

ITEM	8
MANAGER'S REPORT NO.	28
COUNCIL MEETING	1979 04 09

RE: APPLICATION FOR STRATA TITLE APPROVAL ON AN EXISTING DUPLEX
LOT 76, D.L. 206, PLAN 35191
6675-77 CURTIS STREET
APPLICANT: MR. N.S. SIHOTA

Following is a report from the Director of Planning regarding a request for Strata Title Approval on a duplex at 6675-77 Curtis Street.

RECOMMENDATION:

1. THAT the recommendation of the Director of Planning be adopted.

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PLANNING DEPARTMENT
1979 APRIL 02

TO: MUNICIPAL MANAGER
FROM: DIRECTOR OF PLANNING
SUBJECT: STRATA TITLE APPLICATION #2/79
LOT 76, D.L. 206, PLAN 35191
6675-77 CURTIS STREET
APPLICANT: MR. N.S. SIHOTA

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 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 subject property falls within the M4 Special Industrial District zoning category which provides for light industrial activities in addition to single or two-family dwellings.

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The owner-applicant, Mr. N. Sihota, presently occupies 6675 Curtis Street and the occupant of 6677 Curtis Street has been served the appropriate "Notice of Termination" letter as required under the Residential Tenancy Act. The occupant, Mae Sue, has signed a letter agreeing to accept the termination and advising that she wishes to utilize the pre-established tenant relocation provision. It is intended that each of the two units will 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.

Council will recall that on 1977 March 21 the Municipality proposed rezoning from M4 to R5 those properties shown on the attached sketch #2 in order to bring the zoning of those properties into conformity with the adjacent residential land uses and to prevent industrial intensification on the sites of the existing building supply operations at their present locations. At the Public Hearing of 1977 April 19, this matter was adjourned to an unspecified time, and has therefore been held in abeyance since that time.

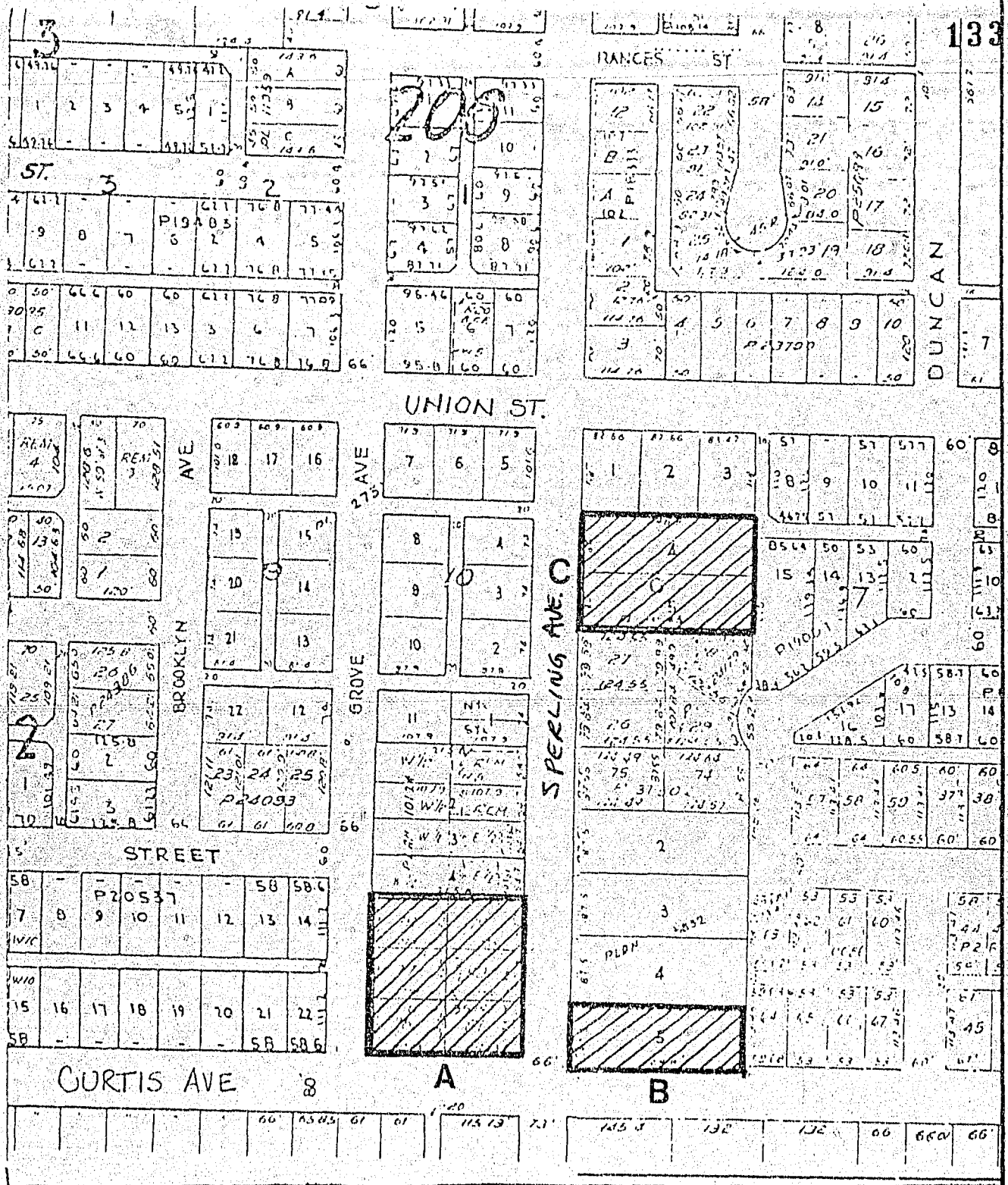
The foregoing is provided for the information of Council. It is advised, however, that the current request to Strata Title 6675-77 Curtis Street would not, in any event, be affected and therefore should be advanced for approval at this time.


A. L. Parr
DIRECTOR OF PLANNING

CM:lf

Attachments

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OUTLINED PROPERTIES PROPOSED FROM M4 TO R5
 UNDER R.2. REF #9/77
 A - 6 DEVELOPED DUPLEX LOTS
 B - CURTIS LUMBER FACILITY
 C - RETAIL BUILDING SUPPLY OPERATION

Date
 1979 APRIL
 Scale
 1" = 200'
 Drawn By
 C. M.



Burnaby Planning Department

R.2. REF. #9/77
 X REF. STA #2/79



SKETCH #2