

ITEM 17
MANAGER'S REPORT NO. 43
COUNCIL MEETING 91/07/08

SUPPLEMENTARY

TO: MUNICIPAL MANAGER 1991 June 21
FROM: DIRECTOR PLANNING & BUILDING INSPECTION
SUBJECT: **STRATA TITLE APPLICATION #3/91**
3894 Spruce Street

PURPOSE: To obtain Council authority for strata titling of an existing occupied two-family dwelling subject to the conditions outlined in the report.

RECOMMENDATION:

1.0 **THAT** Strata Titling of 3894 Spruce Street be approved subject to complete satisfaction of the Guidelines for Conversion of Existing Occupied Two-Family Dwellings into Strata Title Units.

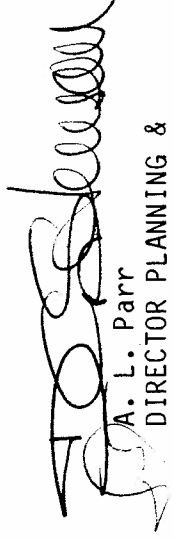
R E P O R T

The Planning and Building Inspection Department is in receipt of an application for Strata Title Approval of an existing and occupied two-family dwelling at the above location. Council approval is required where conversion of previously occupied buildings into strata title is requested, according to the provision of Section 9(1) of the Condominium Act.

The subject property falls within a single or two family residential district (R4), and is not in an area proposed for alternative use (see attached sketch).

At the present time, the two-family dwelling is owned and occupied by Mr. and Mrs. Fred Cullingworth and Mr. and Mrs. Gerald Owen.

All requisite Departmental approvals have been given and staff would therefore support the proposed Strata Titling provided all requisite Guidelines for Conversion of Existing Occupied Two-Family Dwellings into Strata Title Units are fully satisfied.


A. L. Parr
DIRECTOR PLANNING &
BUILDING INSPECTION

AD:hr
Att.

cc: Chief Building Inspection
Director Engineering
Chief Public Health Inspector

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