

City of Kelowna

Regular Council Meeting

AGENDA



Monday, August 26, 2019
1:30 pm
Council Chamber
City Hall, 1435 Water Street

Pages

1. Call to Order

I would like to acknowledge that we are gathered today on the traditional, ancestral, unceded territory of the syilx/Okanagan people.

This meeting is open to the public and all representations to Council form part of the public record. A live audio and video feed is being broadcast and recorded by CastaNet and a delayed broadcast is shown on Shaw Cable.

2. Confirmation of Minutes

13 - 21

Regular PM Meeting - August 12, 2019

3. Development Application Reports & Related Bylaws

3.1 Leader Rd, 3019, A19-0003 - Trine and Ryan Markewich

22 - 36

To consider a Staff recommendation to NOT support an application to the ALC for a Non-Farm Use Permit to allow a commercial landscaping business to operate on the subject property for up to a maximum of five (5) years.

3.2 Bolotzky Ct, Chepesuik Ct and Milex Ct, LUCT19-0008 - Various Owners

37 - 41

To consider an application for early termination of Land Use Contract LUC76-1077 and revert the parcels to the underlying RU6 – Two Dwelling Housing zone as identified in 'Schedule A'.

3.2.1 Bolotzky Ct, Chepesuik Ct and Milex Ct, LUCT19-0008 (BL11860) - Various Owners

42 - 43

Requires a majority vote of all members of Council (5).

To give Bylaw No. 11860 first reading in order to early terminate LUC76-1077 from multiple properties as per Schedule A.

3.3	Ufton Ct 1640, 1660, 1665, and 1685, LUCT19-0030 - Multiple Owners	44 - 61
	To consider an application for early termination of Land Use Contract LUC73-116 and revert the parcels back to the underlying RM5 – Medium Density Multiple Housing zone as identified in 'Schedule A'.	
3.3.1	Ufton Ct 1640, 1660, 1665, and 1685, LUCT19-0030 (BL11861) - Multiple Owners	62 - 76
	Requires a majority vote of all members of Council (5).	
	To give Bylaw No. 11861 first reading in order to early terminate LUC73-116 from multiple properties as per Schedule A.	
3.4	Noble Ct 1565 (Units 101-213), LUCT19-0009 - Multiple Owners	77 - 83
	To consider an application for early termination of Land Use Contract LUC77-1009 and revert the parcels to the underlying RM5 – Medium Density Multiple Housing zone as identified in 'Schedule A'.	
3.4.1	Noble Ct 1565 (Units 101-213), LUCT19-0009, (BL11864) - Multiple Owners	84 - 87
	Requires a majority vote of all members of Council (5).	
	To give Bylaw No. 11864 first reading in order to early terminate LUC77-1009 from multiple properties as per Schedule A.	
3.5	Rowcliffe Ave 555 (Units 101-408), LUCT19-0012 - Multiple Owners	88 - 94
	To consider an application for early termination of Land Use Contract LUC77-1077 and revert the parcels to the underlying RM5 – Medium Density Multiple Housing zone as identified in 'Schedule A'.	
3.5.1	Rowcliffe Ave 555 (Units 101-408), LUCT19-0012 (BL11865) - Multiple Owners	95 - 98
	Requires a majority vote of all members of Council (5).	
	To give Bylaw No. 11865 first reading in order to early terminate LUC77-1077 from multiple properties as per Schedule A.	
3.6	Lester Rd 500 (Units 1-18), LUCT19-0011 - Multiple Owners	99 - 104
	To consider an application for early termination of Land Use Contract LUC77-1016 and revert the parcels to the underlying RM3 – Low Density Multiple Housing zone as identified in 'Schedule A'.	
3.6.1	Lester Rd 500 (Units 1-18), LUCT19-0011 (BL11874) - Multiple Owners	105 - 107
	Requires a majority vote of all members of Council (5).	
	To give Bylaw No. 11874 first reading in order to early terminate LUC77-1016 from multiple properties as per Schedule A.	

3.7	Jaud Rd and Mathews Rd, LUCT19-0004 - Multiple Owners	108 - 112
	To consider an application for early termination of Land Use Contract LUC76-1105 and revert the parcels to the underlying RR1 – Rural Residential 1 and RR3 – Rural Residential 3 zones as identified in 'Schedule A'.	
3.7.1	Jaud Rd and Mathews Rd, LUCT19-0004 (BL11891) - Multiple Owners	113 - 114
	Requires a majority vote of all members of Council (5). To give Bylaw No. 11891 first reading in order to early terminate LUC76-1105 from multiple properties as per Schedule A.	
3.8	Houghton Rd 720, LUCT19-0025 - The Father de Lestre Housing Society	115 - 118
	To consider an application for early termination of Land Use Contract LUC73-14 and revert the subject property back to the underlying RM3 – Low Density Multiple Housing zone.	
3.8.1	Houghton Rd 720, LUCT19-0025 (BL11904) - The Father de Lestre Housing Society	119 - 120
	Requires a majority vote of all members of Council (5). To give Bylaw No. 11904 first reading in order to early terminate LUC73-14 from the subject property.	
3.9	Pacific Ct 1950-1960 and 1955, LUCT19-0013 - Multiple Owners	121 - 125
	To consider an application for early termination of Land Use Contract LUC76-1094 and revert the parcels to the underlying RM5 – Medium Density Multiple Housing zone as identified in 'Schedule A'.	
3.9.1	Pacific Ct 1950-1960 and 1955, LUCT19-0013 (BL11905) - Multiple Owners	126 - 127
	To give Bylaw No. 11905 first reading in order to early terminate LUC76-1094 from multiple properties as per Schedule A.	
3.10	Burtch Rd 1920, LUCT19-0026 - Kelowna Japanese Canadian Community Senior Citizens Society	128 - 131
	To consider an application for early termination of Land Use Contract LUC77-1050 and revert the subject property to the underlying RM3 – Low Density Multiple Housing zone.	
3.10.1	Burtch Rd 1920, LUCT19-0026 (BL11908) - Kelowna Japanese Canadian Community Senior Citizens Society	132 - 133
	Requires a majority vote of all members of Council (5). To give Bylaw No. 11908 first reading in order to early terminate LUC77-1050 from the subject property.	

3.11	Franklyn Rd, All Star Ct, Leathead Rd and Houghton Rd, LUCT19-0031 and Z19-0097 - Multiple Owners	134 - 211
	To consider an application for the early termination of Land Use Contract LUC72-7a and rezone the parcels to the RM5 – Medium Density Multiple Housing zone as identified in 'Schedule A and B'.	
3.11.1	Franklyn Rd, All Star Ct, Leathead Rd and Houghton Rd, LUCT19-0031 (BL11858) - Multiple Owners	212 - 249
	To give Bylaw No. 11860 first reading in order to early terminate LUC72-7a from multiple properties as per Schedule A.	
3.11.2	Franklyn Rd, All Star Ct, Leathead Rd and Houghton Rd, Z19-0097 (BL11859) - Multiple Owners	250 - 287
	To give Bylaw No. 11859 first reading in order to rezone the subject properties as per Schedule B.	
3.12	Bartholomew Ct and Crawford Rd, LUCT19-0001 and Z19-0074 - Multiple Owners	288 - 293
	To consider an application for the early termination of Land Use Contract LUC76-1035 and rezone the parcels to the RU1 – Large Lot Housing and RR2 – Rural Residential 2 zones as identified in 'Schedule A, B and C'.	
3.12.1	Bartholomew Ct and Crawford Rd LUCT19-0001 (BL11872) - Multiple Owners	294 - 295
	To give Bylaw No. 11872 first reading in order to early terminate LUC76-1035 from multiple properties as per Schedule A.	
3.12.2	Bartholomew Ct and Crawford Rd, Z19-0074 (BL11873) - Multiple Owners	296 - 297
	To give Bylaw No. 11873 first reading in order to rezone the subject properties as per Schedule B.	
3.13	Sutcliffe Ct and Hartman Rd, LUCT19-0006 and Z19-0077 - Multiple Owners	298 - 305
	To consider an application for the early termination of Land Use Contract LUC76-1043 and rezone the parcels to the RU1 – Large Lot Housing and P3 – Park & Open Space zones as identified in 'Schedule A, B and C'.	
3.13.1	Sutcliffe Ct and Hartman Rd, LUCT19-0006 (BL11875) - Multiple Owners	306 - 307
	To give Bylaw No. 11875 first reading in order to early terminate LUC76-1043 from multiple properties as per Schedule A.	

3.13.2	Sutcliffe Ct and Hartman Rd, Z19-0077 (BL11876) - Multiple Owners	308 - 310
	To give Bylaw No. 11876 first reading in order to rezone the subject properties as per Schedule B.	
3.14	Hwy 33 E 290, LUCT19-0010 and Z19-0079 - Multiple Owners	311 - 320
	To consider an application for the early termination of Land Use Contract LUC76-20 and rezone the parcels to the RM3 – Low Density Multiple Housing zone as identified in 'Schedule A and B'.	
3.14.1	Highway 33 East 290 (Units 101-215), LUCT19-0010 (BL11877) - Multiple Owners	321 - 324
	To give Bylaw No. 11877 first reading in order to early terminate LUC76-20 from multiple properties as per Schedule A.	
3.14.2	Highway 33 East 290 (Units 101-215), Z19-0079 (BL11878) - Multiple Owners	325 - 328
	To give Bylaw No. 11878 first reading in order to rezone the subject properties as per Schedule B.	
3.15	Inkar Rd 1481, LUCT19-0014 and Z19-0082 - Multiple Owners	329 - 336
	To consider an application for the early termination of Land Use Contract LUC77-1008 and rezone the parcel to the RM3 – Low Density Multiple Housing zone as identified in 'Schedule A and B'.	
3.15.1	Inkar Rd 1481 (Units 1-21), LUCT19-0014 (BL11879) - Multiple Owners	337 - 339
	To give Bylaw No. 11879 first reading in order to early terminate LUC77-1008 from multiple properties as per Schedule A.	
3.15.2	Inkar Rd 1481 (Units 1-21), Z19-0082 (BL11880) - Multiple Owners	340 - 342
	To give Bylaw No. 11880 first reading in order to rezone the subject properties as per Schedule B.	
3.16	Scenic Rd 2161, LUCT19-0015 and Z19-0083 - Multiple Owners	343 - 348
	To consider an application for the early termination of Land Use Contract LUC78-1009 and revert the parcels to the new underlying RM3 – Low Density Multiple Housing zone as identified in 'Schedule A and B'.	
3.16.1	Scenic Rd, LUCT19-0015, (BL11881) - Multiple Owners	349 - 350
	To give Bylaw No. 11881 first reading in order to early terminate LUC78-1009 from multiple properties as per Schedule A.	

3.16.2	Scenic Rd, Z19-0083, (BL11882) - Multiple Owners	351 - 352
	To give Bylaw No. 11882 first reading in order to rezone the subject properties as per Schedule B.	
3.17	Toovey Rd 1265, LUCT19-0007 and Z19-0093 - Roger Hamm	353 - 357
	To consider an application for the early termination of Land Use Contract LUC78-1033 and rezone the subject property to the RU1 – Large Lot Housing zone.	
3.17.1	Toovey Rd 1265, LUCT19-0007 (BL11885) - Roger Hamm	358 - 359
	To give Bylaw No. 11885 first reading in order to early terminate LUC78-1033 from the subject property.	
3.17.2	Toovey Rd 1265, Z19-0093 (BL11909) - Roger Hamm	360 - 361
	To give Bylaw No. 11909 first reading in order to rezone the subject property from the RR3 - Rural Residential 3 zone to the RU1 - Large Lot Housing zone.	
3.18	Belgo Rd 1502, 1512, 1522 LUCT19-0003 and Z19-0076 - Multiple Owners	362 - 368
	To consider an application for the early termination of Land Use Contract LUC76-1067 and rezone the parcels to RR2 – Rural Residential 2 and RR3 – Rural Residential 3 zones as identified in 'Schedule A, B and C'.	
3.18.1	Belgo Rd, 1502, 1512 and 1522, LUCT19-0003 (BL11886) - Multiple Owners	369 - 370
	To give Bylaw No. 11886 first reading in order to early terminate LUC76-1067 from multiple properties as per Schedule A.	
3.18.2	Belgo Rd, 1502, 1512 and 1522, Z19-0076 (BL11910) - Multiple Owners	371 - 372
	To give Bylaw No. 11910 first reading in order to rezone the subject properties as per Schedule B.	
3.19	Bedford Rd, LUCT19-0002 and Z19-0075 - Multiple Owners	373 - 379
	To consider an application for the early termination of Land Use Contract LUC76-1110 and rezone the parcels from the A1 - Agricultural 1 zone to the RR1– Rural Residential 1 and RR3 – Rural Residential 3 zones as identified in 'Schedule A, B and C'.	
3.19.1	Bedford Rd and Bedford Lane, LUCT19-0002 (BL11887) - Multiple Owners	380 - 381
	To give Bylaw No. 11887 first reading in order to early terminate LUC76-1110 from multiple properties as per Schedule A.	

3.19.2	Bedford Rd and Bedford Lane, Z19-0075 (BL11888) - Multiple Owners	382 - 383
	To give Bylaw No. 11888 first reading in order to rezone the subject properties as per Schedule B.	
3.20	Wallace Hill Rd and Spiers Rd, LUCT19-0005 and Z19-0080 - Multiple Owners	384 - 389
	To consider an application for the early termination of Land Use Contract LUC76-1059 and rezone the parcels to the RR3 – Rural Residential 3 zone as identified in 'Schedule A and B'.	
3.20.1	Wallace Hill Rd and Spiers Rd, LUCT19-0005 (BL11889) - Multiple Owners	390 - 391
	Requires a majority vote of all members of Council (5). To give Bylaw No. 11889 first reading in order to early terminate LUC76-1059 from multiple properties as per Schedule A.	
3.20.2	Wallace Hill Rd and Spiers Rd, Z19-0005 (BL11890) - Multiple Owners	392 - 393
	To give Bylaw No. 11890 first reading in order to rezone the subject properties as per Schedule B.	
3.21	Sutherland Ave 1421, LUCT19-0017 and Z19-0085 - Salco Management Ltd	394 - 397
	To consider an application for the early termination of Land Use Contract LUC78-1005 and rezone the subject property to the RM5 – Medium Density Multiple Housing zone.	
3.21.1	Sutherland Ave 1421, LUCT19-0017 (BL11892) - Salco Management Ltd	398 - 399
	Requires a majority vote of all members of Council (5). To give Bylaw No. 11892 first reading in order to early terminate LUC78-1005 from the subject property.	
3.21.2	Sutherland Ave 1421, Z19-0085 (BL11893) - Salco Management Ltd	400 - 401
	To give Bylaw No. 11893 first reading in order to rezone the subject property from the RM6 - High Rise apartment Housing zone to the RM5 - Medium Density Multiple Housing zone.	
3.22	Sutherland Ave 1247 LUCT19-0018 and Z19-0086 - JABS Construction Ltd	402 - 405
	To consider an application for the early termination of Land Use Contract LUC77-1086 and rezone the subject property to the RM5 – Medium Density Multiple Housing zone.	

3.22.1	Sutherland Ave 1247, LUCT19-0018 (BL11894) - JABS Construction Ltd	406 - 407
	<p>Requires a majority vote of all members of Council (5). To give Bylaw No. 11894 first reading in order to early terminate LUC77-1086 from the subject property.</p>	
3.22.2	Sutherland Ave 1247, Z19-0086 (BL11895) - JABS Construction Ltd	408 - 409
	<p>To give Bylaw No. 11895 first reading in order to rezone the subject property from the RM3 - Low Density Multiple Housing zone to the RM5 - Medium Density Multiple Housing zone.</p>	
3.23	Lawrence Ave 1110 LUCT19-0021 and Z19-0089 - 1110 Lawrence Holdings Ltd	410 - 413
	<p>To consider an application for the early termination of Land Use Contract LUC K73-65 and rezone the subject property to the C4 – Urban Center Commercial zone.</p>	
3.23.1	Lawrence Ave 1110, LUCT19-0021 (BL11898) - 1110 Lawrence Holdings Ltd	414 - 415
	<p>To give Bylaw No. 11898 first reading in order to early terminate LUCK73-65 from the subject property.</p>	
3.23.2	Lawrence Ave 1110, Z19-0089 (BL11899) - 1110 Lawrence Holdings Ltd	416 - 417
	<p>To give Bylaw No. 11899 first reading in order to rezone the subject property from the RM3 - Low Density Multiple Housing zone to the C4 - Urban Centre Commercial zone.</p>	
3.24	Sutherland Ave 1431,1441 LUCT19-0022 and Z19-0090 - Multiple Owners	418 - 423
	<p>To consider an application for the early termination of Land Use Contract LUC75-26 and revert the parcels to the new underlying RM5 – Medium Density Multiple Housing zones as identified in 'Schedule A and B'.</p>	
3.24.1	Sutherland Ave 1431 & 1441, LUCT19-0022, (BL11900) - Multiple Owners	424 - 425
	<p>Requires a majority vote of all members of Council (5). To give Bylaw No. 11900 first reading in order to early terminate LUC75-26 from the subject properties.</p>	
3.24.2	Sutherland Ave 1431 & 1441 Z19-0090, (BL11901) - Multiple Owners	426 - 427
	<p>To give Bylaw No. 11901 first reading in order to rezone the subject property from the RU6 - Two Dwelling Housing zone to the RM5 - Medium Density Multiple Housing zone.</p>	

3.25	Wilson Ave 894 LUCT19-0023 and Z19-0091 - H. Zamonsky Insurance Ltd	428 - 431
	To consider an application for the early termination of Land Use Contract LUC77-1043 and rezone the subject property to the new underlying RM3 – Low Density Multiple Housing zone.	
3.25.1	Wilson Ave 894, LUCT19-0023 (BL11902) - H. Zamonsky Insurance Ltd	432 - 433
	Requires a majority vote of all members of Council (5).	
	To give Bylaw No. 11902 first reading in order to early terminate LUC77-1043 from the subject properties.	
3.25.2	Wilson Ave 894, Z19-0091 (BL11903) - H. Zamonsky Insurance Ltd	434 - 435
	To give Bylaw No. 11903 first reading in order to rezone the subject property from the RU7 - Infill Housing zone to the RM3 - Low Density Multiple Housing zone.	
3.26	Richter St 2949-2951 LUCT19-0024 and Z19-0092 - Wally Knopf	436 - 439
	To consider an application for the early termination of Land Use Contract LUC77-1036 and rezone the subject property to the new underlying RM1 – Four Dwelling Housing zone.	
3.26.1	Richter St 2949-2951, LUCT19-0024 (BL11906) - Wally Knopf	440 - 441
	Requires a majority vote of all members of Council (5).	
	To give Bylaw No. 11906 first reading in order to early terminate LUC77-1036 from the subject property.	
3.26.2	Richter St 2949-2951, Z19-0092 (BL11907) - Wally Knopf	442 - 443
	To give Bylaw No. 11907 first reading in order to rezone the subject property from the RU6 - Two Dwelling Housing zone to the RM1 - Four Dwelling Housing zone.	
3.27	Hollywood Rd 520-528 LUCT19-0019 and Z19-0087 - Keycam Holdings Ltd., Inc. No.BC0914240	444 - 447
	To consider an application for the early termination of Land Use Contract LUC78-1001 and rezone the subject property to the RM3 – Low Density Multiple Housing zone.	
3.27.1	Hollywood Rd S. 520-528, LUCT19-0019 (BL11896) - Keycam Holdings Ltd., Inc. No.BC0914240	448 - 449
	Requires a majority vote of all members of Council (5).	
	To give Bylaw No. 11896 first reading in order to early terminate LUC78-1001 from the subject property.	

3.27.2	Hollywood Rd S. 520-528, Z19-0087 (BL11897) - Keycam Holdings Ltd., Inc. No.BC0914240	450 - 451
	To give Bylaw No. 11897 first reading in order to rezone the subject property from the C1 - Local Commercial zone to the RM3 - Low Density Multiple Housing zone.	
3.28	Springfield Rd 1050 and Gordon Dr 2040, LUCT19-0016 and Z19-0084 - Multiple Owners	452 - 468
	To consider an application for the early termination of Land Use Contract LUC77-1027 and LUC78-1030 and rezone the parcels to the RM3 – Low Density Multiple Housing and RM5 – Medium Density Multiple Housing zones as identified in 'Schedule A, B and C'.	
3.28.1	Springfield Rd 1050 and Gordon Drive 2040, LUCT19-0016 (BL11862) - Multiple Owners	469 - 474
	Requires a majority vote of all members of Council (5). To give Bylaw No. 11862 first reading in order to early terminate LUC77-1027 & LUC78-1030 from multiple properties as per Schedule A.	
3.28.2	Springfield Rd 1050 and Gordon Drive 2040, Z19-0084 (BL11863) - Multiple Owners	475 - 482
	To give Bylaw No.11863 first reading in order to rezone the subject property from the RU6 - Two Dwelling Housing zone to the RM3 - Low Density Multiple Housing zone and the RM5 - Medium Density Multiple Housing zone.	
3.29	Pacific Ct 1912, 1915 LUCT19-0020 and Z19-0088 - Multiple Owners	483 - 492
	To consider an application for the early termination of Land Use Contract BL3534 and rezone the parcels to the RM5 – Medium Density Multiple Housing zone as identified in 'Schedule A and B'.	
3.29.1	Pacific Ct 1912 & 1915, LUCT19-0020, (BL11883) - Multiple Owners	493 - 496
	To give Bylaw No.11883 first reading in order to early terminate Land Use Contract Bylaw No.3534 from multiple properties as per Schedule A.	
3.29.2	Pacific Ct 1912 & 1915, Z19-0088 (BL11884) - Multiple Owners	497 - 501
	To give Bylaw No.11884 first reading in order to rezone the subject property from the RM3 - Low Density Multiple Housing zone to the RM5 - Medium Density Multiple Housing zone.	

4. Non-Development Reports & Related Bylaws

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| 4.1 | Grant Award - Royal Bank of Canada Foundation BC | 502 - 504 |
| | To amend the Financial Plan and accept a \$25,000 Blue Water Grant from RBC to support the development of an innovative water use calculation software program and improve water conservation efforts. | |
| 4.2 | Grant Funding for Homelessness | 505 - 506 |
| | To obtain Council's support to receive \$197,128.54, designated to address homelessness and related issues, from the United Way Southern Interior BC and direct the funds to the Central Okanagan Journey Home Society. | |
| 4.3 | Rental Housing Inventory | 507 - 553 |
| | To provide Council with an overview of the Rental Housing Inventory for the City of Kelowna. | |
| 4.4 | Tall Wood Mass Timber Construction | 554 - 564 |
| | To endorse City's participation in the Early Adoption Initiative of encapsulated mass timber buildings from 7 to 12 storeys in height in Kelowna | |
| 4.5 | Business Licence and Regulation Bylaw No. 7878 Amendments | 565 - 573 |
| | To amend the Business Licence and Regulation Bylaw to simplify the existing licence type codes and add necessary new licence types. The amendment will also see the implementation of an application fee, a late payment penalty charge, and the updating of the existing forms and schedules to current versions. | |
| 4.6 | BL11918 - Amendment No. 18 to Business Licence and Regulation Bylaw No. 7878 | 574 - 596 |
| | To give Bylaw No. 11918 first, second and third reading in order to amend the Business Licence and Regulation Bylaw No. 7878. | |
| 4.7 | Transit Improvement Program (TIP) 3-year MOU | 597 - 614 |
| | To provide Council with information and seek approval in principal for transit expansion planned from 2020-2023. | |
| 4.8 | Transit 2019 2020 Annual Operating Agreement | 615 - 638 |
| | To receive Council approval for the transit 2019/2020 Annual Operating Agreement and receive Council authorization to sign the Annual Operating Agreement. | |

5. Bylaws for Adoption (Non-Development Related)

5.1 BL11911 - Amendment No. 6 to the Housing Opportunities Reserve Fund Bylaw No. 8593 639 - 640

To adopt Bylaw No. 11911.

5.2 BL11912 - Amendment No. 7 to Revitalization Tax Exemption Bylaw No. 9561 641 - 644

To adopt Bylaw No. 11912.

6. Mayor and Councillor Items

7. Termination



City of Kelowna Regular Council Meeting Minutes

Date: Monday, August 12, 2019
 Location: Council Chamber
 City Hall, 1435 Water Street

Members Present Mayor Colin Basran, Councillors Maxine DeHart, Ryan Donn, Gail Given, Charlie Hodge, Brad Sieben*, Mohini Singh, Luke Stack* and Loyal Wooldridge

Staff Present City Manager, Doug Gilchrist; City Clerk, Stephen Fleming, Urban Planning and Development Policy Manager, Laura Bentley*; Development Planning Department Manager, Terry Barton*; Suburban and Rural Planning Manager, Dean Strachan*; Planner, Lydia Korolchuk*; Planner Specialist, Ross Soward*; Long Range Policy Planning Manager, James Moore*; Integrated Transportation Department Manager, Raphael Villarreal*; Strategic Transportation Planning Manager, Mariah VanZerr*; Divisional Director, Infrastructure, Alan Newcombe*; Infrastructure Engineering Manager, Joel Shaw*; Parks & Buildings Planning Manager, Robert Parlane*; Utility Planning Manager, Rod MacLean*; Policy & Planning Department Manager, Danielle Noble-Brandt; OCP Project Planner, Robert Miles*; Senior Airport Finance & Corporate Services Manager, Shayne Dyrda*; Senior Airport Operations Manager, Phillip Elchitz*; Legislative Coordinator (Confidential), Arlene McClelland

(* Denotes partial attendance)

1. Call to Order

Mayor Basran called the meeting to order at 1:35 p.m.

I would like to acknowledge that we are gathered today on the traditional, ancestral, unceded territory of the syilx/Okanagan people.

Mayor Basran advised that the meeting is open to the public and all representations to Council form part of the public record. A live audio and video feed is being broadcast and recorded by CastaNet and a delayed broadcast is shown on Shaw Cable.

2. Confirmation of Minutes

Moved By Councillor Donn/Seconded By Councillor Wooldridge

R764/19/08/12 THAT the Minutes of the Regular Meetings of July 29, 2019 be confirmed as circulated.

Carried

3. Development Application Reports & Related Bylaws

3.1 Hartman Rd 280 and Maygard Rd 940, Z18-0001 - JE Holdings Inc.

Moved By Councillor Stack/Seconded By Councillor Sieben

R765/19/08/12 THAT in accordance with Development Application Procedures Bylaw No. 10540, the deadline for the adoption of Rezoning Amending Bylaw No. 11597, Z18, 0001, for Lots 1 & 2 Section 26 Township 26 Osoyoos Division Yale District Plan 22455, 280 Hartman Road and 940 Maygard Road, be extended from May 1, 2019 to May 1, 2020;

AND THAT Council directs Staff to not accept any further extension requests.

Carried

3.2 Holland Road 3010, Z18-0010 - Scott R. and Chandra S.Payer, John W. and Alexandra T. Woodfield

Moved By Councillor Hodge/Seconded By Councillor Donn

R766/19/08/12 THAT in accordance with Development Application Procedures Bylaw No. 10540, the deadline for the adoption of Rezoning Bylaw No. 11620, be extended from June 12, 2019 to June 12, 2020.

AND THAT Council directs Staff to not accept any further extension requests.

Carried

3.3 Hwy 97 N 2339-2397, Z19-0018 Dilworth Shopping Centre Ltd, Inc. No. 319846

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Moved By Councillor Hodge/Seconded By Councillor Sieben

R767/19/08/12 THAT Rezoning Application No. Z19-0018 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of portions of Lot A, District Lots 126 and 532 Osoyoos Division Yale District Plan 40108, located at 2339-2397 Hwy 97 N, Kelowna, BC, from the C4 - Urban Centre Commercial and C4rls - Urban Centre Commercial (Retail Liquor Sales) zones to C4rcs - Urban Centre Commercial (Retail Cannabis Sales) and C4rls/rcs - Urban Centre Commercial (Retail Liquor Sales/ Retail Cannabis Sales) zones as shown on Map "A" attached to the report from the Development Planning Department dated August 12, 2019, be considered by Council;

AND THAT the Rezoning Bylaw be forwarded to a Public Hearing for further consideration;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the approval of the Ministry of Transportation and Infrastructure;

AND FURTHER THAT if the Rezoning Bylaw is adopted, Council direct Staff to send a recommendation to the British Columbia Liquor and Cannabis Regulation Branch that they support issuance of a non-medical cannabis retail store license for this legal lot with the following comments:

- The proposed location meets local government bylaw requirements and as such, no negative impact is anticipated;
- The views of the residents were captured during a public hearing process for the rezoning of the property and Council meeting minutes summarizing those views are attached; and

- Local government recommends that the application be approved because of compliance with local regulations and policies.

Carried

3.4 Hwy 97 N 2339-2397, BL11919 (Z19-0018) - Dilworth Shopping Centre Ltd, Inc. No. 319846

Moved By Councillor Stack/Seconded By Councillor Hodge

R768/19/08/12 THAT Bylaw No. 11919 be read a first time.

Carried

3.5 Findlay Rd 1308, Z18-0107 - R 547 Enterprises Ltd

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Moved By Councillor Wooldridge/Seconded By Councillor Singh

R769/19/08/12 THAT Rezoning Application No. Z18-0107 to amend the City of Kelowna Zoning Bylaw No.8000 by changing the zoning classification of Lot B, Section 34, Township 26, ODYD Plan 14612 located at 1308 Findlay Rd, Kelowna, BC from the RU1 – Large Lot Housing zone to the I2 – General Industrial zone be considered by Council;

AND THAT the Rezoning Bylaw be forwarded to a Public hearing for further consideration;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Schedule "A" attached to the Report from the Development Planning Department dated August 12th, 2019;

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered subsequent to a technical subdivision for the dedication of the linear park and riparian management area along Francis Brook.

Carried

3.6 Findlay Rd 1308, BL11920 (Z18-0107) - R 547 Enterprises Ltd

Moved By Councillor Stack/Seconded By Councillor Hodge

R770/19/08/12 THAT Bylaw No. 11920 be read a first time.

Carried

3.7 Greene Road 604, Z19-0073 - James A. Baumgartner and Elanda C. Baumgartner

Staff:

- Displayed a PowerPoint Presentation summarizing the application and responded to questions from Council.

Moved By Councillor Hodge/Seconded By Councillor Donn

R771/19/08/12 THAT Rezoning Application No. Z19-0073 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 2 District Lot 358 ODYD Plan 9564, located at 604 Greene Road, Kelowna, BC from the RU1 – Large Lot Housing zone to the RU1c – Large Lot Housing with Carriage House zone, be considered by Council;

AND THAT the Rezoning Bylaw be forwarded to a Public Hearing for further consideration.

Carried

3.8 Greene Road 604, BL11921 (Z19-0073) - James A. Baumgartner and Elanda C. Baumgartner

Moved By Councillor Hodge/Seconded By Councillor Wooldridge

R772/19/08/12 THAT Bylaw No. 11921 be read a first time.

Carried

3.9 Lakeshore Rd 110-3140, Z19-0059 - D and R Properties Ltd, Inc. No BC0562497

Councillor Sieben declared a conflict of interest as he provides insurance services for the applicant and departed the meeting at 1:44 p.m.

Staff:

- Displayed a PowerPoint Presentation summarizing the application and responded to questions from Council.

Moved By Councillor Singh/Seconded By Councillor DeHart

R773/19/08/12 THAT Rezoning Application No. Z19-0059 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot A, District Lot 14 Osoyoos Division Yale District Plan 35059, located at 3140 Lakeshore Rd, Kelowna, BC, from the C4lp - Urban Centre Commercial (Liquor Primary) zone to the C4lp/rcs - Urban Centre Commercial (Liquor Primary/Retail Cannabis Sales) zone, be considered by Council;

AND THAT the Rezoning Bylaw be forwarded to a Public Hearing for further consideration;

AND FURTHER THAT if the Rezoning Bylaw is adopted, Council direct Staff to send a recommendation to the British Columbia Liquor and Cannabis Regulation Branch that they support issuance of a non-medical cannabis retail store license for this legal lot with the following comments:

- The proposed location meets local government bylaw requirements and as such, no negative impact is anticipated;
- The views of the residents were captured during a public hearing process for the rezoning of the property and Council meeting minutes summarizing those views are attached; and
- Local government recommends that the application be approved because of compliance with local regulations and policies.

Carried

3.10 Lakeshore Rd 110-3140, BL11922 (Z19-0059) - D and R Properties Ltd, Inc. No BC0562497

Moved By Councillor Wooldridge/Seconded By Councillor Singh

R774/19/08/12 THAT Bylaw No. 11922 be read a first time.

Carried

Councillor Sieben returned to the meeting at 1:48 p.m.

3.11 McIntosh 280, DP19-0059 - Provincial Rental Housing Corporation, Inc. No BC0052129

Staff:

- Displayed a PowerPoint Presentation summarizing the application and responded to questions from Council.

Moved By Councillor Sieben/Seconded By Councillor Wooldridge

R775/19/08/12 THAT Council hear from the Applicant with respect to the Open House held in January 2019.

Carried

Chuck Davani, BC Housing

- Held a public information session in January at the Rutland Centennial Hall.
- Estimated that there were 200 people in attendance.
- Present were various stakeholders of their team; including the operational side, the John Howard Society, Interior Health partners, Communications, Developers and Contractors to answer questions that the neighbours or any of the public had.
- Did take feedback on a common form section that asked various questions that had been provided to the city.
- Regarding the form and character the original colour was not desirable so that was changed to a darker grey.
- The original plan was to have 52 units; through the development permit process and working on units and space requirements on the ground floor where there are services, 2 units were removed to accommodate more livable area space on the ground floor.
- Responded to questions from Council.

Dawn Heimer, John Howard Society

- Advised that staff are on site 24/7 with a minimum of 2 staff on at all times; Case Management that work with individuals, a full time Manager on site, Director of Housing First available 24/7 as well as Outreach.
- During week days there are more people on site and shifts are adjusted according to peak times.

Moved By Councillor Given/Seconded By Councillor Stack

R776/19/08/12 THAT Council authorizes the issuance of Development Permit No. DP19-0059 for Lot 1 Section 26 Township 26 ODYD Plan 6518, located at 280 McIntosh Road, Kelowna, BC subject to the following:

1. The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A,"
2. The exterior design and finish of the building to be constructed on the land, be in accordance with Schedule "B";
3. Landscaping to be provided on the land be in accordance with Schedule "C";
4. The applicant be required to post with the City a Landscape Performance Security deposit in the form of a "Letter of Credit" in the amount of 125% of the estimated value of the landscaping, as determined by a Registered Landscape Architect;

AND FURTHER THAT this Development Permit is valid for two (2) years from the date of Council approval, with no opportunity to extend.

Carried

Councillors DeHart, Hodge and Singh - Opposed

4. Bylaws for Adoption (Development Related)

4.1 Airport Way 5505-5507, BL11828 (Z19-0034) - Midwest Ventures Ltd., Inc. No. BC0046021

Moved By Councillor Hodge/Seconded By Councillor Singh

R777/19/08/12 THAT Bylaw No. 11828 be adopted.

Carried

4.2 Commerce Ave 1675-1677, BL11855 (Z19-0004) - Braemar Properties Ltd, Inc. No. BC1023360

Moved By Councillor Hodge/Seconded By Councillor Singh

R778/19/08/12 THAT Bylaw No. 11855 be adopted.

Carried

5. Non-Development Reports & Related Bylaws

5.1 Transportation Master Plan Existing and Future Conditions

Staff:

- Displayed a PowerPoint Presentation providing an overview of the existing and projected future transportation conditions and responded to questions from Council.

Moved By Councillor Donn/Seconded By Councillor Hodge

R779/19/08/12 THAT Council receives, the report from the Integrated Transportation Department dated August 12th, 2019, with respect to the Existing and Future Conditions Technical Report for the Transportation Master Plan.

Carried

5.2 2040 Infrastructure Impact Analysis

Staff:

- Displayed a PowerPoint Presentation providing a high-level overview of the infrastructure impacts associated with the 2040 Official Community Plan growth scenario and responded to questions from Council.

Moved By Councillor Given/Seconded By Councillor Wooldridge

R780/19/08/12 THAT Council receives for information, the report from the Infrastructure Engineering Manager dated August 12, 2019, with respect to the 2040 Infrastructure Impact Analysis.

Carried

5.3 OCP 2040: Draft Land Use Map and Public Engagement Process

Staff:

- Displayed a PowerPoint Presentation providing an overview of the 2040 OCP draft Land Use Map and Public Engagement Process and responded to questions from Council.

Moved By Councillor Hodge/Seconded By Councillor Wooldridge

R781/19/08/12 THAT Council receives the report from Policy and Planning Department, dated August 12, 2019, for information;

AND THAT Council direct staff to initiate the public engagement process, as outlined in this report, and include the initial draft Land Use Map in that process to gain community feedback.

Carried

5.4 Healthy Housing Strategy Implementation - Rental Housing Incentives Update

Councillor Stack declared a conflict of interest for items 5.4, 5.5 and 5.6 as his employer is a non-profit organization that could benefit from the proposed amendments and departed the meeting at 4:34 p.m.

Staff:

- Displayed a PowerPoint Presentation summarizing the proposed amendments and responded to questions from Council.

Moved By Councillor Wooldridge/Seconded By Councillor Sieben

R782/19/08/12 THAT Council receives, for information, the Report from the Planner Specialist dated August 12, 2019 with respect to the policy and bylaw updates to support the City's Healthy Housing Strategy;

AND THAT Council Policy No. 335, being the Rental Housing Grants Policy, be revised as outlined in the Report from the Planner Specialist dated August 12, 2019;

AND THAT Bylaw No. 11911 being Amendment No. 6 to Housing Opportunities Reserve Fund Bylaw No. 8593, be forwarded for reading consideration;

AND FURTHER THAT Bylaw No. 11912 being Amendment No. 7 to Revitalization Tax Exemption Bylaw No. 9561, be forwarded for reading consideration.

Carried

5.5 BL11911 - Amendment No. 6 to the Housing Opportunities Reserve Fund Bylaw No. 8593

Moved By Councillor Wooldridge/Seconded By Councillor Singh

R783/19/08/12 THAT Bylaw No. 11911 be read a first, second and third time.

Carried

5.6 BL11912 - Amendment No. 7 to Revitalization Tax Exemption Bylaw No. 9561

Moved By Councillor Wooldridge/Seconded By Councillor Singh

R784/19/08/12 THAT Bylaw No. 11912 be read a first, second and third time.

Carried

Councillor Stack rejoined the meeting at 4:43 p.m.

5.7 Subdivision, Development and Servicing Bylaw 7900 - Schedule 4 and 5 Update - Stormwater

Mayor Basran advised that Items 5.7 and 5.8 would be withdrawn and will appear on a future agenda.

