

Re: Application by Mr. Wayne Allen, 3730 Thurston Street, for  
Strata Title Approval - Duplex  
6945 - 21st Avenue

The following is the report of the Planning Director dated May 27, 1974  
regarding the above.

RECOMMENDATION:

THAT the subject application to strata title a proposed duplex at  
the subject address be NOT approved by Council.

\* \* \* \* \*

PLANNING DEPARTMENT  
MAY 27, 1974

MR. M. J. SHELLEY,  
MUNICIPAL MANAGER.

Dear Sir:

1.0 SUBJECT: STA #3/74

Applicant: Mr. Wayne Allen,  
3730 Thurston Street,  
Burnaby, B. C.

Legal: Lot 1, Blk. 42, D.L. 95, Plan 6000,  
Group 1, N.W.D.

Address: 6945 - 21st Avenue  
(see attached sketch 1)

The Planning Department has received an appli-  
cation for strata title approval of a pro-  
posed duplex to be constructed at the subject  
address.

2.0 GENERAL OBSERVATIONS:

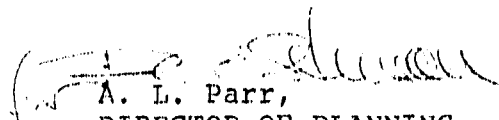
The subject property is located in Community Plan Area #6  
and Area "O" of the 1969 Apartment Study and is a part of  
a designated medium density (RM3) apartment site.\* The  
designated apartment site is in a second priority category  
as put forward in the Apartment Study at present but is  
currently under review as a part of the larger re-evaluation  
and updating of the Apartment Study that is underway at  
this time. Construction has not begun on this duplex.


It is felt that, whether or not the priority designation  
is revised, the proposed strata titling will tend to frus-  
trate realization of the redevelopment that is currently  
delineated in the Apartment Study and as such, would be  
contrary to Council's established Municipal intentions for  
the area surrounding the Middlegate town centre. On this  
basis, the Planning Department cannot support nor recommend  
approval of the proposed strata titling.

3.0 RECOMMENDATION:

It is recommended that the subject application to strata  
title a proposed duplex at the subject address not be  
approved by Council.

Respectfully submitted,

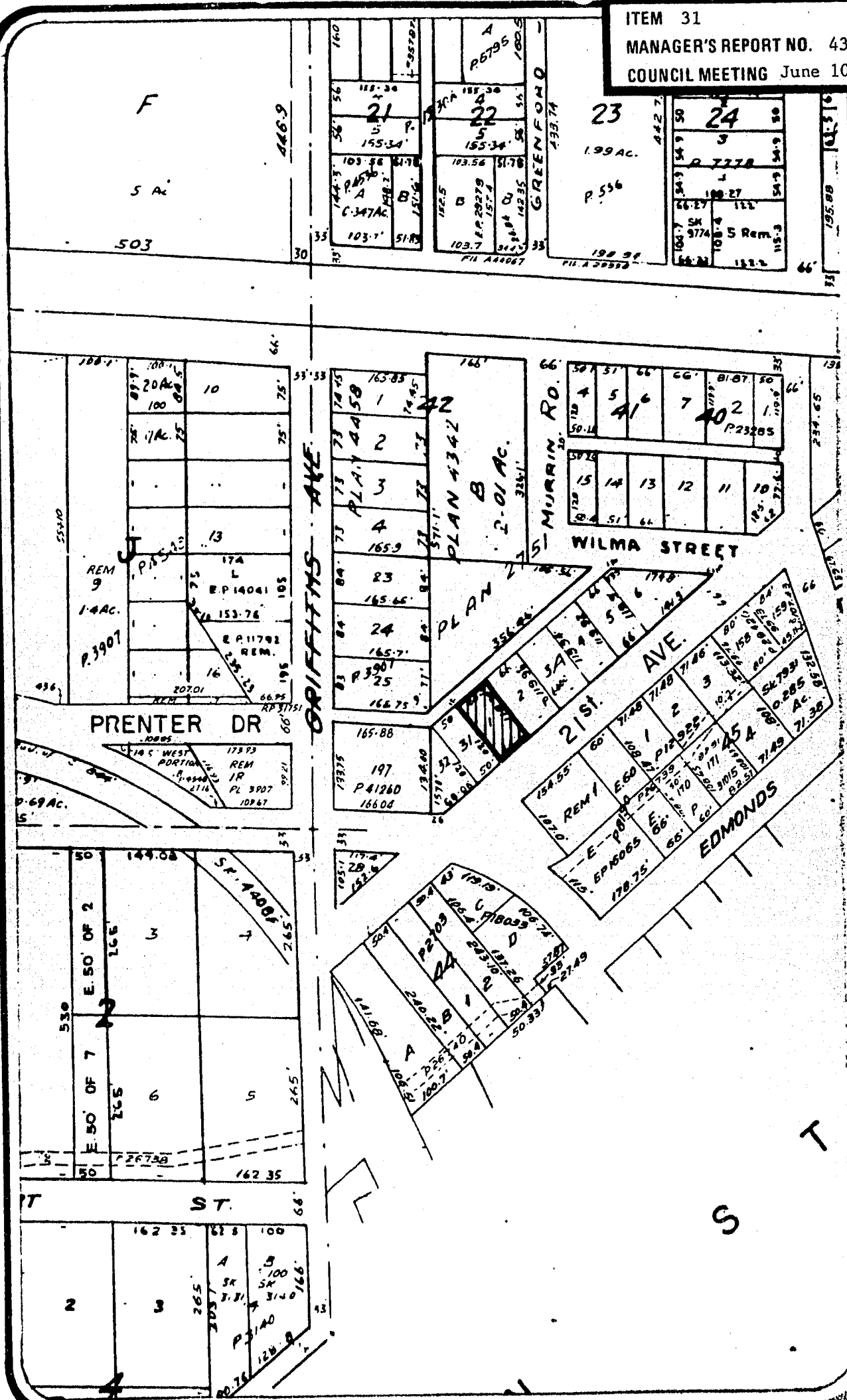
  
A. L. Parr,  
DIRECTOR OF PLANNING.

  
LBB:bp

Attach.

