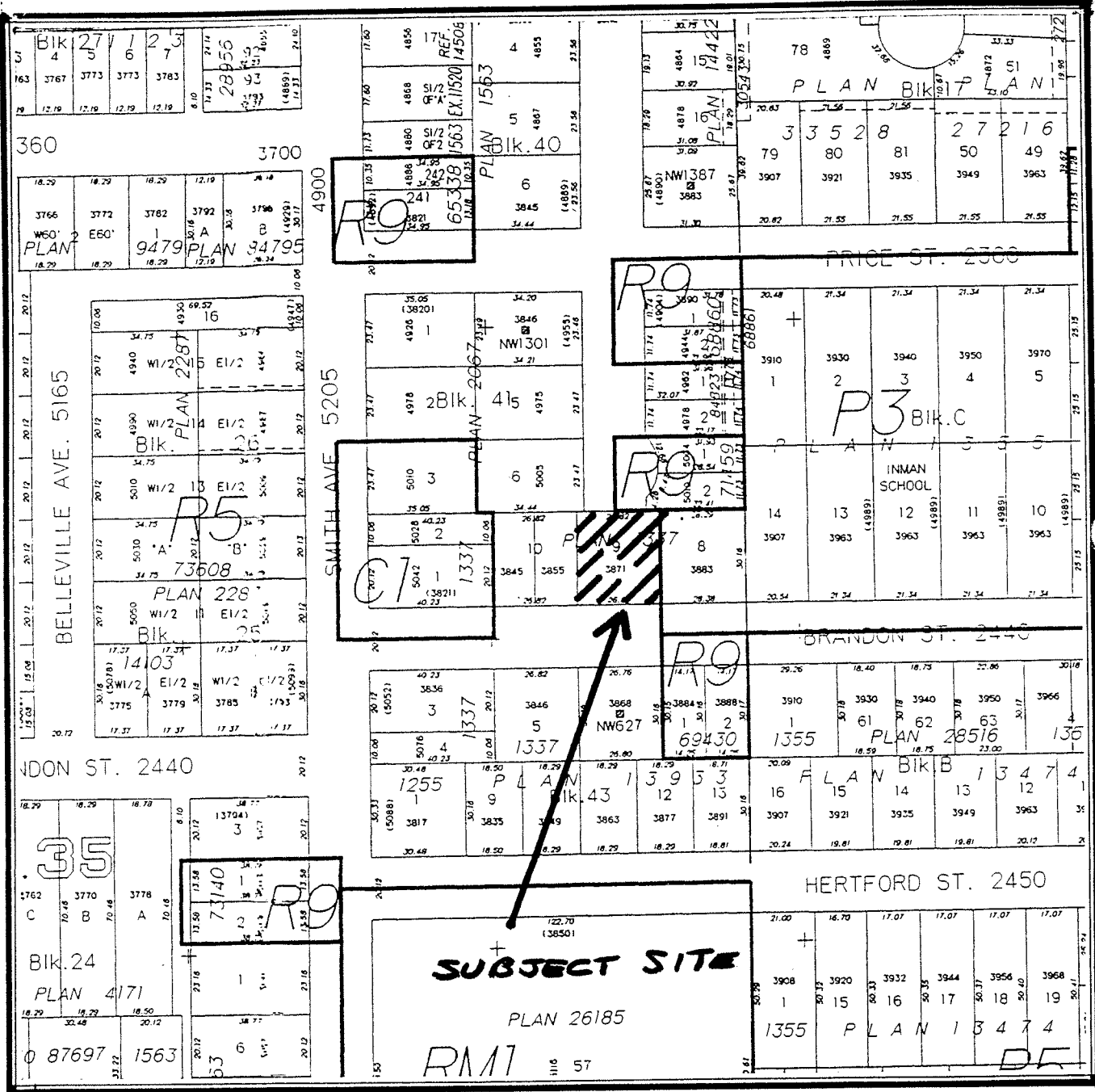
All requisite departmental approvals have been given and staff would therefore support the proposed Strata Titling provided all requisite Guidelines for Conversion of Existing Occupied Two-Family Dwellings into Strata Title Units are fully satisfied.



D. G. Stenson
Director Planning and Building

AD:hr
Att.

cc: Chief Building Inspection
Director Engineering
Chief Environmental Health Officer



Date:
 1996 JAN. 19

Scale:
 1:2000

Drawn By:
 AD



City of
 Burnaby
 Planning & Building Dept

STRATA APPLICATION # 3/95
3871/73 BRANDON ST.