5.8 Bylaw No.11913 - Amendment No.20 to the Subdivision, Development and Servicing Bylaw No.7900

5.9 2019 Financial Plan Amendment - Kelowna International Airport

Staff:

- Displayed a PowerPoint Presentation summarizing the proposed amendments and their rationale and responded to questions from Council.

Moved By Councillor Sieben/Seconded By Councillor Wooldridge

R785/19/08/12 THAT Council receives, for information, the report from the Senior Airport Finance and Corporate Services Manager dated August 12, 2019, with respect to a budget amendment for \$695,000;

AND THAT the 2019 Financial Plan be amended to increase facility maintenance fees by \$695,000 to be funded from the Airport's Airside, Groundside and Terminal reserves.

Carried

6. Bylaws for Adoption (Non-Development Related)

6.1 BL11851 - Amendment No. 34 to Traffic Bylaw No. 8120

Moved By Councillor Donn/Seconded By Councillor Sieben

R786/19/08/12 THAT Bylaw No. 11851 be adopted.

Carried

6.2 BL11852 - Amendment No. 25 to Bylaw Notice Enforcement Bylaw No. 10475

Moved By Councillor Donn/Seconded By Councillor Sieben

R787/19/08/12 THAT Bylaw No. 11852 be adopted.

Carried

6.3 BL11853 - Amendment No. 2 to Payment in Lieu of Parking Bylaw No. 8125

Moved By Councillor Donn/Seconded By Councillor Sieben

R788/19/08/12 THAT Bylaw No. 11853 be adopted.

Carried

7. Mayor and Councillor Items

Mayor Basran, re: Development Permit at 786 Coopland Crescent:

- Requested that Council consider waiving the six-month time restriction for re-application.

Moved By Councillor Sieben/Seconded By Councillor Donn

R789/19/08/12 THAT Council waive the six-month restriction for re-application and allow the owner of 786 Coopland Crescent to re-apply for a Development Permit for that address.

Carried

Councillor DeHart:

- Spoke to new sunscreen protector dispensers available at various locations in Kelowna.
- Appeared in a "Do Good" video that rewarded citizens that were wearing a helmet while riding their bicycle.

8. Termination

This meeting was declared terminated at 4:52 pm

Mayor Basran

/acm



City Clerk

DRAFT

REPORT TO COUNCIL



Date: August 26th 2019
To: Council
From: City Manager
Department: Development Planning – Suburban, Rural
Application: Non-Farm Use Application A19-0003 **Owner:** Trine and Ryan Markewich
Address: 3019 Leader Road **Applicant:** OTG Development Concepts
Subject: Application to the ALC for a Non-Farm Use Permit for Commercial Use

1.0 Recommendation

THAT Agricultural Land Reserve Appeal No. A19-0003 for Lot A, Section 16, DL 131, Township 26, ODYD, Plan KAP61419, located at 3019 Leader Road Kelowna, BC, for a non-farm use in the Agricultural Land Reserve pursuant to Section 20.1(2)(a) of the Agricultural Land Commission Act attached as 'Schedule A' to the Report from the Development Planning Department dated August 26th 2019 NOT be supported by Council;

AND FURTHER THAT Council directs Staff NOT to forward the subject application to the Agricultural Land Commission for consideration

2.0 Purpose

To consider a Staff recommendation to NOT support an application to the ALC for a Non-Farm Use Permit to allow a commercial landscaping business to operate on the subject property for up to a maximum of five (5) years.

3.0 Development Planning

Development Planning staff do not support the proposal for a commercial landscaping business to operate on a temporary basis on the subject property located within the Agricultural Land Reserve (ALR) as it is not consistent the objectives of the Official Community Plan and Agricultural Plan. In order to protect and enhance local agriculture the policy of the Official Community Plan provides support for non-farm use applications only where the proposed use meets the following criteria:

- i. Consistent with the Zoning Bylaw and OCP;
- ii. provides significant benefits to local agriculture;
- iii. can be accommodated using existing municipal infrastructure;
- iv. minimizes impacts on productive agricultural lands;
- v. will not preclude future use of the lands for agriculture; and,
- vi. will not harm adjacent farm operations

i. Consistent with the Zoning Bylaw and OCP:

The proposal to operate a commercial landscape company for 5 years is not consistent with the Official Community Plan (OCP) as the OCP states that Temporary Use Permits outside the Permanent Growth Boundary may be considered on lands designated Resource Protection Area, with a stated time period considerably less than the maximum three (3) year time limit. The City's Agriculture Plan recommends using Temporary Use Permits for non-farm use applications within the ALR/A1 zones if the proposed development is temporary in nature. Examples may include commercial use of a portion of the ALR that is ancillary to farming. The City's Agriculture Plan also recommends support for non-farm uses in farm areas only that have a direct and ongoing benefit to agriculture and restrict and/or prohibit non-farm uses that do not directly benefit agriculture.

ii. Provides significant benefits to local agriculture:

There are no significant benefits to local agriculture as a result of the proposed application. The subject site is an active agricultural operation and is a successful example of how productive agriculture can be achieved on a relatively small-site (the property is 5.7 acres). The main benefit to agriculture in this circumstance is that leasing a portion of the property to a landscape company has contributed to the financial viability of the farming operation (ie. supplemental income).

iii. Can be accommodated using existing municipal infrastructure:

The proposal has no impact on municipal infrastructure.

iv. Minimizes impacts on productive agricultural lands:

The impact to the agricultural land is limited to approximately 600sqm of land used for the storage of vehicles, trailer and equipment.

v.vi. will not preclude future use of the lands for agriculture will not harm adjacent farm operations:

There is potential to preclude future use of the land for agricultural purposes as a temporary use permit can be renewed and re-applied for which would allow for the use to become entrenched on the agricultural parcel. There is potential for harm to adjacent farm operations as approval of one commercial landscape company may encourage others to risk operating on agricultural land. The City has consistently enforced regulations that restrict landscaping companies on agricultural land most notably in 2016 an agricultural and enforcement strategy was successful in gaining bylaw compliance with several landscaping companies operating on agricultural land in the Benvoulin Road area.

4.0 Proposal

4.1 Background

The subject property is a 5.7 acre (2.3 ha) property located at the intersection of Leader Road and KLO Road. There is an existing single detached house and two agri-accessory structures on the property. Approximately 3.3 acres of the property is being farmed to grow perennials, shrubs, trees and organic vegetables.

A landscaping company is currently operating on the subject site and the owners and now the focus of bylaw enforcement action against the property owner. To legitimize the operation the owner has applied for a Non-Farm Use Permit to allow the business to continue to operate for a maximum of 5 years.

The Non-Farm Use permit must be approved by Agricultural Land Commission (ALC). If council does not support the Non-Farm use application the application will not be forwarded to the ALC for consideration. If the Non-Farm use Permit were supported by Council and approved by the ALC the property owners would be required to apply for a Temporary Use Permit from the City of Kelowna.

Temporary Use Permits are intended to apply to operations that are temporary in nature and the do not fit into the specific uses permitted by the Zoning Bylaw for a property. Council may, by resolution, issue a Temporary Use Permit and specify the conditions under which the temporary use be carried on. Upon the expiration of a Temporary Use Permit, the permitted uses revert to those outlined in the City of Kelowna Zoning Bylaw. Conditions such as appropriate landscaping, screening and buffering can be included as conditions of the permit to protect adjacent land uses. A property owner can apply to renew a Temporary Use Permit for up to 3 years (6 years total) and re-apply for a temporary use permit after the permit has expired.

4.2 Project Description

The proposed landscaping company is currently operating on the property. The company has several employees and shares the property with the farming operation. The amount of land being used solely for the landscaping company is approximately 600sqm. The non-farm use of the property includes storage of vehicles/trailers and equipment and one sea-can storage container.

The application is to allow the landscaping business to operate on the subject property on temporary basis up to a maximum of five (5) years. The applicants are proposing to apply for a time-specific approval in order to bring the property into compliance over the next five years. The application letter notes that the owner is in the process of selling the business but is not including the sale of the subject property in an effort to facilitate that the business relocate to a more suitable property if it transfers to new owners.

4.3 Site Context

The majority of the subject property is designated REP – Resource Protection Area in the City’s Official Community Plan. The property is zoned A1 – Agriculture 1 and is located within the Agricultural Land Reserve. The subject property lies within the South Pandosy – KLO City Sector. The property is adjacent to Mission Creek to the East this area is designated as Park in the Official Community Plan. The land to the south of the property is designated Recourse Protection Area, Zoned A1, and within the ALR. The area to the north and west of the property is designated Single/Two Unit Residential - S2RES, Zoned A1, and being used predominantly for single detached housing.

Subject Property Map:



Figure 1- Subject Property Map

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Chapter 4: Future Land Use 4.10

Temporary Use Permits (TUP)

- Temporary Use Permits outside the PGB may be considered on lands designated Resource Protection Area, with a stated time period considerably less than the maximum three (3) year time limit. A Temporary Use Permit on lands in the ALR will require the approval of the Agricultural Land Commission.
- All Temporary Use Permits must conform to other policy direction in this OCP, including fit within the character of the neighbourhood and surrounding uses. Appropriate landscaping, screening and buffering will be included as conditions of the permit to protect adjacent land uses.

Chapter 5: Development Process

Objective 5.33 Protect and enhance local agriculture Policy .1 - Protect Agricultural Land.

Retain the agricultural land base by supporting the ALR and by protecting agricultural lands from development, except as otherwise noted in the City of Kelowna Agricultural Plan. Ensure that the primary use of agricultural land is agriculture, regardless of parcel size.

Objective 5.33 Protect and enhance local agriculture Policy .6 - Non-farm Uses.

Support non-farm use applications on agricultural lands only where approved by the ALC and where the proposed uses:

- are consistent with the Zoning Bylaw and OCP;
- provide significant benefits to local agriculture;
- can be accommodated using existing municipal infrastructure;
- minimize impacts on productive agricultural lands;
- will not preclude future use of the lands for agriculture;
- will not harm adjacent farm operation

5.2 Kelowna Agriculture Plan

Official Community Plan recommendations

Recommendations to strengthen the OCP include:

- **Temporary Use Permits.** Continue to consider using TUPs for non-farm use applications within the ALR/A1 zones if the proposed development may be temporary in nature. Examples may include commercial use of a portion of the ALR that is ancillary to farming.
- **Prohibit non-farm use.** Support non-farm uses in farm areas only that have a direct and ongoing benefit to agriculture. Restrict and/or prohibit non-farm uses that do not directly benefit agriculture.

6.0 Technical Comments

6.1 Development Engineering Department

- No Comment.

6.2 Ministry of Agriculture

- See Attached Letter

7.0 Application Chronology

Date of Application Received:	February 19 th 2019
Date Public Consultation Completed:	N/A
Agricultural Advisory Committee	May 9 th 2019

The above noted application was reviewed by the Agricultural Advisory Committee at the meeting held on May 9th 2019 the following recommendation was **defeated**:

THAT the Agricultural Advisory Committee recommends that Council support Agricultural Land Reserve Application No. A19-0003 for the property located at 3019 Leader Road for a Non-Farm Use Permit to allow a commercial landscaping business to operate on the subject property for up to a maximum of five (5) years.

The following recommendations were **carried**:

THAT the Agricultural Advisory Committee recommends that Council support a Temporary Use Permit for the property located at 3019 Leader Road for a maximum of (3) years.

THAT the Agricultural Advisory Committee recommends that Council support Agricultural Land Reserve Application No. A19-0003 for the property located at 3019 Leader Road for a Non-Farm Use Permit to allow a commercial landscaping business to operate on the subject property for up to a maximum of three (3) years.

The following anecdotal comments from the Agricultural Advisory Committee were provided:

The Agricultural Advisory Committee strongly believes the maximum time period for the transition of the Non-Farm Use for a landscaping business should be to have it removed in less than 3 years

8.o Alternate Recommendation

THAT Agricultural Land Reserve Appeal No. A19-0003 for Lot A, Section 16, DL 131, Township 26, ODYD, Plan KAP61419, located at 3019 Leader Road Kelowna, BC, for a non-farm use in the Agricultural Land Reserve pursuant to Section 20.1(2)(a) of the Agricultural Land Commission Act attached as 'Schedule A' to the Report from the Development Planning Department dated August 26th 2019 be supported by Council;

AND FURTHER THAT Council directs Staff to forward the subject application to the Agricultural Land Commission for consideration.

Report prepared by:	Alex Kondor, Planner Specialist
Reviewed by:	Dean Strachan, Suburban and Rural Planning Manager
Reviewed by:	Terry Barton, Development Planning Department Manager
Approved for Inclusion:	Ryan Smith, Divisional Director, Planning & Development Services

Attachments:

Schedule A: ALC Non-Farm Use Application

Attachment A: Site Plan

Attachment B: Letter of Rational from Applicant



SCHEDULE		A
This forms part of application		
# A19-0003		
Planner Initials	AK	 City of Kelowna DEVELOPMENT PLANNING

Provincial Agricultural Land Commission - Applicant Submission

Application ID: 58553

Application Status: Under LG Review

Applicant: OTG Developments Ltd.

Agent: OTG Developments Ltd.

Local Government: City of Kelowna

Local Government Date of Receipt: 01/27/2019

ALC Date of Receipt: This application has not been submitted to ALC yet.

Proposal Type: Non-Farm Use

Proposal: Please accept this letter as it pertains to the Non-Farm Use application to bring the subject property into compliance for a time duration of 5 years. It is understood that this application, if approved, would be for three (3) years, and would need to be renewed for an additional two (2) years.

As noted above, we are proposing to apply for a time specific Non-Farm Use Application in the ALR which would be supplemented by a Temporary Use Permit (TUP). This would bring the property into compliance during the specified time period.

The City of Kelowna OCP allows for a TUP for time periods less than three years. Additionally, the Local Government Act allows for a TUP to be renewed once.

The owner is in the process of selling the business to its employees. It is important to note that the pending sale does not include the sale of the land (3019 Leader Road). As the business transitions to the new ownership, the business will relocate to a more suitable property. This process is expected to take no more than 5 years.

Agent Information

Agent: OTG Developments Ltd.

Mailing Address:

#520-45715 Hocking Ave

Chilliwack, BC

V2P 6H3

Canada

Primary Phone: (604) 217-7953

Email: ryan.anderson@otgdevelopments.com

Parcel Information

Parcel(s) Under Application

1. **Ownership Type:** Fee Simple
Parcel Identifier: 024-098-558

Legal Description: L A DL 131 & SEC 16 TP 26 OSOYOOS DIVISION YALE DISTRICT PL KAP61419

Parcel Area: 2.3 ha

Civic Address: 3019 Leader Road

Date of Purchase: 01/26/2019

Farm Classification: Yes

Owners

1. **Name:** OTG Developments Ltd.

Address:

#520-45715 Hocking Ave

Chilliwack , BC

V2P 6H3

Canada

Phone: (604) 217-7953

Email: ryan.anderson@otgdevelopments.com

Current Use of Parcels Under Application

1. Quantify and describe in detail all agriculture that currently takes place on the parcel(s).

When the owner purchased the property essentially none of the land was used for agricultural purposes. The previous owners grazed horses followed by many years of no farm use, and then leased the land for fruit tree production and strawberry farming. These ventures were unsuccessful due to a high infestation of wire-worm in the soil.

Immediately after purchasing the property the owner began working the land, installing irrigation, and planting and tilling in cover crops to replenish soil nutrients and structure and to control weeds. Since then, there has been perennial propagation, ornamental shrub and tree growing and a well-known certified organic vegetable operation owned by John Hofer of Wise Earth Farms. Mr. Hofer provides many of the top end restaurants like Raudz Round Table, Mission Hill and Quails Gate Winery to name a few. In addition, they have a Community Supported Agriculture (CSA) program and a regular spot at the local farmers market.

It has taken a considerable amount of work to get the land to the stage it is at now. The philosophy of Wise Earth is not traditional, nor will it ever be. Of the 5.75 acres of land there are approximately 3 acres being used for agricultural purposes (vegetable and ornamental plant nursery), and 2 acres for driveways, the residence and surroundings, the farm accessory building (in which 1/3 is dedicated to vegetable production - cleaning, sorting, and packaging), 500 linear feet of irrigation ditch, a pump house, and a composting area. Approximately two years later, Mr. Hofer began leasing the land.

2. Quantify and describe in detail all agricultural improvements made to the parcel(s).

In order to expand onto the remaining 0.75 1.0 acres of land to maximize agricultural use, Mr. Markewich has been researching various options. Using the actual soil on this remaining area is not an option. Thoughts of doing year round production of vegetables and mushrooms in shipping containers is sitting at the top of his list as 100% of Kelowna produce comes from foreign countries during the winter. Also of interest is a small but very focused business to produce the high biological life compost which would be used to increase the fertility of the soil. This, is in sharp contrast to other available composts which are void of and quantity of biological diversity are simply used to amend soil. This is something that is not done anywhere else in the Okanagan and is the key to unlocking a far more safe, sustainable and nutrient rich food source (Mr. Hofer

has done extensive research on this subject).

Last, but not least, will be the expansion of the ornamental plant nursery that will focus primarily on deer resistant and native plants.

3. Quantify and describe all non-agricultural uses that currently take place on the parcel(s).

The property is primarily used for agricultural purposes for growing vegetables and ornamental plants and trees. However, the property is also used for storing landscaping materials and for office use. These uses do not interfere with the agricultural production on the property.

Adjacent Land Uses

North

Land Use Type: Residential

Specify Activity: single family dwellings on urban lots

East

Land Use Type: Recreational

Specify Activity: park

South

Land Use Type: Other

Specify Activity: park and agricultural

West

Land Use Type: Residential

Specify Activity: single family dwellings on urban lots

Proposal

1. How many hectares are proposed for non-farm use?

0.2 ha

2. What is the purpose of the proposal?

Please accept this letter as it pertains to the Non-Farm Use application to bring the subject property into compliance for a time duration of 5 years. It is understood that this application, if approved, would be for three (3) years, and would need to be renewed for an additional two (2) years.

As noted above, we are proposing to apply for a time specific Non-Farm Use Application in the ALR which would be supplemented by a Temporary Use Permit (TUP). This would bring the property into compliance during the specified time period.

The City of Kelowna OCP allows for a TUP for time periods less than three years. Additionally, the Local Government Act allows for a TUP to be renewed once.

The owner is in the process of selling the business to its employees. It is important to note that the pending

sale does not include the sale of the land (3019 Leader Road). As the business transitions to the new ownership, the business will relocate to a more suitable property. This process is expected to take no more than 5 years.

3. Could this proposal be accommodated on lands outside of the ALR? Please justify why the proposal cannot be carried out on lands outside the ALR.

Yes, it is theoretically possible to find another parcel of land for the proposed use. However, it is not financially possible for the owner. Further, the relationship between the ornamental plant nursery and the landscaping business cannot be achieved on a parcel not zoned for agricultural use.

4. Does the proposal support agriculture in the short or long term? Please explain.

As noted, the owner has worked hard to improve the agricultural capability of the parcel. Creating a nursery and vegetable farm which produces food and ornamental plants which are used by viable businesses. If allowed to proceed, the property will produce agricultural products for the foreseeable future.

5. Do you need to import any fill to construct or conduct the proposed Non-farm use?

Applicant Attachments

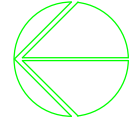
- Agent Agreement - OTG Developments Ltd.
- Proposal Sketch - 58553
- Other correspondence or file information - Application Letter
- Certificate of Title - 024-098-558

ALC Attachments

None.

Decisions

None.





Via Electronic Delivery

File No.: 18-021

October 18, 2018

City of Kelowna
1435 Water Street
Kelowna, BC
V1Y 1J4

Attention: Ryan Smith, BA, RPP, MCIP, Department Manager, Community Planning - City of Kelowna

Re: 3019 Leader Rd – Kelowna BC – Temporary Use Permit and Non-Farm Use Application

Mr. Smith,

Please accept this letter as a supplement to the above noted Temporary Use Permit Application (TUP) and Non-Farm Use to bring the subject property into compliance for a time duration of 5 years. It is understood that this application, if approved, would be for three (3) years, and would need to be renewed for an additional two (2) years.

Temporary Use Permit

As noted above, we are proposing to apply for a time specific Non-Farm Use Application in the ALR which would be supplemented by a Temporary Use Permit (TUP). This would bring the property into compliance during the specified time period.

The City of Kelowna OCP allows for a TUP for time periods less than three years. Additionally, the *Local Government Act* allows for a TUP to be renewed once.

Timeframe

As discussed at the meeting on March 16, 2018, the owner is in the process of selling the business to its employees. It is important to note that the pending sale does not include the sale of the land (3019 Leader Road). As the business transitions to the new ownership, the business will relocate to a more suitable property. This process is expected to take no more than 5 years.

ATTACHMENT		B
This forms part of application		
# A19-0003		
Planner Initials	AK	 City of Kelowna DEVELOPMENT PLANNING

Non-Farm Use

The owner will start limiting the non-farm uses to the permitted footprint. ALC Policy L-07 – Activities Designated as a permitted Non-Farm use: Home Occupation Use in the ALR allows for a non-farm use on a legal parcel in the ALR, to be a maximum area of 100 m² (1,076 square feet).

During the transition stage of Creative Roots will ensure that storage of any landscaping equipment and material is stored within the designated 100m² on the subject property. There is a lean-to on the subject property that is about 90m² that can house this equipment temporally.

Site Description

The subject property is 5.78 acres and is zoned Agricultural 1(A1). There is a Single-family home, lean-to, four greenhouses, and a farm accessory building located on the subject property. The greenhouses are used by Wise Earth Farms who lease approximately 3 acres to grow produce.

Picco Pond is in the North East of the subject property and to the East is Mission Creek. There is a no disturbance covenant on title of the subject property to protect the natural environment of Picco Pond.

Background Information

Historical Increase to Agricultural Activity

When the owner purchased the property essentially none of the land was used for agricultural purposes. The previous owners grazed horses followed by many years of no farm use, and then leased the land for fruit tree production and strawberry farming. These ventures were unsuccessful due to a high infestation of wire-worm in the soil.

Immediately after purchasing the property the owner began working the land, installing irrigation, and planting and tilling in cover crops to replenish soil nutrients and structure and to control weeds. Since then, there has been perennial propagation, ornamental shrub and tree growing and a well-known certified organic vegetable operation owned by John Hofer of Wise Earth Farms. Mr. Hofer provides many of the top end restaurants like Raudz Round Table, Mission Hill and Quails' Gate Winery to name a few. In addition, they have a Community Supported Agriculture (CSA) program and a regular spot at the local farmers market.

It has taken a considerable amount of work to get the land to the stage it is at now. The philosophy of Wise Earth is not traditional, nor will it ever be. Of the 5.75 acres of land there are approximately 3 acres being used for agricultural purposes (vegetable and ornamental plant nursery), and 2 acres for driveways, the residence and surroundings, the farm accessory building (in which 1/3 is dedicated to vegetable production - cleaning, sorting, and packaging), 500 linear feet of irrigation ditch, a pump house, and a composting area. Approximately two years later, Mr. Hofer began leasing the land.

Proposed Increase to Agricultural Activity

In order to expand onto the remaining 0.75 – 1.0 acres of land to maximize agricultural use, Mr. Markewich has been researching various options. Using the actual soil on this remaining area is

not an option. Thoughts of doing year round production of vegetables and mushrooms in shipping containers is sitting at the top of his list as 100% of Kelowna produce comes from foreign countries during the winter. Also of interest is a small but very focused business to produce the high biological life compost which would be used to increase the fertility of the soil. This, is in sharp contrast to other available composts which are void of and quantity of biological diversity are simply used to amend soil. This is something that is not done anywhere else in the Okanagan and is the key to unlocking a far more safe, sustainable and nutrient rich food source (Mr. Hofer has done extensive research on this subject).

Last, but not least, will be the expansion of the ornamental plant nursery that will focus primarily on deer resistant and native plants.

The "Trickle Effect" of Immediate Compliance

Creative Roots and their owners have a great respect for the opinions of others. The City of Kelowna is certainly no exception. The owner was born, raised, and still lives with his family on the property directly to the North. His father built the house located on the farm for the original owner in 1970 and he, knowing that this will be a farm land for generations to come, invested a lot of time and capital into turning it into a place he and the community are proud of.

It has taken years to get to this point of agricultural use and it would not have been possible without the support from the landscape business. It will take another 5 years to ensure the new and expanded ventures will be successful in a sustainable way. If there is a reputation attached to either Wise Earth or Creative Roots it is one of accuracy, high quality, community and the betterment of all persons associated with every dealing.

If the land is not able to continue as is for the years it will take to properly expand agricultural use there is a very real threat of not expanding and losing what has been created here. It is imperative that the properties operations contribute and cover the cost of operation. Expansion will take further capital and more time. If the owner is not given adequate time to see these goals to their end, the reality is that he will most likely be forced to sell the land and give no guarantee to Wise Earth nor Creative Roots.

Land for commercial use to rent or purchase has become unattainable in Kelowna. There is little hope the farmer could purchase the property and would be put out of business. The good people of Creative Roots would also have a massive cultural shift. A comparative space to operate this small business will cost in the neighbourhood of 2-3 times what it cost where it is. It will add to more traffic congestion in areas where the zoning is.

For 10 years Creative Roots has taken the position that to create a truly amazing culture within its organization it would have to grow internally, create a business of business minded people by including all involved in the all aspects of running the business. They have purposely and strategically built a culture of high involvement and transparency based on the operating principle of Open Book Management. This style has all staff involved in planning; budgeting, creating, meeting and sharing in the outcome win or lose with a proven profit share program that is discussed and updated on a weekly basis. Every Thursday at 4:30 for the past 8 years the team at Creative Roots meets for 1 hour to discuss the company's health, do financial literacy training and discuss actions that will keep them on target with all aspects of their annual plan to be profitable and build strong relationships with each other, their clients, sub-contractors, suppliers,

community, etc... During this time every staff member has chosen to donate the 1-hour meeting time to the company and in turn the company then donates to those who are less fortunate in our community. Through cash and the value time donated during yearly in-kind events they have given back in excess of \$125,000 to charities like the KGH Foundation, HOPE Outreach, Okanagan Boys and Girls Club, BC Easter Seals, Arion Farms and about 40 others. Recently they have created an amazing give back initiative called Yard Angels. The effort that this company goes to be an active part of bettering others is truly outstanding. I encourage you to have a look for yourself at what they are doing.

<http://www.creativerootslandscaping.com/giveback>

Creative Roots is able to make such efforts for many reasons, which will not be possible if the business is forced to move, or shut down, in the short term. These reasons include:

- 1) Creative Roots keeps overhead expenses in check and in turn spend money where it is better used - to build the strongest relationships possible within their team and every person they come into contact with. Increasing overhead during this stage of business and their long-term planning will have a trickle effect that will affect many negatively; and
- 2) Spending many years of profit to purchase or lease a comparative property will only benefit the owner of such land and in turn result in decreased profit share compensation for the staff, reduced ability to remain as generous with local charities and the needed capital to invest into the expansion of agriculture.

Application Package

Please find the following documents submitted with this letter:

- Temporary Use Permit Application
- Title and Two Covenants
- Letter of authorization
- Application fee
- Site Profile
- Site Concept Plan
- Photos and Site Maps (4)

Thank you for your time and consideration. If you have any questions, please do not hesitate to contact the undersigned.

Regards,



Ryan Anderson, Project Manager
OTG Development Concepts
Phone: 604-217-7953
Email: ryan.anderson@otgdevelopments.com

REPORT TO COUNCIL



Date: August 26, 2019

To: Council

From: City Manager

Department: Development Planning - Urban

Application: LUCT19-0008 **Owner:** Multiple Owners

Address: Multiple Addresses **Applicant:** City of Kelowna

Affected Addresses: Bolotzky Court, Chepesuik Court, and Milex Court

Subject: Land Use Contract Termination Application

Existing OCP Designation: S2RES – Single / Two Unit Residential

Existing Zone: RU6 – Two Dwelling Housing

1.0 Recommendation

WHEREAS the BC Provincial Government has mandated that all Land Use Contracts under the jurisdiction of a local government and in the Province of British Columbia be terminated by 2024;

AND WHEREAS the BC Provincial Government has provided a legislated process for the early termination of land use contracts when the local government has adopted a zoning bylaw that will apply to the land at the time the termination bylaw comes into force;

THEREFORE, BE IT RESOLVED THAT as the underlying RU6 – Two Dwelling Housing zone in the City of Kelowna Zoning Bylaw No. 8000 applies to all subject properties under Land Use Contract LUC76-1077;

THAT Application No. LUCT19-0008 to terminate LUC76-1077 from properties identifies in 'Schedule A', located on Bolotzky Court, Chepesuik Court, and Milex Court, Kelowna, B.C. be considered by Council;

AND THAT the Land Use Contract Termination Bylaw be forwarded to a Public hearing for further Consideration.

2.0 Purpose

To consider an application for early termination of Land Use Contract LUC76-1077 and revert the parcels to the underlying RU6 – Two Dwelling Housing zone as identified in 'Schedule A'.

3.0 Development Planning

Staff are bringing forth and are recommending this Land Use Contract (LUC76-1077) be terminated from the subject properties. The current LUC affects four properties on Bolotzky Court, Chepesuik Court, and Milex Court. The Land Use Contract currently restricts the use to two family dwellings per lot.

The underlying zoning (RU6 – Two Dwelling Housing) fits with the established neighbourhood and is an appropriate zone for the existing land use. The Land Use Contract uses and regulations fit within the RU6 zone.

4.0 Proposal

4.1 Background

Land Use Contracts were a tool regularly used in the 1970's before it was eliminated on November 15th 1978. The purpose of the tool was to allow local governments to arrive at agreements with specific developers to grant development rights over and above what was allowed under current zoning. This was typically done in exchange for commitments by developers to help finance the infrastructure costs of development.

Issues have arisen, specifically with the continued application of land use contracts as they supersede any subsequent bylaw dealing with land use and development including: Zoning Bylaws, Development Cost Charge Bylaws, and Development Permits. The Local Government Act was amended in 2014 stating all land use contracts in the province will be terminated as of June 30th 2024. Land use contracts will remain in force until that date unless terminated early by the municipality. By June 20th 2022, local governments must have appropriate zoning regulations in place to replace land use contracts upon their termination. However, LUC terminations (unlike LUC discharges) do not apply when Council adopts the bylaw. Terminations require a one-year grace period as outlined by the Local Government Act.

4.2 Notification

Local governments must provide notice to each owner that the termination of land use contract is occurring and must provide notice of what the new zoning regulations apply to the land. The municipality must send additional letters after the one-year grace period is complete informing the property owners of which land use regulations apply to their properties.

Staff are recommending Council Notification Policy #367 including early notification and development signage be waived for all Land Use Contract terminations. Public consultation in this case is not recommended as the notification policy is a City initiative. Staff are suggesting the standard development notification, as outlined above, be sent to properties affected by the LUC under consideration for termination.

4.3 Site Context

The subject properties have a total area of 3,480 m² and are located on Bolotzky Court, Chepesuik Court, and Milex Court. The properties are designated S2RES – Single / Two Unit Residential in the Official Community Plan and the surrounding area is residential subdivision.

Specifically, adjacent land uses for 540-542 Bolotzky Court are as follows:

Orientation	Zoning	Land Use
North	RU6 – Two Dwelling Housing	Residential Subdivision
East	RU1 – Large Lot Housing	Residential Subdivision
South	RU6 – Two Dwelling Housing	Residential Subdivision
West	RU6 – Two Dwelling Housing	Residential Subdivision

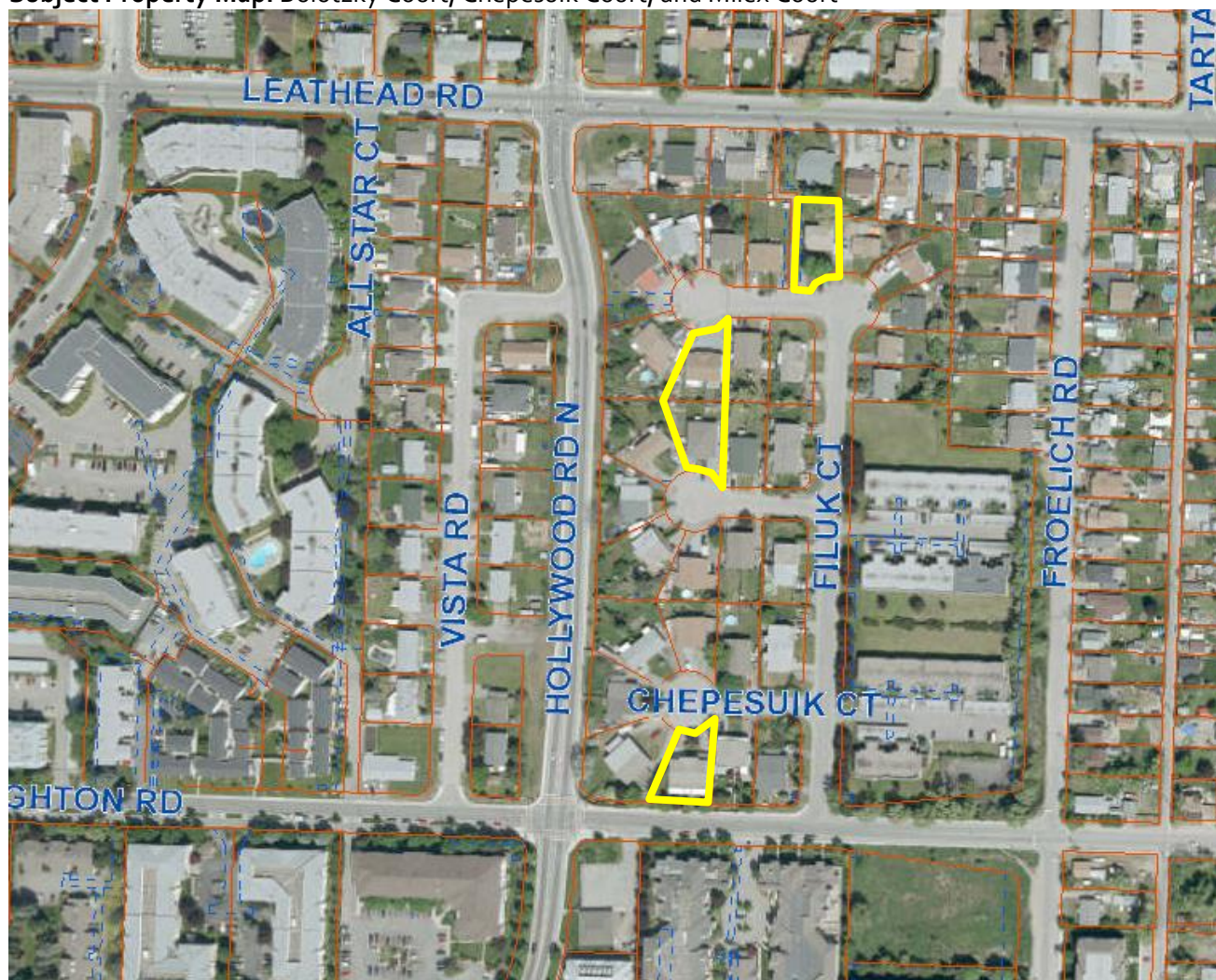
Specifically, adjacent land uses for 585-587 Bolotzky Court and 580-582 Milex Court are as follows:

Orientation	Zoning	Land Use
North	RU6 – Two Dwelling Housing	Residential Subdivision
East	RU6 – Two Dwelling Housing	Residential Subdivision
South	RU6 – Two Dwelling Housing	Residential Subdivision
West	RU6 – Two Dwelling Housing	Residential Subdivision

Specifically, adjacent land uses for 583-585 Chepesuik Court are as follows:

Orientation	Zoning	Land Use
North	RU6 – Two Dwelling Housing	Residential Subdivision
East	RU6 – Two Dwelling Housing	Residential Subdivision
South	RM5 – Medium Density Multiple Housing	Multi-family Residential Building
West	RU6 – Two Dwelling Housing	Residential Subdivision

Subject Property Map: Bolotzky Court, Chepesuik Court, and Milex Court



5.0 Current Development Policies

5.1 Council Policy No. 282 – Strategy for Elimination of Remaining Land Use Contracts

Council Policy No. 282. Includes the following statement:

That the City of Kelowna initiate proceedings to discharge the contracts subject to consultation with affected owners of the land and subject to prior approval by council with regard to affected contracts;

5.2 Kelowna Official Community Plan (OCP)

Chapter 4: Future Land Use

Single / Two Unit Residential (S2RES). Single detached homes for occupancy by one family, single detached homes with a secondary suite or carriage house, semi-detached buildings used for two dwelling units, modular homes, bareland strata, and those complementary uses (i.e. minor care centres, minor public services/utilities, convenience facility and neighbourhood parks), which are integral components of urban neighbourhoods.

6.0 Technical Comments

N/A

7.0 Application Chronology

N/A

Report prepared by: Jenna Ratzlaff, Planner

Reviewed by: Laura Bentley, Urban Planning & Development Policy Manager

Approved for Inclusion: Terry Barton, Development Planning Department Manager

Attachments:

Schedule A: Properties affected by LUC76-1077

Schedule A: LUC76-1077 Charge #: M32024					
No.	Legal Description	Address	Parcel Identifier Number	Land Use Contract	Underlying Zone
1	Land Use Contract Registration Number: M32024 Common Property Strata Plan: KAS1058		N/A	LUC76-1077	
2	Strata Lot 1 Section 26 Township 26 ODYD Strata Plan KAS930 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	587 Bolotzky Ct	017-432-138	LUC76-1077	RU6 – Two Dwelling Housing
3	Strata Lot 2 Section 26 Township 26 ODYD Strata Plan KAS930 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	585 Bolotzky Ct	017-432-146	LUC76-1077	RU6 – Two Dwelling Housing
4	Strata Lot A Section 26 Township 26 ODYD Strata Plan KAS2342 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	542 Bolotzky Ct	025-074-555	LUC76-1077	RU6 – Two Dwelling Housing
5	Strata Lot B Section 26 Township 26 ODYD Strata Plan KAS2342 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	540 Bolotzky Ct	025-074-563	LUC76-1077	RU6 – Two Dwelling Housing
6	Strata Lot 1 Section 26 Township 26 ODYD Strata Plan KAS1665 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	585 Chepesuik Ct	023-202-475	LUC76-1077	RU6 – Two Dwelling Housing
7	Strata Lot 2 Section 26 Township 26 ODYD Strata Plan KAS1665 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	583 Chepesuik Ct	023-202-483	LUC76-1077	RU6 – Two Dwelling Housing
8	Strata Lot 1 Section 26 Township 26 ODYD Strata Plan KAS1058 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	582 Milex Ct	017-819-521	LUC76-1077	RU6 – Two Dwelling Housing
9	Strata Lot 2 Section 26 Township 26 ODYD Strata Plan KAS1058 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	580 Milex Ct	017-819-539	LUC76-1077	RU6 – Two Dwelling Housing

CITY OF KELOWNA

BYLAW NO. 11861

LUCT19-0008

Early Termination of Land Use Contract – LUC76-1077 Bolotzky Court, Chepesuik Court and Milex Court

WHEREAS a land use contract (the "Land Use Contract LUC77-1077") is registered at the Kamloops Land Title Office under the charge numbers N46097 against lands in the City of Kelowna particularly known and described as in Schedule "A" attached (the "Lands"), located on Rowcliffe Kelowna, B.C.;

AND WHEREAS Section 548 of the *Local Government Act* provides that a local government may impose an early termination to land use contracts registered in a Land Title Office that applies to land within the jurisdiction of the local government;

NOW THEREFORE, the Municipal Council of the City of Kelowna, in open meeting assembled, enacts as follows:

1. This Bylaw may be cited for all purposes as "Early Termination of Land Use Contract LUC76-1077 Bylaw";
2. Land Use Contract LUC76-1077 is hereby terminated as of the date of adoption; and
3. This bylaw will come into force and effect one year after the adoption date.

