
CITY OF KELOWNA
MEMORANDUM

Date: September 26, 2006
File No.:
To: City Manager
From: Inspection Services Manager
Subject: ST06-18 Application for Stratification of Multiple Housing Dwelling (5 Units)
at 2124 Pandosy St on Lot 3, District Lot 14, Plan 4551 except Plan KAP76786

RECOMMENDATION

THAT the application to stratify the 5 unit multiple housing dwelling at 2124 Pandosy Street be approved in the name of Oak Lodge Centre (Wayne Ross) subject to the basement area being returned to storage areas.

BACKGROUND

1. The City's Building Inspector has inspected the structure and found it suitable for stratification. The applicant has met the requirements of Council Policy 148.
2. Attached hereto are the location plan, plot plan and a copy of a signed declaration from the owner.
3. The property is located in the City of Kelowna RU1 zone but has been developed under Heritage Revitalization Agreement HRA03-003. In addition to the Heritage Revitalization Agreement, Council authorized relief from the municipal portion of the property tax over a ten year period to a maximum of \$60,000.00. This benefit would not accrue to any new owners who may purchase a strata unit should this application be approved.
4. The development of the basement for uses other than storage would require Council authorization of a modification to the HRA. Mr. Ross is discussing this opportunity with staff at this time.

Respectfully Submitted,

Ron Dickinson
Inspection Services Manager

