

ITEM	4
MANAGER'S REPORT NO.	25
COUNCIL MEETING	90/04/02

RE: STRATA TITLE APPLICATION NO. 4/89
 LOT 110, DL 90, PLAN 30034
 7962/7964 GOODLAD STREET

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1990 MARCH 20
 FROM: DIRECTOR PLANNING & BUILDING INSPECTION
 SUBJECT: STRATA TITLE APPLICATION #4/89
 LOT 110, D.L. 90, PLAN 30034
 7962/7964 GOODLAD STREET

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

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RECOMMENDATION:

- 1) THAT Strata Titling of 7962/7964 Goodlad Street be approved subject to:
 - a) Complete satisfaction of the guidelines for conversion of existing occupied two-family dwellings into Strata Title units.
 - b) Completion of the electrical item as required by the Chief Building Inspector.

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 provisions of Section 9 (1) of the Condominium Act.

The subject property falls within a single or two-family residential district (R5), 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 Alnashir and Nina Alibhai. They intend to sell the one half of the duplex which is currently vacant.

Comments from all requisite Departments have been received. The Chief Building Inspector has reported that the following should be corrected prior to strata title approval:

"Remove trespass of feeder cable serving 7962 Goodlad Street electrical panel".

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It is therefore recommended that strata title approval be given subject to completion of the "Guidelines" and that item as required by the Chief Building Inspector, noted above.

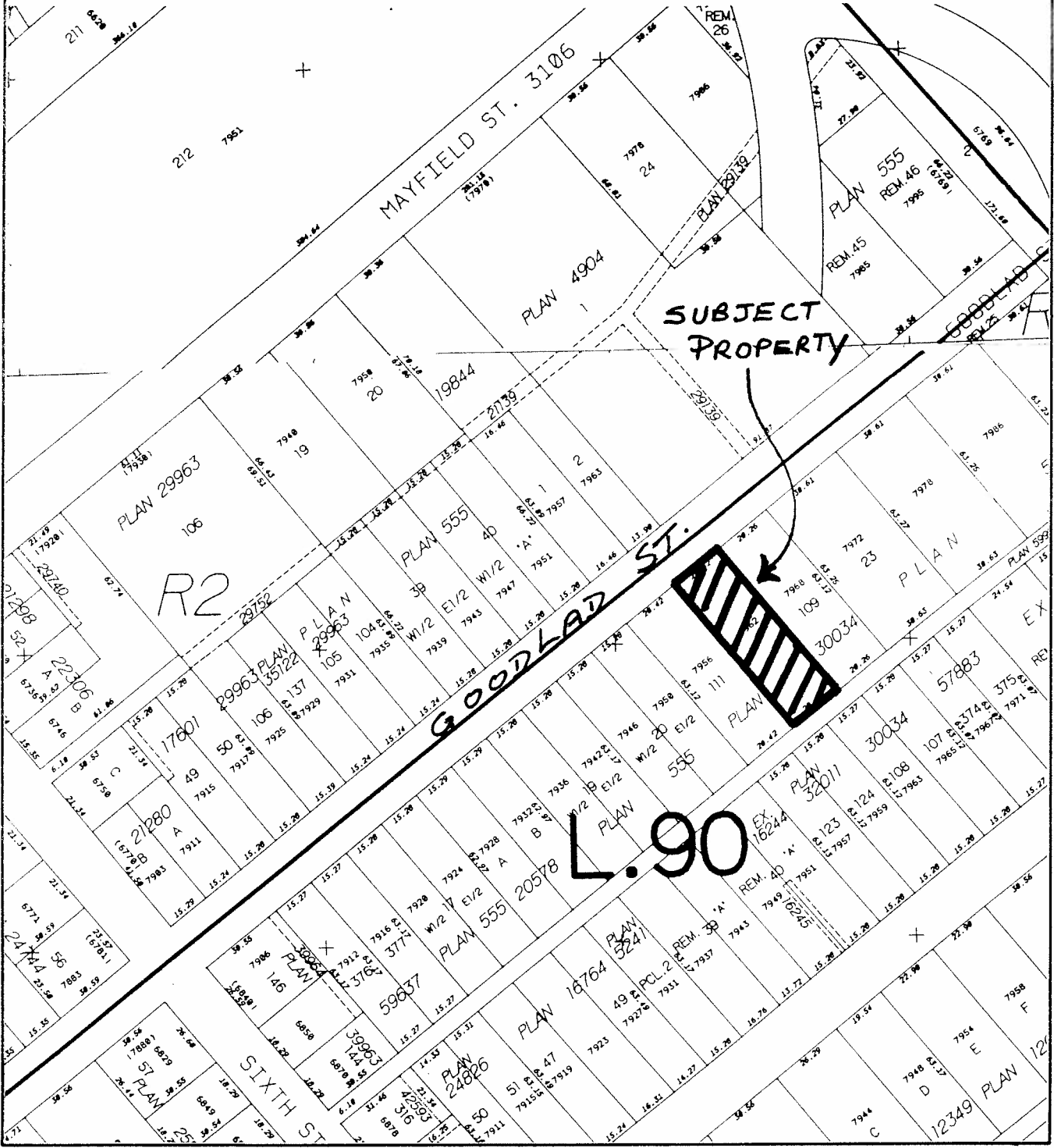
A. L. Parr 111
A. L. Parr
DIRECTOR PLANNING &
BUILDING INSPECTION

AD:ap

Attach.

cc: Chief Building Inspector
Director Engineering
Chief Public Health Inspector

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Date:
1990 MAR.

Scale:
1:2000.

Drawn By:
AD.



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7962/64 GOODLAD ST.



