

Report to Council



Date: July 4, 2012
File: ST12-0004
To: City Manager
From: Development Services
Subject: Stratification of 1737 Pandosy Street, Kelowna, BC on Lot A Plan 32435

Report Prepared by: Ryan Smith, Subdivision Approving Officer

Recommendation:

THAT Council approve the application to stratify the four (4) residential units within the building located at 1737 Pandosy Street, Kelowna, BC;

Purpose:

To allow the stratification of four (4) residential units within one building located at 1737 Pandosy Street, Kelowna, BC.

Background:

The applicant converted this building from a commercial to a residential use and is planning on renting the units upon completion. The applicant is planning on applying for a Development Permit to place a second residential building on the property. This stratification application does not account for that future building. Upon completion of the future building, the applicant will have to apply for stratification and will be subject to a separate process.

The owner/applicant is the sole occupant of subject building and tenant notification is not required.

The City's Building and Permitting Branch has completed an inspection of the existing buildings and created a work plan in consultation with the Subdivision Approving Officer to bring the buildings to substantial compliance with today's building code (requirement of Council Policy 148/Strata Act). Once the applicant completes the work plan to the satisfaction of the chief building inspector, the building will be suitable for stratification subject to Council's endorsement.

Existing Policy: Council Policy No.148 - Strata Conversion of Existing Occupied Building

Legal/Statutory Authority: Strata Property Act

Internal Circulation: Development Engineering Branch, Real Estate and Building Services, Fire Department, Bylaw Services, Financial Services (Property Taxes), Building and Permitting Branch

Considerations not applicable to this report:

Legal/statutory Procedural Requirements:

Financial/Budgetary Considerations:

Personnel Implications:

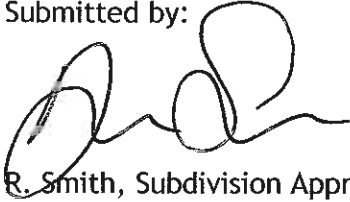
Technical Requirements:

External Agency/Public Comments:

Communications Considerations:

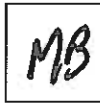
Alternate Recommendation:

Submitted by:



R. Smith, Subdivision Approving Officer

Approved for inclusion:

