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| ITEM | 14 |
| MANAGER'S REPORT NO. | 49 |
| COUNCIL MEETING | 1979 07 16 |

RE: LETTER FROM M. MacKINNON, ARCHITECT
 2nd FLOOR - 1107 HOMER STREET, VANCOUVER, B.C. V6B 2Y2
 STRATA TITLE APPLICATION #5/79
 LOT 2, BLOCK 22, D.L. 159, PLAN 1251
 6225/27 MCKEE STREET

Appearing on the agenda for the 1979 July 16 meeting of Council is a letter from Mr. M. MacKinnon regarding Strata Title application #5/79. Following is a report from the Director of Planning on this matter.

RECOMMENDATIONS:

1. THAT the recommendation of the Director of Planning be adopted; and
2. THAT a copy of this report be sent to Mr. M. MacKinnon, Architect, 2nd Floor - 1107 Homer Street, Vancouver, B.C. V6B 2Y2.

* * * * *

TO: MUNICIPAL MANAGER 1979 JULY 11
 FROM: DIRECTOR OF PLANNING
 SUBJECT: STRATA TITLE APPLICATION #5/79
 LOT 2, BLOCK 22, D.L. 159, PLAN 1251 - 6225/27 MCKEE STREET
 APPLICANT: MR. AND MRS. N. MACKINNON

RECOMMENDATION

1. 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.

REPORT

The Planning Department is in receipt of an application for Strata Title Approval of an existing and partially occupied duplex at the subject location (see attached Sketch #1). Pursuant to the Strata Titles Act, Council approval is required since the building has been occupied.

The property is zoned R4 Residential District which provides for single or two family development, and does not fall within an area proposed for alternative use.

The owner/applicants, Mr. and Mrs. MacKinnon, presently occupy 6225 McKee Street and 6227 McKee Street is presently vacant. It is intended that the vacant unit will be sold upon strata title completion.

The Municipal Engineer has reported that the subject dwelling encroaches the existing 15 foot sanitary sewer easement along the west property line. However, the Engineering Department has advised that they have no objections to approving the Strata Title application due to this encroachment. For Council's information, we are attaching (attachment #2) a copy of the Municipal Engineer's correspondence, both to the Planning Department and Mr. MacKinnon, and related sketch showing the location of the sanitary sewer easement.

.... /2

RE: STRATA TITLE APPLICATION #5/79
6225/27 MCKEE STREET
1979 JULY 11.....PAGE TWO


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All other requisite Departmental approval has been given, with a recommendation by the Fire Prevention Officer that automatic smoke detectors be installed on each floor of each dwelling unit.

In light of the current review of fourplexing strata title duplexes in Burnaby we would advise that in this particular situation, the duplex has been constructed in such a way that fourplexing will not be possible. The basement is below ground, with the main floor at ground level and bedrooms above.

Therefore, as a result of the above comments, the Planning Department would support the proposed Strata Titling provided that all requisite Guidelines for Duplex Condominiums and Conversions are fully satisfied.

