Re: APPLICATION FOR STRATA TITLE APPROVAL ON AN EXISTING DUPLEX
LOT 49, D.L. 205, PLAN 24119
222/224 FELL AVENUE

Following is a report from the Director of Planning regarding a request for Strata Title Approval on a duplex at 222/224 Fell Avenue.

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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PLANNING DEPARTMENT
September 13, 1977

TO: MUNICIPAL MANAGER

FROM: DIRECTOR OF PLANNING

1.0   SUBJECT: STA #7/77

1.1   Applicant: Mr. Kulwaran-Singh Parmar
                      224 Fell Avenue
                      Burnaby, B. C.

1.2   Legal: Lot 49, D.L. 205, Plan 24119

1.3   Address: 222/224 Fell Avenue

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).

At the present time, 222 Fell Avenue is occupied by Mr. & Mrs. Kulwaran-Singh Parmar, whereas 224 Fell Avenue is occupied by Ms. Sandra Baker. Mr. Parmar will purchase his unit upon strata title completion whereas Ms. Baker will continue to rent her unit.

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.
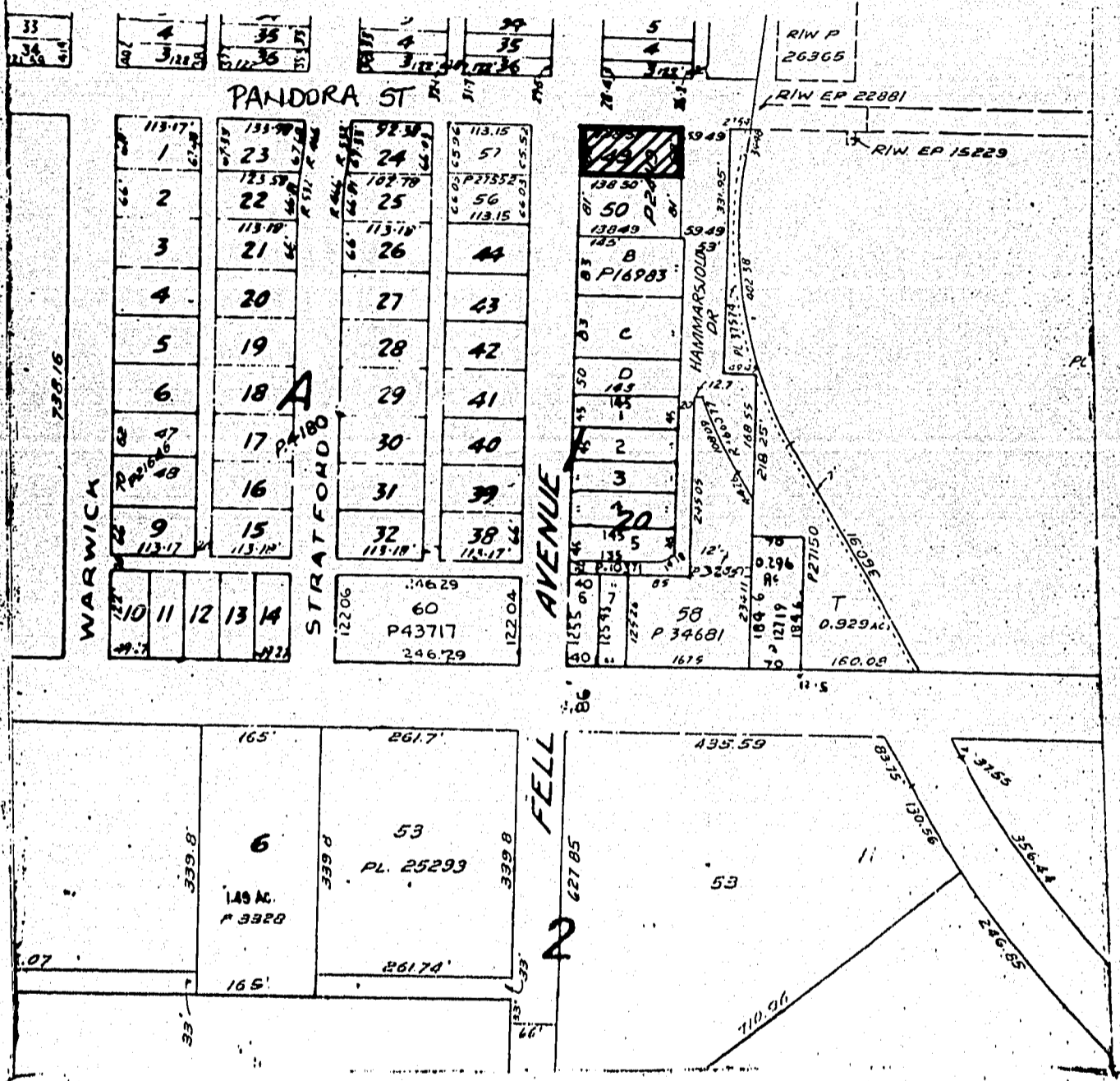
3.0 RECOMMENDATION:

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 <u>Guidelines for Duplex Condominiums and Conversions</u>.

A. L. Parr
DIRECTOR OF PLANNING

PDS:hr

Attach.

PANDORA ST

WARWICK

STRATFORD

FELL AVENUE

HAMMARSJOUR DR

R/W P 26365

R/W EP 22881

R/W. EP 15229

Date	Burnaby Planning Department
SEPT/77	
Scale	STRATA TITLE REFERENCE # 7/77
1" = 200'	
Drawn By	117
PDS	