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CITY OF KELOWNA

MEMORANDUM

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**Date:** September 4, 2008  
**File No.:** ST08-10  
**To:** City Manager  
**From:** Ron Dickinson, Manager – Inspection Services  
**Subject:** Stratification of 1777 Water St., Kelowna, B.C.  
on Lot A, Plan KAP87204, ODYD

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**RECOMMENDATION:**

THAT the application to stratify the 30 units at the noted property be approved in the name of Transport Services International Corporation Inc. provided the following conditions are completed to the satisfaction of the Manager of Inspection Services:

- The work authorized in Building Permit Number 35464 must be completed as required in the City of Kelowna Building Bylaw.
- One 3 bedroom apartment and one 1 bedroom apartment be registered as affordable ownership dwellings through the City's ownership housing agreement.
- A minimum of 18 bicycle parking spaces be provided.
- The unused water service currently to the lot is to be disconnected by the City at the main at the owners expense.
- The owner is to provide a 6.0 meter radius property corner rounding at the road intersection.

**BACKGROUND:**

**Tenant Notification**

The property has been vacant since February 2008 when major renovations were started that when completed will see a complete interior and exterior renovation of the building.

**Building Condition**

An architectural report and code analysis was submitted by Water Street Architecture Inc. Upgrades to the interior and exterior of the building will be completed which will eliminate any major maintenance costs for several years and extend the overall life expectancy of the building. The owners have engaged the Architect as well as a structural and mechanical engineer to design and supervise the upgrades to ensure the building substantially complies with the B. C. Building Code and meets the current requirements of the Zoning Bylaw.

**Ownership Provisions**

This building when complete will be offered for sale through two types of sales agreements. A one bedroom unit and a three bedroom unit will be registered as affordable ownership dwellings which will make them financially accessible to persons currently in rental housing units. The remaining renovated and stratified units will be sold at market prices which in the past have been some of the lowest cost opportunities for home ownership in the City.



## Conclusion

The combination of units selling both as registered affordable ownership dwellings and renovated strata units that are traditionally at the lower end of the home ownership cost spectrum will mitigate the affect on the vacancy rate for rental accommodation in Kelowna by offering opportunities for rental tenants to purchase homes.

## Attachments

1. Attached hereto are the location plan (subject property map) and a copy of the survey certificate. The property is located in the City of Kelowna RM5 zone.

**EXISTING POLICY:** Policy No. 148 – Strata Conversion of Existing Occupied Building / Strata Property Act.

**INTERNAL CIRCULATION TO:** Works & Utilities, Community Development & Real Estate, Tax Department, Fire Department, Bylaw Division and Utilities Department.

**LEGAL/STATUTORY AUTHORITY:** Municipal Council is the approving authority under Section 242 of the Strata Property Act.

**Considerations that were not applicable to this report:**

LEGAL/STATUTORY PROCEDURAL REQUIREMENTS:

FINANCIAL/BUDGETARY CONSIDERATIONS:

PERSONNEL IMPLICATIONS:

TECHNICAL REQUIREMENTS:

EXTERNAL AGENCY/PUBLIC COMMENTS:

ALTERNATE RECOMMENDATION:

