
CITY OF KELOWNA

MEMORANDUM

Date: April 25, 2007
File No.: ST06-15
To: City Manager
From: Ron Dickinson, Manager – Inspection Services
Subject: Stratification of 4 Unit Dwelling at 663 – 669 Patterson Avenue
on Lot 17 Plan 3249, District Lot 14

RECOMMENDATION:

THAT the application to stratify the four unit housing at 663 – 669 Patterson Avenue be approved in the name of Jeremy Shelton 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:
 - A copy of the Electrical Contractor's 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 has been submitted.
 - A roofing report confirming condition and age of roof has been submitted.
 - A building permit must be applied for with respect to lower suites.
 - Fire stop caulking was added around the exhaust fan penetration of ceiling.
 - Activate self closures at garage doors were installed.
 - Water isolation valves were corrected.
 - Upgrades to the existing water service were completed as specified by the City of Kelowna.
 - Furnaces were inspected by a qualified gas fitter to determine that the appliances are functioning properly and the approximate life span of appliance and flue pipe system.
3. Attached hereto are the location and plot plans. The units are currently vacant.
4. The property is located in the City of Kelowna RM1 zone.

EXISTING POLICY: Policy No. 148.

Considerations that were not applicable to this report:

INTERNAL CIRCULATION TO:

LEGAL/STATUTORY AUTHORITY:

LEGAL/STATUTORY PROCEDURAL REQUIREMENTS:

FINANCIAL/BUDGETARY CONSIDERATIONS:

PERSONNEL IMPLICATIONS:

TECHNICAL REQUIREMENTS:

EXTERNAL AGENCY/PUBLIC COMMENTS:

ALTERNATE RECOMMENDATION:

Submitted by:

Ron Dickinson, Manager – Inspection Services

Approved for Inclusion:

