

Re: Application for Strata Title Approval on an Existing Duplex
Lot 3, Block 9, D.L. 35, Plan 14881
3737/39 Brandon Street

Following is a report from the Director of Planning regarding a request for Strata Title Approval on a duplex at 3737/39 Brandon Street.

RECOMMENDATION:

1. THAT the subject Strata Title be approved subject to the fulfillment of Sections 6.1 through 6.7 of the Guidelines for Duplex Condominiums and Conversions.

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TO: MUNICIPAL MANAGER

APRIL 18, 1975.

FROM: DIRECTOR OF PLANNING

1.0 SUBJECT: STRATA TITLE APPLICATION #4/75

1.1 Applicant: Mr. S. Etheridge
3737 Brandon Street,
Burnaby, B. C.

1.2 Legal: Lot 3, Block 9, D.L. 35, Plan 14881

1.3 Address: 3737/39 Brandon Street

The Planning Department is in receipt of an application for Strata Title Approval of an existing and occupied duplex at the subject address. Council approval is required since the building permit for construction was not issued on the basis of Strata Title use.

2.0 GENERAL OBSERVATIONS:


The subject property falls within a single and two family residential district (R5) in an area not proposed for alternative use (see attached sketch).

The subject duplex is approximately 20 years old and occupied. Mr. Stan Etheridge and Mr. Harry Etheridge presently live in 3737 and 3739 Brandon Street respectively and both intend to purchase strata title units upon completion of the subject application.

All requisite Departmental approval has been given and the Planning Department would support the proposed Strata Titling providing that all requisite Guidelines for Duplex Condominiums and Conversions are fully satisfied.

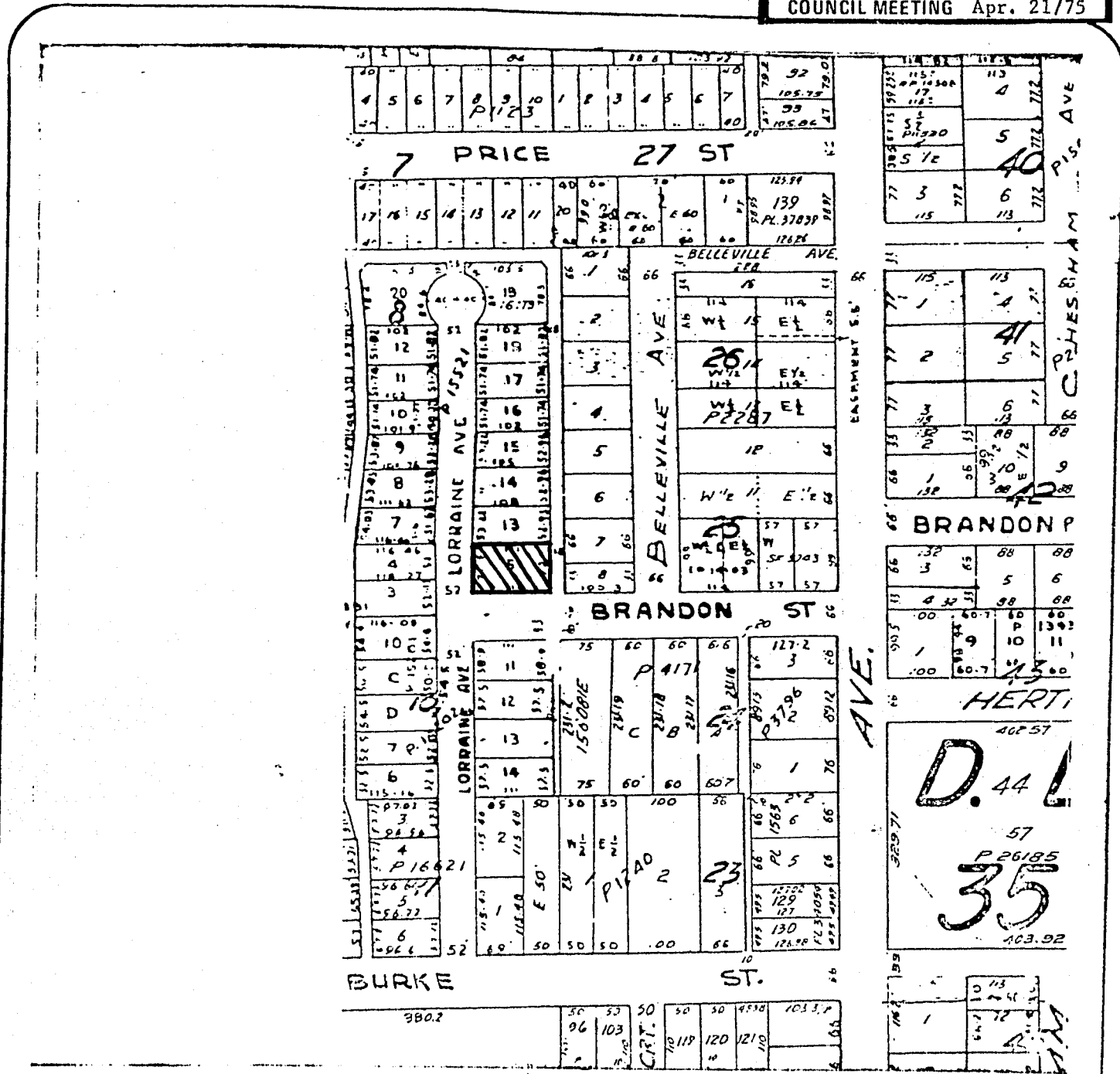
3.0 RECOMMENDATION:

It is recommended that the subject application for Strata Titling be granted approval by Council, subject to the fulfillment of Sections 6.1 through 6.7 of the Guidelines for Duplex Condominiums and Conversions.


A. L. Parr,
DIRECTOR OF PLANNING.

PDS:bp
Attach.

ITEM 9
MANAGER'S REPORT NO. 29
COUNCIL MEETING Apr. 21/75



Date
APRIL 75

Scale
1:200

Drawn By
P.D.S.



Burnaby Planning Department



STA REF# 4/75