
CITY OF KELOWNA
MEMORANDUM

Date: October 25, 2006
To: City Manager
From: Inspection Services Manager
Subject: ST06-01 Application for Stratification of 3 Unit Row Housing
at 210, 212 and 214 Scarboro Rd on Lot 13, Plan 17497, Section 23 Twp 26

RECOMMENDATION

THAT the application to stratify the 3 unit row housing at 210, 212 and 214 Scarboro Road be approved in the name of Bradley Ranger with no conditions.

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. The following items were addressed during the stratification process:
 - Hardwired, interconnected smoke alarms were installed on both levels in both units,
 - A copy of the Electrical Contractor Authorization deeming that all work has been completed in accordance with the provisions of the Electrical Safety Regulations and the electrical system in the building is safe and functioning properly was received.
 - Roofing condition will continue to provide acceptable service,
 - Furnaces inspected by a qualified gas fitter who determined that the appliances were functioning properly and the approximate life span of the appliances and flue pipe system is over ten years,
 - Exterior stairs at rear entry door had guards/handrails replaced,
 - Fire separation in attic space was repaired,
 - Vacuum breakers were installed on all hot water tanks,
 - Confirmation from Rutland Waterworks that water service meets their requirements,
 - Parking to be provided on-site for six vehicles.

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3. Attached hereto are the location plan, plot plan and a copy of a signed declaration from the owner.
4. The property is located in the City of Kelowna RM3 zone.

Ron Dickinson
Inspection Services Manager