
MEMORANDUM

To: FILE
From: Caitlin Cameron
Subject: Application ID: 2014-066
Date: 7/3/2014

Comments Submitted by: Jennifer Thompson/Legal on 7/3/2014

Hi Caitlin -

As we discussed yesterday, very briefly, I'm not sure what the City's preference is with respect to the lease term on these agreements. I have looked at a couple and they tend to be around 25 or 30 years with options to renew. This seems to fit within that general window. The term on these is 30 years with rights of renewal, so I think they're likely long enough.

The requirement that parking be provided should be included in the condo docs, yes. As written, these agreements do not contemplate assigned parking spaces so I don't think we necessarily need to require that. It will be important, however, to specify in the condo docs and on the plans that unit owners are entitled to parking. And, yes. I will want to review the condo docs.

Let me know if you have any further questions or would like to talk about this at all.