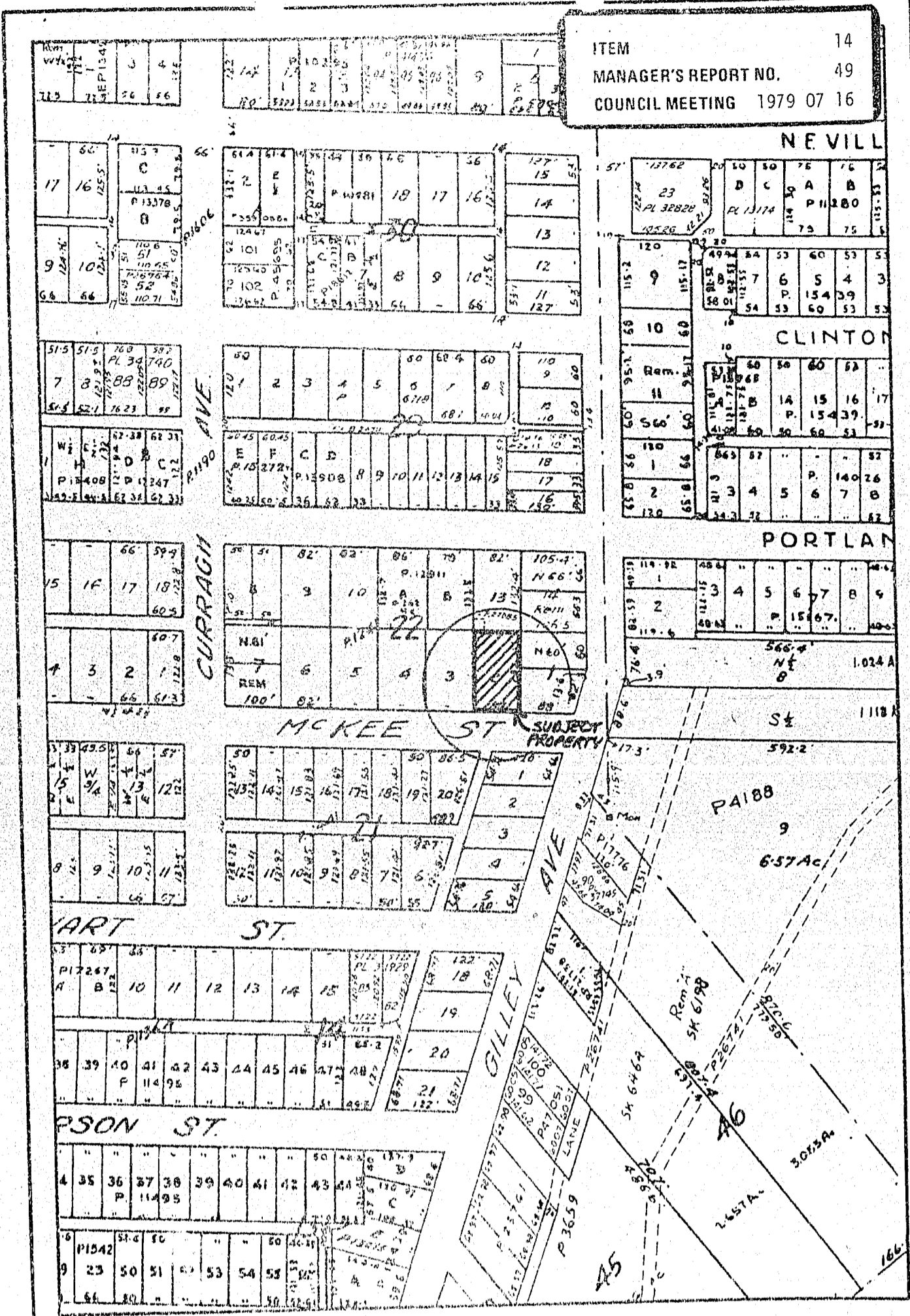

A. L. Parr
DIRECTOR OF PLANNING

CM/ds

attachments

cc Municipal Engineer

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Date
 1979 JULY

Scale
 1" = 200'

Drawn By
 C.M.



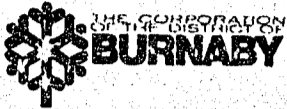
Burnaby Planning Department

STRATA TITLE APPROVAL
 APPLICATION # 5/79



SKETCH # 1

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INTER-OFFICE COMMUNICATION

TO: DIRECTOR OF PLANNING DEPARTMENT: PLANNING
 FROM: MUNICIPAL ENGINEER DEPARTMENT: ENGINEERING
 SUBJECT: STRATA TITLE APPROVAL APPLICATION - STA #5/79
 LOT 2, BLK. 22, D.L. 159, PLAN 1241 -
 6225-27 MCKEE STREET

DATE: 79 07 10

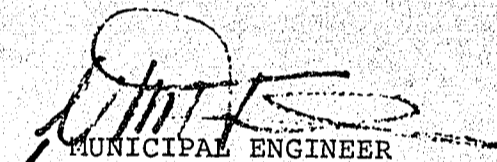
OUR FILE #

YOUR FILE #

Adequate existing water, sanitary sewer, and storm sewer facilities are available to the subject property. No additional servicing is required by this Department.

