
CITY OF KELOWNA

MEMORANDUM

Date: January 2, 2007
File No.:

To: City Manager

From: Inspection Services Manager

Subject: ST06-19 Application for Stratification of Four Unit Row Housing
424 – 430 Hein Road on Lot 6, Plan 18203, Sec 27, Twp 26

RECOMMENDATION

THAT the application to stratify the four unit housing at 424 – 430 Hein Road be approved in the name of Mike Banner and Laurel Robinson 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 & Declaration of Compliance deeming that all work has been completed in accordance with the provisions of the Electrical Safety Regulations has been submitted
 - A Water Certificate from Black Mountain Irrigation has been submitted
 - A roofing report confirming the condition and age of roof has been submitted
 - The sundeck was repaired for unit 424 and the sundecks replaced for units 426, 428, 430
 - Handrails in compliance with B.C. Building Code were installed on stairs in all units
 - Baseboard heaters were replaced in all units
 - Repainting and reflooring as required was completed in all units
 - Upgrades and repairs were completed to the washrooms on both levels
 - A vacuum breaker was installed on the hot water tank
 - Kitchen faucets and sinks were replaced

3. Attached hereto are the location plan and plot plans. The units are currently vacant.
4. The property is located in the City of Kelowna RM3 zone.

Ron Dickinson
Inspection Services Manager