Read a first time by the Municipal Council this

Considered at a Public Hearing this

Read a second and third time by Municipal Council this

Adopted by the Municipal Council this

Mayor

City Clerk

Schedule A: LUC76-1077 Charge #: M32024					
No.	Legal Description	Address	Parcel Identifier Number	Land Use Contract	Underlying Zone
1	Land Use Contract Registration Number: M32024 Common Property Strata Plan: KAS1058		N/A	LUC76-1077	
2	Strata Lot 1 Section 26 Township 26 ODYD Strata Plan KAS930 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	587 Bolotzky Ct	017-432-138	LUC76-1077	RU6 – Two Dwelling Housing
3	Strata Lot 2 Section 26 Township 26 ODYD Strata Plan KAS930 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	585 Bolotzky Ct	017-432-146	LUC76-1077	RU6 – Two Dwelling Housing
4	Strata Lot A Section 26 Township 26 ODYD Strata Plan KAS2342 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	542 Bolotzky Ct	025-074-555	LUC76-1077	RU6 – Two Dwelling Housing
5	Strata Lot B Section 26 Township 26 ODYD Strata Plan KAS2342 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	540 Bolotzky Ct	025-074-563	LUC76-1077	RU6 – Two Dwelling Housing
6	Strata Lot 1 Section 26 Township 26 ODYD Strata Plan KAS1665 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	585 Chepesuik Ct	023-202-475	LUC76-1077	RU6 – Two Dwelling Housing
7	Strata Lot 2 Section 26 Township 26 ODYD Strata Plan KAS1665 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	583 Chepesuik Ct	023-202-483	LUC76-1077	RU6 – Two Dwelling Housing
8	Strata Lot 1 Section 26 Township 26 ODYD Strata Plan KAS1058 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	582 Milex Ct	017-819-521	LUC76-1077	RU6 – Two Dwelling Housing
9	Strata Lot 2 Section 26 Township 26 ODYD Strata Plan KAS1058 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	580 Milex Ct	017-819-539	LUC76-1077	RU6 – Two Dwelling Housing

REPORT TO COUNCIL



Date: August 26, 2019

To: Council

From: City Manager

Department: Development Planning

Application: LUCT19-0030

Owner: Multiple Owners

Address: 1640, 1660, 1665, & 1685 Ufton Court

Applicant: City of Kelowna

Subject: Land Use Contract Termination and Rezoning Application

Existing OCP Designation: MRM - Multiple Unit Residential (Medium Density)

Existing Zone: RM5 – Medium Density Multiple Housing

1.0 Recommendation

WHEREAS the BC Provincial Government has mandated that all Land Use Contracts under the jurisdiction of a local government and in the Province of British Columbia be terminated by 2024;

AND WHEREAS the BC Provincial Government has provided a legislated process for the early termination of land use contracts when the local government has adopted a zoning bylaw that will apply to the land at the time the termination bylaw comes into force;

THEREFORE, BE IT RESOLVED THAT as the underlying RM5 – Medium Density Multiple Housing zone in the City of Kelowna Zoning Bylaw No. 8000 applies to all subject properties under Land Use Contract LUC73-116;

THAT Application No. LUCT19-0030 to terminate LUC73-116 from properties identifies in 'Schedule A', located on Ufton Court, Kelowna, B.C. be considered by Council;

AND THAT the Land Use Contract Termination Bylaw be forwarded to a Public hearing for further Consideration.

2.0 Purpose

To consider an application for early termination of Land Use Contract LUC73-116 and revert the parcels back to the underlying RM5 – Medium Density Multiple Housing zone as identified in 'Schedule A'.

3.0 Development Planning

Staff are bringing forth and are recommending this Land Use Contract (LUC73-116) be terminated from the subject properties. The current LUC affects four properties at 1640, 1660, 1665, and 1685 Ufton Court. Under the current Land Use Contract its uses are regulated in accordance with the R-5 (High Density – Multi-Family Residential) zone in former Zoning Bylaw No. 4500. The Zoning Bylaw has since been updated and obtains

different uses, requirements and zonings. The equivalent of R-5 in the current Zoning Bylaw, No. 8000, is RM5 – Medium Density Multiple Housing. The LUC also restricts the number of dwelling units per lot which are as follows:

- 1660 Ufton Court: Maximum of twenty-six (26) dwelling units
- 1640, 1665, and 1685 Ufton Court: Maximum of fifty (50) dwelling units per lot

The underlying zoning (RM5 – Medium Density Multiple Housing) fits with the established neighbourhood and is an appropriate zone for the existing land use. The Land Use Contract uses and regulations fit within the RM5 zone.

4.0 Proposal

4.1 Background

Land Use Contracts were a tool regularly used in the 1970's before it was eliminated on November 15th 1978. The purpose of the tool was to allow local governments to arrive at agreements with specific developers to grant development rights over and above what was allowed under current zoning. This was typically done in exchange for commitments by developers to help finance the infrastructure costs of development.

Issues have arisen, specifically with the continued application of land use contracts as they supersede any subsequent bylaw dealing with land use and development including: Zoning Bylaws, Development Cost Charge Bylaws, and Development Permits. The Local Government Act was amended in 2014 stating all land use contracts in the province will be terminated as of June 30th 2024. Land use contracts will remain in force until that date unless terminated early by the municipality. By June 20th 2022, local governments must have appropriate zoning regulations in place to replace land use contracts upon their termination. However, LUC terminations (unlike LUC discharges) do not apply when Council adopts the bylaw. Terminations require a one-year grace period as outlined by the Local Government Act.

4.2 Notification

Local governments must provide notice to each owner that the termination of land use contract is occurring and must provide notice of what the new zoning regulations apply to the land. The municipality must send additional letters after the one-year grace period is complete informing the property owners of which land use regulations apply to their properties.

Staff are recommending Council Notification Policy #367 including early notification and development signage be waived for all Land Use Contract terminations. Public consultation in this case is not recommended as the notification policy is a City initiative. Staff are suggesting the standard development notification, as outlined above, be sent to properties affected by the LUC under consideration for termination.

4.3 Site Context

The subject properties have a total area of 15,105 m² and are located at 1640, 1660, 1665, and 1685 Ufton Court. The property is designated MRM - Multiple Unit Residential (Medium Density) in the Official Community Plan and the surrounding area is residential, commercial and public recreational.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	P3 – Parks and Open Space RM5 – Medium Density Multiple Housing	Park Multi-Family Residential
East	RM5 – Medium Density Multiple Housing C4 – Urban Centre Commercial CD17 – Mixed Use Commercial – High Density	Multi-Family Residential Commercial Stores Multi-Family Residential
South	RM5 – Medium Density Multiple Housing C9 – Tourist Commercial	Multi-Family Residential Restaurant / Fitness
West	RM5 – Medium Density Multiple Housing P1 – Major Institutional P3 – Parks and Open Space	Multi-Family Residential Parkinson Recreational Centre Park

Subject Property Map: 1640, 1660, 1665, and 1685 Ufton Court



5.0 Current Development Policies

5.1 Council Policy No. 282 – Strategy for Elimination of Remaining Land Use Contracts

Council Policy No. 282. Includes the following statement:

That the City of Kelowna initiate proceedings to discharge the contracts subject to consultation with affected owners of the land and subject to prior approval by council with regard to affected contracts;

5.2 Kelowna Official Community Plan (OCP)

Chapter 4: Future Land Use

Multiple Unit Residential (Medium Density) (MRM). Townhouses, garden apartments, and apartment buildings. Complementary uses (i.e. care centres, minor public services/utilities, and neighbourhood parks) which are integral components of urban neighbourhoods would also be permitted. Building densities would be consistent with the provisions of the RM4 – Transitional Low Density Housing and RM5 – Medium Density Multiple Housing zones of the Zoning Bylaw and may include CD Comprehensive Development zoning for similar densities or land uses.

6.0 **Technical Comments**

N/A

7.0 **Application Chronology**

N/A

Report prepared by: Jenna Ratzlaff, Planner

Reviewed by: Laura Bentley, Urban Planning & Development Policy Manager

Approved for Inclusion: Terry Barton, Development Planning Department Manager

Attachments:

Schedule A: Properties affected by LUC73-116

Schedule A: LUC73-116 Charge #: M29088					
No.	Legal Description	Address	Parcel Identifier Number	Land Use Contract	Underlying Zone
1	Strata Lot 1 Section 20 Township 26 ODYD Strata Plan K301 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	101-1640 Ufton Ct	002-494-817	LUC73-116	RM5 – Medium Density Multiple Housing
2	Strata Lot 2 Section 20 Township 26 ODYD Strata Plan K301 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	102-1640 Ufton Ct	002-494-825	LUC73-116	RM5 – Medium Density Multiple Housing
3	Strata Lot 3 Section 20 Township 26 ODYD Strata Plan K301 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	103-1640 Ufton Ct	002-494-833	LUC73-116	RM5 – Medium Density Multiple Housing
4	Strata Lot 4 Section 20 Township 26 ODYD Strata Plan K301 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	104-1640 Ufton Ct	002-494-850	LUC73-116	RM5 – Medium Density Multiple Housing
5	Strata Lot 5 Section 20 Township 26 ODYD Strata Plan K301 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	105-1640 Ufton Ct	002-494-868	LUC73-116	RM5 – Medium Density Multiple Housing
6	Strata Lot 6 Section 20 Township 26 ODYD Strata Plan K301 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	106-1640 Ufton Ct	002-494-876	LUC73-116	RM5 – Medium Density Multiple Housing
7	Strata Lot 7 Section 20 Township 26 ODYD Strata Plan K301 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	107-1640 Ufton Ct	001-729-284	LUC73-116	RM5 – Medium Density Multiple Housing
8	Strata Lot 8 Section 20 Township 26 ODYD Strata Plan K301 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	108-1640 Ufton Ct	002-494-892	LUC73-116	RM5 – Medium Density Multiple Housing
9	Strata Lot 9 Section 20 Township 26 ODYD Strata Plan K301 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	109-1640 Ufton Ct	002-494-906	LUC73-116	RM5 – Medium Density Multiple Housing
10	Strata Lot 10 Section 20 Township 26 ODYD Strata Plan K301 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	110-1640 Ufton Ct	002-494-914	LUC73-116	RM5 – Medium Density Multiple Housing
11	Strata Lot 11 Section 20 Township 26 ODYD Strata Plan K301 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	111-1640 Ufton Ct	002-494-922	LUC73-116	RM5 – Medium Density Multiple Housing

12	Strata Lot 12 Section 20 Township 26 ODYD Strata Plan K301 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	112-1640 Ufton Ct	002-494-931	LUC73-116	RM5 – Medium Density Multiple Housing
13	Strata Lot 13 Section 20 Township 26 ODYD Strata Plan K301 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	113-1640 Ufton Ct	002-494-949	LUC73-116	RM5 – Medium Density Multiple Housing
14	Strata Lot 14 Section 20 Township 26 ODYD Strata Plan K301 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	114-1640 Ufton Ct	002-494-957	LUC73-116	RM5 – Medium Density Multiple Housing
15	Strata Lot 15 Section 20 Township 26 ODYD Strata Plan K301 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	115-1640 Ufton Ct	002-494-965	LUC73-116	RM5 – Medium Density Multiple Housing
16	Strata Lot 16 Section 20 Township 26 ODYD Strata Plan K301 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	116-1640 Ufton Ct	002-494-973	LUC73-116	RM5 – Medium Density Multiple Housing
17	Strata Lot 17 Section 20 Township 26 ODYD Strata Plan K301 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	117-1640 Ufton Ct	002-494-981	LUC73-116	RM5 – Medium Density Multiple Housing
18	Strata Lot 18 Section 20 Township 26 ODYD Strata Plan K301 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	201-1640 Ufton Ct	002-494-990	LUC73-116	RM5 – Medium Density Multiple Housing
19	Strata Lot 19 Section 20 Township 26 ODYD Strata Plan K301 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	202-1640 Ufton Ct	002-495-007	LUC73-116	RM5 – Medium Density Multiple Housing
20	Strata Lot 20 Section 20 Township 26 ODYD Strata Plan K301 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	203-1640 Ufton Ct	002-495-023	LUC73-116	RM5 – Medium Density Multiple Housing
21	Strata Lot 21 Section 20 Township 26 ODYD Strata Plan K301 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	204-1640 Ufton Ct	002-495-0310	LUC73-116	RM5 – Medium Density Multiple Housing
22	Strata Lot 22 Section 20 Township 26 ODYD Strata Plan K301 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	205-1640 Ufton Ct	002-495-040	LUC73-116	RM5 – Medium Density Multiple Housing
23	Strata Lot 23 Section 20 Township 26 ODYD Strata Plan K301 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	206-1640 Ufton Ct	002-495-058	LUC73-116	RM5 – Medium Density Multiple Housing
24	Strata Lot 24 Section 20 Township 26 ODYD Strata Plan K301 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	207-1640 Ufton Ct	002-495-066	LUC73-116	RM5 – Medium Density Multiple Housing

25	Strata Lot 25 Section 20 Township 26 ODYD Strata Plan K301 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	208-1640 Ufton Ct	002-495-074	LUC73-116	RM5 – Medium Density Multiple Housing
26	Strata Lot 26 Section 20 Township 26 ODYD Strata Plan K301 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	209-1640 Ufton Ct	001-950-754	LUC73-116	RM5 – Medium Density Multiple Housing
27	Strata Lot 27 Section 20 Township 26 ODYD Strata Plan K301 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	210-1640 Ufton Ct	002-495-082	LUC73-116	RM5 – Medium Density Multiple Housing
28	Strata Lot 28 Section 20 Township 26 ODYD Strata Plan K301 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	211-1640 Ufton Ct	002-495-091	LUC73-116	RM5 – Medium Density Multiple Housing
29	Strata Lot 29 Section 20 Township 26 ODYD Strata Plan K301 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	212-1640 Ufton Ct	002-495-104	LUC73-116	RM5 – Medium Density Multiple Housing
30	Strata Lot 30 Section 20 Township 26 ODYD Strata Plan K301 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	213-1640 Ufton Ct	002-495-112	LUC73-116	RM5 – Medium Density Multiple Housing
31	Strata Lot 31 Section 20 Township 26 ODYD Strata Plan K301 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	214-1640 Ufton Ct	002-495-121	LUC73-116	RM5 – Medium Density Multiple Housing
32	Strata Lot 32 Section 20 Township 26 ODYD Strata Plan K301 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	215-1640 Ufton Ct	002-495-139	LUC73-116	RM5 – Medium Density Multiple Housing
33	Strata Lot 33 Section 20 Township 26 ODYD Strata Plan K301 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	216-1640 Ufton Ct	002-495-147	LUC73-116	RM5 – Medium Density Multiple Housing
34	Strata Lot 34 Section 20 Township 26 ODYD Strata Plan K301 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	217-1640 Ufton Ct	002-495-155	LUC73-116	RM5 – Medium Density Multiple Housing
35	Strata Lot 35 Section 20 Township 26 ODYD Strata Plan K301 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	301-1640 Ufton Ct	002-495-163	LUC73-116	RM5 – Medium Density Multiple Housing
36	Strata Lot 36 Section 20 Township 26 ODYD Strata Plan K301 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	302-1640 Ufton Ct	002-495-171	LUC73-116	RM5 – Medium Density Multiple Housing
37	Strata Lot 37 Section 20 Township 26 ODYD Strata Plan K301 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	303-1640 Ufton Ct	002-495-180	LUC73-116	RM5 – Medium Density Multiple Housing

38	Strata Lot 38 Section 20 Township 26 ODYD Strata Plan K301 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	304-1640 Ufton Ct	002-495-198	LUC73-116	RM5 – Medium Density Multiple Housing
39	Strata Lot 39 Section 20 Township 26 ODYD Strata Plan K301 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	305-1640 Ufton Ct	002-495-201	LUC73-116	RM5 – Medium Density Multiple Housing
40	Strata Lot 40 Section 20 Township 26 ODYD Strata Plan K301 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	306-1640 Ufton Ct	002-495-210	LUC73-116	RM5 – Medium Density Multiple Housing
41	Strata Lot 41 Section 20 Township 26 ODYD Strata Plan K301 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	307-1640 Ufton Ct	002-495-228	LUC73-116	RM5 – Medium Density Multiple Housing
42	Strata Lot 42 Section 20 Township 26 ODYD Strata Plan K301 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	308-1640 Ufton Ct	002-495-236	LUC73-116	RM5 – Medium Density Multiple Housing
43	Strata Lot 43 Section 20 Township 26 ODYD Strata Plan K301 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	309-1640 Ufton Ct	002-495-244	LUC73-116	RM5 – Medium Density Multiple Housing
44	Strata Lot 44 Section 20 Township 26 ODYD Strata Plan K301 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	310-1640 Ufton Ct	002-495-252	LUC73-116	RM5 – Medium Density Multiple Housing
45	Strata Lot 45 Section 20 Township 26 ODYD Strata Plan K301 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	311-1640 Ufton Ct	002-495-261	LUC73-116	RM5 – Medium Density Multiple Housing
46	Strata Lot 46 Section 20 Township 26 ODYD Strata Plan K301 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	312-1640 Ufton Ct	002-495-279	LUC73-116	RM5 – Medium Density Multiple Housing
47	Strata Lot 47 Section 20 Township 26 ODYD Strata Plan K301 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	313-1640 Ufton Ct	002-495-287	LUC73-116	RM5 – Medium Density Multiple Housing
48	Strata Lot 48 Section 20 Township 26 ODYD Strata Plan K301 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	314-1640 Ufton Ct	002-495-295	LUC73-116	RM5 – Medium Density Multiple Housing
49	Strata Lot 49 Section 20 Township 26 ODYD Strata Plan K301 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	315-1640 Ufton Ct	001-795-023	LUC73-116	RM5 – Medium Density Multiple Housing
50	Strata Lot 50 Section 20 Township 26 ODYD Strata Plan K301 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	316-1640 Ufton Ct	002-495-309	LUC73-116	RM5 – Medium Density Multiple Housing

51	Strata Lot 1 Section 20 Township 26 ODYD Strata Plan K199 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	112-166o Ufton Ct	002-607-743	LUC73-116	RM5 – Medium Density Multiple Housing
52	Strata Lot 2 Section 20 Township 26 ODYD Strata Plan K199 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	111-166o Ufton Ct	002-607-760	LUC73-116	RM5 – Medium Density Multiple Housing
53	Strata Lot 3 Section 20 Township 26 ODYD Strata Plan K199 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	110-166o Ufton Ct	002-607-786	LUC73-116	RM5 – Medium Density Multiple Housing
54	Strata Lot 4 Section 20 Township 26 ODYD Strata Plan K199 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	109-166o Ufton Ct	002-607-808	LUC73-116	RM5 – Medium Density Multiple Housing
55	Strata Lot 5 Section 20 Township 26 ODYD Strata Plan K199 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	108-166o Ufton Ct	002-607-816	LUC73-116	RM5 – Medium Density Multiple Housing
56	Strata Lot 6 Section 20 Township 26 ODYD Strata Plan K199 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	107-166o Ufton Ct	002-607-824	LUC73-116	RM5 – Medium Density Multiple Housing
57	Strata Lot 7 Section 20 Township 26 ODYD Strata Plan K199 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	106-166o Ufton Ct	002-607-832	LUC73-116	RM5 – Medium Density Multiple Housing
58	Strata Lot 8 Section 20 Township 26 ODYD Strata Plan K199 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	105-166o Ufton Ct	002-607-841	LUC73-116	RM5 – Medium Density Multiple Housing
59	Strata Lot 9 Section 20 Township 26 ODYD Strata Plan K199 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	104-166o Ufton Ct	002-607-859	LUC73-116	RM5 – Medium Density Multiple Housing
60	Strata Lot 10 Section 20 Township 26 ODYD Strata Plan K199 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	103-166o Ufton Ct	002-607-867	LUC73-116	RM5 – Medium Density Multiple Housing
61	Strata Lot 11 Section 20 Township 26 ODYD Strata Plan K199 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	102-166o Ufton Ct	002-607-883	LUC73-116	RM5 – Medium Density Multiple Housing
62	Strata Lot 12 Section 20 Township 26 ODYD Strata Plan K199 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	101-166o Ufton Ct	002-607-891	LUC73-116	RM5 – Medium Density Multiple Housing
63	Strata Lot 13 Section 20 Township 26 ODYD Strata Plan K199 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	212-166o Ufton Ct	002-607-905	LUC73-116	RM5 – Medium Density Multiple Housing

64	Strata Lot 14 Section 20 Township 26 ODYD Strata Plan K199 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	211-1660 Ufton Ct	002-607-921	LUC73-116	RM5 – Medium Density Multiple Housing
65	Strata Lot 15 Section 20 Township 26 ODYD Strata Plan K199 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	210-1660 Ufton Ct	002-607-948	LUC73-116	RM5 – Medium Density Multiple Housing
66	Strata Lot 16 Section 20 Township 26 ODYD Strata Plan K199 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	209-1660 Ufton Ct	002-607-956	LUC73-116	RM5 – Medium Density Multiple Housing
67	Strata Lot 17 Section 20 Township 26 ODYD Strata Plan K199 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	208-1660 Ufton Ct	002-607-964	LUC73-116	RM5 – Medium Density Multiple Housing
68	Strata Lot 18 Section 20 Township 26 ODYD Strata Plan K199 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	207-1660 Ufton Ct	002-515-369	LUC73-116	RM5 – Medium Density Multiple Housing
69	Strata Lot 19 Section 20 Township 26 ODYD Strata Plan K199 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	206-1660 Ufton Ct	002-076-420	LUC73-116	RM5 – Medium Density Multiple Housing
70	Strata Lot 20 Section 20 Township 26 ODYD Strata Plan K199 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	205-1660 Ufton Ct	002-607-972	LUC73-116	RM5 – Medium Density Multiple Housing
71	Strata Lot 21 Section 20 Township 26 ODYD Strata Plan K199 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	204-1660 Ufton Ct	002-607-981	LUC73-116	RM5 – Medium Density Multiple Housing
72	Strata Lot 22 Section 20 Township 26 ODYD Strata Plan K199 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	203-1660 Ufton Ct	002-607-999	LUC73-116	RM5 – Medium Density Multiple Housing
73	Strata Lot 23 Section 20 Township 26 ODYD Strata Plan K199 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	202-1660 Ufton Ct	002-608-006	LUC73-116	RM5 – Medium Density Multiple Housing
74	Strata Lot 24 Section 20 Township 26 ODYD Strata Plan K199 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	201-1660 Ufton Ct	002-608-014	LUC73-116	RM5 – Medium Density Multiple Housing
75	Common Property Strata Plan KAS229 Common property amended by addition of portions of Strata Lots 20 & 36 see amended sheets 2, 8 & 9 and DF X112591 for Statutory Declarations and Consents.	1665 Ufton Ct	N/A	LUC73-116	
76	Strata Lot 1 Section 20 Township 26 ODYD Strata Plan K229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	101-1665 Ufton Ct	002-553-619	LUC73-116	RM5 – Medium Density Multiple Housing

77	Strata Lot 2 Section 20 Township 26 ODYD Strata Plan K229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	102-1665 Ufton Ct	002-553-627	LUC73-116	RM5 – Medium Density Multiple Housing
78	Strata Lot 3 Section 20 Township 26 ODYD Strata Plan K229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	103-1665 Ufton Ct	002-553-643	LUC73-116	RM5 – Medium Density Multiple Housing
79	Strata Lot 4 Section 20 Township 26 ODYD Strata Plan K229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	104-1665 Ufton Ct	002-553-651	LUC73-116	RM5 – Medium Density Multiple Housing
80	Strata Lot 5 Section 20 Township 26 ODYD Strata Plan K229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	105-1665 Ufton Ct	001-845-080	LUC73-116	RM5 – Medium Density Multiple Housing
81	Strata Lot 6 Section 20 Township 26 ODYD Strata Plan K229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	106-1665 Ufton Ct	002-553-660	LUC73-116	RM5 – Medium Density Multiple Housing
82	Strata Lot 7 Section 20 Township 26 ODYD Strata Plan K229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	107-1665 Ufton Ct	002-553-678	LUC73-116	RM5 – Medium Density Multiple Housing
83	Strata Lot 8 Section 20 Township 26 ODYD Strata Plan K229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	108-1665 Ufton Ct	002-553-686	LUC73-116	RM5 – Medium Density Multiple Housing
84	Strata Lot 9 Section 20 Township 26 ODYD Strata Plan K229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	109-1665 Ufton Ct	002-553-694	LUC73-116	RM5 – Medium Density Multiple Housing
85	Strata Lot 10 Section 20 Township 26 ODYD Strata Plan K229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	110-1665 Ufton Ct	002-553-716	LUC73-116	RM5 – Medium Density Multiple Housing
86	Strata Lot 11 Section 20 Township 26 ODYD Strata Plan K229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	111-1665 Ufton Ct	002-553-724	LUC73-116	RM5 – Medium Density Multiple Housing
87	Strata Lot 12 Section 20 Township 26 ODYD Strata Plan K229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	112-1665 Ufton Ct	001-599-305	LUC73-116	RM5 – Medium Density Multiple Housing
88	Strata Lot 13 Section 20 Township 26 ODYD Strata Plan K229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	113-1665 Ufton Ct	002-553-732	LUC73-116	RM5 – Medium Density Multiple Housing
89	Strata Lot 14 Section 20 Township 26 ODYD Strata Plan K229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	114-1665 Ufton Ct	002-553-741	LUC73-116	RM5 – Medium Density Multiple Housing

90	Strata Lot 15 Section 20 Township 26 ODYD Strata Plan K229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	215-1665 Ufton Ct	002-553-759	LUC73-116	RM5 – Medium Density Multiple Housing
91	Strata Lot 16 Section 20 Township 26 ODYD Strata Plan K229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	216-1665 Ufton Ct	002-553-767	LUC73-116	RM5 – Medium Density Multiple Housing
92	Strata Lot 71 Section 20 Township 26 ODYD Strata Plan K229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	217-1665 Ufton Ct	002-553-775	LUC73-116	RM5 – Medium Density Multiple Housing
93	Strata Lot 18 Section 20 Township 26 ODYD Strata Plan K229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	218-1665 Ufton Ct	002-553-783	LUC73-116	RM5 – Medium Density Multiple Housing
94	Strata Lot 19 Section 20 Township 26 ODYD Strata Plan K229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	219-1665 Ufton Ct	002-553-791	LUC73-116	RM5 – Medium Density Multiple Housing
95	Strata Lot 20 Section 20 Township 26 ODYD Strata Plan K229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	220-1665 Ufton Ct	002-553-805	LUC73-116	RM5 – Medium Density Multiple Housing
96	Strata Lot 21 Section 20 Township 26 ODYD Strata Plan K229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	221-1665 Ufton Ct	002-553-813	LUC73-116	RM5 – Medium Density Multiple Housing
97	Strata Lot 22 Section 20 Township 26 ODYD Strata Plan K229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	222-1665 Ufton Ct	002-553-821	LUC73-116	RM5 – Medium Density Multiple Housing
98	Strata Lot 23 Section 20 Township 26 ODYD Strata Plan K229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	223-1665 Ufton Ct	002-553-848	LUC73-116	RM5 – Medium Density Multiple Housing
99	Strata Lot 24 Section 20 Township 26 ODYD Strata Plan K229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	224-1665 Ufton Ct	002-553-864	LUC73-116	RM5 – Medium Density Multiple Housing
100	Strata Lot 25 Section 20 Township 26 ODYD Strata Plan K229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	225-1665 Ufton Ct	002-553-881	LUC73-116	RM5 – Medium Density Multiple Housing
101	Strata Lot 26 Section 20 Township 26 ODYD Strata Plan K229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	226-1665 Ufton Ct	002-553-899	LUC73-116	RM5 – Medium Density Multiple Housing
102	Strata Lot 27 Section 20 Township 26 ODYD Strata Plan K229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	227-1665 Ufton Ct	002-553-945	LUC73-116	RM5 – Medium Density Multiple Housing

103	Strata Lot 28 Section 20 Township 26 ODYD Strata Plan K229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	228-1665 Ufton Ct	002-553-961	LUC73-116	RM5 – Medium Density Multiple Housing
104	Strata Lot 29 Section 20 Township 26 ODYD Strata Plan K229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	229-1665 Ufton Ct	002-553-996	LUC73-116	RM5 – Medium Density Multiple Housing
105	Strata Lot 30 Section 20 Township 26 ODYD Strata Plan K229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	230-1665 Ufton Ct	002-554-003	LUC73-116	RM5 – Medium Density Multiple Housing
106	Strata Lot 31 Section 20 Township 26 ODYD Strata Plan K229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	331-1665 Ufton Ct	002-554-011	LUC73-116	RM5 – Medium Density Multiple Housing
107	Strata Lot 32 Section 20 Township 26 ODYD Strata Plan K229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	332-1665 Ufton Ct	002-554-020	LUC73-116	RM5 – Medium Density Multiple Housing
108	Strata Lot 33 Section 20 Township 26 ODYD Strata Plan K229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	333-1665 Ufton Ct	002-554-038	LUC73-116	RM5 – Medium Density Multiple Housing
109	Strata Lot 34 Section 20 Township 26 ODYD Strata Plan K229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	334-1665 Ufton Ct	002-554-046	LUC73-116	RM5 – Medium Density Multiple Housing
110	Strata Lot 35 Section 20 Township 26 ODYD Strata Plan K229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	335-1665 Ufton Ct	002-554-054	LUC73-116	RM5 – Medium Density Multiple Housing
111	Strata Lot 36 Section 20 Township 26 ODYD Strata Plan K229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	336-1665 Ufton Ct	002-554-062	LUC73-116	RM5 – Medium Density Multiple Housing
112	Strata Lot 37 Section 20 Township 26 ODYD Strata Plan K229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	337-1665 Ufton Ct	002-554-071	LUC73-116	RM5 – Medium Density Multiple Housing
113	Strata Lot 38 Section 20 Township 26 ODYD Strata Plan K229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	338-1665 Ufton Ct	002-554-089	LUC73-116	RM5 – Medium Density Multiple Housing
114	Strata Lot 39 Section 20 Township 26 ODYD Strata Plan K229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	339-1665 Ufton Ct	002-554-097	LUC73-116	RM5 – Medium Density Multiple Housing
115	Strata Lot 40 Section 20 Township 26 ODYD Strata Plan K229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	340-1665 Ufton Ct	002-554-101	LUC73-116	RM5 – Medium Density Multiple Housing

116	Strata Lot 41 Section 20 Township 26 ODYD Strata Plan K229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	341-1665 Ufton Ct	002-554-119	LUC73-116	RM5 – Medium Density Multiple Housing
117	Strata Lot 42 Section 20 Township 26 ODYD Strata Plan K229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	342-1665 Ufton Ct	002-554-127	LUC73-116	RM5 – Medium Density Multiple Housing
118	Strata Lot 43 Section 20 Township 26 ODYD Strata Plan K229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	343-1665 Ufton Ct	002-554-135	LUC73-116	RM5 – Medium Density Multiple Housing
119	Strata Lot 44 Section 20 Township 26 ODYD Strata Plan K229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	344-1665 Ufton Ct	002-554-143	LUC73-116	RM5 – Medium Density Multiple Housing
120	Strata Lot 45 Section 20 Township 26 ODYD Strata Plan K229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	345-1665 Ufton Ct	002-554-151	LUC73-116	RM5 – Medium Density Multiple Housing
121	Strata Lot 46 Section 20 Township 26 ODYD Strata Plan K229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	346-1665 Ufton Ct	002-554-178	LUC73-116	RM5 – Medium Density Multiple Housing
122	Strata Lot 1 Section 20 Township 26 ODYD Strata Plan K241 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	101-1685 Ufton Ct	002-545-896	LUC73-116	RM5 – Medium Density Multiple Housing
123	Strata Lot 2 Section 20 Township 26 ODYD Strata Plan K241 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	102-1685 Ufton Ct	002-545-900	LUC73-116	RM5 – Medium Density Multiple Housing
124	Strata Lot 3 Section 20 Township 26 ODYD Strata Plan K241 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	103-1685 Ufton Ct	001-845-268	LUC73-116	RM5 – Medium Density Multiple Housing
125	Strata Lot 4 Section 20 Township 26 ODYD Strata Plan K241 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	104-1685 Ufton Ct	002-545-918	LUC73-116	RM5 – Medium Density Multiple Housing
126	Strata Lot 5 Section 20 Township 26 ODYD Strata Plan K241 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	105-1685 Ufton Ct	002-545-926	LUC73-116	RM5 – Medium Density Multiple Housing
127	Strata Lot 6 Section 20 Township 26 ODYD Strata Plan K241 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	106-1685 Ufton Ct	002-545-934	LUC73-116	RM5 – Medium Density Multiple Housing
128	Strata Lot 7 Section 20 Township 26 ODYD Strata Plan K241 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	107-1685 Ufton Ct	002-545-951	LUC73-116	RM5 – Medium Density Multiple Housing

129	Strata Lot 8 Section 20 Township 26 ODYD Strata Plan K241 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	108-1685 Ufton Ct	002-545-977	LUC73-116	RM5 – Medium Density Multiple Housing
130	Strata Lot 9 Section 20 Township 26 ODYD Strata Plan K241 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	109-1685 Ufton Ct	002-545-993	LUC73-116	RM5 – Medium Density Multiple Housing
131	Strata Lot 10 Section 20 Township 26 ODYD Strata Plan K241 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	110-1685 Ufton Ct	002-546-001	LUC73-116	RM5 – Medium Density Multiple Housing
132	Strata Lot 11 Section 20 Township 26 ODYD Strata Plan K241 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	111-1685 Ufton Ct	002-546-043	LUC73-116	RM5 – Medium Density Multiple Housing
133	Strata Lot 12 Section 20 Township 26 ODYD Strata Plan K241 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	112-1685 Ufton Ct	002-546-051	LUC73-116	RM5 – Medium Density Multiple Housing
134	Strata Lot 13 Section 20 Township 26 ODYD Strata Plan K241 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	113-1685 Ufton Ct	002-546-078	LUC73-116	RM5 – Medium Density Multiple Housing
135	Strata Lot 14 Section 20 Township 26 ODYD Strata Plan K241 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	114-1685 Ufton Ct	002-546-086	LUC73-116	RM5 – Medium Density Multiple Housing
136	Strata Lot 15 Section 20 Township 26 ODYD Strata Plan K241 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	115-1685 Ufton Ct	001-865-617	LUC73-116	RM5 – Medium Density Multiple Housing
137	Strata Lot 16 Section 20 Township 26 ODYD Strata Plan K241 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	116-1685 Ufton Ct	002-546-094	LUC73-116	RM5 – Medium Density Multiple Housing
138	Strata Lot 17 Section 20 Township 26 ODYD Strata Plan K241 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	201-1685 Ufton Ct	002-564-108	LUC73-116	RM5 – Medium Density Multiple Housing
139	Strata Lot 18 Section 20 Township 26 ODYD Strata Plan K241 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	202-1685 Ufton Ct	002-546-116	LUC73-116	RM5 – Medium Density Multiple Housing
140	Strata Lot 19 Section 20 Township 26 ODYD Strata Plan K241 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	203-1685 Ufton Ct	002-546-124	LUC73-116	RM5 – Medium Density Multiple Housing
141	Strata Lot 20 Section 20 Township 26 ODYD Strata Plan K241 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	204-1685 Ufton Ct	002-546-132	LUC73-116	RM5 – Medium Density Multiple Housing

142	Strata Lot 21 Section 20 Township 26 ODYD Strata Plan K241 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	205-1685 Ufton Ct	002-546-311	LUC73-116	RM5 – Medium Density Multiple Housing
143	Strata Lot 22 Section 20 Township 26 ODYD Strata Plan K241 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	206-1685 Ufton Ct	002-546-329	LUC73-116	RM5 – Medium Density Multiple Housing
144	Strata Lot 23 Section 20 Township 26 ODYD Strata Plan K241 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	207-1685 Ufton Ct	002-546-337	LUC73-116	RM5 – Medium Density Multiple Housing
145	Strata Lot 24 Section 20 Township 26 ODYD Strata Plan K241 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	208-1685 Ufton Ct	002-546-345	LUC73-116	RM5 – Medium Density Multiple Housing
146	Strata Lot 25 Section 20 Township 26 ODYD Strata Plan K241 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	209-1685 Ufton Ct	002-546-361	LUC73-116	RM5 – Medium Density Multiple Housing
147	Strata Lot 26 Section 20 Township 26 ODYD Strata Plan K241 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	210-1685 Ufton Ct	002-546-370	LUC73-116	RM5 – Medium Density Multiple Housing
148	Strata Lot 27 Section 20 Township 26 ODYD Strata Plan K241 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	211-1685 Ufton Ct	002-546-396	LUC73-116	RM5 – Medium Density Multiple Housing
149	Strata Lot 28 Section 20 Township 26 ODYD Strata Plan K241 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	212-1685 Ufton Ct	002-546-400	LUC73-116	RM5 – Medium Density Multiple Housing
150	Strata Lot 29 Section 20 Township 26 ODYD Strata Plan K241 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	213-1685 Ufton Ct	002-546-418	LUC73-116	RM5 – Medium Density Multiple Housing
151	Strata Lot 30 Section 20 Township 26 ODYD Strata Plan K241 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	214-1685 Ufton Ct	001-865-625	LUC73-116	RM5 – Medium Density Multiple Housing
152	Strata Lot 31 Section 20 Township 26 ODYD Strata Plan K241 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	215-1685 Ufton Ct	002-546-426	LUC73-116	RM5 – Medium Density Multiple Housing
153	Strata Lot 32 Section 20 Township 26 ODYD Strata Plan K241 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	216-1685 Ufton Ct	002-546-442	LUC73-116	RM5 – Medium Density Multiple Housing
154	Strata Lot 33 Section 20 Township 26 ODYD Strata Plan K241 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	301-1685 Ufton Ct	002-546-451	LUC73-116	RM5 – Medium Density Multiple Housing

155	Strata Lot 34 Section 20 Township 26 ODYD Strata Plan K241 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	302-1685 Ufton Ct	002-546-477	LUC73-116	RM5 – Medium Density Multiple Housing
156	Strata Lot 35 Section 20 Township 26 ODYD Strata Plan K241 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	303-1685 Ufton Ct	002-546-493	LUC73-116	RM5 – Medium Density Multiple Housing
157	Strata Lot 36 Section 20 Township 26 ODYD Strata Plan K241 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	304-1685 Ufton Ct	002-546-507	LUC73-116	RM5 – Medium Density Multiple Housing
158	Strata Lot 37 Section 20 Township 26 ODYD Strata Plan K241 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	305-1685 Ufton Ct	002-546-515	LUC73-116	RM5 – Medium Density Multiple Housing
159	Strata Lot 38 Section 20 Township 26 ODYD Strata Plan K241 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	306-1685 Ufton Ct	001-843-893	LUC73-116	RM5 – Medium Density Multiple Housing
160	Strata Lot 39 Section 20 Township 26 ODYD Strata Plan K241 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	307-1685 Ufton Ct	001-599-747	LUC73-116	RM5 – Medium Density Multiple Housing
161	Strata Lot 40 Section 20 Township 26 ODYD Strata Plan K241 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	308-1685 Ufton Ct	001-951-033	LUC73-116	RM5 – Medium Density Multiple Housing
162	Strata Lot 41 Section 20 Township 26 ODYD Strata Plan K241 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	309-1685 Ufton Ct	002-546-523	LUC73-116	RM5 – Medium Density Multiple Housing
163	Strata Lot 42 Section 20 Township 26 ODYD Strata Plan K241 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	310-1685 Ufton Ct	002-546-566	LUC73-116	RM5 – Medium Density Multiple Housing
164	Strata Lot 43 Section 20 Township 26 ODYD Strata Plan K241 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	311-1685 Ufton Ct	002-546-574	LUC73-116	RM5 – Medium Density Multiple Housing
165	Strata Lot 44 Section 20 Township 26 ODYD Strata Plan K241 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	312-1685 Ufton Ct	002-546-582	LUC73-116	RM5 – Medium Density Multiple Housing
166	Strata Lot 45 Section 20 Township 26 ODYD Strata Plan K241 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	313-1685 Ufton Ct	002-546-591	LUC73-116	RM5 – Medium Density Multiple Housing
167	Strata Lot 46 Section 20 Township 26 ODYD Strata Plan K241 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	314-1685 Ufton Ct	002-546-612	LUC73-116	RM5 – Medium Density Multiple Housing

168	Strata Lot 47 Section 20 Township 26 ODYD Strata Plan K241 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	315-1685 Ufton Ct	002-546-639	LUC73-116	RM5 – Medium Density Multiple Housing
169	Strata Lot 48 Section 20 Township 26 ODYD Strata Plan K241 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	316-1685 Ufton Ct	002-546-655	LUC73-116	RM5 – Medium Density Multiple Housing

CITY OF KELOWNA

BYLAW NO. 11861

LUCT19-0030

Early Termination of Land Use Contract – LUC73-116 1640, 1660, 1665 and 1685 Ufton Court

WHEREAS a land use contract (the "Land Use Contract LUC73-116") is registered at the Kamloops Land Title Office under the charge numbers M29088 against lands in the City of Kelowna particularly known and described as in Schedule "A" attached (the "Lands"), located on Ufton Court, Kelowna, B.C.;

AND WHEREAS Section 548 of the *Local Government Act* provides that a local government may impose an early termination to land use contracts registered in a Land Title Office that applies to land within the jurisdiction of the local government;

NOW THEREFORE, the Municipal Council of the City of Kelowna, in open meeting assembled, enacts as follows:

1. This Bylaw may be cited for all purposes as "Early Termination of Land Use Contract LUC73-116 Bylaw";
2. Land Use Contract LUC73-116 is hereby terminated as of the date of adoption; and
3. This bylaw will come into force and effect one year after the adoption date.

