

Re: Requested Approval for Two Strata Title Duplexes
STA #1/74 (6111/13 Clinton Street)
STA #2/74 (7780/82 Curragh Avenue)

ITEM 10
MANAGER'S REPORT NO. 21
COUNCIL MEETING Mar. 18/74

Following is a report from the Director of Planning regarding the subject Strata Title Duplex projects (see attached sketch).

RECOMMENDATION:

THAT approval of the Strata Titling of each duplex project be granted by Council dependent upon the fulfillment for each project of prerequisites as outlined in Sections 5.1, 5.2, 5.3, 5.4, 5.5, 5.6 and 5.7 of the Duplex Condominium Guidelines as adopted by Council on 25 February, 1974.

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MR. M. J. SHELLEY,
MUNICIPAL MANAGER.

PLANNING DEPARTMENT
MARCH 12, 1974

Dear Sir:

1.0 SUBJECT:

The Planning Department has received a request for strata title approvals for each of the following duplex projects:

1.1 STA #1/74

Applicant: Mr. J. Loepky,
4772 Portland St.,
Burnaby, B. C.

Lot 102, D.L. 159, Plan 45695
6111/13 Clinton Street
(See attached Sketch 1)

1.2 STA #2/74

Applicant: Mr. J. Loepky,
4772 Portland St.,
Burnaby, B. C.

Lot 101, D.L. 159, Plan 45695
7780/82 Curragh Avenue
(See attached Sketch 2)


2.0 DISCUSSION:

Both proposed strata title duplexes are located within Residential District Five (R5), in an area proposed to be reserved for one and two family residential habitation. As such both applications define appropriate uses in reference to established Municipal goals for the area in which they are located. Moreover, both duplexes are now under construction and unoccupied and the submitted development plans meet in all respects the requirements for development within the R5 District as delineated in the Burnaby Zoning Bylaw 1965.

3.0 RECOMMENDATION:

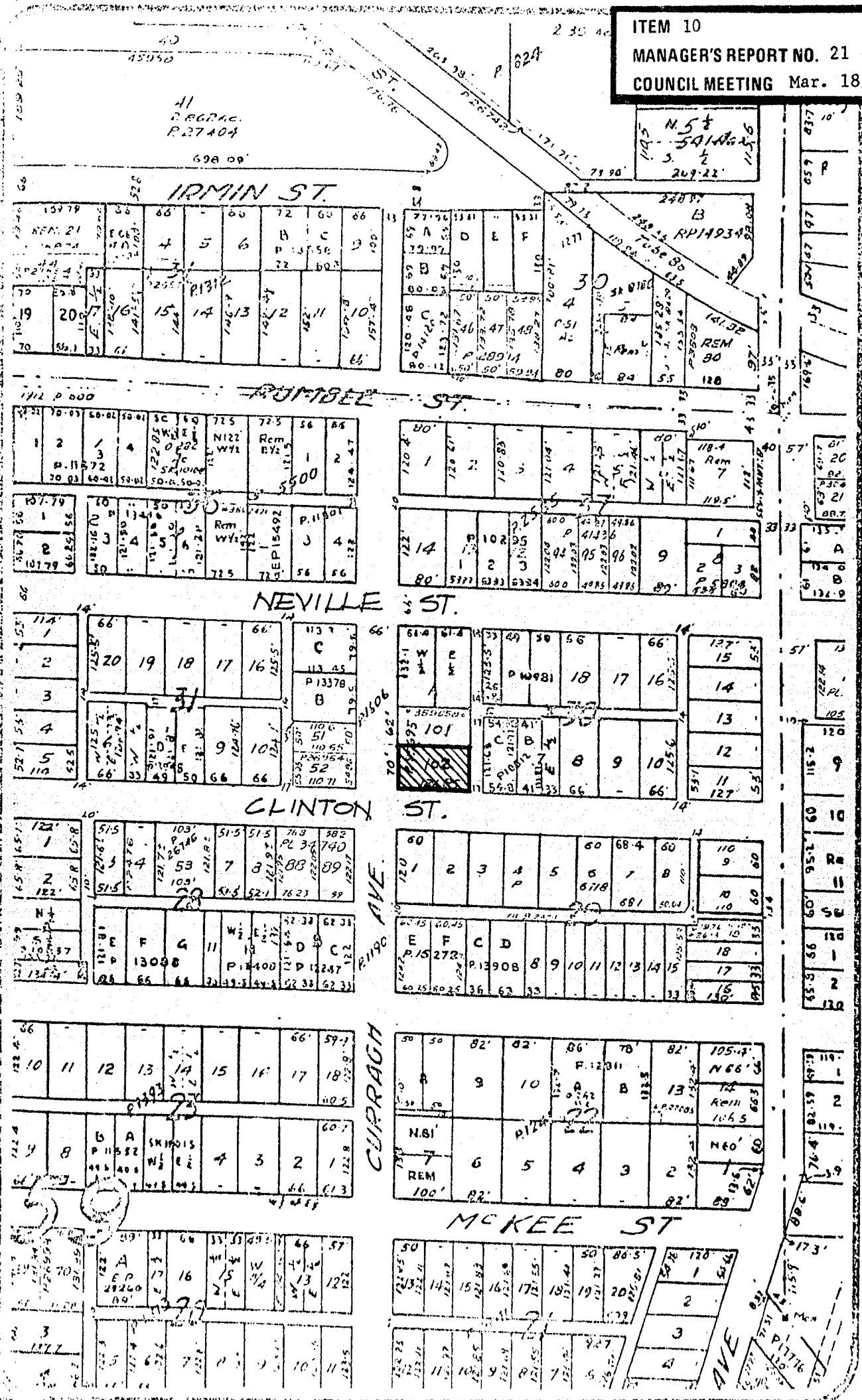
It is recommended that approval of the Strata Titling of each duplex project be granted by Council dependent upon the fulfillment for each project of prerequisites as outlined in Sections 5.1, 5.2, 5.3, 5.4, 5.5, 5.6 and 5.7 of the Duplex Condominium Guidelines as adopted by Council on 25 February, 1974.