\* See attached Sketch #2.

ITEM 31  
 MANAGER'S REPORT NO. 43  
 COUNCIL MEETING June 10/74



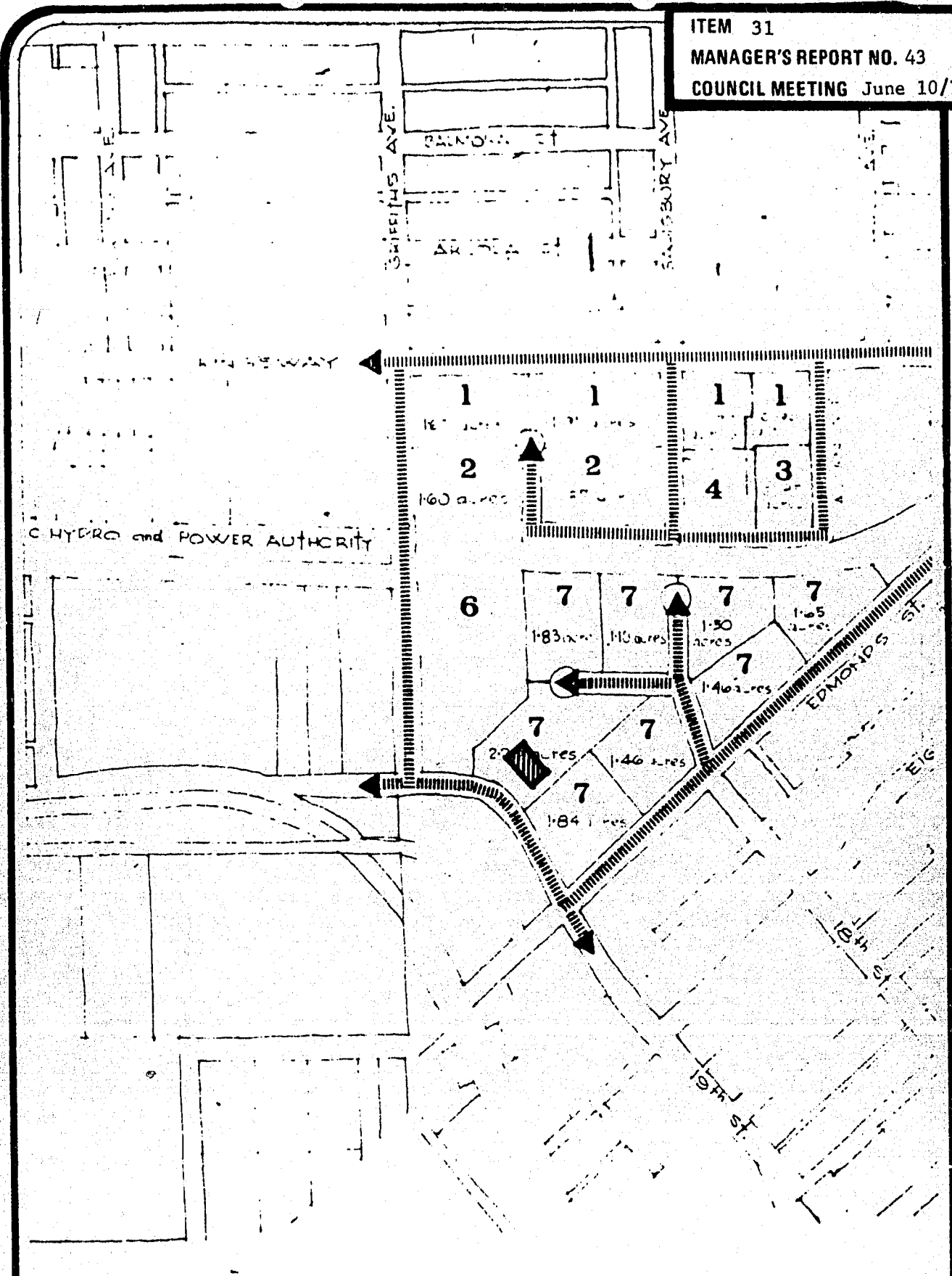
SCALE	1" = 200'
DRAWN	lbb
DATE	JUNE 5, 74

S.T.A. # 3/74



BURNABY PLANNING DEPARTMENT  
 SKETCH # 1

ITEM 31  
 MANAGER'S REPORT NO. 43  
 COUNCIL MEETING June 10/74



ABSTRACT FROM:  
 COMMUNITY PLAN AREA #6  
 APARTMENT STUDY AREA "O"  
 7 = PROPOSED R.M.3 MEDIUM  
 DENSITY SITE (UNIT DENSITY =  
 50/60 UNITS PER ACRE)

SCALE	APPROX. 1" = 400'
DRAWN	lbb
DATE	JUNE, '74

S.T.A. # 3/74



BURNABY PLANNING DEPARTMENT  
 SKETCH # 2