Read a first time by the Municipal Council this

Considered at a Public Hearing this

Read a second and third time by Municipal Council this

Adopted by the Municipal Council this

Mayor

City Clerk

Schedule A: LUC73-116 Charge #: M29088					
No.	Legal Description	Address	Parcel Identifier Number	Land Use Contract	Underlying Zone
1	Strata Lot 1 Section 20 Township 26 ODYD Strata Plan K301 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	101-1640 Ufton Ct	002-494-817	LUC73-116	RM5 – Medium Density Multiple Housing
2	Strata Lot 2 Section 20 Township 26 ODYD Strata Plan K301 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	102-1640 Ufton Ct	002-494-825	LUC73-116	RM5 – Medium Density Multiple Housing
3	Strata Lot 3 Section 20 Township 26 ODYD Strata Plan K301 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	103-1640 Ufton Ct	002-494-833	LUC73-116	RM5 – Medium Density Multiple Housing
4	Strata Lot 4 Section 20 Township 26 ODYD Strata Plan K301 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	104-1640 Ufton Ct	002-494-850	LUC73-116	RM5 – Medium Density Multiple Housing
5	Strata Lot 5 Section 20 Township 26 ODYD Strata Plan K301 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	105-1640 Ufton Ct	002-494-868	LUC73-116	RM5 – Medium Density Multiple Housing
6	Strata Lot 6 Section 20 Township 26 ODYD Strata Plan K301 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	106-1640 Ufton Ct	002-494-876	LUC73-116	RM5 – Medium Density Multiple Housing
7	Strata Lot 7 Section 20 Township 26 ODYD Strata Plan K301 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	107-1640 Ufton Ct	001-729-284	LUC73-116	RM5 – Medium Density Multiple Housing
8	Strata Lot 8 Section 20 Township 26 ODYD Strata Plan K301 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	108-1640 Ufton Ct	002-494-892	LUC73-116	RM5 – Medium Density Multiple Housing
9	Strata Lot 9 Section 20 Township 26 ODYD Strata Plan K301 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	109-1640 Ufton Ct	002-494-906	LUC73-116	RM5 – Medium Density Multiple Housing
10	Strata Lot 10 Section 20 Township 26 ODYD Strata Plan K301 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	110-1640 Ufton Ct	002-494-914	LUC73-116	RM5 – Medium Density Multiple Housing
11	Strata Lot 11 Section 20 Township 26 ODYD Strata Plan K301 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	111-1640 Ufton Ct	002-494-922	LUC73-116	RM5 – Medium Density Multiple Housing

12	Strata Lot 12 Section 20 Township 26 ODYD Strata Plan K301 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	112-1640 Ufton Ct	002-494-931	LUC73-116	RM5 – Medium Density Multiple Housing
13	Strata Lot 13 Section 20 Township 26 ODYD Strata Plan K301 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	113-1640 Ufton Ct	002-494-949	LUC73-116	RM5 – Medium Density Multiple Housing
14	Strata Lot 14 Section 20 Township 26 ODYD Strata Plan K301 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	114-1640 Ufton Ct	002-494-957	LUC73-116	RM5 – Medium Density Multiple Housing
15	Strata Lot 15 Section 20 Township 26 ODYD Strata Plan K301 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	115-1640 Ufton Ct	002-494-965	LUC73-116	RM5 – Medium Density Multiple Housing
16	Strata Lot 16 Section 20 Township 26 ODYD Strata Plan K301 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	116-1640 Ufton Ct	002-494-973	LUC73-116	RM5 – Medium Density Multiple Housing
17	Strata Lot 17 Section 20 Township 26 ODYD Strata Plan K301 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	117-1640 Ufton Ct	002-494-981	LUC73-116	RM5 – Medium Density Multiple Housing
18	Strata Lot 18 Section 20 Township 26 ODYD Strata Plan K301 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	201-1640 Ufton Ct	002-494-990	LUC73-116	RM5 – Medium Density Multiple Housing
19	Strata Lot 19 Section 20 Township 26 ODYD Strata Plan K301 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	202-1640 Ufton Ct	002-495-007	LUC73-116	RM5 – Medium Density Multiple Housing
20	Strata Lot 20 Section 20 Township 26 ODYD Strata Plan K301 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	203-1640 Ufton Ct	002-495-023	LUC73-116	RM5 – Medium Density Multiple Housing
21	Strata Lot 21 Section 20 Township 26 ODYD Strata Plan K301 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	204-1640 Ufton Ct	002-495-0310	LUC73-116	RM5 – Medium Density Multiple Housing
22	Strata Lot 22 Section 20 Township 26 ODYD Strata Plan K301 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	205-1640 Ufton Ct	002-495-040	LUC73-116	RM5 – Medium Density Multiple Housing
23	Strata Lot 23 Section 20 Township 26 ODYD Strata Plan K301 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	206-1640 Ufton Ct	002-495-058	LUC73-116	RM5 – Medium Density Multiple Housing
24	Strata Lot 24 Section 20 Township 26 ODYD Strata Plan K301 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	207-1640 Ufton Ct	002-495-066	LUC73-116	RM5 – Medium Density Multiple Housing

25	Strata Lot 25 Section 20 Township 26 ODYD Strata Plan K301 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	208-1640 Ufton Ct	002-495-074	LUC73-116	RM5 – Medium Density Multiple Housing
26	Strata Lot 26 Section 20 Township 26 ODYD Strata Plan K301 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	209-1640 Ufton Ct	001-950-754	LUC73-116	RM5 – Medium Density Multiple Housing
27	Strata Lot 27 Section 20 Township 26 ODYD Strata Plan K301 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	210-1640 Ufton Ct	002-495-082	LUC73-116	RM5 – Medium Density Multiple Housing
28	Strata Lot 28 Section 20 Township 26 ODYD Strata Plan K301 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	211-1640 Ufton Ct	002-495-091	LUC73-116	RM5 – Medium Density Multiple Housing
29	Strata Lot 29 Section 20 Township 26 ODYD Strata Plan K301 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	212-1640 Ufton Ct	002-495-104	LUC73-116	RM5 – Medium Density Multiple Housing
30	Strata Lot 30 Section 20 Township 26 ODYD Strata Plan K301 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	213-1640 Ufton Ct	002-495-112	LUC73-116	RM5 – Medium Density Multiple Housing
31	Strata Lot 31 Section 20 Township 26 ODYD Strata Plan K301 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	214-1640 Ufton Ct	002-495-121	LUC73-116	RM5 – Medium Density Multiple Housing
32	Strata Lot 32 Section 20 Township 26 ODYD Strata Plan K301 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	215-1640 Ufton Ct	002-495-139	LUC73-116	RM5 – Medium Density Multiple Housing
33	Strata Lot 33 Section 20 Township 26 ODYD Strata Plan K301 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	216-1640 Ufton Ct	002-495-147	LUC73-116	RM5 – Medium Density Multiple Housing
34	Strata Lot 34 Section 20 Township 26 ODYD Strata Plan K301 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	217-1640 Ufton Ct	002-495-155	LUC73-116	RM5 – Medium Density Multiple Housing
35	Strata Lot 35 Section 20 Township 26 ODYD Strata Plan K301 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	301-1640 Ufton Ct	002-495-163	LUC73-116	RM5 – Medium Density Multiple Housing
36	Strata Lot 36 Section 20 Township 26 ODYD Strata Plan K301 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	302-1640 Ufton Ct	002-495-171	LUC73-116	RM5 – Medium Density Multiple Housing
37	Strata Lot 37 Section 20 Township 26 ODYD Strata Plan K301 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	303-1640 Ufton Ct	002-495-180	LUC73-116	RM5 – Medium Density Multiple Housing

38	Strata Lot 38 Section 20 Township 26 ODYD Strata Plan K301 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	304-1640 Ufton Ct	002-495-198	LUC73-116	RM5 – Medium Density Multiple Housing
39	Strata Lot 39 Section 20 Township 26 ODYD Strata Plan K301 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	305-1640 Ufton Ct	002-495-201	LUC73-116	RM5 – Medium Density Multiple Housing
40	Strata Lot 40 Section 20 Township 26 ODYD Strata Plan K301 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	306-1640 Ufton Ct	002-495-210	LUC73-116	RM5 – Medium Density Multiple Housing
41	Strata Lot 41 Section 20 Township 26 ODYD Strata Plan K301 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	307-1640 Ufton Ct	002-495-228	LUC73-116	RM5 – Medium Density Multiple Housing
42	Strata Lot 42 Section 20 Township 26 ODYD Strata Plan K301 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	308-1640 Ufton Ct	002-495-236	LUC73-116	RM5 – Medium Density Multiple Housing
43	Strata Lot 43 Section 20 Township 26 ODYD Strata Plan K301 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	309-1640 Ufton Ct	002-495-244	LUC73-116	RM5 – Medium Density Multiple Housing
44	Strata Lot 44 Section 20 Township 26 ODYD Strata Plan K301 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	310-1640 Ufton Ct	002-495-252	LUC73-116	RM5 – Medium Density Multiple Housing
45	Strata Lot 45 Section 20 Township 26 ODYD Strata Plan K301 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	311-1640 Ufton Ct	002-495-261	LUC73-116	RM5 – Medium Density Multiple Housing
46	Strata Lot 46 Section 20 Township 26 ODYD Strata Plan K301 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	312-1640 Ufton Ct	002-495-279	LUC73-116	RM5 – Medium Density Multiple Housing
47	Strata Lot 47 Section 20 Township 26 ODYD Strata Plan K301 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	313-1640 Ufton Ct	002-495-287	LUC73-116	RM5 – Medium Density Multiple Housing
48	Strata Lot 48 Section 20 Township 26 ODYD Strata Plan K301 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	314-1640 Ufton Ct	002-495-295	LUC73-116	RM5 – Medium Density Multiple Housing
49	Strata Lot 49 Section 20 Township 26 ODYD Strata Plan K301 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	315-1640 Ufton Ct	001-795-023	LUC73-116	RM5 – Medium Density Multiple Housing
50	Strata Lot 50 Section 20 Township 26 ODYD Strata Plan K301 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	316-1640 Ufton Ct	002-495-309	LUC73-116	RM5 – Medium Density Multiple Housing

51	Strata Lot 1 Section 20 Township 26 ODYD Strata Plan K199 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	112-166o Ufton Ct	002-607-743	LUC73-116	RM5 – Medium Density Multiple Housing
52	Strata Lot 2 Section 20 Township 26 ODYD Strata Plan K199 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	111-166o Ufton Ct	002-607-760	LUC73-116	RM5 – Medium Density Multiple Housing
53	Strata Lot 3 Section 20 Township 26 ODYD Strata Plan K199 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	110-166o Ufton Ct	002-607-786	LUC73-116	RM5 – Medium Density Multiple Housing
54	Strata Lot 4 Section 20 Township 26 ODYD Strata Plan K199 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	109-166o Ufton Ct	002-607-808	LUC73-116	RM5 – Medium Density Multiple Housing
55	Strata Lot 5 Section 20 Township 26 ODYD Strata Plan K199 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	108-166o Ufton Ct	002-607-816	LUC73-116	RM5 – Medium Density Multiple Housing
56	Strata Lot 6 Section 20 Township 26 ODYD Strata Plan K199 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	107-166o Ufton Ct	002-607-824	LUC73-116	RM5 – Medium Density Multiple Housing
57	Strata Lot 7 Section 20 Township 26 ODYD Strata Plan K199 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	106-166o Ufton Ct	002-607-832	LUC73-116	RM5 – Medium Density Multiple Housing
58	Strata Lot 8 Section 20 Township 26 ODYD Strata Plan K199 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	105-166o Ufton Ct	002-607-841	LUC73-116	RM5 – Medium Density Multiple Housing
59	Strata Lot 9 Section 20 Township 26 ODYD Strata Plan K199 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	104-166o Ufton Ct	002-607-859	LUC73-116	RM5 – Medium Density Multiple Housing
60	Strata Lot 10 Section 20 Township 26 ODYD Strata Plan K199 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	103-166o Ufton Ct	002-607-867	LUC73-116	RM5 – Medium Density Multiple Housing
61	Strata Lot 11 Section 20 Township 26 ODYD Strata Plan K199 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	102-166o Ufton Ct	002-607-883	LUC73-116	RM5 – Medium Density Multiple Housing
62	Strata Lot 12 Section 20 Township 26 ODYD Strata Plan K199 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	101-166o Ufton Ct	002-607-891	LUC73-116	RM5 – Medium Density Multiple Housing
63	Strata Lot 13 Section 20 Township 26 ODYD Strata Plan K199 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	212-166o Ufton Ct	002-607-905	LUC73-116	RM5 – Medium Density Multiple Housing

64	Strata Lot 14 Section 20 Township 26 ODYD Strata Plan K199 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	211-166o Ufton Ct	002-607-921	LUC73-116	RM5 – Medium Density Multiple Housing
65	Strata Lot 15 Section 20 Township 26 ODYD Strata Plan K199 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	210-166o Ufton Ct	002-607-948	LUC73-116	RM5 – Medium Density Multiple Housing
66	Strata Lot 16 Section 20 Township 26 ODYD Strata Plan K199 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	209-166o Ufton Ct	002-607-956	LUC73-116	RM5 – Medium Density Multiple Housing
67	Strata Lot 17 Section 20 Township 26 ODYD Strata Plan K199 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	208-166o Ufton Ct	002-607-964	LUC73-116	RM5 – Medium Density Multiple Housing
68	Strata Lot 18 Section 20 Township 26 ODYD Strata Plan K199 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	207-166o Ufton Ct	002-515-369	LUC73-116	RM5 – Medium Density Multiple Housing
69	Strata Lot 19 Section 20 Township 26 ODYD Strata Plan K199 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	206-166o Ufton Ct	002-076-420	LUC73-116	RM5 – Medium Density Multiple Housing
70	Strata Lot 20 Section 20 Township 26 ODYD Strata Plan K199 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	205-166o Ufton Ct	002-607-972	LUC73-116	RM5 – Medium Density Multiple Housing
71	Strata Lot 21 Section 20 Township 26 ODYD Strata Plan K199 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	204-166o Ufton Ct	002-607-981	LUC73-116	RM5 – Medium Density Multiple Housing
72	Strata Lot 22 Section 20 Township 26 ODYD Strata Plan K199 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	203-166o Ufton Ct	002-607-999	LUC73-116	RM5 – Medium Density Multiple Housing
73	Strata Lot 23 Section 20 Township 26 ODYD Strata Plan K199 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	202-166o Ufton Ct	002-608-006	LUC73-116	RM5 – Medium Density Multiple Housing
74	Strata Lot 24 Section 20 Township 26 ODYD Strata Plan K199 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	201-166o Ufton Ct	002-608-014	LUC73-116	RM5 – Medium Density Multiple Housing
75	Common Property Strata Plan KAS229	1665 Ufton Ct	N/A	LUC73-116	

76	Strata Lot 1 Section 20 Township 26 ODYD Strata Plan K229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	101-1665 Ufton Ct	002-553-619	LUC73-116	RM5 – Medium Density Multiple Housing
77	Strata Lot 2 Section 20 Township 26 ODYD Strata Plan K229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	102-1665 Ufton Ct	002-553-627	LUC73-116	RM5 – Medium Density Multiple Housing
78	Strata Lot 3 Section 20 Township 26 ODYD Strata Plan K229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	103-1665 Ufton Ct	002-553-643	LUC73-116	RM5 – Medium Density Multiple Housing
79	Strata Lot 4 Section 20 Township 26 ODYD Strata Plan K229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	104-1665 Ufton Ct	002-553-651	LUC73-116	RM5 – Medium Density Multiple Housing
80	Strata Lot 5 Section 20 Township 26 ODYD Strata Plan K229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	105-1665 Ufton Ct	001-845-080	LUC73-116	RM5 – Medium Density Multiple Housing
81	Strata Lot 6 Section 20 Township 26 ODYD Strata Plan K229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	106-1665 Ufton Ct	002-553-660	LUC73-116	RM5 – Medium Density Multiple Housing
82	Strata Lot 7 Section 20 Township 26 ODYD Strata Plan K229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	107-1665 Ufton Ct	002-553-678	LUC73-116	RM5 – Medium Density Multiple Housing
83	Strata Lot 8 Section 20 Township 26 ODYD Strata Plan K229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	108-1665 Ufton Ct	002-553-686	LUC73-116	RM5 – Medium Density Multiple Housing
84	Strata Lot 9 Section 20 Township 26 ODYD Strata Plan K229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	109-1665 Ufton Ct	002-553-694	LUC73-116	RM5 – Medium Density Multiple Housing
85	Strata Lot 10 Section 20 Township 26 ODYD Strata Plan K229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	110-1665 Ufton Ct	002-553-716	LUC73-116	RM5 – Medium Density Multiple Housing
86	Strata Lot 11 Section 20 Township 26 ODYD Strata Plan K229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	111-1665 Ufton Ct	002-553-724	LUC73-116	RM5 – Medium Density Multiple Housing
87	Strata Lot 12 Section 20 Township 26 ODYD Strata Plan K229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	112-1665 Ufton Ct	001-599-305	LUC73-116	RM5 – Medium Density Multiple Housing
88	Strata Lot 13 Section 20 Township 26 ODYD Strata Plan K229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	113-1665 Ufton Ct	002-553-732	LUC73-116	RM5 – Medium Density Multiple Housing

89	Strata Lot 14 Section 20 Township 26 ODYD Strata Plan K229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	114-1665 Ufton Ct	002-553-741	LUC73-116	RM5 – Medium Density Multiple Housing
90	Strata Lot 15 Section 20 Township 26 ODYD Strata Plan K229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	215-1665 Ufton Ct	002-553-759	LUC73-116	RM5 – Medium Density Multiple Housing
91	Strata Lot 16 Section 20 Township 26 ODYD Strata Plan K229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	216-1665 Ufton Ct	002-553-767	LUC73-116	RM5 – Medium Density Multiple Housing
92	Strata Lot 71 Section 20 Township 26 ODYD Strata Plan K229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	217-1665 Ufton Ct	002-553-775	LUC73-116	RM5 – Medium Density Multiple Housing
93	Strata Lot 18 Section 20 Township 26 ODYD Strata Plan K229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	218-1665 Ufton Ct	002-553-783	LUC73-116	RM5 – Medium Density Multiple Housing
94	Strata Lot 19 Section 20 Township 26 ODYD Strata Plan K229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	219-1665 Ufton Ct	002-553-791	LUC73-116	RM5 – Medium Density Multiple Housing
95	Strata Lot 20 Section 20 Township 26 ODYD Strata Plan K229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	220-1665 Ufton Ct	002-553-805	LUC73-116	RM5 – Medium Density Multiple Housing
96	Strata Lot 21 Section 20 Township 26 ODYD Strata Plan K229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	221-1665 Ufton Ct	002-553-813	LUC73-116	RM5 – Medium Density Multiple Housing
97	Strata Lot 22 Section 20 Township 26 ODYD Strata Plan K229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	222-1665 Ufton Ct	002-553-821	LUC73-116	RM5 – Medium Density Multiple Housing
98	Strata Lot 23 Section 20 Township 26 ODYD Strata Plan K229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	223-1665 Ufton Ct	002-553-848	LUC73-116	RM5 – Medium Density Multiple Housing
99	Strata Lot 24 Section 20 Township 26 ODYD Strata Plan K229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	224-1665 Ufton Ct	002-553-864	LUC73-116	RM5 – Medium Density Multiple Housing
100	Strata Lot 25 Section 20 Township 26 ODYD Strata Plan K229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	225-1665 Ufton Ct	002-553-881	LUC73-116	RM5 – Medium Density Multiple Housing
101	Strata Lot 26 Section 20 Township 26 ODYD Strata Plan K229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	226-1665 Ufton Ct	002-553-899	LUC73-116	RM5 – Medium Density Multiple Housing

102	Strata Lot 27 Section 20 Township 26 ODYD Strata Plan K229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	227-1665 Ufton Ct	002-553-945	LUC73-116	RM5 – Medium Density Multiple Housing
103	Strata Lot 28 Section 20 Township 26 ODYD Strata Plan K229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	228-1665 Ufton Ct	002-553-961	LUC73-116	RM5 – Medium Density Multiple Housing
104	Strata Lot 29 Section 20 Township 26 ODYD Strata Plan K229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	229-1665 Ufton Ct	002-553-996	LUC73-116	RM5 – Medium Density Multiple Housing
105	Strata Lot 30 Section 20 Township 26 ODYD Strata Plan K229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	230-1665 Ufton Ct	002-554-003	LUC73-116	RM5 – Medium Density Multiple Housing
106	Strata Lot 31 Section 20 Township 26 ODYD Strata Plan K229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	331-1665 Ufton Ct	002-554-011	LUC73-116	RM5 – Medium Density Multiple Housing
107	Strata Lot 32 Section 20 Township 26 ODYD Strata Plan K229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	332-1665 Ufton Ct	002-554-020	LUC73-116	RM5 – Medium Density Multiple Housing
108	Strata Lot 33 Section 20 Township 26 ODYD Strata Plan K229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	333-1665 Ufton Ct	002-554-038	LUC73-116	RM5 – Medium Density Multiple Housing
109	Strata Lot 34 Section 20 Township 26 ODYD Strata Plan K229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	334-1665 Ufton Ct	002-554-046	LUC73-116	RM5 – Medium Density Multiple Housing
110	Strata Lot 35 Section 20 Township 26 ODYD Strata Plan K229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	335-1665 Ufton Ct	002-554-054	LUC73-116	RM5 – Medium Density Multiple Housing
111	Strata Lot 36 Section 20 Township 26 ODYD Strata Plan K229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	336-1665 Ufton Ct	002-554-062	LUC73-116	RM5 – Medium Density Multiple Housing
112	Strata Lot 37 Section 20 Township 26 ODYD Strata Plan K229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	337-1665 Ufton Ct	002-554-071	LUC73-116	RM5 – Medium Density Multiple Housing
113	Strata Lot 38 Section 20 Township 26 ODYD Strata Plan K229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	338-1665 Ufton Ct	002-554-089	LUC73-116	RM5 – Medium Density Multiple Housing
114	Strata Lot 39 Section 20 Township 26 ODYD Strata Plan K229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	339-1665 Ufton Ct	002-554-097	LUC73-116	RM5 – Medium Density Multiple Housing

115	Strata Lot 40 Section 20 Township 26 ODYD Strata Plan K229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	340-1665 Ufton Ct	002-554-101	LUC73-116	RM5 – Medium Density Multiple Housing
116	Strata Lot 41 Section 20 Township 26 ODYD Strata Plan K229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	341-1665 Ufton Ct	002-554-119	LUC73-116	RM5 – Medium Density Multiple Housing
117	Strata Lot 42 Section 20 Township 26 ODYD Strata Plan K229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	342-1665 Ufton Ct	002-554-127	LUC73-116	RM5 – Medium Density Multiple Housing
118	Strata Lot 43 Section 20 Township 26 ODYD Strata Plan K229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	343-1665 Ufton Ct	002-554-135	LUC73-116	RM5 – Medium Density Multiple Housing
119	Strata Lot 44 Section 20 Township 26 ODYD Strata Plan K229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	344-1665 Ufton Ct	002-554-143	LUC73-116	RM5 – Medium Density Multiple Housing
120	Strata Lot 45 Section 20 Township 26 ODYD Strata Plan K229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	345-1665 Ufton Ct	002-554-151	LUC73-116	RM5 – Medium Density Multiple Housing
121	Strata Lot 46 Section 20 Township 26 ODYD Strata Plan K229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	346-1665 Ufton Ct	002-554-178	LUC73-116	RM5 – Medium Density Multiple Housing
122	Strata Lot 1 Section 20 Township 26 ODYD Strata Plan K241 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	101-1685 Ufton Ct	002-545-896	LUC73-116	RM5 – Medium Density Multiple Housing
123	Strata Lot 2 Section 20 Township 26 ODYD Strata Plan K241 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	102-1685 Ufton Ct	002-545-900	LUC73-116	RM5 – Medium Density Multiple Housing
124	Strata Lot 3 Section 20 Township 26 ODYD Strata Plan K241 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	103-1685 Ufton Ct	001-845-268	LUC73-116	RM5 – Medium Density Multiple Housing
125	Strata Lot 4 Section 20 Township 26 ODYD Strata Plan K241 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	104-1685 Ufton Ct	002-545-918	LUC73-116	RM5 – Medium Density Multiple Housing
126	Strata Lot 5 Section 20 Township 26 ODYD Strata Plan K241 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	105-1685 Ufton Ct	002-545-926	LUC73-116	RM5 – Medium Density Multiple Housing
127	Strata Lot 6 Section 20 Township 26 ODYD Strata Plan K241 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	106-1685 Ufton Ct	002-545-934	LUC73-116	RM5 – Medium Density Multiple Housing

128	Strata Lot 7 Section 20 Township 26 ODYD Strata Plan K241 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	107-1685 Ufton Ct	002-545-951	LUC73-116	RM5 – Medium Density Multiple Housing
129	Strata Lot 8 Section 20 Township 26 ODYD Strata Plan K241 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	108-1685 Ufton Ct	002-545-977	LUC73-116	RM5 – Medium Density Multiple Housing
130	Strata Lot 9 Section 20 Township 26 ODYD Strata Plan K241 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	109-1685 Ufton Ct	002-545-993	LUC73-116	RM5 – Medium Density Multiple Housing
131	Strata Lot 10 Section 20 Township 26 ODYD Strata Plan K241 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	110-1685 Ufton Ct	002-546-001	LUC73-116	RM5 – Medium Density Multiple Housing
132	Strata Lot 11 Section 20 Township 26 ODYD Strata Plan K241 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	111-1685 Ufton Ct	002-546-043	LUC73-116	RM5 – Medium Density Multiple Housing
133	Strata Lot 12 Section 20 Township 26 ODYD Strata Plan K241 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	112-1685 Ufton Ct	002-546-051	LUC73-116	RM5 – Medium Density Multiple Housing
134	Strata Lot 13 Section 20 Township 26 ODYD Strata Plan K241 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	113-1685 Ufton Ct	002-546-078	LUC73-116	RM5 – Medium Density Multiple Housing
135	Strata Lot 14 Section 20 Township 26 ODYD Strata Plan K241 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	114-1685 Ufton Ct	002-546-086	LUC73-116	RM5 – Medium Density Multiple Housing
136	Strata Lot 15 Section 20 Township 26 ODYD Strata Plan K241 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	115-1685 Ufton Ct	001-865-617	LUC73-116	RM5 – Medium Density Multiple Housing
137	Strata Lot 16 Section 20 Township 26 ODYD Strata Plan K241 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	116-1685 Ufton Ct	002-546-094	LUC73-116	RM5 – Medium Density Multiple Housing
138	Strata Lot 17 Section 20 Township 26 ODYD Strata Plan K241 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	201-1685 Ufton Ct	002-564-108	LUC73-116	RM5 – Medium Density Multiple Housing
139	Strata Lot 18 Section 20 Township 26 ODYD Strata Plan K241 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	202-1685 Ufton Ct	002-546-116	LUC73-116	RM5 – Medium Density Multiple Housing
140	Strata Lot 19 Section 20 Township 26 ODYD Strata Plan K241 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	203-1685 Ufton Ct	002-546-124	LUC73-116	RM5 – Medium Density Multiple Housing

141	Strata Lot 20 Section 20 Township 26 ODYD Strata Plan K241 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	204-1685 Ufton Ct	002-546-132	LUC73-116	RM5 – Medium Density Multiple Housing
142	Strata Lot 21 Section 20 Township 26 ODYD Strata Plan K241 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	205-1685 Ufton Ct	002-546-311	LUC73-116	RM5 – Medium Density Multiple Housing
143	Strata Lot 22 Section 20 Township 26 ODYD Strata Plan K241 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	206-1685 Ufton Ct	002-546-329	LUC73-116	RM5 – Medium Density Multiple Housing
144	Strata Lot 23 Section 20 Township 26 ODYD Strata Plan K241 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	207-1685 Ufton Ct	002-546-337	LUC73-116	RM5 – Medium Density Multiple Housing
145	Strata Lot 24 Section 20 Township 26 ODYD Strata Plan K241 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	208-1685 Ufton Ct	002-546-345	LUC73-116	RM5 – Medium Density Multiple Housing
146	Strata Lot 25 Section 20 Township 26 ODYD Strata Plan K241 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	209-1685 Ufton Ct	002-546-361	LUC73-116	RM5 – Medium Density Multiple Housing
147	Strata Lot 26 Section 20 Township 26 ODYD Strata Plan K241 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	210-1685 Ufton Ct	002-546-370	LUC73-116	RM5 – Medium Density Multiple Housing
148	Strata Lot 27 Section 20 Township 26 ODYD Strata Plan K241 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	211-1685 Ufton Ct	002-546-396	LUC73-116	RM5 – Medium Density Multiple Housing
149	Strata Lot 28 Section 20 Township 26 ODYD Strata Plan K241 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	212-1685 Ufton Ct	002-546-400	LUC73-116	RM5 – Medium Density Multiple Housing
150	Strata Lot 29 Section 20 Township 26 ODYD Strata Plan K241 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	213-1685 Ufton Ct	002-546-418	LUC73-116	RM5 – Medium Density Multiple Housing
151	Strata Lot 30 Section 20 Township 26 ODYD Strata Plan K241 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	214-1685 Ufton Ct	001-865-625	LUC73-116	RM5 – Medium Density Multiple Housing
152	Strata Lot 31 Section 20 Township 26 ODYD Strata Plan K241 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	215-1685 Ufton Ct	002-546-426	LUC73-116	RM5 – Medium Density Multiple Housing
153	Strata Lot 32 Section 20 Township 26 ODYD Strata Plan K241 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	216-1685 Ufton Ct	002-546-442	LUC73-116	RM5 – Medium Density Multiple Housing

154	Strata Lot 33 Section 20 Township 26 ODYD Strata Plan K241 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	301-1685 Ufton Ct	002-546-451	LUC73-116	RM5 – Medium Density Multiple Housing
155	Strata Lot 34 Section 20 Township 26 ODYD Strata Plan K241 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	302-1685 Ufton Ct	002-546-477	LUC73-116	RM5 – Medium Density Multiple Housing
156	Strata Lot 35 Section 20 Township 26 ODYD Strata Plan K241 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	303-1685 Ufton Ct	002-546-493	LUC73-116	RM5 – Medium Density Multiple Housing
157	Strata Lot 36 Section 20 Township 26 ODYD Strata Plan K241 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	304-1685 Ufton Ct	002-546-507	LUC73-116	RM5 – Medium Density Multiple Housing
158	Strata Lot 37 Section 20 Township 26 ODYD Strata Plan K241 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	305-1685 Ufton Ct	002-546-515	LUC73-116	RM5 – Medium Density Multiple Housing
159	Strata Lot 38 Section 20 Township 26 ODYD Strata Plan K241 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	306-1685 Ufton Ct	001-843-893	LUC73-116	RM5 – Medium Density Multiple Housing
160	Strata Lot 39 Section 20 Township 26 ODYD Strata Plan K241 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	307-1685 Ufton Ct	001-599-747	LUC73-116	RM5 – Medium Density Multiple Housing
161	Strata Lot 40 Section 20 Township 26 ODYD Strata Plan K241 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	308-1685 Ufton Ct	001-951-033	LUC73-116	RM5 – Medium Density Multiple Housing
162	Strata Lot 41 Section 20 Township 26 ODYD Strata Plan K241 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	309-1685 Ufton Ct	002-546-523	LUC73-116	RM5 – Medium Density Multiple Housing
163	Strata Lot 42 Section 20 Township 26 ODYD Strata Plan K241 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	310-1685 Ufton Ct	002-546-566	LUC73-116	RM5 – Medium Density Multiple Housing
164	Strata Lot 43 Section 20 Township 26 ODYD Strata Plan K241 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	311-1685 Ufton Ct	002-546-574	LUC73-116	RM5 – Medium Density Multiple Housing
165	Strata Lot 44 Section 20 Township 26 ODYD Strata Plan K241 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	312-1685 Ufton Ct	002-546-582	LUC73-116	RM5 – Medium Density Multiple Housing
166	Strata Lot 45 Section 20 Township 26 ODYD Strata Plan K241 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	313-1685 Ufton Ct	002-546-591	LUC73-116	RM5 – Medium Density Multiple Housing

167	Strata Lot 46 Section 20 Township 26 ODYD Strata Plan K241 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	314-1685 Ufton Ct	002-546-612	LUC73-116	RM5 – Medium Density Multiple Housing
168	Strata Lot 47 Section 20 Township 26 ODYD Strata Plan K241 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	315-1685 Ufton Ct	002-546-639	LUC73-116	RM5 – Medium Density Multiple Housing
169	Strata Lot 48 Section 20 Township 26 ODYD Strata Plan K241 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	316-1685 Ufton Ct	002-546-655	LUC73-116	RM5 – Medium Density Multiple Housing

REPORT TO COUNCIL



Date: August 26, 2019
To: Council
From: City Manager
Department: Development Planning
Application: LUCT19-0009 **Owner:** Multiple Owners
Address: 1565 Noble Court **Applicant:** City of Kelowna
Subject: Land Use Contract Termination Application

Existing OCP Designation: MRM – Multiple Unit Residential (Medium Density)
Existing Zone: RM5 – Medium Density Multiple Housing

1.0 Recommendation

WHEREAS the BC Provincial Government has mandated that all Land Use Contracts under the jurisdiction of a local government and in the Province of British Columbia be terminated by 2024;

AND WHEREAS the BC Provincial Government has provided a legislated process for the early termination of land use contracts when the local government has adopted a zoning bylaw that will apply to the land at the time the termination bylaw comes into force;

THEREFORE, BE IT RESOLVED THAT as the underlying RM5 – Medium Density Multiple Housing zone in the City of Kelowna Zoning Bylaw No. 8000 applies to all subject properties under Land Use Contract LUC77-1009;

THAT Application No. LUCT19-0009 to terminate LUC77-1009 from properties identifies in 'Schedule A', located at 1565 Noble Court, Kelowna, B.C. be considered by Council;

AND THAT the Land Use Contract Termination Bylaw be forwarded to a Public hearing for further Consideration.

2.0 Purpose

To consider an application for early termination of Land Use Contract LUC77-1009 and revert the parcels to the underlying RM5 – Medium Density Multiple Housing zone as identified in 'Schedule A'.

3.0 Development Planning

Staff are bringing forth and are recommending this Land Use Contract (LUC77-1009) be terminated from the subject property. The current LUC affects one property at 1565 Noble Court. The Land Use Contract currently restricts the use to a multi-family residential building with no more than 27 residential dwelling units.

The underlying zoning (RM5 – Medium Density Multiple Housing) fits with the established neighbourhood and is an appropriate zone for the existing land use. The Land Use Contract uses and regulations fit within the RM5 zone.

4.0 Proposal

4.1 Background

Land Use Contracts were a tool regularly used in the 1970's before it was eliminated on November 15th 1978. The purpose of the tool was to allow local governments to arrive at agreements with specific developers to grant development rights over and above what was allowed under current zoning. This was typically done in exchange for commitments by developers to help finance the infrastructure costs of development.

