

Re: Request for Strata Title Approval on an existing Duplex
Lot 35, Blk. 19, D.L. 74, Plan 2603, Group 1, N.W.D.
5309/11 Manor Street

Following is a report from the Director of Planning regarding a request for strata title approval on an existing duplex at 5309/11 Manor Street.

RECOMMENDATION:

THAT the subject proposed strata title be granted approval subject to the fulfillment of prerequisites as outlined in sections 6.1, 6.2, 6.3, 6.4, 6.5 and 6.6 of the Duplex Condominium Guidelines.

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PLANNING DEPARTMENT
MAY 8, 1974

MR. M. J. SHELLEY,
MUNICIPAL MANAGER.

Dear Sir:

1.0 SUBJECT: STA #8/74

Applicant: Mr. L. H. Wittal,
5311 Manor Street,
Burnaby, B. C.

D.L. 74, Blk. 19, Lot 35,
Plan 2603, Group 1, N.W.D.

5309-11 Manor Street
(See attached sketches)

The Planning Department has received an application requesting approval for strata titling of an existing duplex on the subject property.

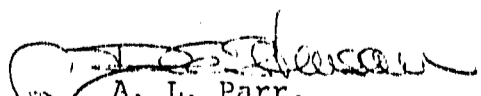
2.0 GENERAL COMMENTS:

The subject property is located within an established single and two family residential zoning district (R5) that is not proposed for redevelopment for alternate use. Moreover, all requisite Municipal Departments have recommended approval of the application provided that the guidelines for duplex condominium conversions are satisfied.

3.0 RECOMMENDATION:

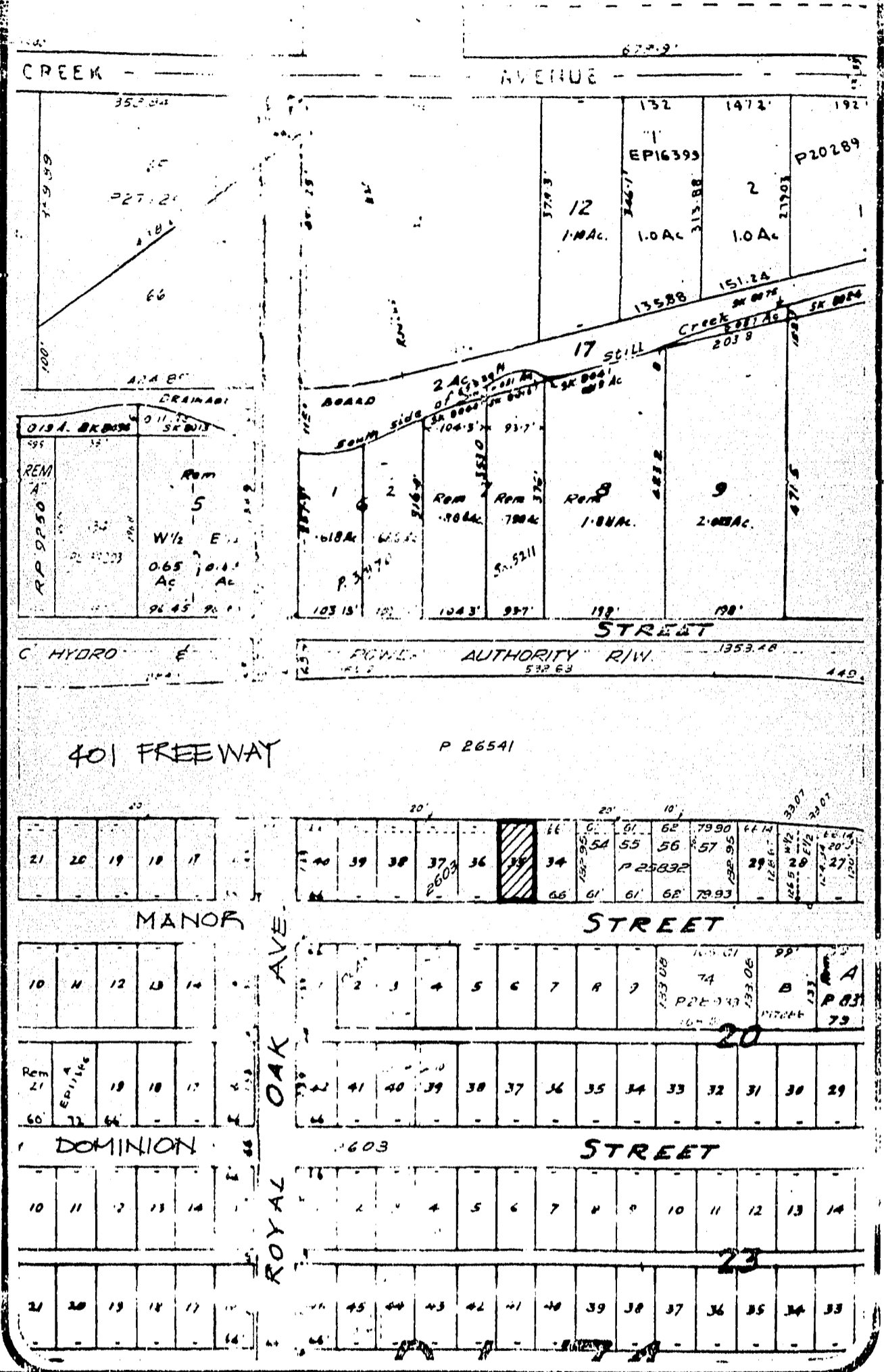
It is recommended that the subject proposed strata title be granted approval subject to the fulfillment of prerequisites as outlined in sections 6.1, 6.2, 6.3, 6.4, 6.5 and 6.6 of the Duplex Condominium Guidelines.