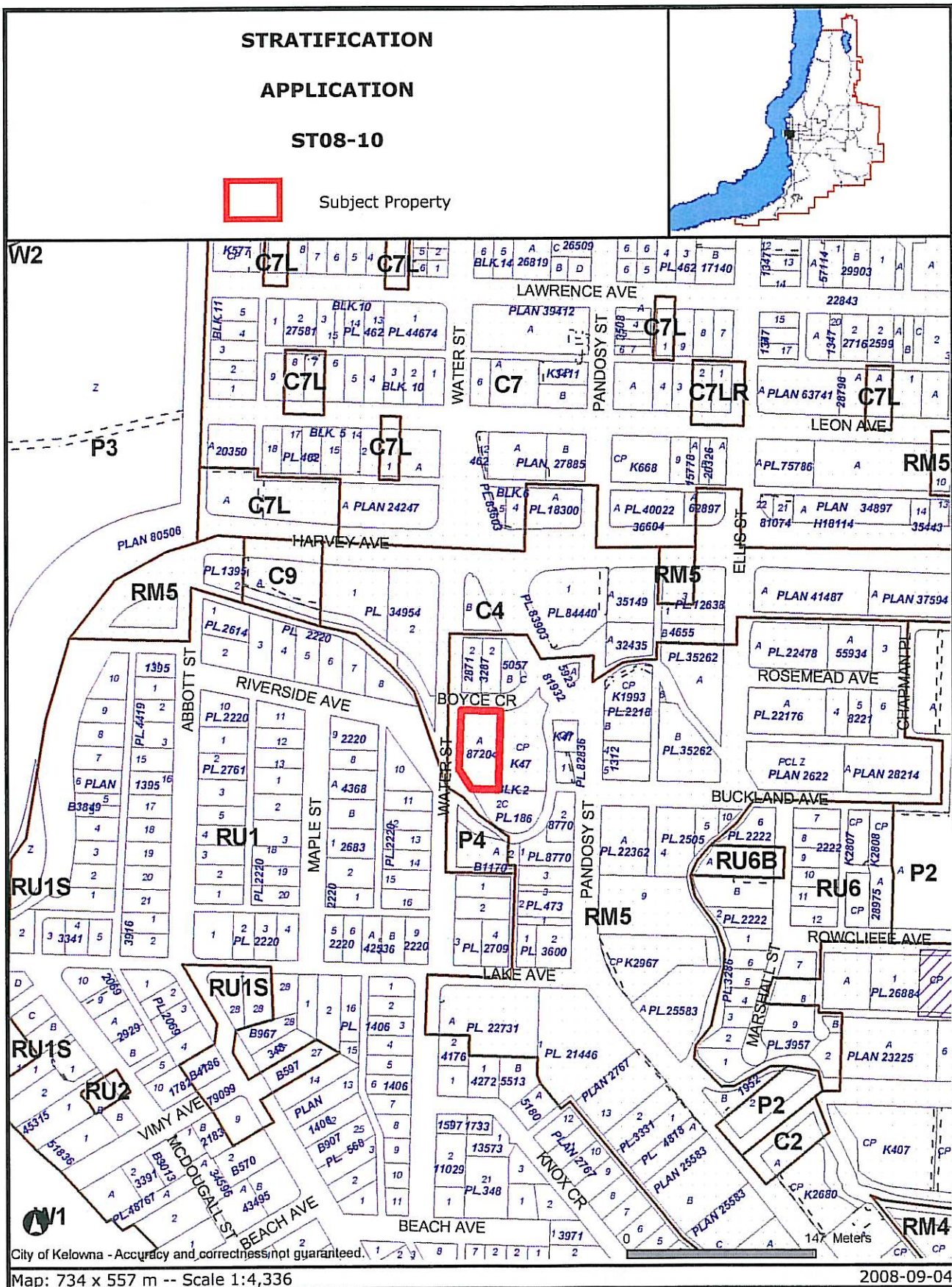
Submitted by:



Ron Dickinson, Manager – Inspection Services

Approved for Inclusion:





Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only.  
The City of Kelowna does not guarantee its accuracy. All information should be verified.



