

ITEM 'SUPPLEMENTARY' 7  
MANAGER'S REPORT NO. 2  
COUNCIL MEETING 85/01/07

RE: PREREQUISITES TO REZONING REFERENCE NO. 67/84  
AND REZONING REFERENCE NO. 68/84  
PUBLIC HEARING FOR 1985 JANUARY 08

MUNICIPAL MANAGER'S RECOMMENDATION:

1. THAT the recommendation of the Director Planning & Building Inspection be adopted.

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TO: MUNICIPAL MANAGER SUPPLEMENTARY  
1985 JANUARY 04

FROM: DIRECTOR PLANNING &  
BUILDING INSPECTION

SUBJECT: PREREQUISITES TO REZONING REFERENCE #67/84  
AND REZONING REFERENCE #68/84  
PUBLIC HEARING FOR 1985 JANUARY 08

RECOMMENDATION:

1. THAT the prerequisite to Rezoning Reference #67/84 and Rezoning Reference #68/84 pertaining to the provision of a covenant stating that the project will not be stratified be deleted in each case and be replaced in both cases with the following prerequisite to these rezonings:

"All applicable Condominium Guidelines as adopted by Council shall be adhered to by the applicant."

REPORT

1.0 BACKGROUND:

On 1984 November 19 Council granted First Reading to Rezoning Reference #67/84 and Rezoning Reference #68/84. These are two separate sites proposed for high-rise towers by Pennyfarthing Development and were to be funded through the Canada Rental Supply Plan (C.R.S.P.). An announcement was made in mid November that the program was not to be continued by the Federal Government.

Based upon the designs and unit sizes submitted each rezoning report included the following prerequisite:

"The provision of a covenant stating that the project shall not be stratified as the unit sizes do not meet the minimum sizes required by Council's Condominium Guidelines."

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2.0 EXISTING SITUATION:

On 1984 November 28 Pennyfার্থing sent a letter indicating that it is their intention to stratify the project for financing purposes.

For this reason it is proposed that the former zoning prerequisite noted above be deleted and replaced with the following:

"All applicable Condominium Guidelines as adopted by Council shall be adhered to by the applicant."

This amendment should be made to both Rezoning Reference #67/84 and Rezoning Reference #68/84.

  
A.L. Parr,  
DIRECTOR PLANNING &  
BUILDING INSPECTION

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cc: Municipal Clerk