

Passed By Council on:03/11/2013

Purpose

To define the City's position on providing standard municipal garbage/recyclable collection and street maintenance/snow clearing services on substandard private streets owned by condominium corporations.

Policy Statement

Council will consider a request from a condominium corporation to provide standard municipal garbage/recyclable collection and street maintenance/snow clearing services on or at substandard private streets owned by the condominium corporation only where all of the following conditions are met:

1. Council originally approved the design of the substandard private streets and/or permitted the construction of the same;
2. Substandard private streets must contain only separate single family residences with on-site off street parking available for each individual single family residence (substandard private streets or areas on which any other type of residential or other development or parking arrangement may exist will not be considered); and
3. A condominium corporation is prepared to transfer clear unencumbered title and ownership of substandard private streets (including any additional lands for street reservations as may be required by the City) and such underground or other existing private service infrastructure as may be required by the City at no cost, it being understood that all private property and infrastructure, on transfer, will become public property to which the rights of the condominium corporation and its membership will not exceed those of the general public.

In the event that a condominium corporation meets the conditions set forth herein and Council agrees to accept ownership of the property and infrastructure as contemplated in paragraph 3 and agrees to provide the standard municipal services as referenced herein, the said standard municipal services shall not be provided prior to the transfer of the said property and infrastructure being completed.

Application

Responsibilities

Department of Public Works and Parks.

Definition

References/Appendix

Monitoring and Contravention

Approvals

Regular Meeting of Council - March 11, 2013.

Review Period

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