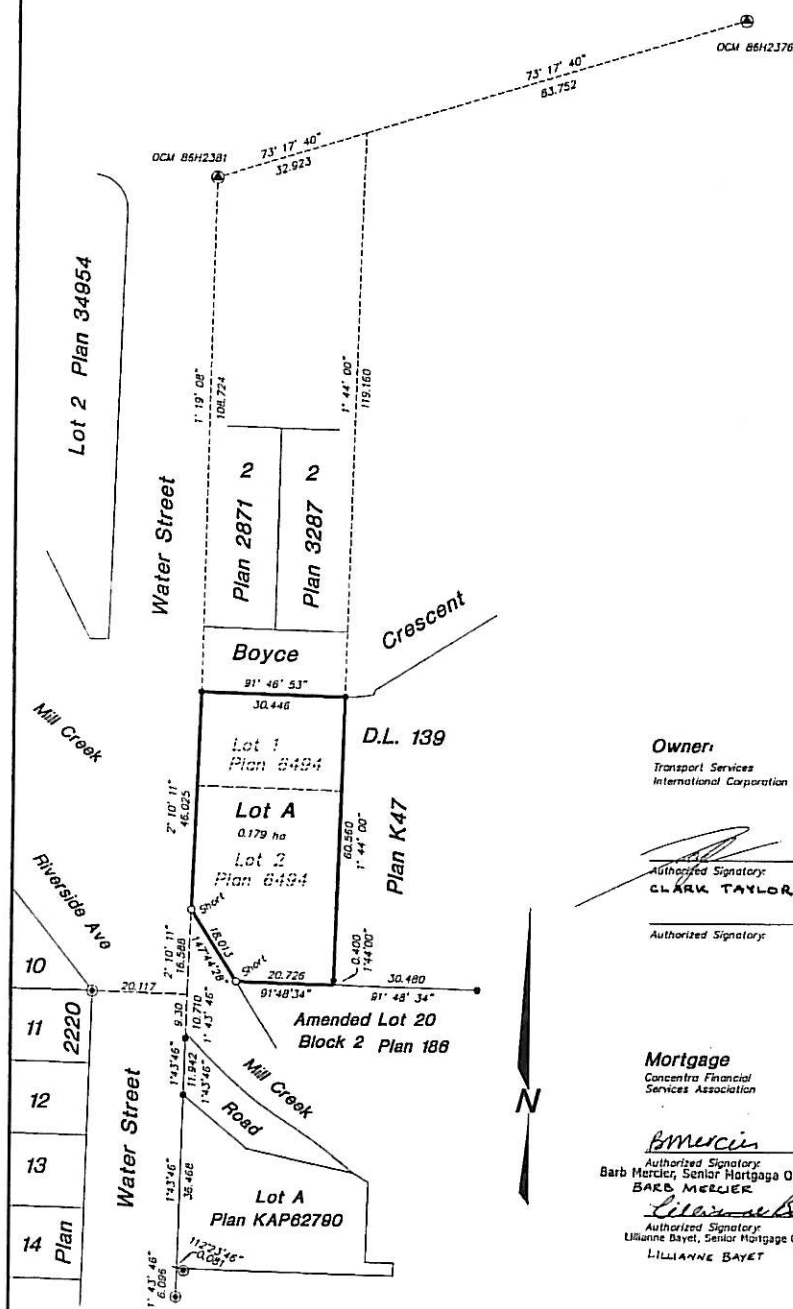
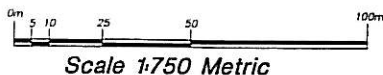
# REFERENCE PLAN OF LOTS 1 & 2, D.L. 139, ODYD, PLAN 6494.

Pursuant To Section 100(1)(b) Of The Land Title Act.  
B.C.G.S. 82E083

PLAN KAP 87204

Deposited in the Land Title Office at Kamloops, B.C.  
this 1 day of August 2008  
C.D. Johnston per Em  
REGISTRAR

ref: LB226858



**Owner:**  
Transport Services  
International Corporation

**Authorized Signatory:**  
CLARK TAYLOR

**Authorized Signatory:**

**Mortgage**  
Concentra Financial  
Services Association

**Authorized Signatory:**  
Barb Mercer, Senior Mortgage Officer  
BARB MERCER

**Authorized Signatory:**  
Lillian Bayet, Senior Mortgage Officer  
LILLIAN BAYET

**Witness - Signature**  
E. Baue Coram

**Witness - NAME (Print)**  
E. Baue Coram

**Address**  
300-255-17 Ave SW  
Calgary, Alta

**Occupation**  
Lawyer

**Witness - Signature**  
Allison Baschuk

**Witness - NAME (Print)**  
Allison Baschuk

**Address**  
333 3rd Ave N  
Saskatoon SK S7K 0Z7  
**Occupation**  
Mortgage Administrator

## LEGEND:

- ① Control Monument
- ② Non Standard Round Iron Bar
- Standard Iron Post Found
- Standard Iron Post Set

Distances shown are in metres and decimals thereof.

Integrated Survey Area No. 4 - City of Kelowna  
NAD83(CSRS)

Grid Bearings are derived from observations between  
geodetic control monuments 85H2381 & 86H2376

This plan shows horizontal ground-level distances  
except where otherwise noted. To compute grid  
distances, multiply ground-level distances by combined  
factor 0.9999431

This Plan Lies Within The Regional District  
of Central Okanagan.

I, Linden E. Fritsch, a British Columbia Land Surveyor  
of the City of Kelowna, in British Columbia, certify  
that I was present at and personally supervised  
the survey represented by this plan, and that the  
survey and plan are correct. The field survey was  
completed on the 29th day of October, 2007.  
The plan was completed and checked, and the  
checklist filed under #72704, on the 2nd  
day of November, 2007.