No changes to the existing driveway entrances are required.

The subject dwelling encroaches the existing 15 foot sanitary sewer easement along the west property line of the lot as shown on the attached sketch. The Engineering Department does not object to approval of the Strata Title Application due to this encroachment, however, we would request that the attached copy of our letter of 78 03 10 be included in your file for the subject application for possible future referral and that this information also be included with your report to Council.


 MUNICIPAL ENGINEER

DS/ch
 Att.

ATTACHMENT #2
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78 03 10

D.G.S.M. Management Ltd.
6237 McKee Street
Burnaby, B.C.
V6B 2Y2

Attention: Mr. M.R. MacKinnon, MRAIC

Dear Sir:

Re: Encroachment of Municipal Easement on
Lot 2, Blk. 22, D.I. 159, Plan 1241
(6237 McKee Street)

The Corporation of Burnaby Engineering Department will, with reluctance, refrain from directing the existing subject encroachment to be removed from the Municipal easement on the subject lot.

The Engineering Department, however, does inform the builder that though we will not direct the removal of the encroachment, the builder and/or future property owners will be held responsible for the cost of repairing any damage to the Municipal utility caused by the encroachment. Also, if there is damage to the existing building by Municipal crews having to gain access to the Municipal utility that damage will not be repaired by Municipal forces or at Municipal costs.