Issues have arisen, specifically with the continued application of land use contracts as they supersede any subsequent bylaw dealing with land use and development including: Zoning Bylaws, Development Cost Charge Bylaws, and Development Permits. The Local Government Act was amended in 2014 stating all land use contracts in the province will be terminated as of June 30th 2024. Land use contracts will remain in force until that date unless terminated early by the municipality. By June 20th 2022, local governments must have appropriate zoning regulations in place to replace land use contracts upon their termination. However, LUC terminations (unlike LUC discharges) do not apply when Council adopts the bylaw. Terminations require a one-year grace period as outlined by the Local Government Act.

4.2 Notification

Local governments must provide notice to each owner that the termination of land use contract is occurring and must provide notice of what the new zoning regulations apply to the land. The municipality must send additional letters after the one-year grace period is complete informing the property owners of which land use regulations apply to their properties.

Staff are recommending Council Notification Policy #367 including early notification and development signage be waived for all Land Use Contract terminations. Public consultation in this case is not recommended as the notification policy is a City initiative. Staff are suggesting the standard development notification, as outlined above, be sent to properties affected by the LUC under consideration for termination.

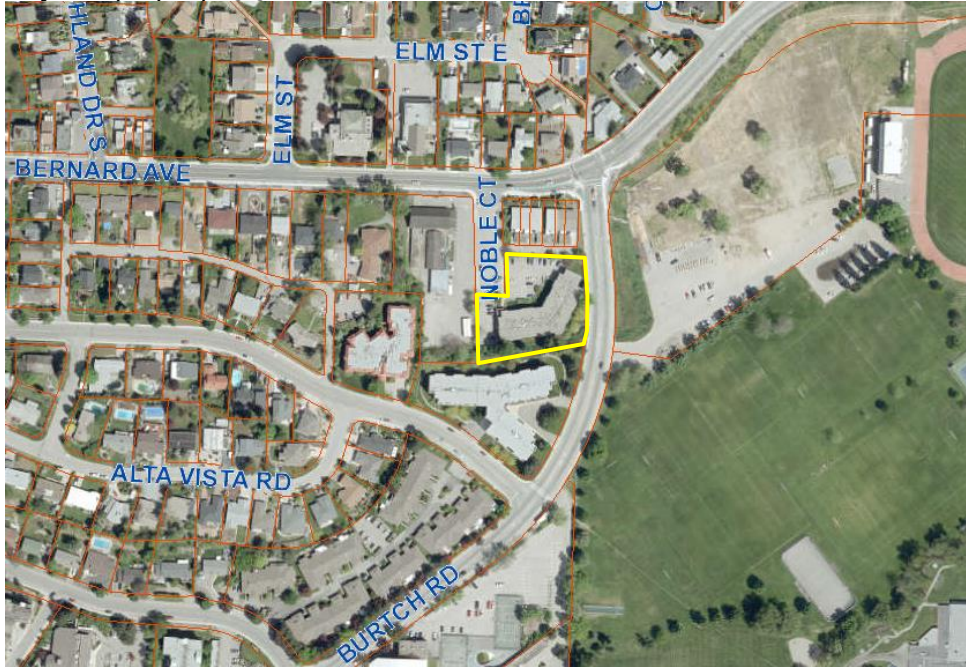
4.3 Site Context

The subject property has a total area of 4,503 m² and is located at 1565 Noble Court. The property is designated MRM - Multiple Unit Residential (Medium Density) in the Official Community Plan and the surrounding area is residential and park/recreation.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RM2 – Low Density Row Housing	Row Housing
East	P2 – Education and Minor Institutional	Apple Bowl
South	RM5 – Medium Density Multiple Housing	Multi-family Residential Building
West	RU1 – Large Lot Housing P2 – Education and Minor Institutional	Parking Lot Day care

Subject Property Map: 1565 Noble Court



5.0 Current Development Policies

5.1 Council Policy No. 282 – Strategy for Elimination of Remaining Land Use Contracts

Council Policy No. 282. Includes the following statement:

That the City of Kelowna initiate proceedings to discharge the contracts subject to consultation with affected owners of the land and subject to prior approval by council with regard to affected contracts;

5.2 Kelowna Official Community Plan (OCP)

Chapter 4: Future Land Use

Multiple Unit Residential (Low Density) (MRL). Townhouses, garden apartments, and apartment buildings. Complementary uses (i.e. care centres, minor public services/utilities, and neighbourhood parks) which are integral components of urban neighbourhoods would also be permitted. Building densities would be consistent with the provisions of the RM4 – Transitional Low Density Housing and RM5 – Medium Density Multiple Housing zones of the Zoning Bylaw and may include CD Comprehensive Development zoning for similar densities or land uses.

6.0 Technical Comments

N/A

7.0 Application Chronology

N/A

Report prepared by: Jenna Ratzlaff, Planner

Reviewed by: Laura Bentley, Urban Planning & Development Policy Manager

Approved for Inclusion: Terry Barton, Development Planning Department Manager

Commented [CM1]: Minor application (no Director signoff required)

Attachments:

Schedule A: Strata Lots affected by LUC77-1009

Schedule A: LUC77-1009 Charge #: N74467					
No.	Legal Description	Address	Parcel Identifier Number	Land Use Contract	Underlying Zone
1	Land Use Contract Registration Number: N74467 Common Property Strata Plan: KAS283	1565 Noble Ct	N/A	LUC77-1009	
2	Strata Lot 1 Section 20 Township 26 ODYD Strata Plan KAS283 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	102-1565 Noble Ct	002-519-089	LUC77-1009	RM5 – Medium Density Multiple Housing
3	Strata Lot 2 Section 20 Township 26 ODYD Strata Plan KAS283 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	104-1565 Noble Ct	002-519-097	LUC77-1009	RM5 – Medium Density Multiple Housing
4	Strata Lot 3 Section 20 Township 26 ODYD Strata Plan KAS283 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	106-1565 Noble Ct	002-519-119	LUC77-1009	RM5 – Medium Density Multiple Housing
5	Strata Lot 4 Section 20 Township 26 ODYD Strata Plan KAS283 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	108-1565 Noble Ct	002-519-127	LUC77-1009	RM5 – Medium Density Multiple Housing
6	Strata Lot 5 Section 20 Township 26 ODYD Strata Plan KAS283 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	110-1565 Noble Ct	002-519-151	LUC77-1009	RM5 – Medium Density Multiple Housing
7	Strata Lot 6 Section 20 Township 26 ODYD Strata Plan KAS283 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	112-1565 Noble Ct	002-519-178	LUC77-1009	RM5 – Medium Density Multiple Housing
8	Strata Lot 7 Section 20 Township 26 ODYD Strata Plan KAS283 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	113-1565 Noble Ct	002-519-208	LUC77-1009	RM5 – Medium Density Multiple Housing
9	Strata Lot 8 Section 20 Township 26 ODYD Strata Plan KAS283 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	111-1565 Noble Ct	002-519-232	LUC77-1009	RM5 – Medium Density Multiple Housing
10	Strata Lot 9 Section 20 Township 26 ODYD Strata Plan KAS283 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	109-1565 Noble Ct	002-222-230	LUC77-1009	RM5 – Medium Density Multiple Housing
11	Strata Lot 10 Section 20 Township 26 ODYD Strata Plan KAS283 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	107-1565 Noble Ct	002-519-241	LUC77-1009	RM5 – Medium Density Multiple Housing

12	Strata Lot 11 Section 20 Township 26 ODYD Strata Plan KAS283 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	105-1565 Noble Ct	001-928-406	LUC77-1009	RM5 – Medium Density Multiple Housing
13	Strata Lot 12 Section 20 Township 26 ODYD Strata Plan KAS283 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	103-1565 Noble Ct	002-519-275	LUC77-1009	RM5 – Medium Density Multiple Housing
14	Strata Lot 13 Section 20 Township 26 ODYD Strata Plan KAS283 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	101-1565 Noble Ct	002-519-615	LUC77-1009	RM5 – Medium Density Multiple Housing
15	Strata Lot 14 Section 20 Township 26 ODYD Strata Plan KAS283 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	200-1565 Noble Ct	002-519-623	LUC77-1009	RM5 – Medium Density Multiple Housing
16	Strata Lot 15 Section 20 Township 26 ODYD Strata Plan KAS283 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	202-1565 Noble Ct	002-519-640	LUC77-1009	RM5 – Medium Density Multiple Housing
17	Strata Lot 16 Section 20 Township 26 ODYD Strata Plan KAS283 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	204-1565 Noble Ct	002-519-666	LUC77-1009	RM5 – Medium Density Multiple Housing
18	Strata Lot 17 Section 20 Township 26 ODYD Strata Plan KAS283 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	206-1565 Noble Ct	002-519-674	LUC77-1009	RM5 – Medium Density Multiple Housing
19	Strata Lot 18 Section 20 Township 26 ODYD Strata Plan KAS283 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	208-1565 Noble Ct	002-519-691	LUC77-1009	RM5 – Medium Density Multiple Housing
20	Strata Lot 19 Section 20 Township 26 ODYD Strata Plan KAS283 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	210-1565 Noble Ct	002-519-712	LUC77-1009	RM5 – Medium Density Multiple Housing
21	Strata Lot 20 Section 20 Township 26 ODYD Strata Plan KAS283 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	212-1565 Noble Ct	002-519-721	LUC77-1009	RM5 – Medium Density Multiple Housing
22	Strata Lot 21 Section 20 Township 26 ODYD Strata Plan KAS283 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	213-1565 Noble Ct	001-907-140	LUC77-1009	RM5 – Medium Density Multiple Housing
23	Strata Lot 22 Section 20 Township 26 ODYD Strata Plan KAS283 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	211-1565 Noble Ct	002-519-739	LUC77-1009	RM5 – Medium Density Multiple Housing
24	Strata Lot 23 Section 20 Township 26 ODYD Strata Plan KAS283 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	209-1565 Noble Ct	002-519-747	LUC77-1009	RM5 – Medium Density Multiple Housing

25	Strata Lot 24 Section 20 Township 26 ODYD Strata Plan KAS283 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	207-1565 Noble Ct	002-519-755	LUC77-1009	RM5 – Medium Density Multiple Housing
26	Strata Lot 25 Section 20 Township 26 ODYD Strata Plan KAS283 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	205-1565 Noble Ct	002-519-763	LUC77-1009	RM5 – Medium Density Multiple Housing
27	Strata Lot 26 Section 20 Township 26 ODYD Strata Plan KAS283 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	203-1565 Noble Ct	002-519-780	LUC77-1009	RM5 – Medium Density Multiple Housing
28	Strata Lot 27 Section 20 Township 26 ODYD Strata Plan KAS283 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	201-1565 Noble Ct	001-717-324	LUC77-1009	RM5 – Medium Density Multiple Housing

CITY OF KELOWNA

BYLAW NO. 11864

LUCT19-0009

Early Termination of Land Use Contract –LUC77-1009 Noble Court

WHEREAS a land use contract (the “Land Use Contract LUC77-1009”) is registered at the Kamloops Land Title Office under the charge numbers N74467 against lands in the City of Kelowna particularly known and described as in Schedule “A” attached (the “Lands”), located on Noble Court, Kelowna, B.C.;

AND WHEREAS Section 548 of the *Local Government Act* provides that a local government may impose an early termination to land use contracts registered in a Land Title Office that applies to land within the jurisdiction of the local government;

NOW THEREFORE, the Municipal Council of the City of Kelowna, in open meeting assembled, enacts as follows:

1. This Bylaw may be cited for all purposes as “Early Termination of Land Use Contract LUC77-1009 Bylaw”;
2. Land Use Contract LUC77-1009 is hereby terminated as of the date of adoption; and
3. This bylaw will come into force and effect one year after the adoption date.

Read a first time by the Municipal Council this

Considered at a Public Hearing this

Read a second and third time by Municipal Council this

Adopted by the Municipal Council this

Mayor

City Clerk

Schedule A: LUC77-1009 Charge #: N74467					
No.	Legal Description	Address	Parcel Identifier Number	Land Use Contract	Underlying Zone
1	Land Use Contract Registration Number: N74467 Common Property Strata Plan: KAS283	1565 Noble Ct	N/A	LUC77-1009	
2	Strata Lot 1 Section 20 Township 26 ODYD Strata Plan KAS283 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	102-1565 Noble Ct	002-519-089	LUC77-1009	RM5 – Medium Density Multiple Housing
3	Strata Lot 2 Section 20 Township 26 ODYD Strata Plan KAS283 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	104-1565 Noble Ct	002-519-097	LUC77-1009	RM5 – Medium Density Multiple Housing
4	Strata Lot 3 Section 20 Township 26 ODYD Strata Plan KAS283 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	106-1565 Noble Ct	002-519-119	LUC77-1009	RM5 – Medium Density Multiple Housing
5	Strata Lot 4 Section 20 Township 26 ODYD Strata Plan KAS283 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	108-1565 Noble Ct	002-519-127	LUC77-1009	RM5 – Medium Density Multiple Housing
6	Strata Lot 5 Section 20 Township 26 ODYD Strata Plan KAS283 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	110-1565 Noble Ct	002-519-151	LUC77-1009	RM5 – Medium Density Multiple Housing
7	Strata Lot 6 Section 20 Township 26 ODYD Strata Plan KAS283 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	112-1565 Noble Ct	002-519-178	LUC77-1009	RM5 – Medium Density Multiple Housing
8	Strata Lot 7 Section 20 Township 26 ODYD Strata Plan KAS283 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	113-1565 Noble Ct	002-519-208	LUC77-1009	RM5 – Medium Density Multiple Housing
9	Strata Lot 8 Section 20 Township 26 ODYD Strata Plan KAS283 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	111-1565 Noble Ct	002-519-232	LUC77-1009	RM5 – Medium Density Multiple Housing
10	Strata Lot 9 Section 20 Township 26 ODYD Strata Plan KAS283 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	109-1565 Noble Ct	002-222-230	LUC77-1009	RM5 – Medium Density Multiple Housing
11	Strata Lot 10 Section 20 Township 26 ODYD Strata Plan KAS283 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	107-1565 Noble Ct	002-519-241	LUC77-1009	RM5 – Medium Density Multiple Housing

12	Strata Lot 11 Section 20 Township 26 ODYD Strata Plan KAS283 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	105-1565 Noble Ct	001-928-406	LUC77-1009	RM5 – Medium Density Multiple Housing
13	Strata Lot 12 Section 20 Township 26 ODYD Strata Plan KAS283 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	103-1565 Noble Ct	002-519-275	LUC77-1009	RM5 – Medium Density Multiple Housing
14	Strata Lot 13 Section 20 Township 26 ODYD Strata Plan KAS283 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	101-1565 Noble Ct	002-519-615	LUC77-1009	RM5 – Medium Density Multiple Housing
15	Strata Lot 14 Section 20 Township 26 ODYD Strata Plan KAS283 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	200-1565 Noble Ct	002-519-623	LUC77-1009	RM5 – Medium Density Multiple Housing
16	Strata Lot 15 Section 20 Township 26 ODYD Strata Plan KAS283 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	202-1565 Noble Ct	002-519-640	LUC77-1009	RM5 – Medium Density Multiple Housing
17	Strata Lot 16 Section 20 Township 26 ODYD Strata Plan KAS283 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	204-1565 Noble Ct	002-519-666	LUC77-1009	RM5 – Medium Density Multiple Housing
18	Strata Lot 17 Section 20 Township 26 ODYD Strata Plan KAS283 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	206-1565 Noble Ct	002-519-674	LUC77-1009	RM5 – Medium Density Multiple Housing
19	Strata Lot 18 Section 20 Township 26 ODYD Strata Plan KAS283 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	208-1565 Noble Ct	002-519-691	LUC77-1009	RM5 – Medium Density Multiple Housing
20	Strata Lot 19 Section 20 Township 26 ODYD Strata Plan KAS283 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	210-1565 Noble Ct	002-519-712	LUC77-1009	RM5 – Medium Density Multiple Housing
21	Strata Lot 20 Section 20 Township 26 ODYD Strata Plan KAS283 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	212-1565 Noble Ct	002-519-721	LUC77-1009	RM5 – Medium Density Multiple Housing
22	Strata Lot 21 Section 20 Township 26 ODYD Strata Plan KAS283 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	213-1565 Noble Ct	001-907-140	LUC77-1009	RM5 – Medium Density Multiple Housing
23	Strata Lot 22 Section 20 Township 26 ODYD Strata Plan KAS283 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	211-1565 Noble Ct	002-519-739	LUC77-1009	RM5 – Medium Density Multiple Housing
24	Strata Lot 23 Section 20 Township 26 ODYD Strata Plan KAS283 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	209-1565 Noble Ct	002-519-747	LUC77-1009	RM5 – Medium Density Multiple Housing

25	Strata Lot 24 Section 20 Township 26 ODYD Strata Plan KAS283 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	207-1565 Noble Ct	002-519-755	LUC77-1009	RM5 – Medium Density Multiple Housing
26	Strata Lot 25 Section 20 Township 26 ODYD Strata Plan KAS283 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	205-1565 Noble Ct	002-519-763	LUC77-1009	RM5 – Medium Density Multiple Housing
27	Strata Lot 26 Section 20 Township 26 ODYD Strata Plan KAS283 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	203-1565 Noble Ct	002-519-780	LUC77-1009	RM5 – Medium Density Multiple Housing
28	Strata Lot 27 Section 20 Township 26 ODYD Strata Plan KAS283 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	201-1565 Noble Ct	001-717-324	LUC77-1009	RM5 – Medium Density Multiple Housing

REPORT TO COUNCIL



Date: August 26, 2019

To: Council

From: City Manager

Department: Development Planning

Application: LUCT19-0012

Owner: Multiple Owners

Address: 555 Rowcliffe Avenue

Applicant: City of Kelowna

Subject: Land Use Contract Termination Application

Existing OCP Designation: MRM – Multiple Unit Residential (Medium Density)

Existing Zone: RM5 – Medium Density Multiple Housing

1.0 Recommendation

WHEREAS the BC Provincial Government has mandated that all Land Use Contracts under the jurisdiction of a local government and in the Province of British Columbia be terminated by 2024;

AND WHEREAS the BC Provincial Government has provided a legislated process for the early termination of land use contracts when the local government has adopted a zoning bylaw that will apply to the land at the time the termination bylaw comes into force;

THEREFORE, BE IT RESOLVED THAT as the underlying RM5 – Medium Density Multiple Housing zone in the City of Kelowna Zoning Bylaw No. 8000 applies to all subject properties under Land Use Contract LUC77-1077;

THAT Application No. LUCT19-0012 to terminate LUC77-1077 from properties identifies in 'Schedule A', located at 555 Rowcliffe Avenue, Kelowna, B.C. be considered by Council;

AND THAT the Land Use Contract Termination Bylaw be forwarded to a Public hearing for further Consideration.

2.0 Purpose

To consider an application for early termination of Land Use Contract LUC77-1077 and revert the parcels to the underlying RM5 – Medium Density Multiple Housing zone as identified in 'Schedule A'.

3.0 Development Planning

Staff are bringing forth and are recommending this Land Use Contract (LUC77-1077) be terminated from the subject property. The current LUC affects one property at 555 Rowcliffe Avenue. The Land Use Contract

currently restricts the use to a multi-family residential building with no more than 27 residential dwelling units.

The underlying zoning (RM5 – Medium Density Multiple Housing) fits with the established neighbourhood and is an appropriate zone for the existing land use. The Land Use Contract uses and regulations fit within the RM5 zone.

4.0 Proposal

4.1 Background

Land Use Contracts were a tool regularly used in the 1970's before it was eliminated on November 15th 1978. The purpose of the tool was to allow local governments to arrive at agreements with specific developers to grant development rights over and above what was allowed under current zoning. This was typically done in exchange for commitments by developers to help finance the infrastructure costs of development.

Issues have arisen, specifically with the continued application of land use contracts as they supersede any subsequent bylaw dealing with land use and development including: Zoning Bylaws, Development Cost Charge Bylaws, and Development Permits. The Local Government Act was amended in 2014 stating all land use contracts in the province will be terminated as of June 30th 2024. Land use contracts will remain in force until that date unless terminated early by the municipality. By June 20th 2022, local governments must have appropriate zoning regulations in place to replace land use contracts upon their termination. However, LUC terminations (unlike LUC discharges) do not apply when Council adopts the bylaw. Terminations require a one-year grace period as outlined by the Local Government Act.

4.2 Notification

Local governments must provide notice to each owner that the termination of land use contract is occurring and must provide notice of what the new zoning regulations apply to the land. The municipality must send additional letters after the one-year grace period is complete informing the property owners of which land use regulations apply to their properties.

Staff are recommending Council Notification Policy #367 including early notification and development signage be waived for all Land Use Contract terminations. Public consultation in this case is not recommended as the notification policy is a City initiative. Staff are suggesting the standard development notification, as outlined above, be sent to properties affected by the LUC under consideration for termination.

4.3 Site Context

The subject property has a total area of 4,503 m² and is located at 555 Rowcliffe Avenue. The property is designated MRM - Multiple Unit Residential (Medium Density) in the Official Community Plan and the surrounding area is residential and park/recreation.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	CD22 – Central Green Comprehensive Development Zone	Residential Building Park
East	RM5 – Medium Density Multiple Housing	Residential Building
South	RM5 – Medium Density Multiple Housing	Residential Building
West	RM5 – Medium Density Multiple Housing	Residential Building

Subject Property Map: 555 Rowcliffe Avenue



5.0 Current Development Policies

5.1 Council Policy No. 282 – Strategy for Elimination of Remaining Land Use Contracts

Council Policy No. 282. Includes the following statement:

That the City of Kelowna initiate proceedings to discharge the contracts subject to consultation with affected owners of the land and subject to prior approval by council with regard to affected contracts;

5.2 Kelowna Official Community Plan (OCP)

Chapter 4: Future Land Use

Multiple Unit Residential (Medium Density) (MRM). Townhouses, garden apartments, and apartment buildings. Complementary uses (i.e. care centres, minor public services/utilities, and neighbourhood parks) which are integral components of urban neighbourhoods would also be permitted. Building densities would be consistent with the provisions of the RM4 – Transitional Low Density Housing and RM5 – Medium Density Multiple Housing zones of the Zoning Bylaw and may include CD Comprehensive Development zoning for similar densities or land uses.

6.0 Technical Comments

N/A

7.0 Application Chronology

N/A

Report prepared by: Jenna Ratzlaff, Planner

Reviewed by: Laura Bentley, Urban Planning & Development Policy Manager

Approved for Inclusion: Terry Barton, Development Planning Department Manager

Attachments:

Schedule A: Strata Lots affected by LUC77-1077

Schedule A: LUC77-1077 Charge #: N46097					
No.	Legal Description	Address	Parcel Identifier Number	Land Use Contract	Underlying Zone
1	Strata Lot 1 District Lot 14 ODYD Strata Plan K273 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	101-555 Rowcliffe Ave	002-524-571	LUC77-1077	RM5 – Medium Density Multiple Housing
2	Strata Lot 2 District Lot 14 ODYD Strata Plan K273 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	102-555 Rowcliffe Ave	002-524-597	LUC77-1077	RM5 – Medium Density Multiple Housing
3	Strata Lot 3 District Lot 14 ODYD Strata Plan K273 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	103-555 Rowcliffe Ave	002-524-601	LUC77-1077	RM5 – Medium Density Multiple Housing
4	Strata Lot 4 District Lot 14 ODYD Strata Plan K273 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	201-555 Rowcliffe Ave	002-524-627	LUC77-1077	RM5 – Medium Density Multiple Housing
5	Strata Lot 5 District Lot 14 ODYD Strata Plan K273 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	202-555 Rowcliffe Ave	002-524-635	LUC77-1077	RM5 – Medium Density Multiple Housing
6	Strata Lot 6 District Lot 14 ODYD Strata Plan K273 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	203-555 Rowcliffe Ave	002-524-651	LUC77-1077	RM5 – Medium Density Multiple Housing
7	Strata Lot 7 District Lot 14 ODYD Strata Plan K273 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	204-555 Rowcliffe Ave	002-524-678	LUC77-1077	RM5 – Medium Density Multiple Housing
8	Strata Lot 8 District Lot 14 ODYD Strata Plan K273 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	205-555 Rowcliffe Ave	002-524-686	LUC77-1077	RM5 – Medium Density Multiple Housing
9	Strata Lot 9 District Lot 14 ODYD Strata Plan K273 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	206-555 Rowcliffe Ave	002-524-708	LUC77-1077	RM5 – Medium Density Multiple Housing
10	Strata Lot 10 District Lot 14 ODYD Strata Plan K273 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	207-555 Rowcliffe Ave	002-524-716	LUC77-1077	RM5 – Medium Density Multiple Housing
11	Strata Lot 11 District Lot 14 ODYD Strata Plan K273 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	208-555 Rowcliffe Ave	002-524-732	LUC77-1077	RM5 – Medium Density Multiple Housing

12	Strata Lot 12 District Lot 14 ODYD Strata Plan K273 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	301-555 Rowcliffe Ave	002-524-741	LUC77-1077	RM5 – Medium Density Multiple Housing
13	Strata Lot 13 District Lot 14 ODYD Strata Plan K273 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	302-555 Rowcliffe Ave	002-524-767	LUC77-1077	RM5 – Medium Density Multiple Housing
14	Strata Lot 14 District Lot 14 ODYD Strata Plan K273 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	303-555 Rowcliffe Ave	002-524-783	LUC77-1077	RM5 – Medium Density Multiple Housing
15	Strata Lot 15 District Lot 14 ODYD Strata Plan K273 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	304-555 Rowcliffe Ave	002-524-805	LUC77-1077	RM5 – Medium Density Multiple Housing
16	Strata Lot 16 District Lot 14 ODYD Strata Plan K273 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	305-555 Rowcliffe Ave	002-046-504	LUC77-1077	RM5 – Medium Density Multiple Housing
17	Strata Lot 17 District Lot 14 ODYD Strata Plan K273 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	306-555 Rowcliffe Ave	002-524-813	LUC77-1077	RM5 – Medium Density Multiple Housing
18	Strata Lot 18 District Lot 14 ODYD Strata Plan K273 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	307-555 Rowcliffe Ave	002-524-830	LUC77-1077	RM5 – Medium Density Multiple Housing
19	Strata Lot 19 District Lot 14 ODYD Strata Plan K273 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	308-555 Rowcliffe Ave	002-524-856	LUC77-1077	RM5 – Medium Density Multiple Housing
20	Strata Lot 20 District Lot 14 ODYD Strata Plan K273 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	401-555 Rowcliffe Ave	002-524-864	LUC77-1077	RM5 – Medium Density Multiple Housing
21	Strata Lot 21 District Lot 14 ODYD Strata Plan K273 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	402-555 Rowcliffe Ave	002-524-881	LUC77-1077	RM5 – Medium Density Multiple Housing
22	Strata Lot 22 District Lot 14 ODYD Strata Plan K273 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	403-555 Rowcliffe Ave	002-524-899	LUC77-1077	RM5 – Medium Density Multiple Housing
23	Strata Lot 23 District Lot 14 ODYD Strata Plan K273 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	404-555 Rowcliffe Ave	002-524-911	LUC77-1077	RM5 – Medium Density Multiple Housing
24	Strata Lot 24 District Lot 14 ODYD Strata Plan K273 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	405-555 Rowcliffe Ave	002-524-929	LUC77-1077	RM5 – Medium Density Multiple Housing

25	Strata Lot 25 District Lot 14 ODYD Strata Plan K273 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	406-555 Rowcliffe Ave	002-524-937	LUC77-1077	RM5 – Medium Density Multiple Housing
26	Strata Lot 26 District Lot 14 ODYD Strata Plan K273 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	407-555 Rowcliffe Ave	002-524-961	LUC77-1077	RM5 – Medium Density Multiple Housing
27	Strata Lot 27 District Lot 14 ODYD Strata Plan K273 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	408-555 Rowcliffe Ave	002-524-970	LUC77-1077	RM5 – Medium Density Multiple Housing

CITY OF KELOWNA

BYLAW NO. 11865

LUCT19-0012

Early Termination of Land Use Contract – LUC77-1077 Rowcliffe Avenue

WHEREAS a land use contract (the "Land Use Contract LUC77-1077") is registered at the Kamloops Land Title Office under the charge numbers N46097 against lands in the City of Kelowna particularly known and described as in Schedule "A" attached (the "Lands"), located on Rowcliffe Kelowna, B.C.;

AND WHEREAS Section 548 of the *Local Government Act* provides that a local government may impose an early termination to land use contracts registered in a Land Title Office that applies to land within the jurisdiction of the local government;

NOW THEREFORE, the Municipal Council of the City of Kelowna, in open meeting assembled, enacts as follows:

1. This Bylaw may be cited for all purposes as "Early Termination of Land Use Contract LUC77-1077 Bylaw";
2. Land Use Contract LUC77-1077 is hereby terminated as of the date of adoption; and
3. This bylaw will come into force and effect one year after the adoption date.

Read a first time by the Municipal Council this

Considered at a Public Hearing this

Read a second and third time by Municipal Council this

Adopted by the Municipal Council this

Mayor

City Clerk

Schedule A: LUC77-1077 Charge #: N46097					
No.	Legal Description	Address	Parcel Identifier Number	Land Use Contract	Underlying Zone
1	Strata Lot 1 District Lot 14 ODYD Strata Plan K273 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	101-555 Rowcliffe Ave	002-524-571	LUC77-1077	RM5 – Medium Density Multiple Housing
2	Strata Lot 2 District Lot 14 ODYD Strata Plan K273 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	102-555 Rowcliffe Ave	002-524-597	LUC77-1077	RM5 – Medium Density Multiple Housing
3	Strata Lot 3 District Lot 14 ODYD Strata Plan K273 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	103-555 Rowcliffe Ave	002-524-601	LUC77-1077	RM5 – Medium Density Multiple Housing
4	Strata Lot 4 District Lot 14 ODYD Strata Plan K273 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	201-555 Rowcliffe Ave	002-524-627	LUC77-1077	RM5 – Medium Density Multiple Housing
5	Strata Lot 5 District Lot 14 ODYD Strata Plan K273 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	202-555 Rowcliffe Ave	002-524-635	LUC77-1077	RM5 – Medium Density Multiple Housing
6	Strata Lot 6 District Lot 14 ODYD Strata Plan K273 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	203-555 Rowcliffe Ave	002-524-651	LUC77-1077	RM5 – Medium Density Multiple Housing
7	Strata Lot 7 District Lot 14 ODYD Strata Plan K273 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	204-555 Rowcliffe Ave	002-524-678	LUC77-1077	RM5 – Medium Density Multiple Housing
8	Strata Lot 8 District Lot 14 ODYD Strata Plan K273 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	205-555 Rowcliffe Ave	002-524-686	LUC77-1077	RM5 – Medium Density Multiple Housing
9	Strata Lot 9 District Lot 14 ODYD Strata Plan K273 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	206-555 Rowcliffe Ave	002-524-708	LUC77-1077	RM5 – Medium Density Multiple Housing
10	Strata Lot 10 District Lot 14 ODYD Strata Plan K273 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	207-555 Rowcliffe Ave	002-524-716	LUC77-1077	RM5 – Medium Density Multiple Housing

11	Strata Lot 11 District Lot 14 ODYD Strata Plan K273 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	208-555 Rowcliffe Ave	002-524-732	LUC77-1077	RM5 – Medium Density Multiple Housing
12	Strata Lot 12 District Lot 14 ODYD Strata Plan K273 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	301-555 Rowcliffe Ave	002-524-741	LUC77-1077	RM5 – Medium Density Multiple Housing
13	Strata Lot 13 District Lot 14 ODYD Strata Plan K273 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	302-555 Rowcliffe Ave	002-524-767	LUC77-1077	RM5 – Medium Density Multiple Housing
14	Strata Lot 14 District Lot 14 ODYD Strata Plan K273 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	303-555 Rowcliffe Ave	002-524-783	LUC77-1077	RM5 – Medium Density Multiple Housing
15	Strata Lot 15 District Lot 14 ODYD Strata Plan K273 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	304-555 Rowcliffe Ave	002-524-805	LUC77-1077	RM5 – Medium Density Multiple Housing
16	Strata Lot 16 District Lot 14 ODYD Strata Plan K273 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	305-555 Rowcliffe Ave	002-046-504	LUC77-1077	RM5 – Medium Density Multiple Housing
17	Strata Lot 18 District Lot 14 ODYD Strata Plan K273 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	307-555 Rowcliffe Ave	002-524-830	LUC77-1077	RM5 – Medium Density Multiple Housing
18	Strata Lot 19 District Lot 14 ODYD Strata Plan K273 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	308-555 Rowcliffe Ave	002-524-856	LUC77-1077	RM5 – Medium Density Multiple Housing
19	Strata Lot 20 District Lot 14 ODYD Strata Plan K273 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	401-555 Rowcliffe Ave	002-524-864	LUC77-1077	RM5 – Medium Density Multiple Housing
20	Strata Lot 21 District Lot 14 ODYD Strata Plan K273 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	402-555 Rowcliffe Ave	002-524-881	LUC77-1077	RM5 – Medium Density Multiple Housing
21	Strata Lot 22 District Lot 14 ODYD Strata Plan K273 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	403-555 Rowcliffe Ave	002-524-899	LUC77-1077	RM5 – Medium Density Multiple Housing
22	Strata Lot 23 District Lot 14 ODYD Strata Plan K273 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	404-555 Rowcliffe Ave	002-524-911	LUC77-1077	RM5 – Medium Density Multiple Housing
23	Strata Lot 24 District Lot 14 ODYD Strata Plan K273 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	405-555 Rowcliffe Ave	002-524-929	LUC77-1077	RM5 – Medium Density Multiple Housing

24	Strata Lot 25 District Lot 14 ODYD Strata Plan K273 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	406-555 Rowcliffe Ave	002-524-937	LUC77-1077	RM5 – Medium Density Multiple Housing
25	Strata Lot 26 District Lot 14 ODYD Strata Plan K273 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	407-555 Rowcliffe Ave	002-524-961	LUC77-1077	RM5 – Medium Density Multiple Housing
26	Strata Lot 27 District Lot 14 ODYD Strata Plan K273 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	408-555 Rowcliffe Ave	002-524-970	LUC77-1077	RM5 – Medium Density Multiple Housing
27	Strata Lot 17 District Lot 14 ODYD Strata Plan K273 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	306-555 Rowcliffe Ave	002-524-813	LUC77-1077	RM5 – Medium Density Multiple Housing

REPORT TO COUNCIL



Date: August 26, 2019

To: Council

From: City Manager

Department: Development Planning

Application: LUCT19-0011

Owner: Multiple Owners

Address: 500 Lester Road

Applicant: City of Kelowna

Subject: Land Use Contract Termination Application

Existing OCP Designation: MRL – Multiple Unit Residential (Low Density)

Existing Zone: RM3 – Low Density Multiple Housing

1.0 Recommendation

WHEREAS the BC Provincial Government has mandated that all Land Use Contracts under the jurisdiction of a local government and in the Province of British Columbia be terminated by 2024;

AND WHEREAS the BC Provincial Government has provided a legislated process for the early termination of land use contracts when the local government has adopted a zoning bylaw that will apply to the land at the time the termination bylaw comes into force;

THEREFORE, BE IT RESOLVED THAT as the underlying RM3 – Low Density Multiple Housing zone in the City of Kelowna Zoning Bylaw No. 8000 applies to all subject properties under Land Use Contract LUC77-1016;

THAT Application No. LUCT19-0011 to terminate LUC77-1016 from properties identifies in 'Schedule A', located at 500 Lester Road, Kelowna, B.C. be considered by Council;

AND THAT the Land Use Contract Termination Bylaw be forwarded to a Public hearing for further Consideration.

2.0 Purpose

To consider an application for early termination of Land Use Contract LUC77-1016 and revert the parcels to the underlying RM3 – Low Density Multiple Housing zone as identified in 'Schedule A'.

3.0 Development Planning

Staff are bringing forth and are recommending this Land Use Contract (LUC77-1016) be terminated from the subject property. The current LUC affects one property at 500 Lester Road. The Land Use Contract currently restricts the use to a multi-family residential building.

The underlying zoning (RM3 – Low Density Multiple Housing) fits with the established neighbourhood and is an appropriate zone for the existing land use. The Land Use Contract uses and regulations fit within the RM3 zone.

Proposal

3.1 Background

Land Use Contracts were a tool regularly used in the 1970's before it was eliminated on November 15th 1978. The purpose of the tool was to allow local governments to arrive at agreements with specific developers to grant development rights over and above what was allowed under current zoning. This was typically done in exchange for commitments by developers to help finance the infrastructure costs of development.

Issues have arisen, specifically with the continued application of land use contracts as they supersede any subsequent bylaw dealing with land use and development including: Zoning Bylaws, Development Cost Charge Bylaws, and Development Permits. The Local Government Act was amended in 2014 stating all land use contracts in the province will be terminated as of June 30th 2024. Land use contracts will remain in force until that date unless terminated early by the municipality. By June 20th 2022, local governments must have appropriate zoning regulations in place to replace land use contracts upon their termination. However, LUC terminations (unlike LUC discharges) do not apply when Council adopts the bylaw. Terminations require a one-year grace period as outlined by the Local Government Act.

3.2 Notification

Local governments must provide notice to each owner that the termination of land use contract is occurring and must provide notice of what the new zoning regulations apply to the land. The municipality must send additional letters after the one-year grace period is complete informing the property owners of which land use regulations apply to their properties.

Staff are recommending Council Notification Policy #367 including early notification and development signage be waived for all Land Use Contract terminations. Public consultation in this case is not recommended as the notification policy is a City initiative. Staff are suggesting the standard development notification, as outlined above, be sent to properties affected by the LUC under consideration for termination.

3.3 Site Context

The subject property has a total area of 3,480 m² and is located at 500 Lester Road. The property is designated MRL - Multiple Unit Residential (Low Density) in the Official Community Plan and the surrounding area is residential subdivision and commercial.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	C10 – Service Commercial	Gas Station
East	RU1 – Large Lot Housing	Residential Subdivision
South	C9 – Tourist Commercial	Hotel
West	C9 – Tourist Commercial	Hotel

Subject Property Map: 500 Lester Road



4.0 Current Development Policies

4.1 Council Policy No. 282 – Strategy for Elimination of Remaining Land Use Contracts

Council Policy No. 282. Includes the following statement:

That the City of Kelowna initiate proceedings to discharge the contracts subject to consultation with affected owners of the land and subject to prior approval by council with regard to affected contracts;

4.2 Kelowna Official Community Plan (OCP)

Chapter 4: Future Land Use

Multiple Unit Residential (Low Density) (MRL). Townhouses, garden apartments, apartments, buildings containing three or more residential units. Complementary uses (i.e. care centres, minor public services/utilities, and neighbourhood parks), that are integral components of urban neighbourhoods would also be permitted. Building densities would be consistent with the provisions of the RM1 – Four-plex Housing, RM2 – Low Density Row Housing, or RM3 – Low Density Multiple Housing zones of the Zoning Bylaw and may include CD Comprehensive Development zoning for similar densities or land uses.