Respectfully submitted,


A. L. Parr,
DIRECTOR OF PLANNING.


LBB:bp
Attach.

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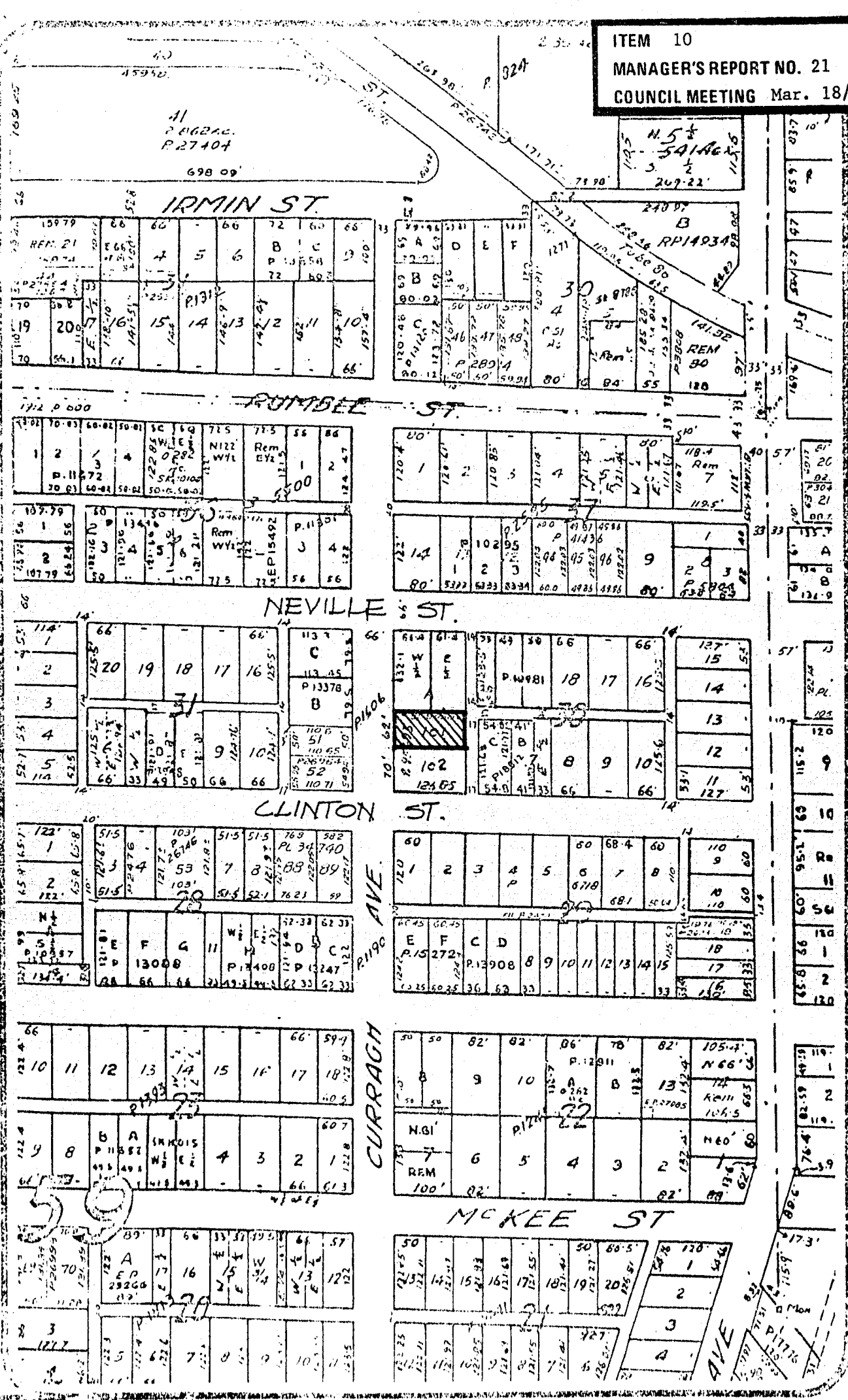
SCALE 1" = 200'
 166
 MARCH 74

STA 1/74
 6111/13 CLINTON ST.



BIRMINGHAM PLANNING DEPARTMENT
 SKETCH # 1

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SCALE 1"=200'
 166
 MARCH 74

STA 2/74
 7780/82 CURRAGH AVE.



BURDEN PLANNING DEPARTMENT
 SKETCH # 2