
CITY OF KELOWNA

MEMORANDUM

Date: August 17, 2005
File No.: 0550-06

To: City Manager

From: Planning and Corporate Services Department (RS)

Subject: Proposed Amendments to Council Policy #148: Strata Conversion of Existing Occupied Buildings

1.0 **RECOMMENDATION**

THAT Council Policy No. 148 - Strata Conversion of Existing Occupied Buildings/Strata Property Act be amended to change the measure of density referred to in the policy from "number of units" to "floor area ratio", as indicated in Table "A" of the report of the Planning & Corporate Services Department dated August 17, 2005.

2.0 **SUMMARY**

The Planning and Corporate Services Department is seeking to make a minor change to Council Policy No.148 (Subject: Strata Conversion of Existing Occupied Buildings Strata Property Act) in order to bring into conformance with the terminology of Zoning Bylaw No.8000.

Staff are proposing to change the measure of density referred to in the policy from "number of units" to "floor area ratio". The proposed change is shown in table below labeled "Table A".

TABLE "A"

Existing Policy Wording	Proposed Policy Wording
<p>2. Applications for strata conversion of previously occupied buildings shall not be considered when:</p> <p>a) The lot is incorrectly zoned.</p> <p>b) The lot is zoned RU6, but the lot area as required by the Zoning Bylaw is not sufficient for two dwelling housing use.</p> <p>c) The lot is zoned RM3, RM5 or RM6, but the existing building has a greater number of units than that permitted by the Zoning Bylaw under the section Density.</p>	<p>2. Applications for strata conversion of previously occupied buildings shall not be considered when:</p> <p>a) The lot is incorrectly zoned.</p> <p>b) The lot is zoned RU6, but the lot area as required by the Zoning Bylaw is not sufficient for two dwelling housing use.</p> <p>c) <u>The lot is zoned RM3, RM5 or RM6, but the existing building has a greater floor area ratio than that permitted by the Zoning Bylaw under the Development Regulations Section.</u></p>

 Ron Dickinson
 Inspection Services Manager



R.L. (Ron) Mattiussi, ACP, MCIP
 Director of Planning & Corporate Services

RM/AB/rs
Attach.