5.0 Technical Comments

N/A

6.o Application Chronology

N/A

Report prepared by: Jenna Ratzlaff, Planner

Reviewed by: Laura Bentley, Urban Planning & Development Policy Manager

Approved for Inclusion: Terry Barton, Development Planning Department Manager

Attachments:

Schedule A: Strata Lots affected by LUC77-1016

Schedule A: LUC77-1016 Charge #: N11209					
No.	Legal Description	Address	Parcel Identifier Number	Land Use Contract	Underlying Zone
1	Land Use Contract Registration Number: N11209 Common Property Strata Plan KAS338	500 Lester Rd	N/A	LUC77-1016	
2	Strata Lot 18 Section 27 Township 26 ODYD Strata Plan K338 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	1-500 Lester Rd	002-431-769	LUC77-1016	RM3 – Low Density Multiple Housing
3	Strata Lot 17 Section 27 Township 26 ODYD Strata Plan K338 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	2-500 Lester Rd	002-431-751	LUC77-1016	RM3 – Low Density Multiple Housing
4	Strata Lot 16 Section 27 Township 26 ODYD Strata Plan K338 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	3-500 Lester Rd	002-431-742	LUC77-1016	RM3 – Low Density Multiple Housing
5	Strata Lot 15 Section 27 Township 26 ODYD Strata Plan K338 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	4-500 Lester Rd	002-431-734	LUC77-1016	RM3 – Low Density Multiple Housing
6	Strata Lot 14 Section 27 Township 26 ODYD Strata Plan K338 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	5-500 Lester Rd	002-431-726	LUC77-1016	RM3 – Low Density Multiple Housing
7	Strata Lot 13 Section 27 Township 26 ODYD Strata Plan K338 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	6-500 Lester Rd	002-015-307	LUC77-1016	RM3 – Low Density Multiple Housing
8	Strata Lot 12 Section 27 Township 26 ODYD Strata Plan K338 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	7-500 Lester Rd	002-431-718	LUC77-1016	RM3 – Low Density Multiple Housing
9	Strata Lot 11 Section 27 Township 26 ODYD Strata Plan K338 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	8-500 Lester Rd	002-431-700	LUC77-1016	RM3 – Low Density Multiple Housing
10	Strata Lot 10 Section 27 Township 26 ODYD Strata Plan K338 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	9-500 Lester Rd	002-431-696	LUC77-1016	RM3 – Low Density Multiple Housing
11	Strata Lot 9 Section 27 Township 26 ODYD Strata Plan K338 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	10-500 Lester Rd	002-431-688	LUC77-1016	RM3 – Low Density Multiple Housing

12	Strata Lot 8 Section 27 Township 26 ODYD Strata Plan K338 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	11-500 Lester Rd	002-431-670	LUC77-1016	RM3 – Low Density Multiple Housing
13	Strata Lot 7 Section 27 Township 26 ODYD Strata Plan K338 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	12-500 Lester Rd	002-431-661	LUC77-1016	RM3 – Low Density Multiple Housing
14	Strata Lot 6 Section 27 Township 26 ODYD Strata Plan K338 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	13-500 Lester Rd	002-431-653	LUC77-1016	RM3 – Low Density Multiple Housing
15	Strata Lot 5 Section 27 Township 26 ODYD Strata Plan K338 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	14-500 Lester Rd	002-431-645	LUC77-1016	RM3 – Low Density Multiple Housing
16	Strata Lot 4 Section 27 Township 26 ODYD Strata Plan K338 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	15-500 Lester Rd	002-431-637	LUC77-1016	RM3 – Low Density Multiple Housing
17	Strata Lot 3 Section 27 Township 26 ODYD Strata Plan K338 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	16-500 Lester Rd	002-431-629	LUC77-1016	RM3 – Low Density Multiple Housing
18	Strata Lot 2 Section 27 Township 26 ODYD Strata Plan K338 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	17-500 Lester Rd	002-431-611	LUC77-1016	RM3 – Low Density Multiple Housing
19	Strata Lot 1 Section 27 Township 26 ODYD Strata Plan K338 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	18-500 Lester Rd	002-431-602	LUC77-1016	RM3 – Low Density Multiple Housing

CITY OF KELOWNA

BYLAW NO. 11874

LUCT19-0011

Early Termination of Land Use Contract – LUC77-1016 Lester Road

WHEREAS a land use contract (the "Land Use Contract LUC77-1016") is registered at the Kamloops Land Title Office under the charge numbers N11209 against lands in the City of Kelowna particularly known and described as in Schedule "A" attached (the "Lands"), located on Lester Road Kelowna, B.C.;

AND WHEREAS Section 548 of the *Local Government Act* provides that a local government may impose an early termination to land use contracts registered in a Land Title Office that applies to land within the jurisdiction of the local government;

NOW THEREFORE, the Municipal Council of the City of Kelowna, in open meeting assembled, enacts as follows:

1. This Bylaw may be cited for all purposes as "Early Termination of Land Use Contract LUC77-1016 Bylaw";
2. Land Use Contract LUC77-1016 is hereby terminated as of the date of adoption; and
3. This bylaw will come into force and effect one year after the adoption date.

Read a first time by the Municipal Council this

Considered at a Public Hearing this

Read a second and third time by Municipal Council this

Adopted by the Municipal Council this

Mayor

City Clerk

Schedule A: LUC77-1016 Charge #: N11209					
No.	Legal Description	Address	Parcel Identifier Number	Land Use Contract	Underlying Zone
1	Land Use Contract Registration Number: N11209 Common Property Strata Plan KAS338	500 Lester Rd	N/A	LUC77-1016	
2	Strata Lot 18 Section 27 Township 26 ODYD Strata Plan K338 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	1-500 Lester Rd	002-431-769	LUC77-1016	RM3 – Low Density Multiple Housing
3	Strata Lot 17 Section 27 Township 26 ODYD Strata Plan K338 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	2-500 Lester Rd	002-431-751	LUC77-1016	RM3 – Low Density Multiple Housing
4	Strata Lot 16 Section 27 Township 26 ODYD Strata Plan K338 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	3-500 Lester Rd	002-431-742	LUC77-1016	RM3 – Low Density Multiple Housing
5	Strata Lot 15 Section 27 Township 26 ODYD Strata Plan K338 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	4-500 Lester Rd	002-431-734	LUC77-1016	RM3 – Low Density Multiple Housing
6	Strata Lot 14 Section 27 Township 26 ODYD Strata Plan K338 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	5-500 Lester Rd	002-431-726	LUC77-1016	RM3 – Low Density Multiple Housing
7	Strata Lot 13 Section 27 Township 26 ODYD Strata Plan K338 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	6-500 Lester Rd	002-015-307	LUC77-1016	RM3 – Low Density Multiple Housing
8	Strata Lot 12 Section 27 Township 26 ODYD Strata Plan K338 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	7-500 Lester Rd	002-431-718	LUC77-1016	RM3 – Low Density Multiple Housing
9	Strata Lot 11 Section 27 Township 26 ODYD Strata Plan K338 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	8-500 Lester Rd	002-431-700	LUC77-1016	RM3 – Low Density Multiple Housing
10	Strata Lot 10 Section 27 Township 26 ODYD Strata Plan K338 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	9-500 Lester Rd	002-431-696	LUC77-1016	RM3 – Low Density Multiple Housing
11	Strata Lot 9 Section 27 Township 26 ODYD Strata Plan K338 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	10-500 Lester Rd	002-431-688	LUC77-1016	RM3 – Low Density Multiple Housing

12	Strata Lot 8 Section 27 Township 26 ODYD Strata Plan K338 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	11-500 Lester Rd	002-431-670	LUC77-1016	RM3 – Low Density Multiple Housing
13	Strata Lot 7 Section 27 Township 26 ODYD Strata Plan K338 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	12-500 Lester Rd	002-431-661	LUC77-1016	RM3 – Low Density Multiple Housing
14	Strata Lot 6 Section 27 Township 26 ODYD Strata Plan K338 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	13-500 Lester Rd	002-431-653	LUC77-1016	RM3 – Low Density Multiple Housing
15	Strata Lot 5 Section 27 Township 26 ODYD Strata Plan K338 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	14-500 Lester Rd	002-431-645	LUC77-1016	RM3 – Low Density Multiple Housing
16	Strata Lot 4 Section 27 Township 26 ODYD Strata Plan K338 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	15-500 Lester Rd	002-431-637	LUC77-1016	RM3 – Low Density Multiple Housing
17	Strata Lot 3 Section 27 Township 26 ODYD Strata Plan K338 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	16-500 Lester Rd	002-431-629	LUC77-1016	RM3 – Low Density Multiple Housing
18	Strata Lot 2 Section 27 Township 26 ODYD Strata Plan K338 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	17-500 Lester Rd	002-431-611	LUC77-1016	RM3 – Low Density Multiple Housing
19	Strata Lot 1 Section 27 Township 26 ODYD Strata Plan K338 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	18-500 Lester Rd	002-431-602	LUC77-1016	RM3 – Low Density Multiple Housing

REPORT TO COUNCIL



Date: August 26, 2019

To: Council

From: City Manager

Department: Development Planning

Application: LUCT19-0004 **Owner:** Multiple Owners

Address: Multiple Addresses **Applicant:** City of Kelowna

Affected Addresses: Mathews Road and Jaud Road

Subject: Land Use Contract Termination Application

Existing OCP Designation: REP – Resource Protection Area

Existing Zone: RR1 – Rural Residential / RR3 – Rural Residential 3

1.0 Recommendation

WHEREAS the BC Provincial Government has mandated that all Land Use Contracts under the jurisdiction of a local government and in the Province of British Columbia be terminated by 2024;

AND WHEREAS the BC Provincial Government has provided a legislated process for the early termination of land use contracts when the local government has adopted a zoning bylaw that will apply to the land at the time the termination bylaw comes into force;

THEREFORE, BE IT RESOLVED THAT as the underlying RR1 – Rural Residential 1 and RR3 – Rural Residential 3 zones in the City of Kelowna Zoning Bylaw No. 8000 applies to all subject properties under Land Use Contract LUC76-1105;

THAT Application No. LUCT19-0004 to terminate LUC76-1105 from properties identifies in 'Schedule A', located on Mathews Road and Jaud Road, Kelowna, B.C. be considered by Council;

AND THAT the Land Use Contract Termination Bylaw be forwarded to a Public hearing for further Consideration.

2.0 Purpose

To consider an application for early termination of Land Use Contract LUC76-1105 and revert the parcels to the underlying RR1 – Rural Residential 1 and RR3 – Rural Residential 3 zones as identified in 'Schedule A'.

3.0 Development Planning

Staff are bringing forth and are recommending this Land Use Contract (LUC76-1105) be terminated from the subject properties. The current LUC affects four properties on Mathews Road and Jaud Road. The Land Use Contract currently restricts the use to one single family dwelling.



Properties zoned RR1



Properties zoned RR3

The underlying zoning (RR1 – Rural Residential 1 and RR3 – Rural Residential 3) fits with the established neighbourhood and is an appropriate zone for the existing land use. The Land Use Contract uses and regulations fit within the RR1 and RR3 zone however, the new zone does permit more uses (e.g. secondary suite).

4.0 Proposal

4.1 Background

Land Use Contracts were a tool regularly used in the 1970's before it was eliminated on November 15th 1978. The purpose of the tool was to allow local governments to arrive at agreements with specific developers to grant development rights over and above what was allowed under current zoning. This was typically done in exchange for commitments by developers to help finance the infrastructure costs of development.

Issues have arisen, specifically with the continued application of land use contracts as they supersede any subsequent bylaw dealing with land use and development including: Zoning Bylaws, Development Cost Charge Bylaws, and Development Permits. The Local Government Act was amended in 2014 stating all land use contracts in the province will be terminated as of June 30th 2024. Land use contracts will remain in force until that date unless terminated early by the municipality. By June 20th 2022, local governments must have appropriate zoning regulations in place to replace land use contracts upon their termination. However, LUC terminations (unlike LUC discharges) do not apply when Council adopts the bylaw. Terminations require a one-year grace period as outlined by the Local Government Act.

4.2 Notification

Local governments must provide notice to each owner that the termination of land use contract is occurring and must provide notice of what the new zoning regulations apply to the land. The municipality must send additional letters after the one-year grace period is complete informing the property owners of which land use regulations apply to their properties.

Staff are recommending Council Notification Policy #367 including early notification and development signage be waived for all Land Use Contract terminations. Public consultation in this case is not recommended as the notification policy is a City initiative. Staff are suggesting the standard development notification, as outlined above, be sent to properties affected by the LUC under consideration for termination.

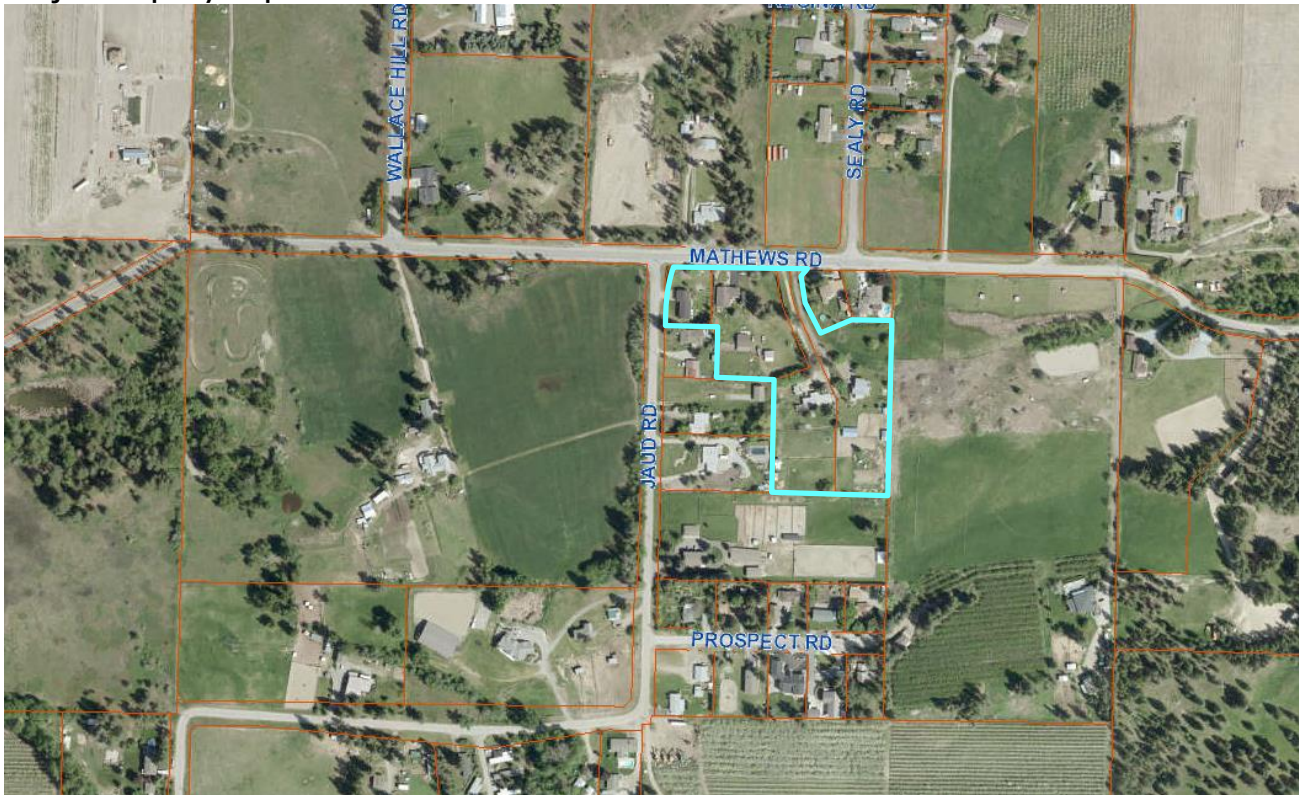
4.3 Site Context

The subject properties have a total area of 23,091 m² and are located on Mathews Road and Jaud Road. The properties are designated REP – Resource Protection Area in the Official Community Plan and the surrounding area is residential and agricultural.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	A1 – Agriculture 1	Residential / Farming
East	A1 – Agriculture 1	Farming
South	A1 – Agriculture 1	Residential / Farming
West	A1 – Agriculture 1	Residential / Farming

Subject Property Map: Mathews Rd and Jaud Road



5.0 Current Development Policies

5.1 Council Policy No. 282 – Strategy for Elimination of Remaining Land Use Contracts

Council Policy No. 282. Includes the following statement:

That the City of Kelowna initiate proceedings to discharge the contracts subject to consultation with affected owners of the land and subject to prior approval by council with regard to affected contracts;

5.2 Kelowna Official Community Plan (OCP)

Chapter 4: Future Land Use

Resource Protection Area (REP). Rural land preserved for agricultural, environmental and recreational purposes, including the ALR, other resource lands with environmental value and protected natural open spaces, including private open space, steeply sloped lands, Natural Environment/Hazardous Condition DP Areas, and other natural features such as watercourses, water bodies, wetlands, plant and wildlife habitat, and significant aesthetic value.

6.0 Technical Comments

N/A

7.0 Application Chronology

N/A

Report prepared by: Jenna Ratzlaff, Planner

Reviewed by: Laura Bentley, Urban Planning & Development Policy Manager

Approved for Inclusion: Terry Barton, Development Planning Department Manager

Attachments:

Schedule A: Properties affected by LUC76-1105

Schedule A: LUC76-1105 Charge #: M29087					
No.	Legal Description	Address	Parcel Identifier Number	Land Use Contract	Underlying Zone
1	Lot A Section 34 Township 29 ODYD Plan 28128	4213 Jaud Rd	004-628-489	LUC76-1105	RR3 – Rural Residential 3
2	Lot C Section 34 Township 29 ODYD Plan 28128	3155 Mathews Rd	004-628-519	LUC76-1105	RR1 – Rural Residential 1
3	Lot D Section 34 Township 29 ODYD Plan 28128	3165 Mathews Rd	004-628-527	LUC76-1105	RR1 – Rural Residential 1
4	Lot B Section 34 Township 29 ODYD Plan 28128	3145 Mathews Rd	004-628-497	LUC76-1105	RR3 – Rural Residential 3

CITY OF KELOWNA

BYLAW NO. 11891

LUCT19-0004

Early Termination of Land Use Contract – LUC76-1105 Jaud Road and Mathews Road

WHEREAS a land use contract (the “Land Use Contract LUC76-1105”) is registered at the Kamloops Land Title Office under the charge numbers M29087 against lands in the City of Kelowna particularly known and described as in Schedule “A” attached (the “Lands”), located on Jaud and Mathews Road Kelowna, B.C.;

AND WHEREAS Section 548 of the *Local Government Act* provides that a local government may impose an early termination to land use contracts registered in a Land Title Office that applies to land within the jurisdiction of the local government;

NOW THEREFORE, the Municipal Council of the City of Kelowna, in open meeting assembled, enacts as follows:

1. This Bylaw may be cited for all purposes as “Early Termination of Land Use Contract LUC76-1105 Bylaw”;
2. Land Use Contract LUC76-1105 is hereby terminated as of the date of adoption; and
3. This bylaw will come into force and effect one year after the adoption date.

Read a first time by the Municipal Council this

Considered at a Public Hearing this

Read a second and third time by Municipal Council this

Adopted by the Municipal Council this

Mayor

City Clerk

Schedule A: LUC76-1105 Charge #: M29087					
No.	Legal Description	Address	Parcel Identifier Number	Land Use Contract	Underlying Zone
1	Lot A Section 34 Township 29 ODYD Plan 28128	4213 Jaud Rd	004-628-489	LUC76-1105	RR3 – Rural Residential 3
2	Lot C Section 34 Township 29 ODYD Plan 28128	3155 Mathews Rd	004-628-519	LUC76-1105	RR1 – Rural Residential 1
3	Lot D Section 34 Township 29 ODYD Plan 28128	3165 Mathews Rd	004-628-527	LUC76-1105	RR1 – Rural Residential 1
4	Lot B Section 34 Township 29 ODYD Plan 28128	3145 Mathews Rd	004-628-497	LUC76-1105	RR3 – Rural Residential 3

REPORT TO COUNCIL



Date: August 26, 2019

To: Council

From: City Manager

Department: Development Planning

Application: LUCT19-0025

Owner: Father De Lestre Housing Society

Address: 720 Houghton Road

Applicant: City of Kelowna

Subject: Land Use Contract Termination Application

Existing OCP Designation: MRL – Multiple Unit Residential (Low Density)

Existing Zone: RM3 – Low Density Multiple Housing

1.0 Recommendation

WHEREAS the BC Provincial Government has mandated that all Land Use Contracts under the jurisdiction of a local government and in the Province of British Columbia be terminated by 2024;

AND WHEREAS the BC Provincial Government has provided a legislated process for the early termination of land use contracts when the local government has adopted a zoning bylaw that will apply to the land at the time the termination bylaw comes into force;

THEREFORE, BE IT RESOLVED THAT as the underlying RM3 – Low Density Multiple Housing zone in the City of Kelowna Zoning Bylaw No. 8000 applies to the subject property under Land Use Contract LUC73-14;

THAT Application No. LUCT19-0025 to terminate LUC73-14 from Lot 2, Section 27, Township 26, ODYD, Plan KAP24794, located at 720 Houghton Road, Kelowna, B.C. be considered by Council;

AND THAT the Land Use Contract Termination Bylaw be forwarded to a Public hearing for further Consideration.

2.0 Purpose

To consider an application for early termination of Land Use Contract LUC73-14 and revert the subject property back to the underlying RM3 – Low Density Multiple Housing zone.

3.0 Development Planning

Staff are bringing forth and are recommending this Land Use Contract (LUC73-14) be terminated from the subject property. The current LUC affects one property at 720 Houghton Road. The Land Use Contract currently restricts the use to residential accommodation for senior citizens.

The underlying zoning (RM3 – Low Density Multiple Housing) fits with the established neighbourhood and is an appropriate zone for the existing land use. The Land Use Contract uses and regulations fit within the RM3 zone.

4.0 Proposal

4.1 Background

Land Use Contracts were a tool regularly used in the 1970's before it was eliminated on November 15th 1978. The purpose of the tool was to allow local governments to arrive at agreements with specific developers to grant development rights over and above what was allowed under current zoning. This was typically done in exchange for commitments by developers to help finance the infrastructure costs of development.

Issues have arisen, specifically with the continued application of land use contracts as they supersede any subsequent bylaw dealing with land use and development including: Zoning Bylaws, Development Cost Charge Bylaws, and Development Permits. The Local Government Act was amended in 2014 stating all land use contracts in the province will be terminated as of June 30th 2024. Land use contracts will remain in force until that date unless terminated early by the municipality. By June 20th 2022, local governments must have appropriate zoning regulations in place to replace land use contracts upon their termination. However, LUC terminations (unlike LUC discharges) do not apply when Council adopts the bylaw. Terminations require a one-year grace period as outlined by the Local Government Act.

4.2 Notification

Local governments must provide notice to each owner that the termination of land use contract is occurring and must provide notice of what the new zoning regulations apply to the land. The municipality must send additional letters after the one-year grace period is complete informing the property owners of which land use regulations apply to their properties.

Staff are recommending Council Notification Policy #367 including early notification and development signage be waived for all Land Use Contract terminations. Public consultation in this case is not recommended as the notification policy is a City initiative. Staff are suggesting the standard development notification, as outlined above, be sent to properties affected by the LUC under consideration for termination.

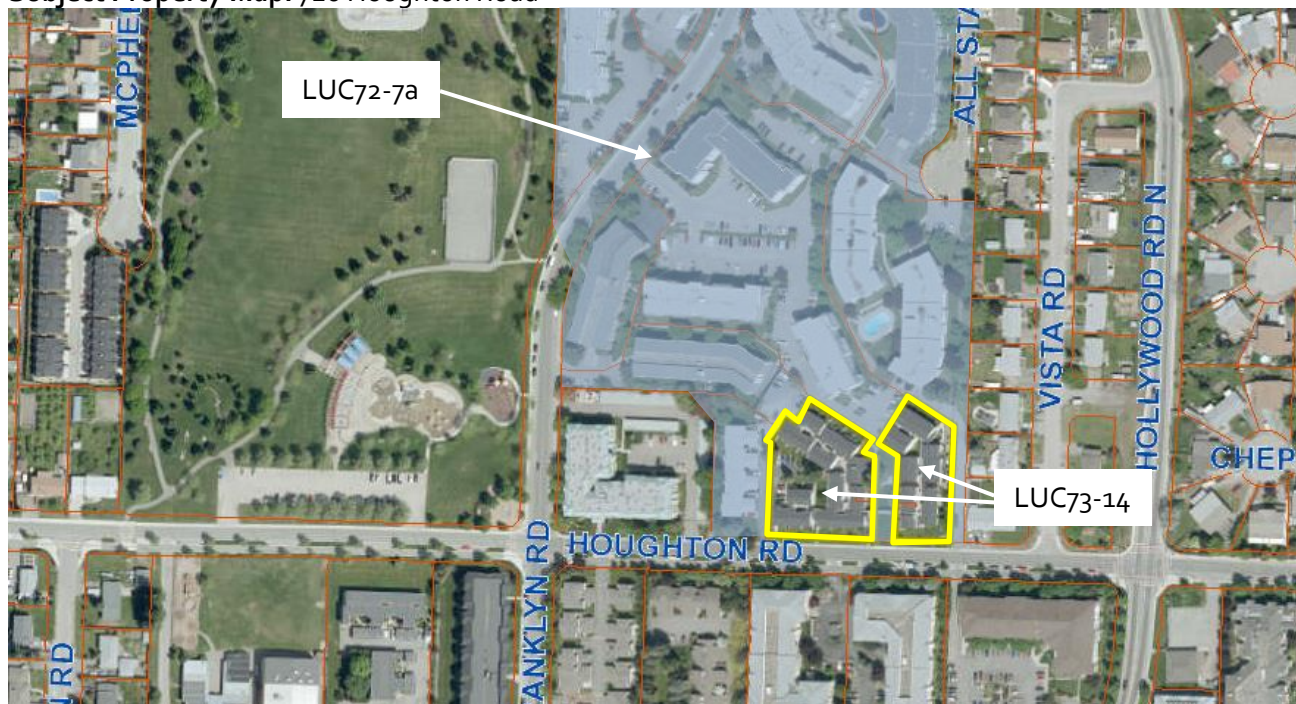
4.3 Site Context

The subject property has a total area of 5,868 m² and is located at 720 Houghton Road. The property is designated MRL - Multiple Unit Residential (Low Density) in the Official Community Plan and the surrounding area is multi-family and single-family residential subdivision.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RM3 – Low Density Multiple Housing	Multi-family Residential LUC72-7a
East	RU1 – Large Lot Housing	Single Family Residential
South	RM5 – Medium Density Multiple Housing	Multi-family Residential
West	RM3 – Low Density Multiple Housing	Multi-family Residential LUC72-7a

Subject Property Map: 720 Houghton Road



5.0 Current Development Policies

5.1 Council Policy No. 282 – Strategy for Elimination of Remaining Land Use Contracts

Council Policy No. 282. Includes the following statement:

That the City of Kelowna initiate proceedings to discharge the contracts subject to consultation with affected owners of the land and subject to prior approval by council with regard to affected contracts;

5.2 Kelowna Official Community Plan (OCP)

Chapter 4: Future Land Use

Multiple Unit Residential (Low Density) (MRL). Townhouses, garden apartments, apartments, buildings containing three or more residential units. Complementary uses (i.e. care centres, minor public services/utilities, and neighbourhood parks), that are integral components of urban neighbourhoods would also be permitted. Building densities would be consistent with the provisions of the RM1 – Four-plex Housing, RM2 – Low Density Row Housing, or RM3 – Low Density Multiple Housing zones of the Zoning Bylaw and may include CD Comprehensive Development zoning for similar densities or land uses.

6.0 Technical Comments

N/A

7.0 Application Chronology

N/A

Report prepared by: Jenna Ratzlaff, Planner

Reviewed by: Laura Bentley, Urban Planning & Development Policy Manager

Approved for Inclusion: Terry Barton, Development Planning Department Manager

CITY OF KELOWNA

BYLAW NO. 11904

LUCT19-0025

Early Termination of Land Use Contract – LUC73-14 720 Houghton Road

WHEREAS a land use contract (the "Land Use Contract LUC73-14") is registered at the Kamloops Land Title Office under the charge numbers L56406 against lands in the City of Kelowna particularly known and described as in Schedule "A" attached (the "Lands"), located on Houghton Road, Kelowna, B.C.;

AND WHEREAS Section 548 of the *Local Government Act* provides that a local government may impose an early termination to land use contracts registered in a Land Title Office that applies to land within the jurisdiction of the local government;

NOW THEREFORE, the Municipal Council of the City of Kelowna, in open meeting assembled, enacts as follows:

1. This Bylaw may be cited for all purposes as "Early Termination of Land Use Contract LUC73-14 Bylaw";
2. Land Use Contract LUC73-14 is hereby terminated as of the date of adoption; and
3. This bylaw will come into force and effect one year after the adoption date.

Read a first time by the Municipal Council this

Considered at a Public Hearing this

Read a second and third time by Municipal Council this

Adopted by the Municipal Council this

Mayor

City Clerk

Schedule A: LUC73-14**Charge #: L56406**

No.	Legal Description	Address	Parcel Identifier Number	Land Use Contract	Underlying Zone
1	Lot 2 Section 27 Township 26 ODYD Plan 24794	720 Houghton Rd	005-809-983	LUC73-14	RM3 – Low Density Multiple Housing

REPORT TO COUNCIL



Date: August 26, 2019

To: Council

From: City Manager

Department: Development Planning

Application: LUCT19-0013

Owner: Multiple Owners

Address: 1950-1960 and 1955 Pacific Court

Applicant: City of Kelowna

Subject: Land Use Contract Termination Application

Existing OCP Designation: MRM – Multiple Unit Residential (Medium Density)

Existing Zone: RM5 – Medium Density Multiple Housing

1.0 Recommendation

WHEREAS the BC Provincial Government has mandated that all Land Use Contracts under the jurisdiction of a local government and in the Province of British Columbia be terminated by 2024;

AND WHEREAS the BC Provincial Government has provided a legislated process for the early termination of land use contracts when the local government has adopted a zoning bylaw that will apply to the land at the time the termination bylaw comes into force;

THEREFORE, BE IT RESOLVED THAT as the underlying RM5 – Medium Density Multiple Housing zone in the City of Kelowna Zoning Bylaw No. 8000 applies to all subject properties under Land Use Contract LUC76-1094;

THAT Application No. LUCT19-0012 to terminate LUC76-1094 from properties identifies in 'Schedule A', located at 1950-1960 and 1955 Pacific Court, Kelowna, B.C. be considered by Council;

AND THAT the Land Use Contract Termination Bylaw be forwarded to a Public hearing for further Consideration.

2.0 Purpose

To consider an application for early termination of Land Use Contract LUC76-1094 and revert the parcels to the underlying RM5 – Medium Density Multiple Housing zone as identified in 'Schedule A'.

3.0 Development Planning

Staff are bringing forth and are recommending this Land Use Contract (LUC76-1094) be terminated from the subject property. The current LUC affects two properties at 1950-1960 Pacific Court and 1955 Pacific Court. The Land Use Contract currently restricts the use to multi-family residential buildings.

The underlying zoning (RM5 – Medium Density Multiple Housing) fits with the established neighbourhood and is an appropriate zone for the existing land use. The Land Use Contract uses and regulations fit within the RM5 zone.

4.0 Proposal

4.1 Background

Land Use Contracts were a tool regularly used in the 1970's before it was eliminated on November 15th 1978. The purpose of the tool was to allow local governments to arrive at agreements with specific developers to grant development rights over and above what was allowed under current zoning. This was typically done in exchange for commitments by developers to help finance the infrastructure costs of development.

Issues have arisen, specifically with the continued application of land use contracts as they supersede any subsequent bylaw dealing with land use and development including: Zoning Bylaws, Development Cost Charge Bylaws, and Development Permits. The Local Government Act was amended in 2014 stating all land use contracts in the province will be terminated as of June 30th 2024. Land use contracts will remain in force until that date unless terminated early by the municipality. By June 20th 2022, local governments must have appropriate zoning regulations in place to replace land use contracts upon their termination. However, LUC terminations (unlike LUC discharges) do not apply when Council adopts the bylaw. Terminations require a one-year grace period as outlined by the Local Government Act.

4.2 Notification

Local governments must provide notice to each owner that the termination of land use contract is occurring and must provide notice of what the new zoning regulations apply to the land. The municipality must send additional letters after the one-year grace period is complete informing the property owners of which land use regulations apply to their properties.

Staff are recommending Council Notification Policy #367 including early notification and development signage be waived for all Land Use Contract terminations. Public consultation in this case is not recommended as the notification policy is a City initiative. Staff are suggesting the standard development notification, as outlined above, be sent to properties affected by the LUC under consideration for termination.

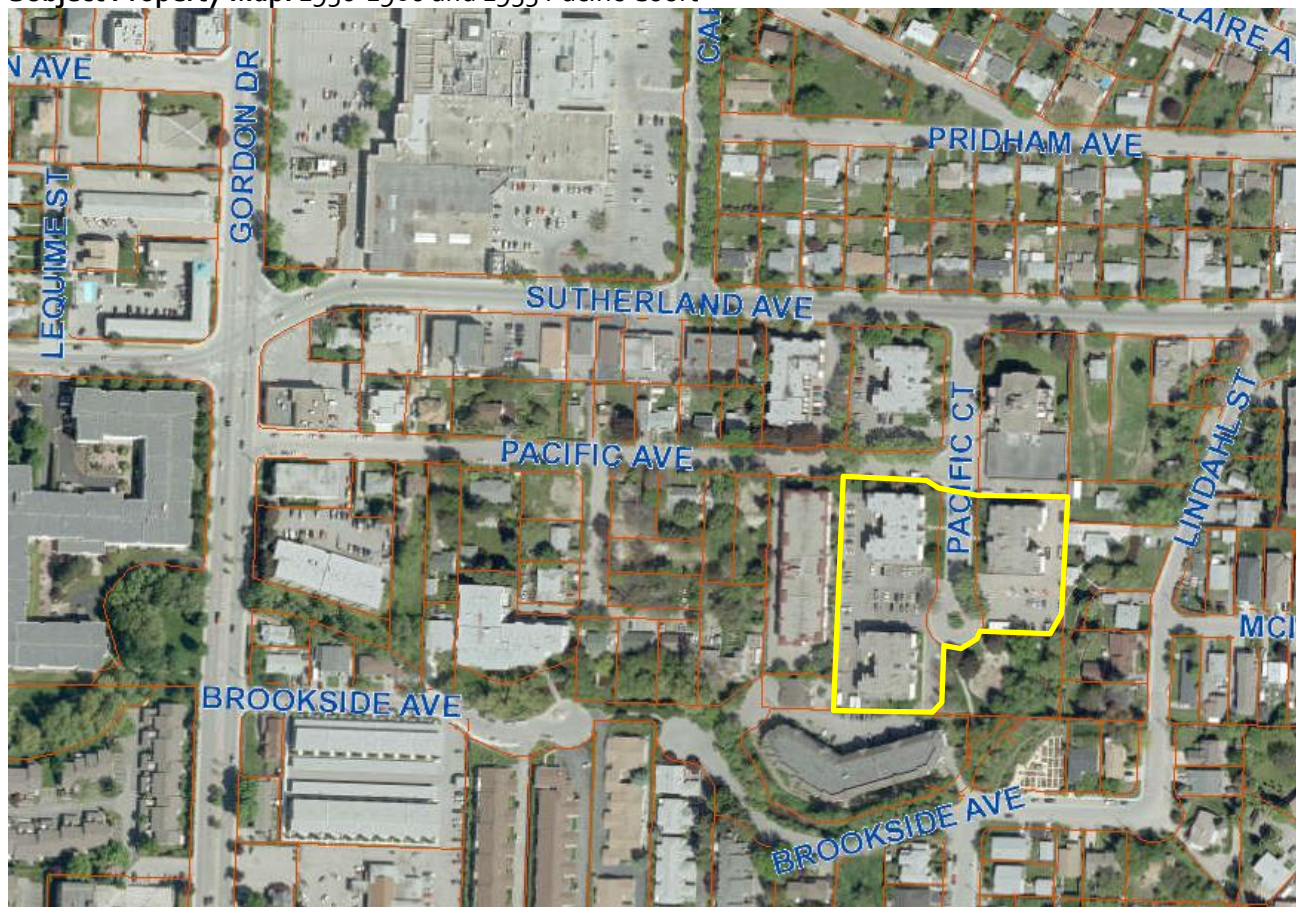
4.3 Site Context

The subject property has a total area of 10,102 m² and is located at 1950-1960 and 1955 Pacific Court. The property is designated MRM - Multiple Unit Residential (Medium Density) in the Official Community Plan and the surrounding area is residential.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RM3 – Low Density Multiple Housing	Residential Building
East	RU6 – Two Dwelling Housing	Residential Subdivision
South	RM5 – Medium Density Multiple Housing P3 – Park and Open Space	Residential Building Park
West	RM1 – Four Dwelling Housing RM5 – Medium Density Multiple Housing	Residential Buildings

Subject Property Map: 1950-1960 and 1955 Pacific Court



5.0 Current Development Policies

5.1 Council Policy No. 282 – Strategy for Elimination of Remaining Land Use Contracts

Council Policy No. 282. Includes the following statement:

That the City of Kelowna initiate proceedings to discharge the contracts subject to consultation with affected owners of the land and subject to prior approval by council with regard to affected contracts;

5.2 Kelowna Official Community Plan (OCP)

Chapter 4: Future Land Use

Multiple Unit Residential (Medium Density) (MRM). Townhouses, garden apartments, and apartment buildings. Complementary uses (i.e. care centres, minor public services/utilities, and neighbourhood parks) which are integral components of urban neighbourhoods would also be permitted. Building densities would be consistent with the provisions of the RM4 – Transitional Low Density Housing and RM5 – Medium Density Multiple Housing zones of the Zoning Bylaw and may include CD Comprehensive Development zoning for similar densities or land uses.

