

ITEM 5

MANAGER'S REPORT NO. 27

COUNCIL MEETING April 8/74

Re: Strata Title Approval Application #10/73
D.L. 92, Blk. 35, Lot "C" South 60', Group 1, Plan 19627, N.W.D.
6580/82 Colborne Avenue

Following is a report from the Director of Planning regarding Strata Title Approval Application #10/73.

RECOMMENDATIONS:

THAT the subject application be given no further consideration at this time; and

THAT the applicant be directed to bring the use of the property into conformity with the Zoning Bylaw; and

THAT the applicant be advised that further consideration will be given when the property is brought into conformity with the Zoning Bylaw.

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PLANNING DEPARTMENT
APRIL 1, 1974

MR. M. J. SHELLEY,
MUNICIPAL MANAGER.

Dear Sir:

1.0 SUBJECT: The Planning Department has received a request for Strata Title Approval of the following duplex, a conversion.

S.T.A. #10/73

Applicant: Mrs. Jeanne Kennaugh,
6582 Colborne Avenue,
Burnaby, B. C.

6580/82 Colborne Avenue

D.L. 92, Blk. 35, Lot "C" South 60',
Group 1, Plan 19627, N.W.D.
(See attached Sketch 1)

2.0 DISCUSSION:

The subject duplex is located within the Residential District Five (R5) in an area reserved for one and two family habitation. Municipal Departments have commented on the conversion as follows:

- 2.1 The Municipal Engineer reports that the building is fully and adequately serviced.
- 2.2 The Chief Fire Prevention Officer has approved the conversion relative to fire prevention requirements.
- 2.3 The Chief Public Health Inspector and the Chief Building Inspector report that the building contains a third dwelling unit in the basement not authorized by permit or "in-law suite" legislation and documentation and, as such, is in non-conformity with the zoning bylaw.

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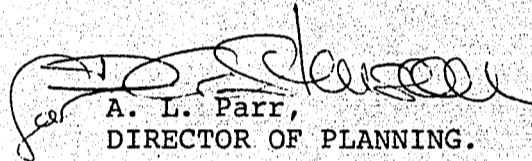
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2.4 In light of the non-conformity of the use of the property, the Planning Department cannot recommend in favour of the requested Strata Plan Approval at this time. If the use of the building is brought into conformity with the R5 zoning district the Planning Department would recommend that Council then reconsider the matter.

3.0 RECOMMENDATIONS:

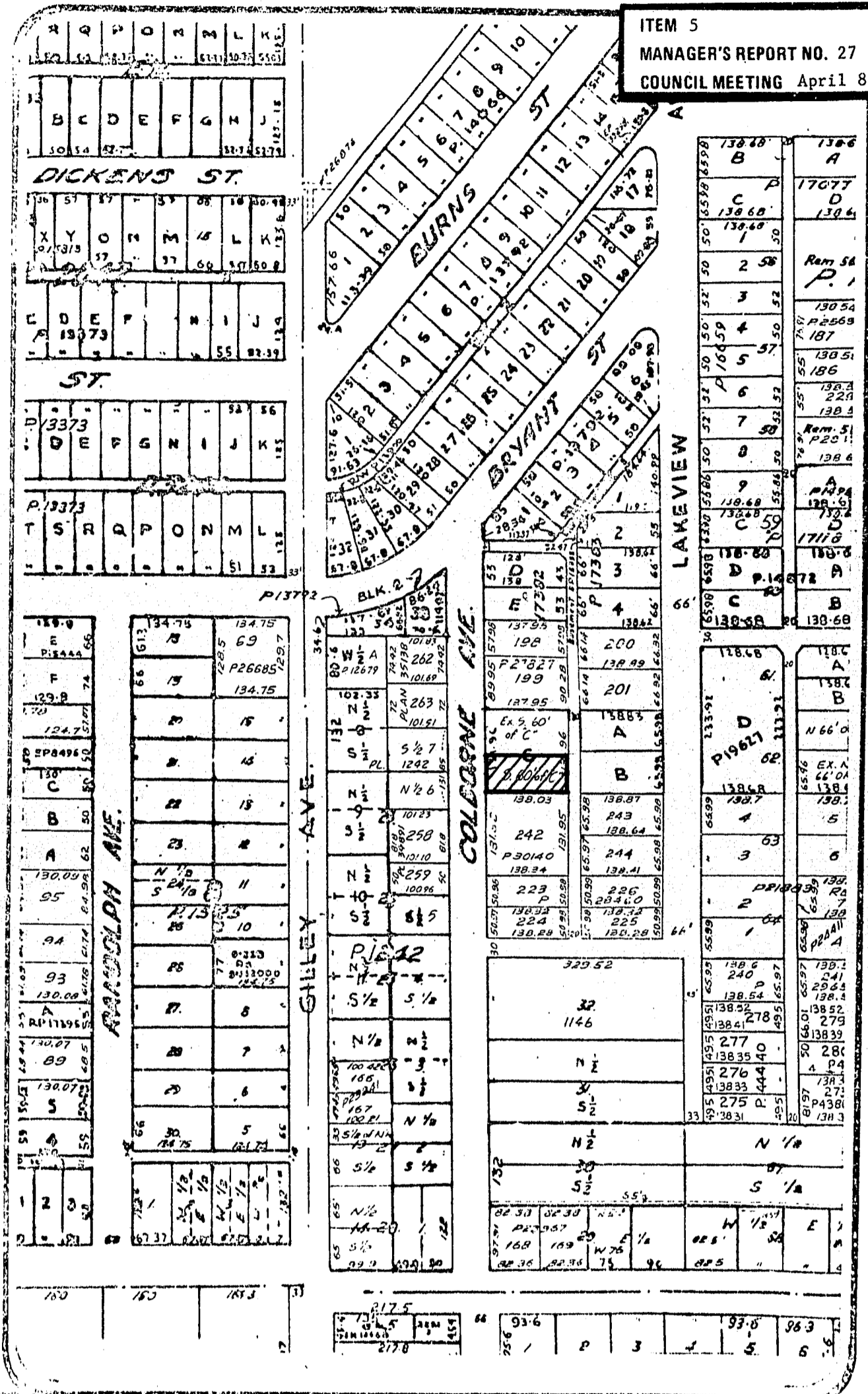
It is recommended that Council not further consider the application for Strata Plan Approval of the subject duplex conversion at this time. It is further recommended that Council direct the applicant to bring the use of the property into conformity with the zoning bylaw.

Respectfully submitted,


A. L. Parr,
DIRECTOR OF PLANNING.


LBB:bp
Attach.

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SCALE 1"=200'
 DRAWN 166
 DATE MARCH 74

STA 10/73



BURNABY PLANNING DEPARTMENT
 SKETCH # 1