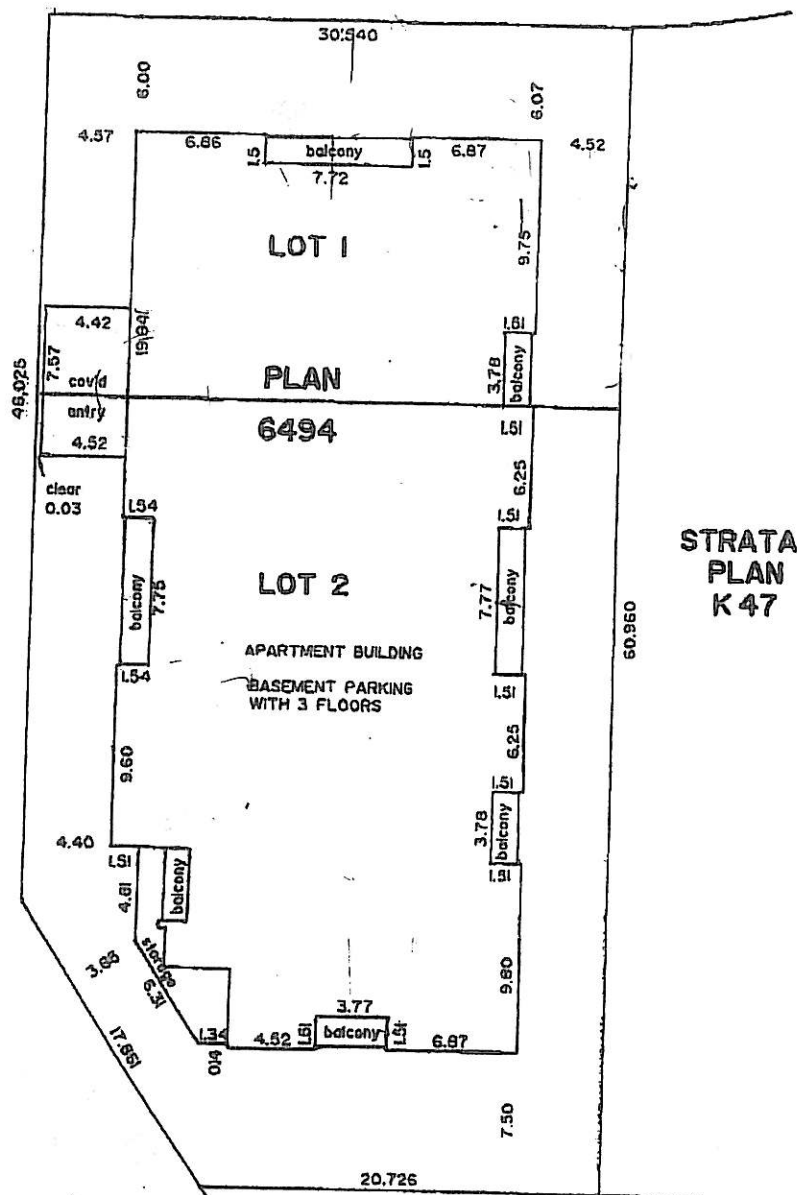
**BRITISH COLUMBIA LAND SURVEYOR**

**Fritsch Land Surveying Inc.**  
British Columbia & Canada Lands Surveyors  
#202 - 536 Len Avenue  
Kelowna B.C. V1Y 6T6  
(250) 762-0122

ORIGINAL

1777 WATER STREET

WATER STREET



STRATA  
PLAN  
K 47

20.

I HEREBY CERTIFY THAT THE ABOVE SKETCH  
SHOWS THE REGISTERED DIMENSIONS OF THE  
ABOVE DESCRIBED PROPERTY AND THE RELATIVE  
LOCATION OF THE BUILDINGS THEREON.

SEPTEMBER 19

1997

*D. Ferguson*  
B.C.L.S.

THIS DOCUMENT IS NOT VALID UNLESS  
ORIGINALLY SIGNED AND SEALED

B.C. AND CANADA LAND SURVEYORS  
216-1626 RICHTER STREET, KELOWNA, B.C.  
TELEPHONE: (250) 763-3115  
FAX: (250) 763-0321

SCALE: 1 : 300 METRES

FILE: 13451

CLIENT: FILE 2346

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