6.0 Technical Comments

N/A

7.0 Application Chronology

N/A

Report prepared by: Jenna Ratzlaff, Planner

Reviewed by: Laura Bentley, Urban Planning & Development Policy Manager

Approved for Inclusion: Terry Barton, Development Planning Department Manager

Attachments:

Schedule A: Properties affected by LUC76-1094

Schedule A: LUC76-1094 Charge #:M41736					
No.	Legal Description	Address	Parcel Identifier Number	Land Use Contract	Underlying Zone
1	Lot 1 District Lot 137 ODYD Plan 28485	1950-1960 Pacific Ct	004-534-131	LUC76-1094	RM5 – Medium Density Multiple Housing
2	Lot 2 District Lot 137 ODYD Plan 28485	1955 Pacific Ct	004-534-158	LUC76-1094	RM5 – Medium Density Multiple Housing

CITY OF KELOWNA

BYLAW NO. 11905

LUCT19-0013

Early Termination of Land Use Contract – LUC76-1094 1955 and 1950-1960 Pacific Court

WHEREAS a land use contract (the "Land Use Contract LUC76-1094") is registered at the Kamloops Land Title Office under the charge numbers M41736 against lands in the City of Kelowna particularly known and described as in Schedule "A" attached (the "Lands"), located on Pacific Court, Kelowna, B.C.;

AND WHEREAS Section 548 of the *Local Government Act* provides that a local government may impose an early termination to land use contracts registered in a Land Title Office that applies to land within the jurisdiction of the local government;

NOW THEREFORE, the Municipal Council of the City of Kelowna, in open meeting assembled, enacts as follows:

1. This Bylaw may be cited for all purposes as "Early Termination of Land Use Contract LUC76-1094 Bylaw";
2. Bylaw No. 4324-77 is hereby repealed and the Land Use Contract LUC76-1094 is terminated as of the date of adoption; and
3. This bylaw will come into force and effect one year after the adoption date.

Read a first time by the Municipal Council this

Considered at a Public Hearing this

Read a second and third time by Municipal Council this

Adopted by the Municipal Council this

Mayor

City Clerk

Schedule A: LUC76-1094 Charge #:M41736					
No.	Legal Description	Address	Parcel Identifier Number	Land Use Contract	Underlying Zone
1	Lot 1 District Lot 137 ODYD Plan 28485	1950-1960 Pacific Ct	004-534-131	LUC76-1094	RM5 – Medium Density Multiple Housing
2	Lot 2 District Lot 137 ODYD Plan 28485	1955 Pacific Ct	004-534-158	LUC76-1094	RM5 – Medium Density Multiple Housing

REPORT TO COUNCIL



Date: August 26, 2019

To: Council

From: City Manager

Department: Development Planning

Application: LUCT19-0026 **Owner:** Kelowna Japanese Canadian
Community Senior Citizens
Society

Address: 1920 Burtch Road **Applicant:** City of Kelowna

Subject: Land Use Contract Termination Application

Existing OCP Designation: MRL – Multiple Unit Residential (Low Density)

Existing Zone: RM3 – Low Density Multiple Housing

1.0 Recommendation

WHEREAS the BC Provincial Government has mandated that all Land Use Contracts under the jurisdiction of a local government and in the Province of British Columbia be terminated by 2024;

AND WHEREAS the BC Provincial Government has provided a legislated process for the early termination of land use contracts when the local government has adopted a zoning bylaw that will apply to the land at the time the termination bylaw comes into force;

THEREFORE, BE IT RESOLVED THAT as the underlying RM3 – Low Density Multiple Housing zone in the City of Kelowna Zoning Bylaw No. 8000 applies to all subject property under Land Use Contract LUC77-1050;

THAT Application No. LUCT19-0026 to terminate LUC77-1050 from Lot A, District Lot 137, ODYD, Plan KAP29189, located at 1920 Burtch Road, Kelowna, B.C. be considered by Council;

AND THAT the Land Use Contract Termination Bylaw be forwarded to a Public hearing for further Consideration.

2.0 Purpose

To consider an application for early termination of Land Use Contract LUC77-1050 and revert the subject property to the underlying RM3 – Low Density Multiple Housing zone.

3.0 Development Planning

Staff are bringing forth and are recommending this Land Use Contract (LUC77-1050) be terminated from the subject property. The current LUC affects one property at 1920 Burtch Road. The Land Use Contract currently restricts the use to residential buildings.

The underlying zoning (RM3 – Low Density Multiple Housing) fits with the established neighbourhood and is an appropriate zone for the existing land use. The Land Use Contract uses and regulations fit within the RM3 zone.

4.0 Proposal

4.1 Background

Land Use Contracts were a tool regularly used in the 1970's before it was eliminated on November 15th 1978. The purpose of the tool was to allow local governments to arrive at agreements with specific developers to grant development rights over and above what was allowed under current zoning. This was typically done in exchange for commitments by developers to help finance the infrastructure costs of development.

Issues have arisen, specifically with the continued application of land use contracts as they supersede any subsequent bylaw dealing with land use and development including: Zoning Bylaws, Development Cost Charge Bylaws, and Development Permits. The Local Government Act was amended in 2014 stating all land use contracts in the province will be terminated as of June 30th 2024. Land use contracts will remain in force until that date unless terminated early by the municipality. By June 20th 2022, local governments must have appropriate zoning regulations in place to replace land use contracts upon their termination. However, LUC terminations (unlike LUC discharges) do not apply when Council adopts the bylaw. Terminations require a one-year grace period as outlined by the Local Government Act.

4.2 Notification

Local governments must provide notice to each owner that the termination of land use contract is occurring and must provide notice of what the new zoning regulations apply to the land. The municipality must send additional letters after the one-year grace period is complete informing the property owners of which land use regulations apply to their properties.

Staff are recommending Council Notification Policy #367 including early notification and development signage be waived for all Land Use Contract terminations. Public consultation in this case is not recommended as the notification policy is a City initiative. Staff are suggesting the standard development notification, as outlined above, be sent to properties affected by the LUC under consideration for termination.

4.3 Site Context

The subject property has a total area of 3,480 m² and is located at 1920 Burtch Road. The property is designated MRL - Multiple Unit Residential (Low Density) in the Official Community Plan and the surrounding area is multi-family residential.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	C3 – Community Commercial	Commercial Stores
East	RU1 – Large Lot Housing RU6 – Two Dwelling Housing	Residential Subdivision
South	RM3 – Low Density Multiple Housing	Multi-family Residential
West	RU6 – Two Dwelling Housing	Row Housing

Subject Property Map: 1920 Burtch Road



5.0 Current Development Policies

5.1 Council Policy No. 282 – Strategy for Elimination of Remaining Land Use Contracts

Council Policy No. 282. Includes the following statement:

That the City of Kelowna initiate proceedings to discharge the contracts subject to consultation with affected owners of the land and subject to prior approval by council with regard to affected contracts;

5.2 Kelowna Official Community Plan (OCP)

Chapter 4: Future Land Use

Multiple Unit Residential (Low Density) (MRL). Townhouses, garden apartments, apartments, buildings containing three or more residential units. Complementary uses (i.e. care centres, minor public services/utilities, and neighbourhood parks), that are integral components of urban neighbourhoods would also be permitted. Building densities would be consistent with the provisions of the RM1 – Four-plex Housing, RM2 – Low Density

Row Housing, or RM3 – Low Density Multiple Housing zones of the Zoning Bylaw and may include CD Comprehensive Development zoning for similar densities or land uses.

6.o Technical Comments

N/A

7.o Application Chronology

N/A

Report prepared by: Jenna Ratzlaff, Planner

Reviewed by: Laura Bentley, Urban Planning & Development Policy Manager

Approved for Inclusion: Terry Barton, Development Planning Department Manager

Commented [CM1]: Minor application (no Director signoff required)

CITY OF KELOWNA

BYLAW NO. 11908

LUCT19-0026

Early Termination of Land Use Contract – LUC77-1050 1920 Burtch Road

WHEREAS a land use contract (the “Land Use Contract LUC77-1050”) is registered at the Kamloops Land Title Office under the charge numbers N35532 against lands in the City of Kelowna particularly known and described as in Schedule “A” attached (the “Lands”), located on Houghton Road, Kelowna, B.C.;

AND WHEREAS Section 548 of the *Local Government Act* provides that a local government may impose an early termination to land use contracts registered in a Land Title Office that applies to land within the jurisdiction of the local government;

NOW THEREFORE, the Municipal Council of the City of Kelowna, in open meeting assembled, enacts as follows:

1. This Bylaw may be cited for all purposes as “Early Termination of Land Use Contract LUC77-1050 Bylaw”;
2. Land Use Contract LUC77-1050 is hereby terminated as of the date of adoption; and
3. This bylaw will come into force and effect one year after the adoption date.

Read a first time by the Municipal Council this

Considered at a Public Hearing this

Read a second and third time by Municipal Council this

Adopted by the Municipal Council this

Mayor

City Clerk

Schedule A: LUC77-1050**Charge #: N35532**

No.	Legal Description	Address	Parcel Identifier Number	Land Use Contract	Underlying Zone
1	Lot A District Lot 137 ODYD District Plan 29189	1920 Burtch Rd	004-376-625	LUC77-1050	RM3 – Low Density Multiple Housing

11859REPORT TO COUNCIL



Date: August 26, 2019

To: Council

From: City Manager

Department: Development Planning

Application: LUCT19-0031 Z19-0097 **Owner:** Multiple Owners

Address: Multiple Addresses **Applicant:** City of Kelowna

Affected Streets: Franklyn Road, All Star Court, Leathead Road, and Houghton Road

Subject: Land Use Contract Termination and Rezoning Application

Existing OCP Designation: MRM – Multiple Unit Residential (Medium Density)

Existing Zone: RM3 – Low Density Multiple Housing

Proposed Zone: RM5 – High Density Multiple Housing

1.0 Recommendation

WHEREAS the BC Provincial Government has mandated that all Land Use Contracts under the jurisdiction of a local government and in the Province of British Columbia be terminated by 2024;

AND WHEREAS the BC Provincial Government has provided a legislated process for the early termination of land use contracts when the local government has adopted a zoning bylaw that will apply to the land at the time the termination bylaw comes into force;

THEREFORE, BE IT RESOLVED THAT as the underlying RM3 – Low Density Multiple Housing zone for the subject properties under Land Use Contract LUC72-7a outlined in 'Schedule A' does not meet the land use requirements under City of Kelowna Zoning Bylaw No. 8000;

THAT Application No. LUCT 19-0031 to terminate LUC72-7a from properties identified in 'Schedule A', located on Franklyn Road, All Star Court, Leathead Road, and Houghton Road, Kelowna, BC, be considered by Council;

AND THAT Rezoning Application No. Z19-0097 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification for the subject properties identified in 'Schedule B', located on Franklyn Road, All Star Court, Leathead Road, and Houghton Road, Kelowna, BC from the RM3 – Low Density Multiple Housing zone to RM5 – Medium Density Multiple Housing zone be considered by Council;

AND THAT the Land Use Contract Termination Bylaw be forwarded to a Public Hearing for further consideration;

AND THAT Council, in accordance with the *Local Government Act* s.464(2), waive the Public Hearing for Zoning Bylaw No. 11859;

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered subsequent to the approval of Ministry of Transportation and Infrastructure.

2.0 Purpose

To consider an application for the early termination of Land Use Contract LUC72-7a and rezone the parcels to the RM5 – Medium Density Multiple Housing zone as identified in 'Schedule A and B'.

3.0 Development Planning

Staff are bringing forth and are recommending this Land Use Contract (LUC72-7a) be terminated from the subject properties. The current LUC affects ten properties along Franklyn Road, All Star Court, Leathead Road, and Houghton Road. Under the current Land Use Contract, it allows for multi-family residential buildings with the following restrictions:

- Density shall not exceed 40.8 dwelling units per acre or a total of 740 dwelling units
- Buildings that are 6 storeys shall not exceed 115 dwelling units
- Buildings under 6 storeys shall not exceed 46 dwelling units

The closest equivalent of these uses and regulations in the current Zoning Bylaw, No. 8000, is RM5 – Medium Density Multiple Housing. Therefore, Staff are proposing to adopt RM5 – Medium Density Multiple Housing to the subject property. This zone is in accordance with the Official Community Plan.

4.0 Proposal

4.1 Background

Land Use Contracts were a tool regularly used in the 1970's before it was eliminated on November 15th 1978. The purpose of the tool was to allow local governments to arrive at agreements with specific developers to grant development rights over and above what was allowed under current zoning. This was typically done in exchange for commitments by developers to help finance the infrastructure costs of development.

Issues have arisen, specifically with the continued application of land use contracts as they supersede any subsequent bylaw dealing with land use and development including: Zoning Bylaws, Development Cost Charge Bylaws, and Development Permits. The Local Government Act was amended in 2014 stating all land use contracts in the province will be terminated as of June 30th 2024. Land use contracts will remain in force until that date unless terminated early by the municipality. By June 20th 2022, local governments must have appropriate zoning regulations in place to replace land use contracts upon their termination. However, LUC terminations (unlike LUC discharges) do not apply when Council adopts the bylaw. Terminations require a one-year grace period as outlined by the Local Government Act.

4.2 Notification

Local governments must provide notice to each owner that the termination of land use contract is occurring and must provide notice of what the new zoning regulations apply to the land. The municipality must send additional letters after the one-year grace period is complete informing the property owners of which land use regulations apply to their properties.

Staff are recommending Council Notification Policy #367 including early notification and development signage be waived for all Land Use Contract terminations. Public consultation in this case is not recommended as the notification policy is a City initiative. Staff are suggesting the standard development notification, as outlined above, be sent to properties affected by the LUC under consideration for termination.

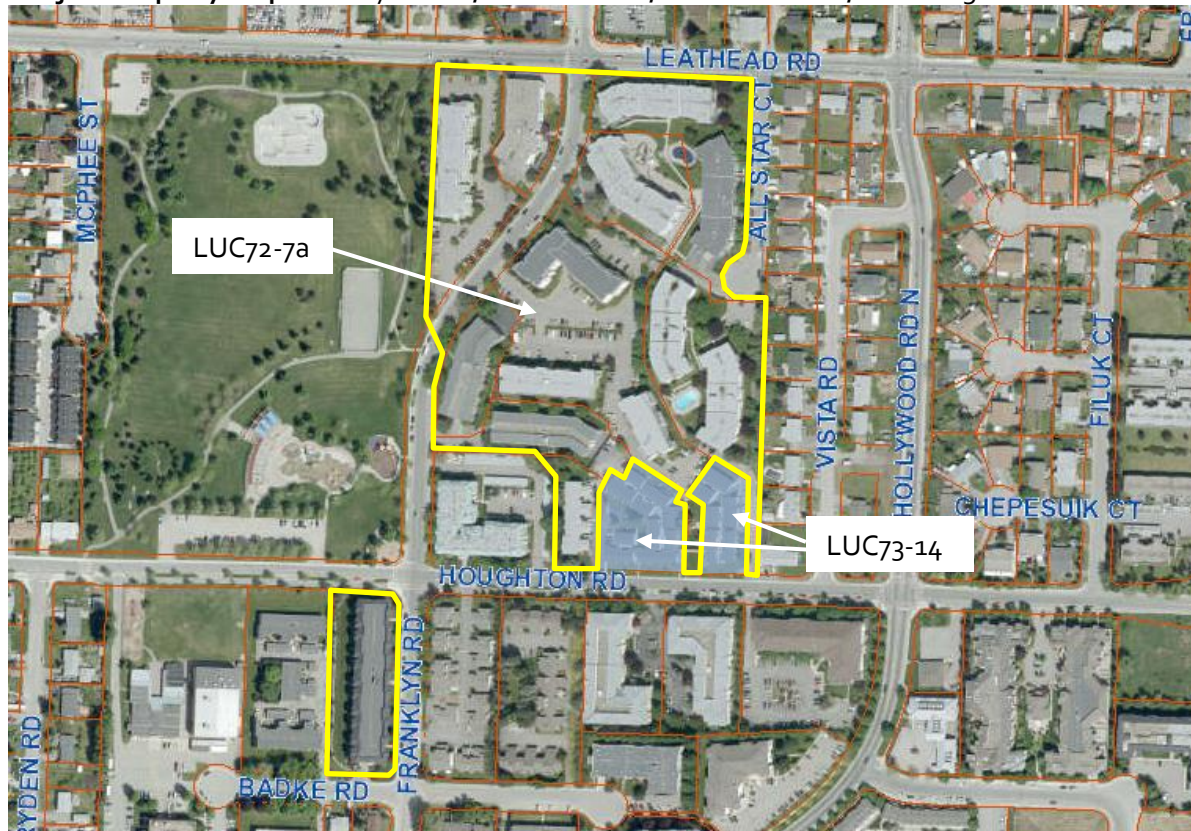
4.3 Site Context

The subject property has a total area of approximately 60,734 m² and is located on Franklyn Road, All Star Court, Leathead Road, and Houghton Road. The property is designated MRM – Multiple Unit Residential (Medium Density) and in the Official Community Plan and the surrounding area is residential and park.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU6 – Two Dwelling Housing RU1 – Large Lot Housing P2 – Education and Minor Institutional	Residential Subdivision Church
East	Ru1 – Large Lot Housing	Residential Subdivision
South	RM3 – Low Density Multiple Housing RM5 – Medium Density Multiple Housing	Multi-Family Residential
West	P3 – Parks and Open Space	Ben Lee Park

Subject Property Map: Franklyn Road, All Star Court, Leathead Road, and Houghton Road



5.0 Current Development Policies

5.1 Council Policy No. 282 – Strategy for Elimination of Remaining Land Use Contracts

Council Policy No. 282. Includes the following statement:

That the City of Kelowna initiate proceedings to discharge the contracts subject to consultation with affected owners of the land and subject to prior approval by council with regard to affected contracts;

5.2 Kelowna Official Community Plan (OCP)

Chapter 4: Future Land Use

Multiple Unit Residential (Medium Density) (MRM). Townhouses, garden apartments, and apartment buildings. Complementary uses (i.e. care centres, minor public services/utilities, and neighbourhood parks) which are integral components of urban neighbourhoods would also be permitted. Building densities would be consistent with the provisions of the RM4 – Transitional Low Density Housing and RM5 – Medium Density Multiple Housing zones of the Zoning Bylaw and may include CD Comprehensive Development zoning for similar densities or land uses.

6.0 Technical Comments

6.1 Development Engineering Department

No Concerns

6.2 Ministry of Transportation and Infrastructure

No Concerns

7.0 Application Chronology

N/A

Report prepared by: Jenna Ratzlaff, Planner

Reviewed by: Laura Bentley, Urban Planning & Development Policy Manager

Approved for Inclusion: Terry Barton, Development Planning Department Manager

Attachments:

Schedule A: Properties affected by LUC72-7a

Schedule B: Properties to be rezoned to RM5

Schedule A: LUC72-7a Charge #: L31240 & K31240*					
No.	Legal Description	Address	Parcel Identifier Number	Land Use Contract	Underlying Zone
1	Strata Lot 1 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	1-530 Franklyn Rd	002-334-496	LUC72-7a	RM3 – Low Density Multiple Housing
2	Strata Lot 2 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	2-530 Franklyn Rd	002-334-500	LUC72-7a	RM3 – Low Density Multiple Housing
3	Strata Lot 3 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	3-530 Franklyn Rd	002-334-518	LUC72-7a	RM3 – Low Density Multiple Housing
4	Strata Lot 4 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	4-530 Franklyn Rd	002-334-534	LUC72-7a	RM3 – Low Density Multiple Housing
5	Strata Lot 5 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	5-530 Franklyn Rd	002-334-542	LUC72-7a	RM3 – Low Density Multiple Housing
6	Strata Lot 6 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	6-530 Franklyn Rd	002-334-551	LUC72-7a	RM3 – Low Density Multiple Housing
7	Strata Lot 7 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	7-530 Franklyn Rd	002-334-577	LUC72-7a	RM3 – Low Density Multiple Housing
8	Strata Lot 8 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	8-530 Franklyn Rd	002-334-593	LUC72-7a	RM3 – Low Density Multiple Housing
9	Strata Lot 9 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	9-530 Franklyn Rd	002-334-607	LUC72-7a	RM3 – Low Density Multiple Housing
10	Strata Lot 10 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	10-530 Franklyn Rd	002-334-755	LUC72-7a	RM3 – Low Density Multiple Housing
11	Strata Lot 11 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	11-530 Franklyn Rd	002-334-763	LUC72-7a	RM3 – Low Density Multiple Housing

12	Strata Lot 12 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	12-530 Franklyn Rd	002-334-798	LUC72-7a	RM3 – Low Density Multiple Housing
13	Strata Lot 13 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	13-530 Franklyn Rd	002-334-801	LUC72-7a	RM3 – Low Density Multiple Housing
14	Strata Lot 14 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	14-530 Franklyn Rd	002-334-810	LUC72-7a	RM3 – Low Density Multiple Housing
15	Strata Lot 15 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	15-530 Franklyn Rd	002-334-828	LUC72-7a	RM3 – Low Density Multiple Housing
16	Strata Lot 16 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	16-530 Franklyn Rd	002-334-852	LUC72-7a	RM3 – Low Density Multiple Housing
17	Strata Lot 17 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	17-530 Franklyn Rd	002-334-861	LUC72-7a	RM3 – Low Density Multiple Housing
18	Strata Lot 18 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	18-530 Franklyn Rd	002-334-887	LUC72-7a	RM3 – Low Density Multiple Housing
19	Strata Lot 19 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	19-530 Franklyn Rd	002-334-895	LUC72-7a	RM3 – Low Density Multiple Housing
20	Strata Lot 20 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	20-530 Franklyn Rd	002-334-917	LUC72-7a	RM3 – Low Density Multiple Housing
21	Strata Lot 21 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	21-530 Franklyn Rd	002-334-925	LUC72-7a	RM3 – Low Density Multiple Housing
22	Strata Lot 22 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	22-530 Franklyn Rd	002-334-933	LUC72-7a	RM3 – Low Density Multiple Housing
23	Strata Lot 23 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	23-530 Franklyn Rd	002-334-941	LUC72-7a	RM3 – Low Density Multiple Housing
24	Strata Lot 24 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	24-530 Franklyn Rd	002-334-976	LUC72-7a	RM3 – Low Density Multiple Housing

25	Strata Lot 25 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	25-530 Franklyn Rd	002-334-984	LUC72-7a	RM3 – Low Density Multiple Housing
26	Strata Lot 26 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	26-530 Franklyn Rd	002-334-992	LUC72-7a	RM3 – Low Density Multiple Housing
27	Strata Lot 27 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	27-530 Franklyn Rd	002-335-000	LUC72-7a	RM3 – Low Density Multiple Housing
28	Strata Lot 28 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	28-530 Franklyn Rd	002-335-034	LUC72-7a	RM3 – Low Density Multiple Housing
29	Strata Lot 29 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	29-530 Franklyn Rd	002-335-042	LUC72-7a	RM3 – Low Density Multiple Housing
30	Strata Lot 30 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	30-530 Franklyn Rd	002-335-051	LUC72-7a	RM3 – Low Density Multiple Housing
31	Strata Lot 31 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	31-530 Franklyn Rd	002-335-069	LUC72-7a	RM3 – Low Density Multiple Housing
32	Strata Lot 32 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	32-530 Franklyn Rd	002-335-085	LUC72-7a	RM3 – Low Density Multiple Housing
33	Strata Lot 33 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	33-530 Franklyn Rd	002-335-107	LUC72-7a	RM3 – Low Density Multiple Housing
34	Strata Lot 34 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	34-530 Franklyn Rd	002-335-123	LUC72-7a	RM3 – Low Density Multiple Housing
35	Strata Lot 35 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	35-530 Franklyn Rd	002-335-131	LUC72-7a	RM3 – Low Density Multiple Housing
36	Strata Lot 36 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	36-530 Franklyn Rd	002-335-140	LUC72-7a	RM3 – Low Density Multiple Housing
37	Strata Lot 37 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	37-530 Franklyn Rd	002-335-158	LUC72-7a	RM3 – Low Density Multiple Housing

38	Strata Lot 38 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	38-530 Franklyn Rd	002-335-174	LUC72-7a	RM3 – Low Density Multiple Housing
39	Strata Lot 39 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	39-530 Franklyn Rd	002-335-182	LUC72-7a	RM3 – Low Density Multiple Housing
40	Lot A Section 27 Township 26 ODYD Plan 32051	525 Franklyn Rd	003-541-495	LUC72-7a	RM3 – Low Density Multiple Housing
41	Strata Lot 1 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	101-455 Franklyn Rd	018-205-372	LUC72-7a	RM3 – Low Density Multiple Housing
42	Strata Lot 2 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	105-455 Franklyn Rd	018-205-381	LUC72-7a	RM3 – Low Density Multiple Housing
43	Strata Lot 3 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	107-455 Franklyn Rd	018-205-399	LUC72-7a	RM3 – Low Density Multiple Housing
44	Strata Lot 4 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	109-455 Franklyn Rd	018-205-402	LUC72-7a	RM3 – Low Density Multiple Housing
45	Strata Lot 5 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	108-455 Franklyn Rd	018-205-411	LUC72-7a	RM3 – Low Density Multiple Housing
46	Strata Lot 6 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	106-455 Franklyn Rd	018-205-429	LUC72-7a	RM3 – Low Density Multiple Housing
47	Strata Lot 7 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	104-455 Franklyn Rd	018-205-437	LUC72-7a	RM3 – Low Density Multiple Housing
48	Strata Lot 8 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	102-455 Franklyn Rd	018-205-445	LUC72-7a	RM3 – Low Density Multiple Housing
49	Strata Lot 9 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	201-455 Franklyn Rd	018-205-453	LUC72-7a	RM3 – Low Density Multiple Housing
50	Strata Lot 10 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	205-455 Franklyn Rd	018-205-461	LUC72-7a	RM3 – Low Density Multiple Housing

51	Strata Lot 11 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	207-455 Franklyn Rd	018-205-470	LUC72-7a	RM3 – Low Density Multiple Housing
52	Strata Lot 12 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	209-455 Franklyn Rd	018-205-488	LUC72-7a	RM3 – Low Density Multiple Housing
53	Strata Lot 13 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	208-455 Franklyn Rd	018-205-496	LUC72-7a	RM3 – Low Density Multiple Housing
54	Strata Lot 14 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	206-455 Franklyn Rd	018-205-500	LUC72-7a	RM3 – Low Density Multiple Housing
55	Strata Lot 15 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	204-455 Franklyn Rd	018-205-518	LUC72-7a	RM3 – Low Density Multiple Housing
56	Strata Lot 16 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	202-455 Franklyn Rd	018-205-526	LUC72-7a	RM3 – Low Density Multiple Housing
57	Strata Lot 17 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	301-455 Franklyn Rd	018-205-534	LUC72-7a	RM3 – Low Density Multiple Housing
58	Strata Lot 18 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	305-455 Franklyn Rd	018-205-542	LUC72-7a	RM3 – Low Density Multiple Housing
59	Strata Lot 19 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	307-455 Franklyn Rd	018-205-551	LUC72-7a	RM3 – Low Density Multiple Housing
60	Strata Lot 20 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	309-455 Franklyn Rd	018-205-569	LUC72-7a	RM3 – Low Density Multiple Housing
61	Strata Lot 21 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	308-455 Franklyn Rd	018-205-577	LUC72-7a	RM3 – Low Density Multiple Housing
62	Strata Lot 22 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	306-455 Franklyn Rd	018-205-585	LUC72-7a	RM3 – Low Density Multiple Housing
63	Strata Lot 23 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	304-455 Franklyn Rd	018-205-593	LUC72-7a	RM3 – Low Density Multiple Housing

64	Strata Lot 24 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	302-455 Franklyn Rd	018-205-607	LUC72-7a	RM3 – Low Density Multiple Housing
65	Strata Lot 25 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	401-455 Franklyn Rd	018-205-615	LUC72-7a	RM3 – Low Density Multiple Housing
66	Strata Lot 26 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	405-455 Franklyn Rd	018-205-623	LUC72-7a	RM3 – Low Density Multiple Housing
67	Strata Lot 27 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	407-455 Franklyn Rd	018-205-631	LUC72-7a	RM3 – Low Density Multiple Housing
68	Strata Lot 28 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	409-455 Franklyn Rd	018-205-640	LUC72-7a	RM3 – Low Density Multiple Housing
69	Strata Lot 29 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	408-455 Franklyn Rd	018-205-658	LUC72-7a	RM3 – Low Density Multiple Housing
70	Strata Lot 30 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	406-455 Franklyn Rd	018-205-666	LUC72-7a	RM3 – Low Density Multiple Housing
71	Strata Lot 31 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	404-455 Franklyn Rd	018-205-674	LUC72-7a	RM3 – Low Density Multiple Housing
72	Strata Lot 32 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	402-455 Franklyn Rd	018-205-682	LUC72-7a	RM3 – Low Density Multiple Housing
73	Strata Lot 33 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	110-445 Franklyn Rd	018-205-691	LUC72-7a	RM3 – Low Density Multiple Housing
74	Strata Lot 34 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	108-445 Franklyn Rd	018-205-704	LUC72-7a	RM3 – Low Density Multiple Housing
75	Strata Lot 35 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	106-445 Franklyn Rd	018-205-712	LUC72-7a	RM3 – Low Density Multiple Housing
76	Strata Lot 36 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	104-445 Franklyn Rd	018-205-721	LUC72-7a	RM3 – Low Density Multiple Housing

77	Strata Lot 37 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	102-445 Franklyn Rd	018-205-739	LUC72-7a	RM3 – Low Density Multiple Housing
78	Strata Lot 38 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	101-445 Franklyn Rd	018-205-747	LUC72-7a	RM3 – Low Density Multiple Housing
79	Strata Lot 39 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	103-445 Franklyn Rd	018-205-755	LUC72-7a	RM3 – Low Density Multiple Housing
80	Strata Lot 40 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	107-445 Franklyn Rd	018-205-763	LUC72-7a	RM3 – Low Density Multiple Housing
81	Strata Lot 41 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	109-445 Franklyn Rd	018-205-771	LUC72-7a	RM3 – Low Density Multiple Housing
82	Strata Lot 42 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	111-445 Franklyn Rd	018-205-780	LUC72-7a	RM3 – Low Density Multiple Housing
83	Strata Lot 43 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	210-445 Franklyn Rd	018-205-798	LUC72-7a	RM3 – Low Density Multiple Housing
84	Strata Lot 44 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	208-445 Franklyn Rd	018-205-801	LUC72-7a	RM3 – Low Density Multiple Housing
85	Strata Lot 45 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	206-445 Franklyn Rd	018-205-810	LUC72-7a	RM3 – Low Density Multiple Housing
86	Strata Lot 46 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	204-445 Franklyn Rd	018-205-828	LUC72-7a	RM3 – Low Density Multiple Housing
87	Strata Lot 47 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	202-445 Franklyn Rd	018-205-836	LUC72-7a	RM3 – Low Density Multiple Housing
88	Strata Lot 48 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	201-445 Franklyn Rd	018-205-844	LUC72-7a	RM3 – Low Density Multiple Housing
89	Strata Lot 49 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	203-445 Franklyn Rd	018-205-852	LUC72-7a	RM3 – Low Density Multiple Housing

90	Strata Lot 50 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	207-445 Franklyn Rd	018-205-861	LUC72-7a	RM3 – Low Density Multiple Housing
91	Strata Lot 51 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	209-445 Franklyn Rd	018-205-879	LUC72-7a	RM3 – Low Density Multiple Housing
92	Strata Lot 52 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	211-445 Franklyn Rd	018-205-887	LUC72-7a	RM3 – Low Density Multiple Housing
93	Strata Lot 53 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	310-445 Franklyn Rd	018-205-895	LUC72-7a	RM3 – Low Density Multiple Housing
94	Strata Lot 54 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	308-445 Franklyn Rd	018-205-909	LUC72-7a	RM3 – Low Density Multiple Housing
95	Strata Lot 55 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	306-445 Franklyn Rd	018-205-917	LUC72-7a	RM3 – Low Density Multiple Housing
96	Strata Lot 56 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	304-445 Franklyn Rd	018-205-925	LUC72-7a	RM3 – Low Density Multiple Housing
97	Strata Lot 57 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	302-445 Franklyn Rd	018-205-933	LUC72-7a	RM3 – Low Density Multiple Housing
98	Strata Lot 58 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	301-445 Franklyn Rd	018-205-941	LUC72-7a	RM3 – Low Density Multiple Housing
99	Strata Lot 59 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	303-445 Franklyn Rd	018-205-950	LUC72-7a	RM3 – Low Density Multiple Housing
100	Strata Lot 60 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	307-445 Franklyn Rd	018-205-968	LUC72-7a	RM3 – Low Density Multiple Housing
101	Strata Lot 61 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	309-445 Franklyn Rd	018-205-976	LUC72-7a	RM3 – Low Density Multiple Housing
102	Strata Lot 62 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	3110-445 Franklyn Rd	018-205-984	LUC72-7a	RM3 – Low Density Multiple Housing

103	Strata Lot 63 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	410-445 Franklyn Rd	018-205-992	LUC72-7a	RM3 – Low Density Multiple Housing
104	Strata Lot 64 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	408-445 Franklyn Rd	018-206-000	LUC72-7a	RM3 – Low Density Multiple Housing
105	Strata Lot 65 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	406-445 Franklyn Rd	018-206-018	LUC72-7a	RM3 – Low Density Multiple Housing
106	Strata Lot 66 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	404-445 Franklyn Rd	018-206-026	LUC72-7a	RM3 – Low Density Multiple Housing
107	Strata Lot 67 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	402-445 Franklyn Rd	018-206-034	LUC72-7a	RM3 – Low Density Multiple Housing
108	Strata Lot 68 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	401-445 Franklyn Rd	018-206-042	LUC72-7a	RM3 – Low Density Multiple Housing
109	Strata Lot 69 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	405-445 Franklyn Rd	018-206-051	LUC72-7a	RM3 – Low Density Multiple Housing
110	Strata Lot 70 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	407-445 Franklyn Rd	018-206-069	LUC72-7a	RM3 – Low Density Multiple Housing
111	Strata Lot 71 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	409-445 Franklyn Rd	018-206-077	LUC72-7a	RM3 – Low Density Multiple Housing
112	Strata Lot 72 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	411-445 Franklyn Rd	018-206-085	LUC72-7a	RM3 – Low Density Multiple Housing
113	Strata Lot 73 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	101-475 Franklyn Rd	018-206-093	LUC72-7a	RM3 – Low Density Multiple Housing
114	Strata Lot 74 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	103-475 Franklyn Rd	018-206-107	LUC72-7a	RM3 – Low Density Multiple Housing
115	Strata Lot 75 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	105-475 Franklyn Rd	018-206-115	LUC72-7a	RM3 – Low Density Multiple Housing

116	Strata Lot 76 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	112-475 Franklyn Rd	018-206-123	LUC72-7a	RM3 – Low Density Multiple Housing
117	Strata Lot 77 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	114-475 Franklyn Rd	018-206-131	LUC72-7a	RM3 – Low Density Multiple Housing
118	Strata Lot 78 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	115-475 Franklyn Rd	018-206-140	LUC72-7a	RM3 – Low Density Multiple Housing
119	Strata Lot 79 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	113-475 Franklyn Rd	018-206-158	LUC72-7a	RM3 – Low Density Multiple Housing
120	Strata Lot 80 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	111-475 Franklyn Rd	018-206-166	LUC72-7a	RM3 – Low Density Multiple Housing
121	Strata Lot 81 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	110-475 Franklyn Rd	018-206-174	LUC72-7a	RM3 – Low Density Multiple Housing
122	Strata Lot 82 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	108-475 Franklyn Rd	018-206-182	LUC72-7a	RM3 – Low Density Multiple Housing
123	Strata Lot 83 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	106-475 Franklyn Rd	018-206-191	LUC72-7a	RM3 – Low Density Multiple Housing
124	Strata Lot 84 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	104-475 Franklyn Rd	018-206-204	LUC72-7a	RM3 – Low Density Multiple Housing
125	Strata Lot 85 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	102-475 Franklyn Rd	018-206-212	LUC72-7a	RM3 – Low Density Multiple Housing
126	Strata Lot 86 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	201-475 Franklyn Rd	018-206-221	LUC72-7a	RM3 – Low Density Multiple Housing
127	Strata Lot 87 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	203-475 Franklyn Rd	018-206-239	LUC72-7a	RM3 – Low Density Multiple Housing
128	Strata Lot 88 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	205-475 Franklyn Rd	018-206-247	LUC72-7a	RM3 – Low Density Multiple Housing

129	Strata Lot 89 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	212-475 Franklyn Rd	018-206-255	LUC72-7a	RM3 – Low Density Multiple Housing
130	Strata Lot 90 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	214-475 Franklyn Rd	018-206-263	LUC72-7a	RM3 – Low Density Multiple Housing
131	Strata Lot 91 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	215-475 Franklyn Rd	018-206-271	LUC72-7a	RM3 – Low Density Multiple Housing
132	Strata Lot 92 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	213-475 Franklyn Rd	018-206-280	LUC72-7a	RM3 – Low Density Multiple Housing
133	Strata Lot 93 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	211-475 Franklyn Rd	018-206-298	LUC72-7a	RM3 – Low Density Multiple Housing
134	Strata Lot 94 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	210-475 Franklyn Rd	018-206-301	LUC72-7a	RM3 – Low Density Multiple Housing
135	Strata Lot 95 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	208-475 Franklyn Rd	018-206-310	LUC72-7a	RM3 – Low Density Multiple Housing
136	Strata Lot 96 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	206-475 Franklyn Rd	018-206-328	LUC72-7a	RM3 – Low Density Multiple Housing
137	Strata Lot 97 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	204-475 Franklyn Rd	018-206-336	LUC72-7a	RM3 – Low Density Multiple Housing
138	Strata Lot 98 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	202-475 Franklyn Rd	018-206-344	LUC72-7a	RM3 – Low Density Multiple Housing
139	Strata Lot 99 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	301-475 Franklyn Rd	018-206-352	LUC72-7a	RM3 – Low Density Multiple Housing
140	Strata Lot 100 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	303-475 Franklyn Rd	018-206-361	LUC72-7a	RM3 – Low Density Multiple Housing
141	Strata Lot 101 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	305-475 Franklyn Rd	018-206-379	LUC72-7a	RM3 – Low Density Multiple Housing

142	Strata Lot 102 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	312-475 Franklyn Rd	018-206-387	LUC72-7a	RM3 – Low Density Multiple Housing
143	Strata Lot 103 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	314-475 Franklyn Rd	018-206-395	LUC72-7a	RM3 – Low Density Multiple Housing
144	Strata Lot 104 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	315-475 Franklyn Rd	018-206-409	LUC72-7a	RM3 – Low Density Multiple Housing
145	Strata Lot 105 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	313-475 Franklyn Rd	018-206-417	LUC72-7a	RM3 – Low Density Multiple Housing
146	Strata Lot 106 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	311-475 Franklyn Rd	018-206-425	LUC72-7a	RM3 – Low Density Multiple Housing
147	Strata Lot 107 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	310-475 Franklyn Rd	018-206-433	LUC72-7a	RM3 – Low Density Multiple Housing
148	Strata Lot 108 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	308-475 Franklyn Rd	018-206-441	LUC72-7a	RM3 – Low Density Multiple Housing
149	Strata Lot 109 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	306-475 Franklyn Rd	018-206-450	LUC72-7a	RM3 – Low Density Multiple Housing
150	Strata Lot 110 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	304-475 Franklyn Rd	018-206-468	LUC72-7a	RM3 – Low Density Multiple Housing
151	Strata Lot 111 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	302-475 Franklyn Rd	018-206-476	LUC72-7a	RM3 – Low Density Multiple Housing
152	Strata Lot 112 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	401-475 Franklyn Rd	018-206-484	LUC72-7a	RM3 – Low Density Multiple Housing
153	Strata Lot 113 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	403-475 Franklyn Rd	018-206-492	LUC72-7a	RM3 – Low Density Multiple Housing
154	Strata Lot 114 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	405-475 Franklyn Rd	018-206-506	LUC72-7a	RM3 – Low Density Multiple Housing

