

ITEM 6

MANAGER'S REPORT NO. 45

COUNCIL MEETING June 17/74

Re: Request for Strata Title Approval  
Lot 245, N. 60', D.L. 92, Plan 30635, Group 1, N.W.D.  
6438/40 Brantford Avenue

Following is a report from the Director of Planning regarding a request for Strata Title approval on an existing duplex at 6438/40 Brantford Avenue.

RECOMMENDATION:

THAT the Director of Planning's recommendation be adopted.

\* \* \* \* \*

PLANNING DEPARTMENT  
JUNE 11, 1974

MR. M. J. SHELLEY,  
MUNICIPAL MANAGER.

Dear Sir:

1.0 SUBJECT: STA #22/74

Applicant: Mr. A. Gregson,  
6376 Burns Street,  
Burnaby, B. C.

Legal: Lot 245 N. 60', D.L. 92, Plan 30635,  
Group 1, N.W.D.

Address: 6438/40 Brantford Avenue  
(See attached Sketch 1)

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

2.0 GENERAL OBSERVATIONS:

The subject property is located within an established single- and two-family residential district (R5) of the Municipality in an area not designated for alternate use.

The Chief Public Health Inspector, Chief Building Inspector and Municipal Engineer have indicated they are not opposed to the strata titling. The Chief Fire Prevention Officer is not opposed to the strata titling provided appropriate and viable house/street numbers are mounted upon the building.

The duplex is approximately 5 1/2 years old, in good condition, and presently unoccupied.

On this basis, the Planning Department supports the proposed strata titling. There is concern, however, that the status

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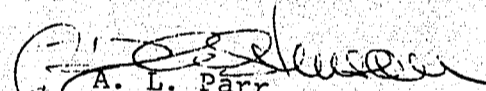
of the building, as unoccupied, should be maintained until the post-approval period. This is because the applicant has not presented a plan for dealing with tenants that do not wish to purchase and consequently any tenants during the interim period prior to final approval of the strata titling could not be guaranteed sufficient protection. The applicant is aware of this concern and has verbally agreed to maintaining the building vacant.


3.0 RECOMMENDATION:

It is recommended that the requested strata titling of the subject duplex be granted tentative approval subject to the fulfillment in full of the following as prerequisite to signature by the Municipal Mayor and Clerk (i.e., final approval):

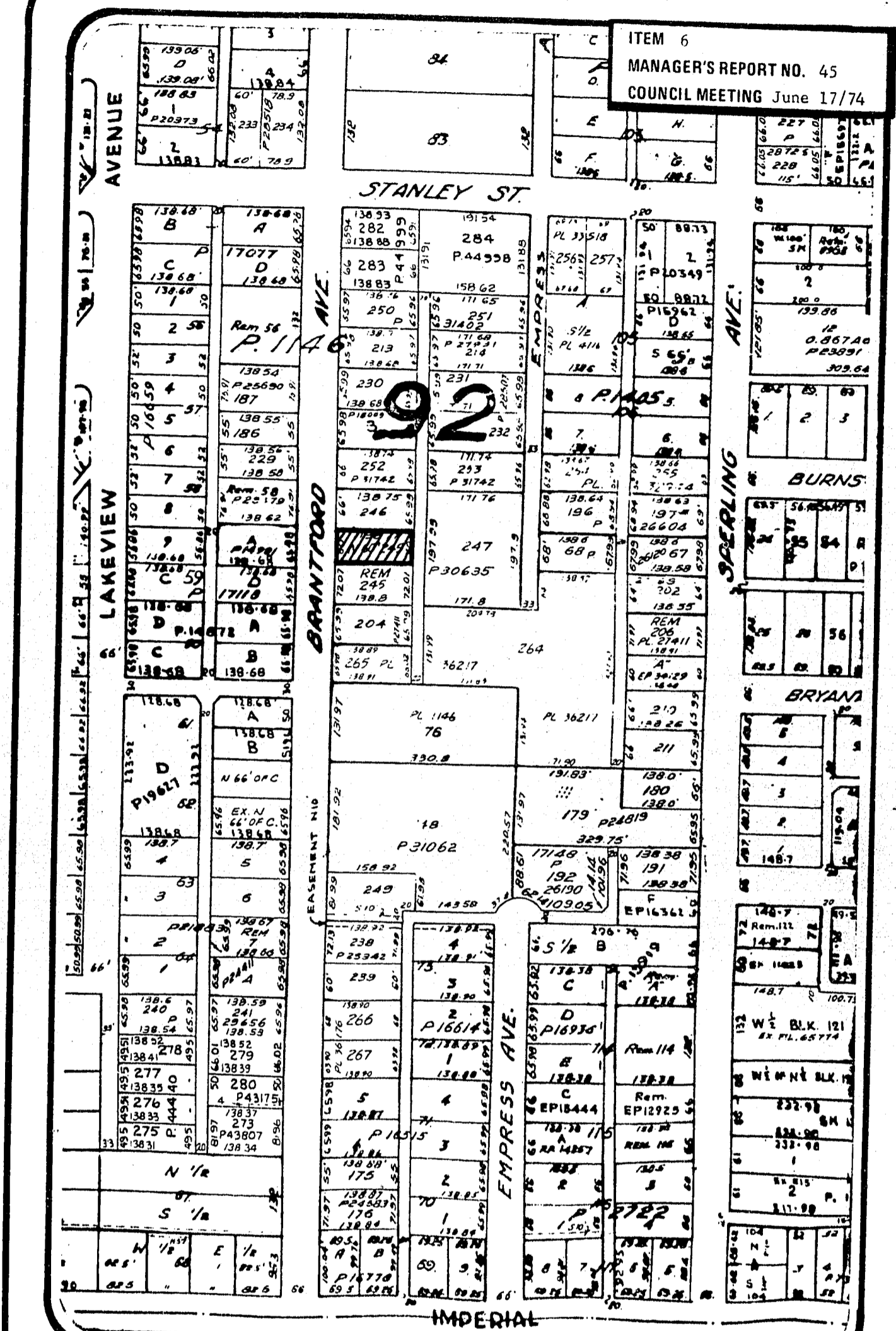
- 3.1 The submission of a letter of undertaking that the duplex will not be occupied on a rental basis until after final approval of the strata titling and registration of the strata plans.
- 3.2 Compliance with the requirement of the Chief Fire Prevention Officer, as outlined above.
- 3.3 The fulfillment in full of guidelines 6.1, 6.2, 6.3, 6.4 and 6.5 as outlined in the Duplex Condominium Guidelines.

Respectfully submitted,

  
A. L. Parr,  
DIRECTOR OF PLANNING.

  
LBB:bp  
Attach.

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

STA # 22/74



BURNABY PLANNING DEPARTMENT  
 SKETCH #1