

Re: PARKING SPACES  
MULTI-FAMILY RESIDENTIAL DEVELOPMENT  
7110 BARNET ROAD  
REZONING REFERENCE #86/85

ACTING MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1988 JUNE 24

FROM: DIRECTOR PLANNING &  
BUILDING INSPECTION

SUBJECT: PARKING SPACES  
MULTI-FAMILY RESIDENTIAL DEVELOPMENT  
7110 BARNET ROAD  
REZONING REFERENCE #86/85

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RECOMMENDATION:

1. THAT this report be received for information.

R E P O R T

1.0 INTRODUCTION:

At the Council meeting of 1988 May 02, a question was raised as to whether parking spaces in the above-noted development (which is located on the northeast corner of Barnet Road and Hastings Street) were being sold for \$6,000 each. Staff have contacted the developer and reviewed the strata plan for the development in this regard.

2.0 PARKING SITUATION:

Parking for the subject development was provided at a ratio of 1.7 spaces per unit, in accordance with the Council-adopted condominium guidelines applicable to townhouse and family-oriented situations. In accordance with the Zoning Bylaw, this parking provision included visitors' parking on the basis of 0.2 space per unit. All parking is provided underground with visitors' parking located outside the security gates to ensure accessibility in accordance with Zoning Bylaw requirements.

The subject development is strata-titled, and the visitors' parking spaces (0.2 space per unit) are designated as Common Property on the strata plan for the benefit of the development as a whole, while the residents' parking spaces (1.5 space per unit) are designated as Limited Common Property for the exclusive use of specified condominium units. As a result, two parking spaces are included with the sale of certain units, while only one space is included with other units. The developer's representatives have informed us that the pricing structure for the development includes a differential of approximately \$6,000 for similar units with two parking spaces rather than one. This represents the developer's approximate construction cost per underground parking space.

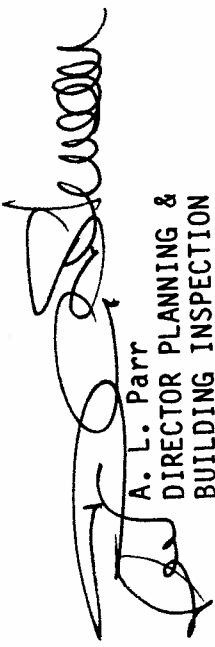
3.0 CONCLUSION:

The above clarifies that parking provision and allocation for the subject development is in accordance with Municipal requirements.

This is for the information of Council.

*RR*

RR:ap

  
A. L. Parr  
DIRECTOR PLANNING &  
BUILDING INSPECTION