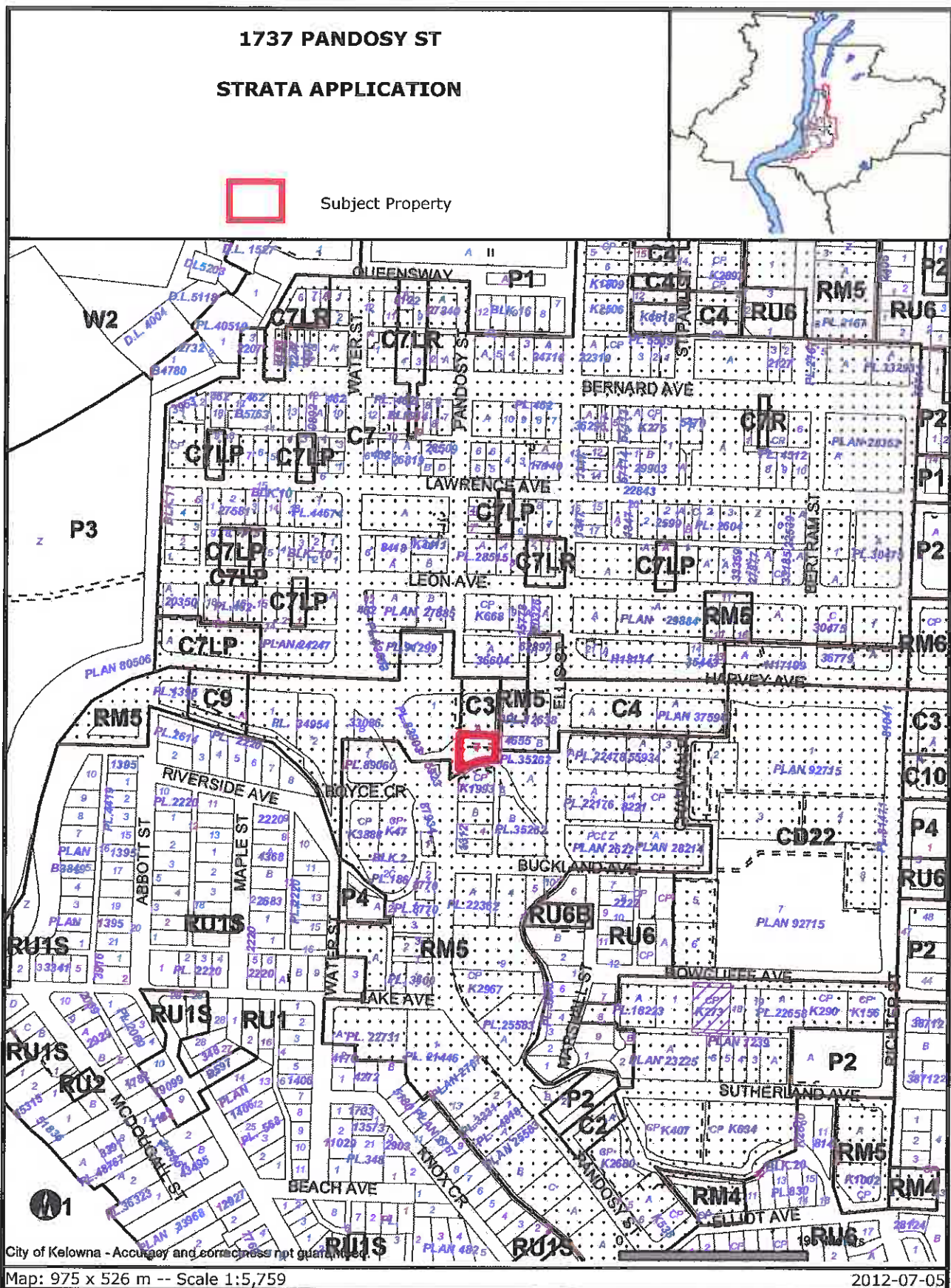


M. Bayat, Director of Development Services

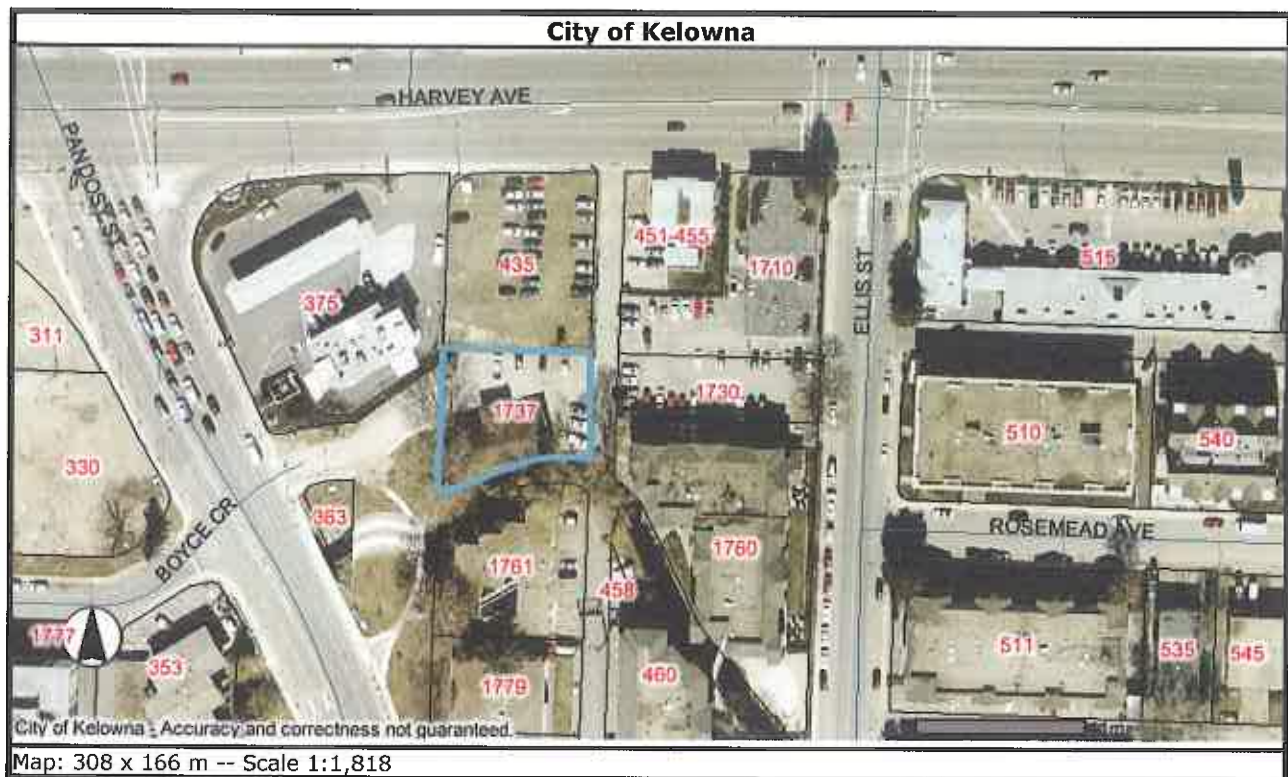
Attached:

Subject property map

Air photo



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.



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