

Re: Request for Strata Title Approval on an Existing Duplex  
Lot 30, Block 21, D.L. 74, Plan 2603  
4917/19 Dominion Street

ITEM 17

MANAGER'S REPORT NO. 57

COUNCIL MEETING Sept. 3/74

Following is a report from the Director of Planning regarding a request for strata title approval on an existing duplex at 4917/19 Dominion Street.

RECOMMENDATION:

THAT the subject proposed strata title be approved by Council subject to the fulfillment of Sections 6.1 through 6.6 inclusive, of the Duplex Condominium Guidelines.

\* \* \* \* \*

PLANNING DEPARTMENT  
AUGUST 29, 1974.

TO: MUNICIPAL MANAGER

FROM: DIRECTOR OF PLANNING

1.0 SUBJECT: S.T.A. #31/74

Applicant: D. Heinen,  
16050 - 92nd Avenue,  
Surrey, B. C.

Legal: Lot 30, Block 21, D.L. 74, Plan 2603

Address: 4917/19 Dominion Street  
(See attached sketch #1)

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

2.0 GENERAL OBSERVATIONS:

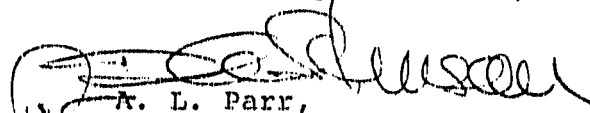
The subject property is located within an existing single and two family residential district (R5) in an area not proposed for alternate use. All requisite Municipal Departments have recommended approval of the existing duplex, now nearing completion, subject to the satisfaction of the guidelines for duplex condominium conversions, and the correction of some discrepancies noted by the Chief Building Inspector. These items must be rectified prior to issuance of occupancy approval.

This application is classed as a conversion under the amended Strata Titles Act, as the Building Permit was issued for construction of a duplex without condominium ownership being specified. The premises have, however, been intended for strata title ownership, and have not been occupied.

3.0 RECOMMENDATION:

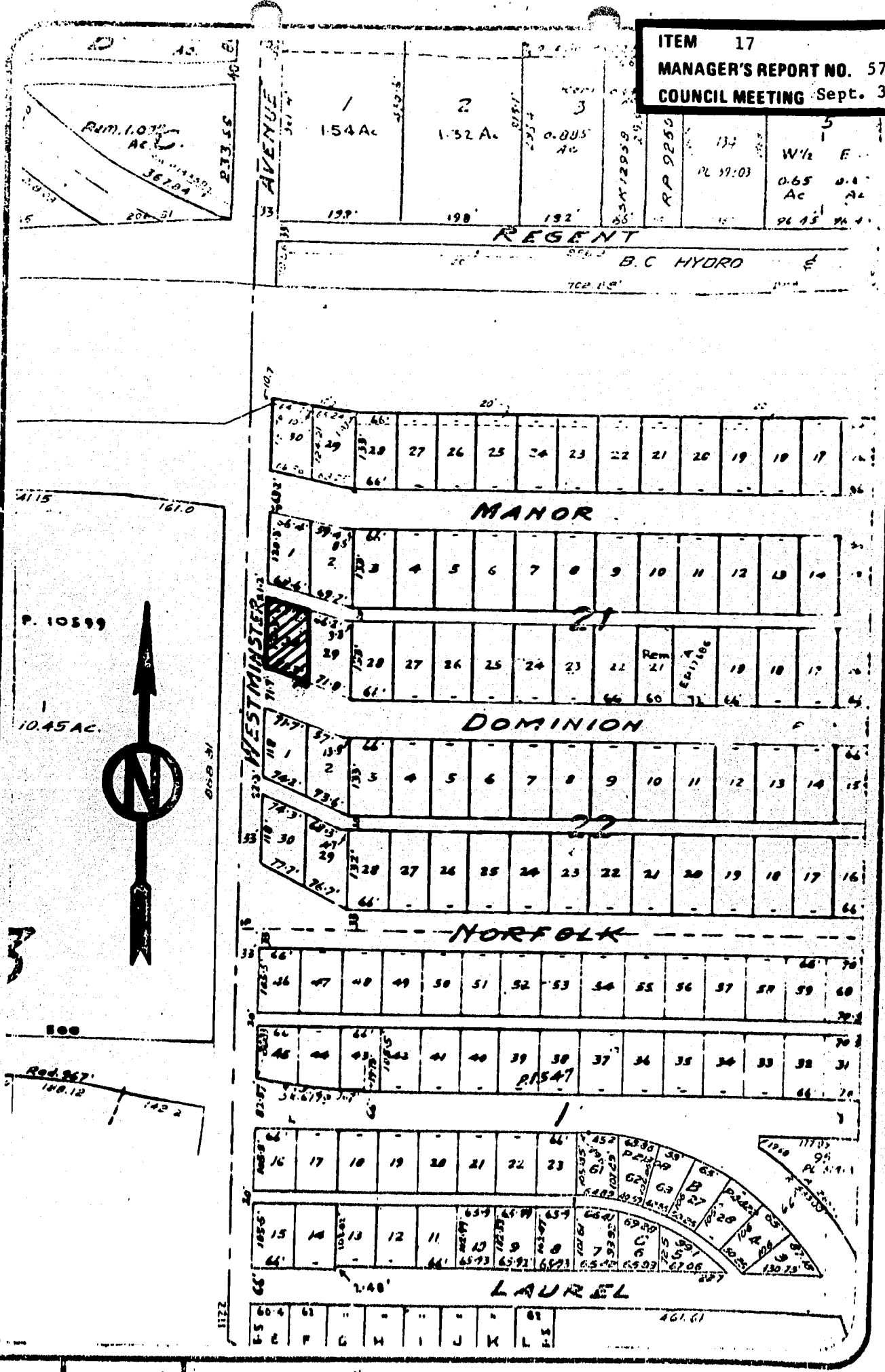
It is recommended that the subject proposed strata title be approved by Council subject to the fulfillment of Sections 6.1 through 6.6 inclusive, of the Duplex Condominium Guidelines.

Respectfully submitted,

  
A. L. Parr,  
DIRECTOR OF PLANNING.

DGS:bp  
Attach.

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SCALE	1" = 200'
DRAWN	
DATE	29/8/74

STA # 31/74  
 4917/19 DOMINION ST.

SKETCH #1