

ITEM 9  
MANAGER'S REPORT NO. 37  
COUNCIL MEETING May 13/74

Re: Request for Strata Title Approval on an existing Duplex  
D.L. 205, Block 1, Lot 41 of Lot A, Plan 4180, Group 1, N.W.D.  
291/93 Fell Avenue

Following is a report from the Director of Planning regarding a request for strata title approval on an existing duplex at 291/93 Fell Avenue.

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.

\* \* \* \* \*

PLANNING DEPARTMENT  
MAY 8, 1974

MR. M. J. SHELLEY,  
MUNICIPAL MANAGER.

Dear Sir:

1.0 SUBJECT: STA #13/74

Applicant: Douglas T. Saby/Norman Taylor/  
Melvin Ernst  
10639 King George Highway,  
Surrey, B. C.

Legal: D.L. 205, Blk. 1, Lot 41 of Lot A,  
Plan 4180, Group 1, N.W.D.

Address: 291-293 Fell Avenue  
(See attached sketches)

The Planning Department has received application for Strata Title Approval of an existing duplex on the subject site.


2.0 GENERAL OBSERVATIONS:

The subject property is located within an existing single and two family residential district (R5) in an area not proposed for alternate use. All requisite Municipal departments have recommended approval of the existing duplex for strata title use provided that the guidelines for duplex condominium conversions are fully satisfied.

3.0 RECOMMENDATION:

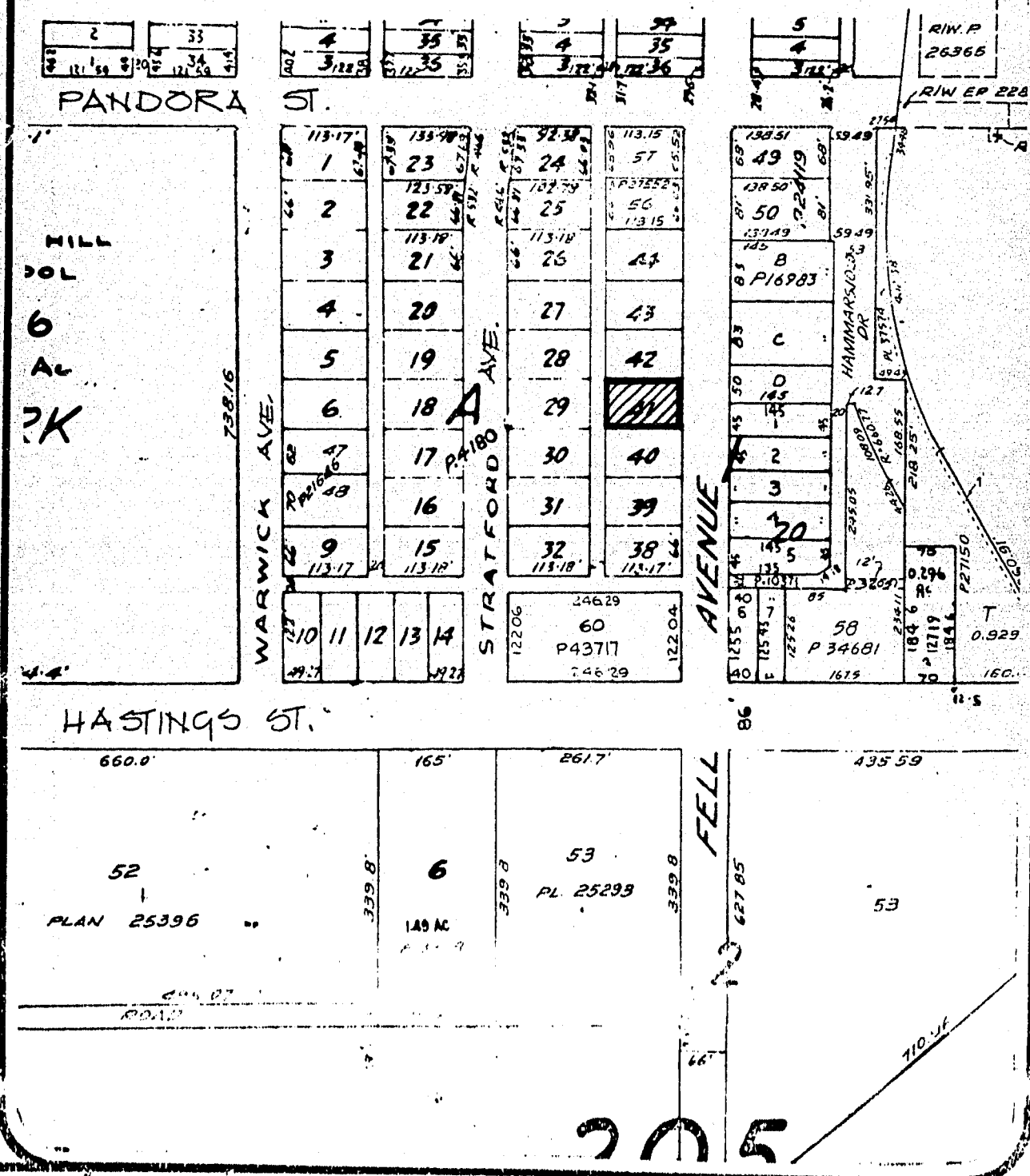
It is recommended that the subject proposed strata title be approved by Council subject to the fulfillment of sections 6.1, 6.2, 6.3, 6.4, 6.5 and 6.6 of the Duplex Condominium Guidelines.