Respectfully submitted,



A. L. Parr,
DIRECTOR OF PLANNING.

AL
LBB:bp

ITEM 8
 MANAGER'S REPORT NO. 37
 COUNCIL MEETING May 13/74



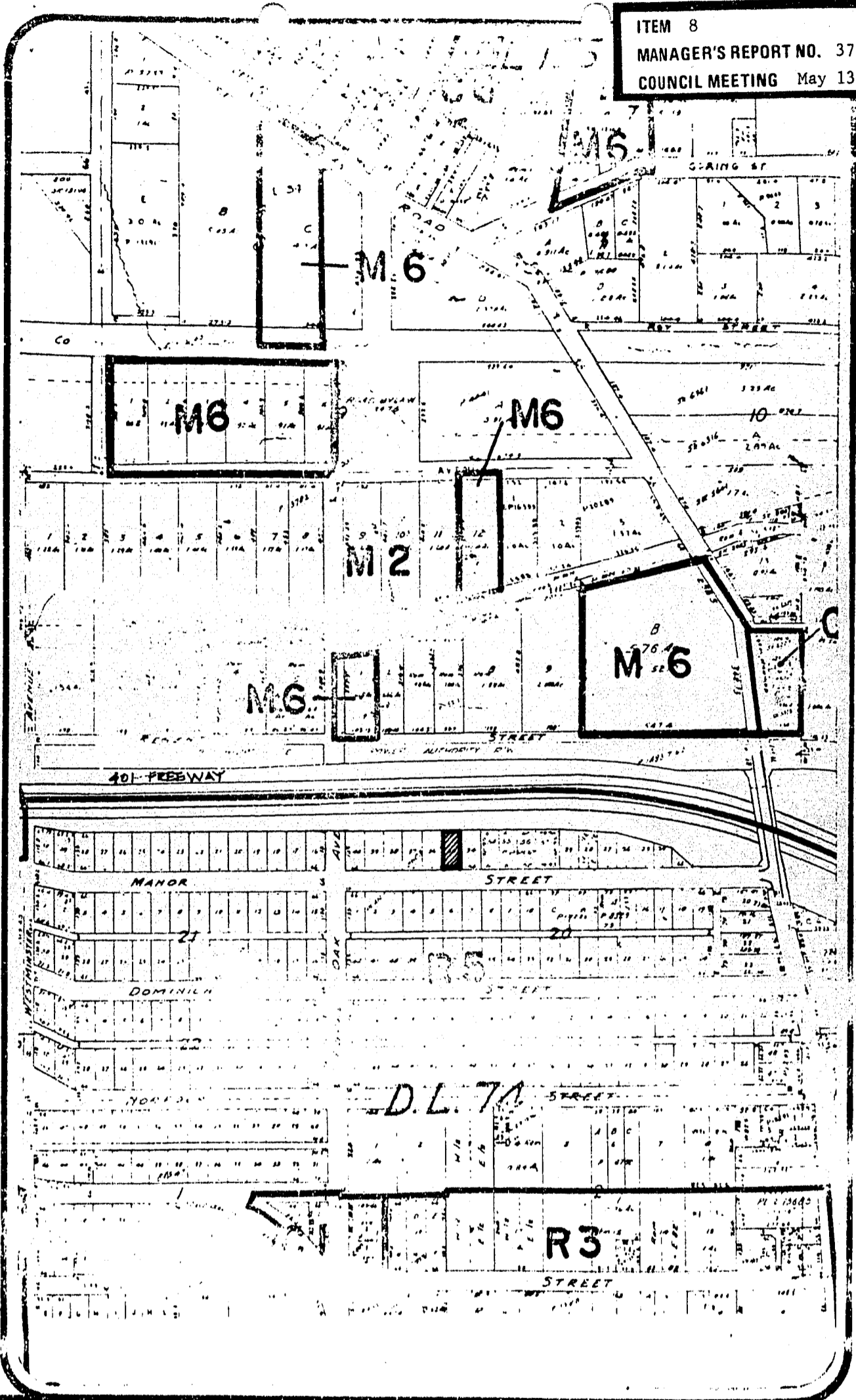
SCALE 1" = 200'
 DRAWN lbp
 DATE MAY, 1974

STA # 8/74

 NORTH



BURNABY PLANNING DEPARTMENT
 SKETCH #1
 19

ITEM 8
 MANAGER'S REPORT NO. 37
 COUNCIL MEETING May 13/74



SCALE	1" = 400'
DRAWN	IBB
DATE	MAY, '74

STA # 8/74



SKETCH # 2