Yours truly,

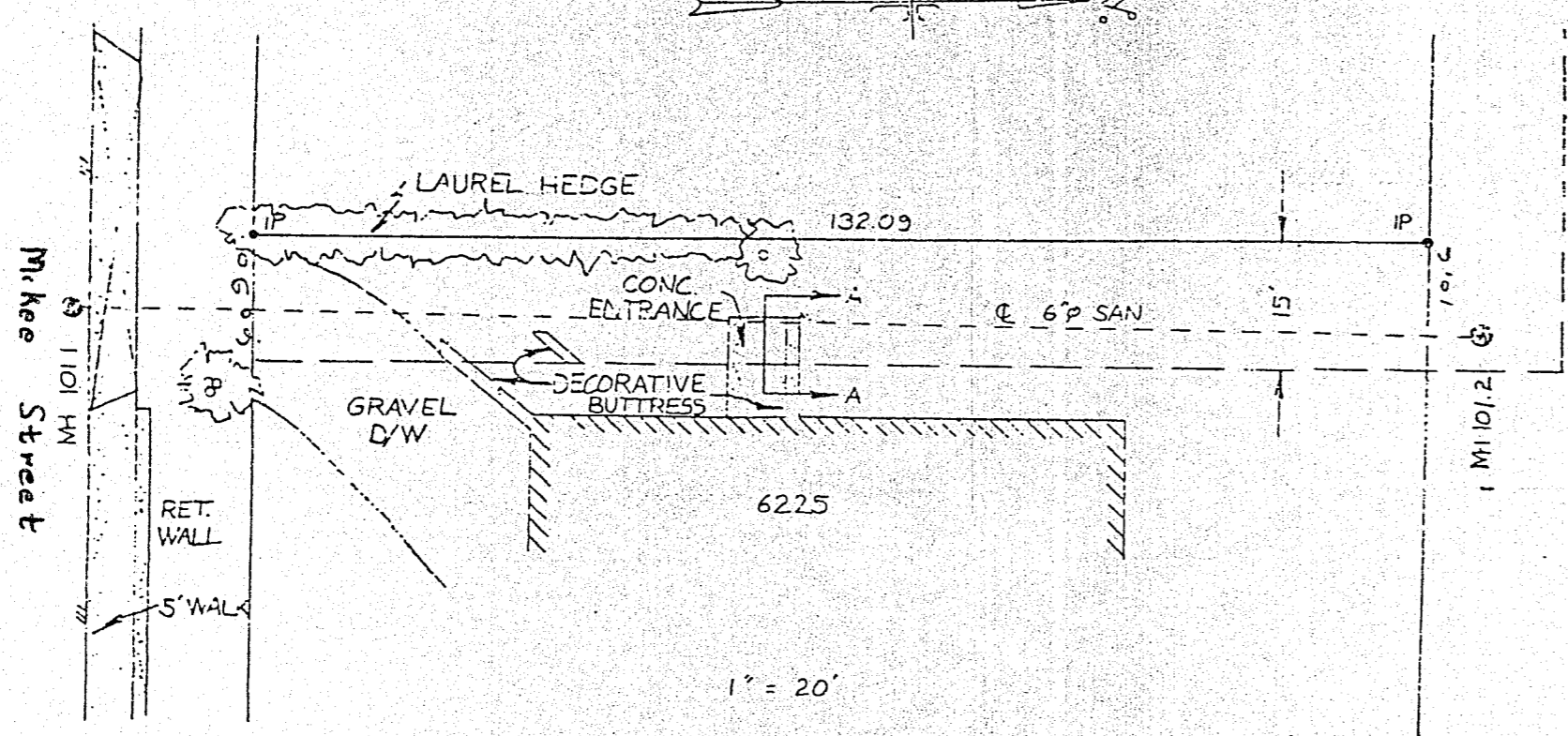
E.E. Olson, P. Eng.
MUNICIPAL ENGINEER

by: V.D. Kennedy, P. Eng.
DEPUTY MUNICIPAL ENGINEER

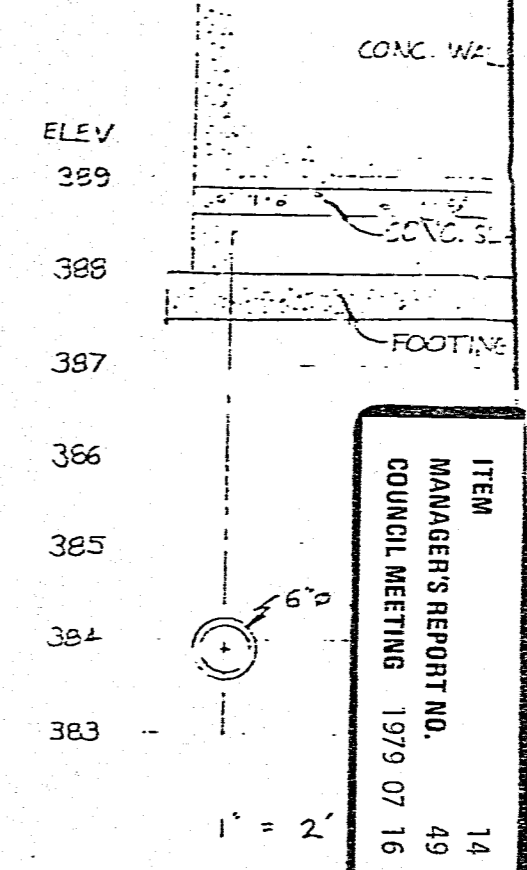
VMT:cc

c.c. () Chief Building Inspector

ATTACHMENT # 2
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SECTION
A-A



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Attachment #2
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SANITARY SEWER
EASEMENT ENCROACHMENT
6225/37 MCKEE STREET

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|--|--------------------|
| CORPORATION OF THE DISTRICT OF BURNHAM | |
| ENGINEERING DEPARTMENT | |
| DESIGN | DIVISION |
| DESIGNED BY | SCALE |
| DRAWN BY R. BUNTING | DATE 78 02 14 |
| CHECKED BY | 103 |
| APPROVED BY | CONG. NO. L. 78-03 |

| NO | DATE | REVISION |
|----|------|----------|
| | | |