

ITEM	9
MANAGER'S REPORT NO.	6
COUNCIL MEETING	1978 01 23

Re: APPLICATION FOR STRATA TITLE APPROVAL OF A NEWLY CONSTRUCTED
DUPLEX AT 5251/53 DOMINION STREET - STA #17/77
LOT 40, BLOCK 20, D.L. 74 N $\frac{1}{2}$, PLAN 2603

Following is a report from the Director of Planning regarding a request
for Strata Title Approval on a duplex at 5251/53 Dominion 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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PLANNING DEPARTMENT
1978 JANUARY 16

TO: MUNICIPAL MANAGER
FROM: DIRECTOR OF PLANNING

1.0 SUBJECT: STA. #17/77

APPLICANT: Mr. D. Gomes, 4109 Yuculta Crescent, Vancouver, B. C.

LEGAL: Lot 40, Block 20, D.L. 74N $\frac{1}{2}$, Plan 2603

ADDRESS: 5251/53 Dominion Street

The Planning Department is in receipt of an application for the Strata Title Approval of a newly constructed 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:

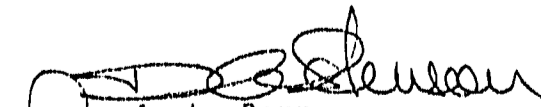
The subject property falls within a single and two family residential district (R5) in an area not proposed for alternative use (see attached sketch).

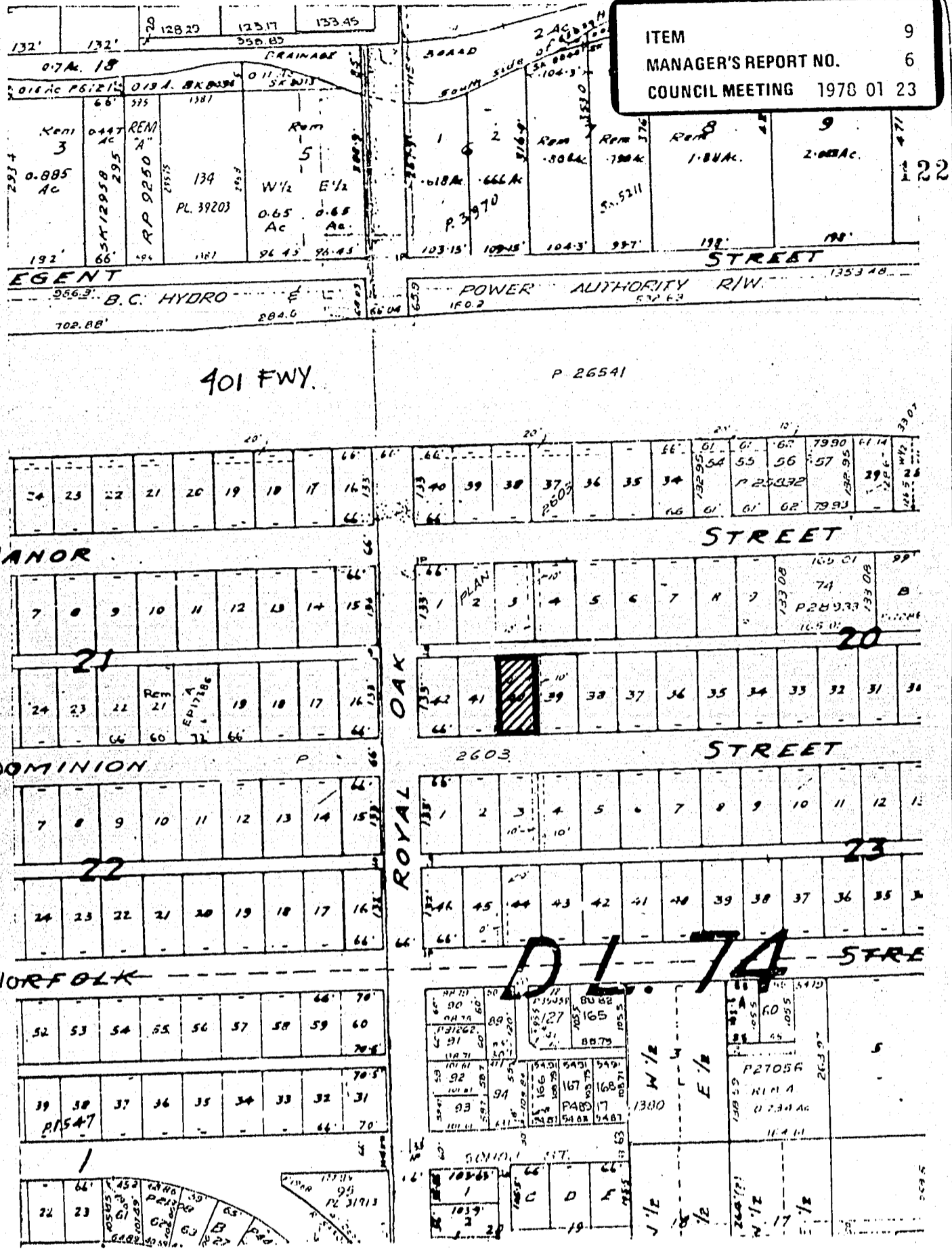
Construction of the subject duplex is substantially complete and an occupancy permit was issued on 1977 November 03. The respective units have never been occupied and are intended to be sold upon Strata Title completion.

All requisite Departmental approval has been given and the Planning Department would support the proposed Strata Titling provided 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



Date
1978/JAN.

Scale
1mm=60m

Drawn By
P.D.S.



Burnaby Planning Department

STA REF # 17/77