Respectfully submitted,

  
A. L. Parr,  
DIRECTOR OF PLANNING.

  
LBB:bp

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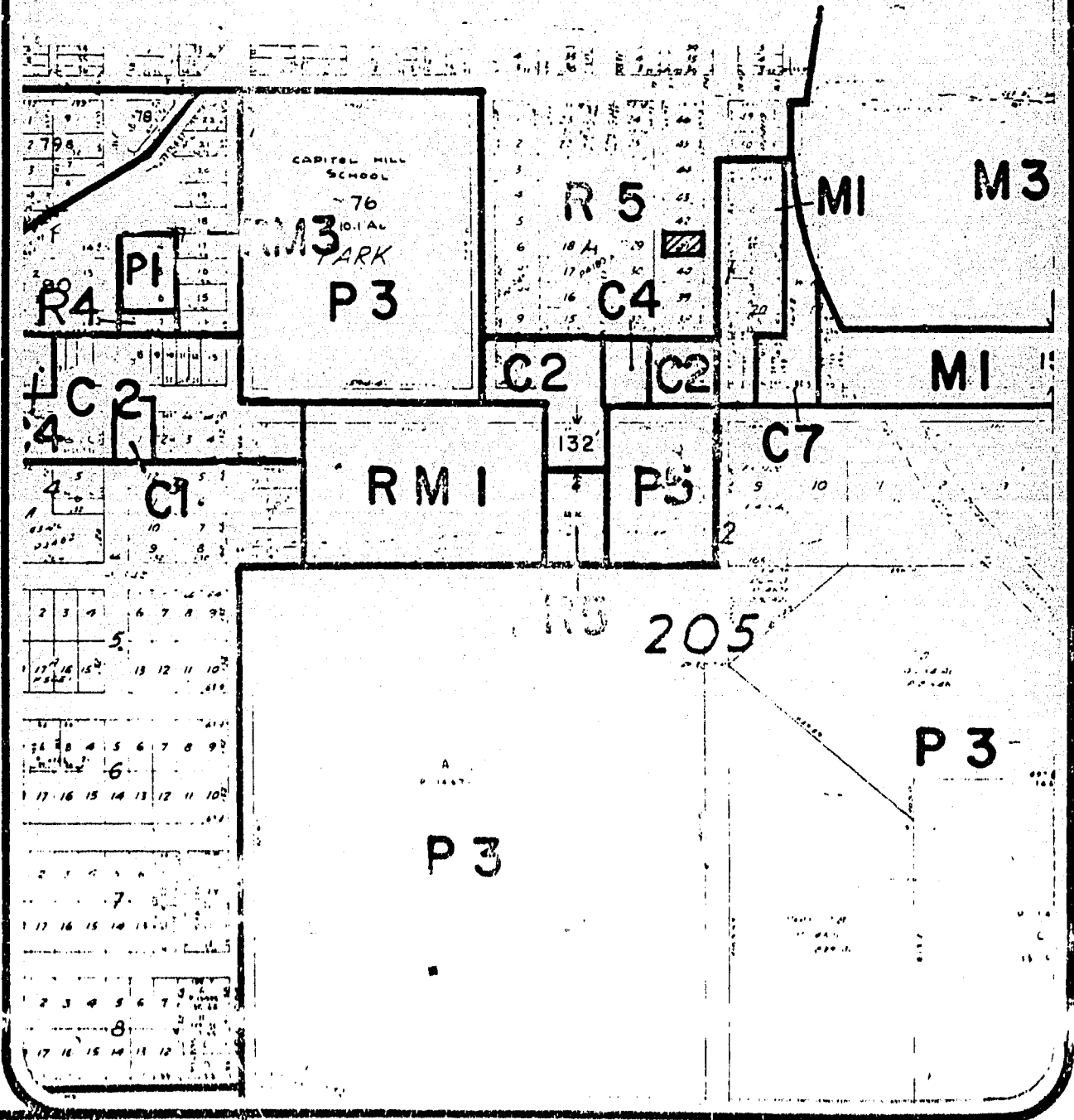


SCALE 1" = 200'  
 DRAWN 1bb  
 DATE MAY, 1974

STA # 13/74  


BURNADY PLANNING DEPARTMENT  
 SKETCH # 1  
  
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SCALE

1"=400'

S.T.A. # 13/74

DRAWN

lbb



MAY, 1974



PLANNING DEPARTMENT  
SKETCH # 2

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