155	Strata Lot 115 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	412-475 Franklyn Rd	018-206-514	LUC72-7a	RM3 – Low Density Multiple Housing
156	Strata Lot 116 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	414-475 Franklyn Rd	018-206-522	LUC72-7a	RM3 – Low Density Multiple Housing
157	Strata Lot 117 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	415-475 Franklyn Rd	018-206-531	LUC72-7a	RM3 – Low Density Multiple Housing
158	Strata Lot 118 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	413-475 Franklyn Rd	018-206-549	LUC72-7a	RM3 – Low Density Multiple Housing
159	Strata Lot 119 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	411-475 Franklyn Rd	018-206-557	LUC72-7a	RM3 – Low Density Multiple Housing
160	Strata Lot 120 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	410-475 Franklyn Rd	018-206-565	LUC72-7a	RM3 – Low Density Multiple Housing
161	Strata Lot 121 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	408-475 Franklyn Rd	018-206-573	LUC72-7a	RM3 – Low Density Multiple Housing
162	Strata Lot 122 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	406-475 Franklyn Rd	018-206-581	LUC72-7a	RM3 – Low Density Multiple Housing
163	Strata Lot 123 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	404-475 Franklyn Rd	018-206-590	LUC72-7a	RM3 – Low Density Multiple Housing
164	Strata Lot 124 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	402-475 Franklyn Rd	018-206-603	LUC72-7a	RM3 – Low Density Multiple Housing
165	Strata Lot 1 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	101-435 Franklyn Rd	0018-831-346	LUC72-7a	RM3 – Low Density Multiple Housing
166	Strata Lot 2 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	102-435 Franklyn Rd	018-831-354	LUC72-7a	RM3 – Low Density Multiple Housing
167	Strata Lot 3 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	103-435 Franklyn Rd	018-831-362	LUC72-7a	RM3 – Low Density Multiple Housing

168	Strata Lot 4 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	104-435 Franklyn Rd	018-831-371	LUC72-7a	RM3 – Low Density Multiple Housing
169	Strata Lot 5 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	105-435 Franklyn Rd	018-831-389	LUC72-7a	RM3 – Low Density Multiple Housing
170	Strata Lot 6 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	106-435 Franklyn Rd	018-831-397	LUC72-7a	RM3 – Low Density Multiple Housing
171	Strata Lot 7 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	107-435 Franklyn Rd	018-381-401	LUC72-7a	RM3 – Low Density Multiple Housing
172	Strata Lot 8 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	108-435 Franklyn Rd	018-831-419	LUC72-7a	RM3 – Low Density Multiple Housing
173	Strata Lot 9 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	109-435 Franklyn Rd	018-831-427	LUC72-7a	RM3 – Low Density Multiple Housing
174	Strata Lot 10 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	110-435 Franklyn Rd	018-831-435	LUC72-7a	RM3 – Low Density Multiple Housing
175	Strata Lot 11 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	111-435 Franklyn Rd	018-831-443	LUC72-7a	RM3 – Low Density Multiple Housing
176	Strata Lot 12 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	112-435 Franklyn Rd	018-831-451	LUC72-7a	RM3 – Low Density Multiple Housing
177	Strata Lot 13 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	113-435 Franklyn Rd	018-831-460	LUC72-7a	RM3 – Low Density Multiple Housing
178	Strata Lot 14 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	114-435 Franklyn Rd	018-831-478	LUC72-7a	RM3 – Low Density Multiple Housing
179	Strata Lot 15 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	115-435 Franklyn Rd	018-831-486	LUC72-7a	RM3 – Low Density Multiple Housing
180	Strata Lot 16 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	201-435 Franklyn Rd	018-831-494	LUC72-7a	RM3 – Low Density Multiple Housing

181	Strata Lot 17 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	202-435 Franklyn Rd	018-831-508	LUC72-7a	RM3 – Low Density Multiple Housing
182	Strata Lot 18 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	203-435 Franklyn Rd	018-831-516	LUC72-7a	RM3 – Low Density Multiple Housing
183	Strata Lot 19 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	204-435 Franklyn Rd	018-831-524	LUC72-7a	RM3 – Low Density Multiple Housing
184	Strata Lot 20 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	205-435 Franklyn Rd	018-831-532	LUC72-7a	RM3 – Low Density Multiple Housing
185	Strata Lot 21 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	206-435 Franklyn Rd	018-831-541	LUC72-7a	RM3 – Low Density Multiple Housing
186	Strata Lot 22 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	207-435 Franklyn Rd	018-831-559	LUC72-7a	RM3 – Low Density Multiple Housing
187	Strata Lot 23 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	208-435 Franklyn Rd	018-831-567	LUC72-7a	RM3 – Low Density Multiple Housing
188	Strata Lot 24 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	209-435 Franklyn Rd	018-831-575	LUC72-7a	RM3 – Low Density Multiple Housing
189	Strata Lot 25 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	210-435 Franklyn Rd	018-831-583	LUC72-7a	RM3 – Low Density Multiple Housing
190	Strata Lot 26 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	211-435 Franklyn Rd	018-831-591	LUC72-7a	RM3 – Low Density Multiple Housing
191	Strata Lot 27 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	212-435 Franklyn Rd	018-831-605	LUC72-7a	RM3 – Low Density Multiple Housing
192	Strata Lot 28 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	213-435 Franklyn Rd	018-831-613	LUC72-7a	RM3 – Low Density Multiple Housing
193	Strata Lot 29 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	214-435 Franklyn Rd	018-831-621	LUC72-7a	RM3 – Low Density Multiple Housing

194	Strata Lot 30 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	215-435 Franklyn Rd	018-831-630	LUC72-7a	RM3 – Low Density Multiple Housing
195	Strata Lot 31 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	301-435 Franklyn Rd	018-831-648	LUC72-7a	RM3 – Low Density Multiple Housing
196	Strata Lot 32 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	302-435 Franklyn Rd	018-831-656	LUC72-7a	RM3 – Low Density Multiple Housing
197	Strata Lot 33 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	303-435 Franklyn Rd	018-831-664	LUC72-7a	RM3 – Low Density Multiple Housing
198	Strata Lot 34 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	304-435 Franklyn Rd	018-831-672	LUC72-7a	RM3 – Low Density Multiple Housing
199	Strata Lot 35 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	305-435 Franklyn Rd	018-831-681	LUC72-7a	RM3 – Low Density Multiple Housing
200	Strata Lot 36 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	306-435 Franklyn Rd	018-831-699	LUC72-7a	RM3 – Low Density Multiple Housing
201	Strata Lot 37 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	307-435 Franklyn Rd	018-831-702	LUC72-7a	RM3 – Low Density Multiple Housing
202	Strata Lot 38 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	308-435 Franklyn Rd	018-831-711	LUC72-7a	RM3 – Low Density Multiple Housing
203	Strata Lot 39 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	309-435 Franklyn Rd	018-831-729	LUC72-7a	RM3 – Low Density Multiple Housing
204	Strata Lot 40 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	310-435 Franklyn Rd	018-831-737	LUC72-7a	RM3 – Low Density Multiple Housing
205	Strata Lot 41 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	311-435 Franklyn Rd	018-831-745	LUC72-7a	RM3 – Low Density Multiple Housing
206	Strata Lot 42 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	312-435 Franklyn Rd	018-831-753	LUC72-7a	RM3 – Low Density Multiple Housing

207	Strata Lot 43 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	313-435 Franklyn Rd	018-831-761	LUC72-7a	RM3 – Low Density Multiple Housing
208	Strata Lot 44 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	314-435 Franklyn Rd	018-831-770	LUC72-7a	RM3 – Low Density Multiple Housing
209	Strata Lot 45 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	315-435 Franklyn Rd	018-831-788	LUC72-7a	RM3 – Low Density Multiple Housing
210	Strata Lot 46 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	316-435 Franklyn Rd	018-831-796	LUC72-7a	RM3 – Low Density Multiple Housing
211	Strata Lot 1 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	101-395 Franklyn Rd	018-832-083	LUC72-7a	RM3 – Low Density Multiple Housing
212	Strata Lot 2 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	102-395 Franklyn Rd	018-832-091	LUC72-7a	RM3 – Low Density Multiple Housing
213	Strata Lot 3 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	103-395 Franklyn Rd	018-832-113	LUC72-7a	RM3 – Low Density Multiple Housing
214	Strata Lot 4 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	104-395 Franklyn Rd	018-832-121	LUC72-7a	RM3 – Low Density Multiple Housing
215	Strata Lot 5 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	105-395 Franklyn Rd	018-832-148	LUC72-7a	RM3 – Low Density Multiple Housing
216	Strata Lot 6 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	106-395 Franklyn Rd	018-832-156	LUC72-7a	RM3 – Low Density Multiple Housing
217	Strata Lot 7 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	107-395 Franklyn Rd	018-832-164	LUC72-7a	RM3 – Low Density Multiple Housing
218	Strata Lot 8 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	108-395 Franklyn Rd	018-832-172	LUC72-7a	RM3 – Low Density Multiple Housing
219	Strata Lot 9 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	109-395 Franklyn Rd	018-832-181	LUC72-7a	RM3 – Low Density Multiple Housing

220	Strata Lot 10 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	110-395 Franklyn Rd	018-832-199	LUC72-7a	RM3 – Low Density Multiple Housing
221	Strata Lot 11 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	111-395 Franklyn Rd	018-832-202	LUC72-7a	RM3 – Low Density Multiple Housing
222	Strata Lot 12 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	112-395 Franklyn Rd	018-832-211	LUC72-7a	RM3 – Low Density Multiple Housing
223	Strata Lot 13 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	113-395 Franklyn Rd	018-832-229	LUC72-7a	RM3 – Low Density Multiple Housing
224	Strata Lot 14 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	114-395 Franklyn Rd	018-832-237	LUC72-7a	RM3 – Low Density Multiple Housing
225	Strata Lot 15 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	115-395 Franklyn Rd	018-832-245	LUC72-7a	RM3 – Low Density Multiple Housing
226	Strata Lot 16 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	201-395 Franklyn Rd	018-832-253	LUC72-7a	RM3 – Low Density Multiple Housing
227	Strata Lot 17 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	202-395 Franklyn Rd	018-832-261	LUC72-7a	RM3 – Low Density Multiple Housing
228	Strata Lot 18 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	203-395 Franklyn Rd	018-832-270	LUC72-7a	RM3 – Low Density Multiple Housing
229	Strata Lot 19 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	204-395 Franklyn Rd	018-832-288	LUC72-7a	RM3 – Low Density Multiple Housing
230	Strata Lot 20 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	205-395 Franklyn Rd	018-832-296	LUC72-7a	RM3 – Low Density Multiple Housing
231	Strata Lot 21 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	206-395 Franklyn Rd	018-832-300	LUC72-7a	RM3 – Low Density Multiple Housing
232	Strata Lot 22 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	207-395 Franklyn Rd	018-832-318	LUC72-7a	RM3 – Low Density Multiple Housing

233	Strata Lot 23 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	208-395 Franklyn Rd	018-832-326	LUC72-7a	RM3 – Low Density Multiple Housing
234	Strata Lot 24 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	209-395 Franklyn Rd	018-832-334	LUC72-7a	RM3 – Low Density Multiple Housing
235	Strata Lot 25 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	210-395 Franklyn Rd	018-832-342	LUC72-7a	RM3 – Low Density Multiple Housing
236	Strata Lot 26 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	211-395 Franklyn Rd	018-832-351	LUC72-7a	RM3 – Low Density Multiple Housing
237	Strata Lot 27 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	212-395 Franklyn Rd	018-832-369	LUC72-7a	RM3 – Low Density Multiple Housing
238	Strata Lot 28 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	213-395 Franklyn Rd	018-832-377	LUC72-7a	RM3 – Low Density Multiple Housing
239	Strata Lot 29 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	214-395 Franklyn Rd	018-832-385	LUC72-7a	RM3 – Low Density Multiple Housing
240	Strata Lot 30 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	216-395 Franklyn Rd	018-832-393	LUC72-7a	RM3 – Low Density Multiple Housing
241	Strata Lot 31 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	301-395 Franklyn Rd	018-832-407	LUC72-7a	RM3 – Low Density Multiple Housing
242	Strata Lot 32 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	302-395 Franklyn Rd	018-832-415	LUC72-7a	RM3 – Low Density Multiple Housing
243	Strata Lot 33 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	303-395 Franklyn Rd	018-832-423	LUC72-7a	RM3 – Low Density Multiple Housing
244	Strata Lot 34 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	304-395 Franklyn Rd	018-832-431	LUC72-7a	RM3 – Low Density Multiple Housing
245	Strata Lot 35 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	305-395 Franklyn Rd	018-832-440	LUC72-7a	RM3 – Low Density Multiple Housing

246	Strata Lot 36 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	306-395 Franklyn Rd	018-832-458	LUC72-7a	RM3 – Low Density Multiple Housing
247	Strata Lot 37 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	307-395 Franklyn Rd	018-832-466	LUC72-7a	RM3 – Low Density Multiple Housing
248	Strata Lot 38 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	308-395 Franklyn Rd	018-832-474	LUC72-7a	RM3 – Low Density Multiple Housing
249	Strata Lot 39 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	309-395 Franklyn Rd	018-832-482	LUC72-7a	RM3 – Low Density Multiple Housing
250	Strata Lot 40 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	310-395 Franklyn Rd	018-832-491	LUC72-7a	RM3 – Low Density Multiple Housing
251	Strata Lot 41 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	311-395 Franklyn Rd	018-832-504	LUC72-7a	RM3 – Low Density Multiple Housing
252	Strata Lot 42 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	312-395 Franklyn Rd	018-832-512	LUC72-7a	RM3 – Low Density Multiple Housing
253	Strata Lot 43 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	313-395 Franklyn Rd	018-832-521	LUC72-7a	RM3 – Low Density Multiple Housing
254	Strata Lot 44 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	316-395 Franklyn Rd	018-832-539	LUC72-7a	RM3 – Low Density Multiple Housing
255	Strata Lot 45 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	314-395 Franklyn Rd	018-832-547	LUC72-7a	RM3 – Low Density Multiple Housing
256	Strata Lot 46 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	315-395 Franklyn Rd	018-832-555	LUC72-7a	RM3 – Low Density Multiple Housing
257	Strata Lot 1 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V	116-260 Franklyn Rd	027-008-291	LUC72-7a	RM3 – Low Density Multiple Housing
258	Strata Lot 2 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V	115-260 Franklyn Rd	027-008-304	LUC72-7a	RM3 – Low Density Multiple Housing

259	Strata Lot 3 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V	114-260 Franklyn Rd	027-008-312	LUC72-7a	RM3 – Low Density Multiple Housing
260	Strata Lot 4 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V	113-260 Franklyn Rd	027-008-321	LUC72-7a	RM3 – Low Density Multiple Housing
261	Strata Lot 5 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V	112-260 Franklyn Rd	027-008-339	LUC72-7a	RM3 – Low Density Multiple Housing
262	Strata Lot 6 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V	101-260 Franklyn Rd	027-008-347	LUC72-7a	RM3 – Low Density Multiple Housing
263	Strata Lot 7 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V	102-260 Franklyn Rd	027-008-355	LUC72-7a	RM3 – Low Density Multiple Housing
264	Strata Lot 8 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V	103-260 Franklyn Rd	027-008-363	LUC72-7a	RM3 – Low Density Multiple Housing
265	Strata Lot 9 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V	104-260 Franklyn Rd	027-008-371	LUC72-7a	RM3 – Low Density Multiple Housing
266	Strata Lot 10 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V	105-260 Franklyn Rd	027-008-380	LUC72-7a	RM3 – Low Density Multiple Housing
267	Strata Lot 11 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V	106-260 Franklyn Rd	027-008-398	LUC72-7a	RM3 – Low Density Multiple Housing
268	Strata Lot 12 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V	107-260 Franklyn Rd	027-008-401	LUC72-7a	RM3 – Low Density Multiple Housing
269	Strata Lot 13 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V	108-260 Franklyn Rd	027-008-410	LUC72-7a	RM3 – Low Density Multiple Housing
270	Strata Lot 14 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V	109-260 Franklyn Rd	027-008-428	LUC72-7a	RM3 – Low Density Multiple Housing
271	Strata Lot 15 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V	110-260 Franklyn Rd	027-008-436	LUC72-7a	RM3 – Low Density Multiple Housing

272	Strata Lot 16 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V	111-260 Franklyn Rd	027-008-444	LUC72-7a	RM3 – Low Density Multiple Housing
273	Strata Lot 17 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V	121-260 Franklyn Rd	027-008-452	LUC72-7a	RM3 – Low Density Multiple Housing
274	Strata Lot 18 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V	120-260 Franklyn Rd	027-008-461	LUC72-7a	RM3 – Low Density Multiple Housing
275	Strata Lot 19 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V	119-260 Franklyn Rd	027-008-479	LUC72-7a	RM3 – Low Density Multiple Housing
276	Strata Lot 20 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V	118-260 Franklyn Rd	027-008-487	LUC72-7a	RM3 – Low Density Multiple Housing
277	Strata Lot 21 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V	117-260 Franklyn Rd	027-008-495	LUC72-7a	RM3 – Low Density Multiple Housing
278	Strata Lot 22 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V	216-260 Franklyn Rd	027-008-509	LUC72-7a	RM3 – Low Density Multiple Housing
279	Strata Lot 23 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V	215-260 Franklyn Rd	027-008-517	LUC72-7a	RM3 – Low Density Multiple Housing
280	Strata Lot 24 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V	214-260 Franklyn Rd	027-008-525	LUC72-7a	RM3 – Low Density Multiple Housing
281	Strata Lot 25 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V	213-260 Franklyn Rd	027-008-533	LUC72-7a	RM3 – Low Density Multiple Housing
282	Strata Lot 26 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V	212-260 Franklyn Rd	027-008-541	LUC72-7a	RM3 – Low Density Multiple Housing
283	Strata Lot 27 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V	201-260 Franklyn Rd	027-008-550	LUC72-7a	RM3 – Low Density Multiple Housing
284	Strata Lot 28 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V	202-260 Franklyn Rd	027-008-568	LUC72-7a	RM3 – Low Density Multiple Housing

285	Strata Lot 29 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V	203-260 Franklyn Rd	027-008-576	LUC72-7a	RM3 – Low Density Multiple Housing
286	Strata Lot 30 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V	204-260 Franklyn Rd	027-008-584	LUC72-7a	RM3 – Low Density Multiple Housing
287	Strata Lot 31 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V	205-260 Franklyn Rd	027-008-592	LUC72-7a	RM3 – Low Density Multiple Housing
288	Strata Lot 32 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V	206-260 Franklyn Rd	027-008-606	LUC72-7a	RM3 – Low Density Multiple Housing
289	Strata Lot 33 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V	207-260 Franklyn Rd	027-008-614	LUC72-7a	RM3 – Low Density Multiple Housing
290	Strata Lot 34 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V	208-260 Franklyn Rd	027-008-622	LUC72-7a	RM3 – Low Density Multiple Housing
291	Strata Lot 35 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V	209-260 Franklyn Rd	027-008-631	LUC72-7a	RM3 – Low Density Multiple Housing
292	Strata Lot 36 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V	210-260 Franklyn Rd	027-008-649	LUC72-7a	RM3 – Low Density Multiple Housing
293	Strata Lot 37 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V	211-260 Franklyn Rd	027-008-657	LUC72-7a	RM3 – Low Density Multiple Housing
294	Strata Lot 38 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V	221-260 Franklyn Rd	027-008-665	LUC72-7a	RM3 – Low Density Multiple Housing
295	Strata Lot 39 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V	220-260 Franklyn Rd	027-008-673	LUC72-7a	RM3 – Low Density Multiple Housing
296	Strata Lot 40 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V	219-260 Franklyn Rd	027-008-681	LUC72-7a	RM3 – Low Density Multiple Housing
297	Strata Lot 41 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V	218-260 Franklyn Rd	027-008-690	LUC72-7a	RM3 – Low Density Multiple Housing

298	Strata Lot 42 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V	217-260 Franklyn Rd	027-008-703	LUC72-7a	RM3 – Low Density Multiple Housing
299	Strata Lot 1 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	104-445 All Star Ct	002-775-883	LUC72-7a	RM3 – Low Density Multiple Housing
300	Strata Lot 2 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	105-445 All Star Ct	002-775-891	LUC72-7a	RM3 – Low Density Multiple Housing
301	Strata Lot 3 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	106-445 All Star Ct	002-775-905	LUC72-7a	RM3 – Low Density Multiple Housing
302	Strata Lot 4 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	107-445 All Star Ct	002-775-913	LUC72-7a	RM3 – Low Density Multiple Housing
303	Strata Lot 5 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	108-445 All Star Ct	002-348-225	LUC72-7a	RM3 – Low Density Multiple Housing
304	Strata Lot 6 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	109-445 All Star Ct	002-775-921	LUC72-7a	RM3 – Low Density Multiple Housing
305	Strata Lot 7 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	110-445 All Star Ct	002-775-948	LUC72-7a	RM3 – Low Density Multiple Housing
306	Strata Lot 8 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	111-445 All Star Ct	002-775-956	LUC72-7a	RM3 – Low Density Multiple Housing
307	Strata Lot 9 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	112-445 All Star Ct	002-775-972	LUC72-7a	RM3 – Low Density Multiple Housing
308	Strata Lot 10 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	101-445 All Star Ct	002-263-254	LUC72-7a	RM3 – Low Density Multiple Housing
309	Strata Lot 11 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	102-445 All Star Ct	002-775-981	LUC72-7a	RM3 – Low Density Multiple Housing
310	Strata Lot 12 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	103-445 All Star Ct	001-611-704	LUC72-7a	RM3 – Low Density Multiple Housing

311	Strata Lot 13 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	204-445 All Star Ct	002-775-999	LUC72-7a	RM3 – Low Density Multiple Housing
312	Strata Lot 14 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	205-445 All Star Ct	002-776-006	LUC72-7a	RM3 – Low Density Multiple Housing
313	Strata Lot 15 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	206-445 All Star Ct	002-776-014	LUC72-7a	RM3 – Low Density Multiple Housing
314	Strata Lot 16 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	207-445 All Star Ct	002-776-022	LUC72-7a	RM3 – Low Density Multiple Housing
315	Strata Lot 17 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	208-445 All Star Ct	002-776-031	LUC72-7a	RM3 – Low Density Multiple Housing
316	Strata Lot 18 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	209-445 All Star Ct	002-776-057	LUC72-7a	RM3 – Low Density Multiple Housing
317	Strata Lot 19 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	210-445 All Star Ct	002-776-065	LUC72-7a	RM3 – Low Density Multiple Housing
318	Strata Lot 20 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	211-445 All Star Ct	002-776-081	LUC72-7a	RM3 – Low Density Multiple Housing
319	Strata Lot 21 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	212-445 All Star Ct	002-776-090	LUC72-7a	RM3 – Low Density Multiple Housing
320	Strata Lot 22 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	201-445 All Star Ct	002-776-103	LUC72-7a	RM3 – Low Density Multiple Housing
321	Strata Lot 23 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	202-445 All Star Ct	002-776-111	LUC72-7a	RM3 – Low Density Multiple Housing
322	Strata Lot 24 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	203-445 All Star Ct	001-647-318	LUC72-7a	RM3 – Low Density Multiple Housing

323	Strata Lot 25 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	304-445 All Star Ct	002-776-120	LUC72-7a	RM3 – Low Density Multiple Housing
324	Strata Lot 26 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	305-445 All Star Ct	002-776-138	LUC72-7a	RM3 – Low Density Multiple Housing
325	Strata Lot 27 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	306-445 All Star Ct	002-776-154	LUC72-7a	RM3 – Low Density Multiple Housing
326	Strata Lot 28 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	307-445 All Star Ct	002-776-162	LUC72-7a	RM3 – Low Density Multiple Housing
327	Strata Lot 29 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	308-445 All Star Ct	002-776-189	LUC72-7a	RM3 – Low Density Multiple Housing
328	Strata Lot 30 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	309-445 All Star Ct	002-776-201	LUC72-7a	RM3 – Low Density Multiple Housing
329	Strata Lot 31 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	310-445 All Star Ct	002-776-219	LUC72-7a	RM3 – Low Density Multiple Housing
330	Strata Lot 32 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	311-445 All Star Ct	002-776-227	LUC72-7a	RM3 – Low Density Multiple Housing
331	Strata Lot 33 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	312-445 All Star Ct	002-776-235	LUC72-7a	RM3 – Low Density Multiple Housing
332	Strata Lot 34 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	301-445 All Star Ct	002-776-243	LUC72-7a	RM3 – Low Density Multiple Housing
333	Strata Lot 35 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	302-445 All Star Ct	002-776-251	LUC72-7a	RM3 – Low Density Multiple Housing
334	Strata Lot 36 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	303-445 All Star Ct	002-776-278	LUC72-7a	RM3 – Low Density Multiple Housing

335	Strata Lot 37 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	116-450 All Star Ct	002-776-286	LUC72-7a	RM3 – Low Density Multiple Housing
336	Strata Lot 38 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	117-450 All Star Ct	002-776-294	LUC72-7a	RM3 – Low Density Multiple Housing
337	Strata Lot 39 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	118-450 All Star Ct	002-776-308	LUC72-7a	RM3 – Low Density Multiple Housing
338	Strata Lot 40 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	119-450 All Star Ct	002-776-272	LUC72-7a	RM3 – Low Density Multiple Housing
339	Strata Lot 41 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	120-450 All Star Ct	002-776-324	LUC72-7a	RM3 – Low Density Multiple Housing
340	Strata Lot 42 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	121-450 All Star Ct	002-776-332	LUC72-7a	RM3 – Low Density Multiple Housing
341	Strata Lot 43 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	122-450 All Star Ct	002-776-341	LUC72-7a	RM3 – Low Density Multiple Housing
342	Strata Lot 44 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	123-450 All Star Ct	002-776-606	LUC72-7a	RM3 – Low Density Multiple Housing
343	Strata Lot 45 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	124-450 All Star Ct	002-776-359	LUC72-7a	RM3 – Low Density Multiple Housing
344	Strata Lot 46 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	113-450 All Star Ct	001-855-656	LUC72-7a	RM3 – Low Density Multiple Housing
345	Strata Lot 47 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	114-450 All Star Ct	002-776-375	LUC72-7a	RM3 – Low Density Multiple Housing
346	Strata Lot 48 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	115-450 All Star Ct	002-776-391	LUC72-7a	RM3 – Low Density Multiple Housing

347	Strata Lot 49 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	216-450 All Star Ct	002-776-405	LUC72-7a	RM3 – Low Density Multiple Housing
348	Strata Lot 50 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	217-450 All Star Ct	002-776-421	LUC72-7a	RM3 – Low Density Multiple Housing
349	Strata Lot 51 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	218-450 All Star Ct	002-776-430	LUC72-7a	RM3 – Low Density Multiple Housing
350	Strata Lot 52 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	219-450 All Star Ct	002-776-456	LUC72-7a	RM3 – Low Density Multiple Housing
351	Strata Lot 53 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	220-450 All Star Ct	002-776-464	LUC72-7a	RM3 – Low Density Multiple Housing
352	Strata Lot 54 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	221-450 All Star Ct	002-776-472	LUC72-7a	RM3 – Low Density Multiple Housing
353	Strata Lot 55 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	222-450 All Star Ct	002-776-499	LUC72-7a	RM3 – Low Density Multiple Housing
354	Strata Lot 56 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	223-450 All Star Ct	002-776-529	LUC72-7a	RM3 – Low Density Multiple Housing
355	Strata Lot 57 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	224-450 All Star Ct	002-776-545	LUC72-7a	RM3 – Low Density Multiple Housing
356	Strata Lot 58 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	213-450 All Star Ct	002-776-553	LUC72-7a	RM3 – Low Density Multiple Housing
357	Strata Lot 59 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	214-450 All Star Ct	002-776-561	LUC72-7a	RM3 – Low Density Multiple Housing
358	Strata Lot 60 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	215-450 All Star Ct	002-776-588	LUC72-7a	RM3 – Low Density Multiple Housing

359	Strata Lot 61 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	316-450 All Star Ct	002-776-596	LUC72-7a	RM3 – Low Density Multiple Housing
360	Strata Lot 62 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	317-450 All Star Ct	002-776-600	LUC72-7a	RM3 – Low Density Multiple Housing
361	Strata Lot 63 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	318-450 All Star Ct	002-776-626	LUC72-7a	RM3 – Low Density Multiple Housing
362	Strata Lot 64 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	319-450 All Star Ct	002-773-279	LUC72-7a	RM3 – Low Density Multiple Housing
363	Strata Lot 65 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	320-450 All Star Ct	002-776-634	LUC72-7a	RM3 – Low Density Multiple Housing
364	Strata Lot 66 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	321-450 All Star Ct	002-776-642	LUC72-7a	RM3 – Low Density Multiple Housing
365	Strata Lot 67 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	322-450 All Star Ct	002-357-101	LUC72-7a	RM3 – Low Density Multiple Housing
366	Strata Lot 68 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	323-450 All Star Ct	002-776-651	LUC72-7a	RM3 – Low Density Multiple Housing
367	*Strata Lot 69 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	324-450 All Star Ct	002-776-669	LUC72-7a	RM3 – Low Density Multiple Housing
368	Strata Lot 70 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	313-450 All Star Ct	002-776-677	LUC72-7a	RM3 – Low Density Multiple Housing
369	Strata Lot 71 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	314-450 All Star Ct	002-776-685	LUC72-7a	RM3 – Low Density Multiple Housing
370	Strata Lot 72 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	315-450 All Star Ct	002-776-693	LUC72-7a	RM3 – Low Density Multiple Housing

371	Strata Lot 1 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	129-495 All Star Ct	002-646-129	LUC72-7a	RM3 – Low Density Multiple Housing
372	Strata Lot 2 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	130-495 All Star Ct	002-646-145	LUC72-7a	RM3 – Low Density Multiple Housing
373	Strata Lot 3 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	131-495 All Star Ct	002-009-099	LUC72-7a	RM3 – Low Density Multiple Housing
374	Strata Lot 4 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	132-495 All Star Ct	002-646-153	LUC72-7a	RM3 – Low Density Multiple Housing
375	Strata Lot 5 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	133-495 All Star Ct	002-646-170	LUC72-7a	RM3 – Low Density Multiple Housing
376	Strata Lot 6 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	134-495 All Star Ct	002-646-196	LUC72-7a	RM3 – Low Density Multiple Housing
377	Strata Lot 7 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	135-495 All Star Ct	002-646-200	LUC72-7a	RM3 – Low Density Multiple Housing
378	Strata Lot 8 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	136-495 All Star Ct	002-646-226	LUC72-7a	RM3 – Low Density Multiple Housing
379	Strata Lot 9 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	137-495 All Star Ct	002-646-251	LUC72-7a	RM3 – Low Density Multiple Housing
380	Strata Lot 10 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	138-495 All Star Ct	002-646-285	LUC72-7a	RM3 – Low Density Multiple Housing
381	Strata Lot 11 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	125-495 All Star Ct	002-646-293	LUC72-7a	RM3 – Low Density Multiple Housing
382	Strata Lot 12 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	126-495 All Star Ct	002-000-679	LUC72-7a	RM3 – Low Density Multiple Housing

383	Strata Lot 13 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	127-495 All Star Ct	002-646-323	LUC72-7a	RM3 – Low Density Multiple Housing
384	Strata Lot 14 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	128-495 All Star Ct	002-646-331	LUC72-7a	RM3 – Low Density Multiple Housing
385	Strata Lot 15 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	229-495 All Star Ct	002-646-358	LUC72-7a	RM3 – Low Density Multiple Housing
386	Strata Lot 16 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	230-495 All Star Ct	002-646-366	LUC72-7a	RM3 – Low Density Multiple Housing
387	Strata Lot 17 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	231-495 All Star Ct	002-646-382	LUC72-7a	RM3 – Low Density Multiple Housing
388	Strata Lot 18 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	232-495 All Star Ct	002-646-404	LUC72-7a	RM3 – Low Density Multiple Housing
389	Strata Lot 19 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	233-495 All Star Ct	002-646-412	LUC72-7a	RM3 – Low Density Multiple Housing
390	Strata Lot 20 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	234-495 All Star Ct	002-646-439	LUC72-7a	RM3 – Low Density Multiple Housing
391	Strata Lot 21 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	235-495 All Star Ct	002-646-447	LUC72-7a	RM3 – Low Density Multiple Housing
392	Strata Lot 22 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	236-495 All Star Ct	002-646-463	LUC72-7a	RM3 – Low Density Multiple Housing
393	Strata Lot 23 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	237-495 All Star Ct	002-646-480	LUC72-7a	RM3 – Low Density Multiple Housing
394	Strata Lot 24 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	238-495 All Star Ct	002-646-498	LUC72-7a	RM3 – Low Density Multiple Housing
395	Strata Lot 25 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	225-495 All Star Ct	002-646-601	LUC72-7a	RM3 – Low Density Multiple Housing

396	Strata Lot 26 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	226-495 All Star Ct	002-646-510	LUC72-7a	RM3 – Low Density Multiple Housing
397	Strata Lot 27 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	227-495 All Star Ct	002-646-528	LUC72-7a	RM3 – Low Density Multiple Housing
398	Strata Lot 28 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	228-495 All Star Ct	002-646-536	LUC72-7a	RM3 – Low Density Multiple Housing
399	Strata Lot 29 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	329-495 All Star Ct	002-646-544	LUC72-7a	RM3 – Low Density Multiple Housing
400	Strata Lot 30 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	330-495 All Star Ct	001-600-214	LUC72-7a	RM3 – Low Density Multiple Housing
401	Strata Lot 31 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	331-495 All Star Ct	002-646-561	LUC72-7a	RM3 – Low Density Multiple Housing
402	Strata Lot 32 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	332-495 All Star Ct	002-646-587	LUC72-7a	RM3 – Low Density Multiple Housing
403	Strata Lot 33 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	333-495 All Star Ct	002-646-595	LUC72-7a	RM3 – Low Density Multiple Housing
404	Strata Lot 34 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	334-495 All Star Ct	002-646-609	LUC72-7a	RM3 – Low Density Multiple Housing
405	Strata Lot 35 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	335-495 All Star Ct	002-646-617	LUC72-7a	RM3 – Low Density Multiple Housing
406	Strata Lot 36 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	336-495 All Star Ct	002-646-633	LUC72-7a	RM3 – Low Density Multiple Housing
407	Strata Lot 37 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	337-495 All Star Ct	002-646-650	LUC72-7a	RM3 – Low Density Multiple Housing
408	Strata Lot 38 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	338-495 All Star Ct	002-646-668	LUC72-7a	RM3 – Low Density Multiple Housing

409	Strata Lot 39 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	325-495 All Star Ct	002-646-684	LUC72-7a	RM3 – Low Density Multiple Housing
410	Strata Lot 40 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	326-495 All Star Ct	002-646-692	LUC72-7a	RM3 – Low Density Multiple Housing
411	Strata Lot 41 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	327-495 All Star Ct	002-646-706	LUC72-7a	RM3 – Low Density Multiple Housing
412	Strata Lot 42 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	328-495 All Star Ct	002-646-714	LUC72-7a	RM3 – Low Density Multiple Housing
413	Strata Lot 43 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	143-715 Leathead Rd	002-646-731	LUC72-7a	RM3 – Low Density Multiple Housing
414	Strata Lot 44 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	144-715 Leathead Rd	002-646-757	LUC72-7a	RM3 – Low Density Multiple Housing
415	Strata Lot 45 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	145-715 Leathead Rd	002-646-765	LUC72-7a	RM3 – Low Density Multiple Housing
416	Strata Lot 46 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	146-715 Leathead Rd	001-973-754	LUC72-7a	RM3 – Low Density Multiple Housing
417	Strata Lot 47 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	147-715 Leathead Rd	002-646-781	LUC72-7a	RM3 – Low Density Multiple Housing
418	Strata Lot 48 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	148-715 Leathead Rd	002-646-790	LUC72-7a	RM3 – Low Density Multiple Housing
419	Strata Lot 49 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	149-715 Leathead Rd	002-646-803	LUC72-7a	RM3 – Low Density Multiple Housing
420	Strata Lot 50 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	148-715 Leathead Rd	002-642-085	LUC72-7a	RM3 – Low Density Multiple Housing
421	Strata Lot 51 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	149-715 Leathead Rd	002-646-811	LUC72-7a	RM3 – Low Density Multiple Housing

422	Strata Lot 52 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	152-715 Leathead Rd	001-975-803	LUC72-7a	RM3 – Low Density Multiple Housing
423	Strata Lot 53 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	139-715 Leathead Rd	001-965-956	LUC72-7a	RM3 – Low Density Multiple Housing
424	Strata Lot 54 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	140-715 Leathead Rd	002-646-820	LUC72-7a	RM3 – Low Density Multiple Housing
425	Strata Lot 55 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	141-715 Leathead Rd	002-646-838	LUC72-7a	RM3 – Low Density Multiple Housing
426	Strata Lot 56 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	142-715 Leathead Rd	002-646-862	LUC72-7a	RM3 – Low Density Multiple Housing
427	Strata Lot 57 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	243-715 Leathead Rd	002-646-871	LUC72-7a	RM3 – Low Density Multiple Housing
428	Strata Lot 58 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	244-715 Leathead Rd	002-646-889	LUC72-7a	RM3 – Low Density Multiple Housing
429	Strata Lot 59 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	245-715 Leathead Rd	001-834-339	LUC72-7a	RM3 – Low Density Multiple Housing
430	Strata Lot 60 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	246-715 Leathead Rd	002-646-901	LUC72-7a	RM3 – Low Density Multiple Housing
431	Strata Lot 61 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	247-715 Leathead Rd	002-016-761	LUC72-7a	RM3 – Low Density Multiple Housing
432	Strata Lot 62 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	248-715 Leathead Rd	002-654-365	LUC72-7a	RM3 – Low Density Multiple Housing
433	Strata Lot 63 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	249-715 Leathead Rd	002-646-935	LUC72-7a	RM3 – Low Density Multiple Housing
434	Strata Lot 64 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	250-715 Leathead Rd	002-646-943	LUC72-7a	RM3 – Low Density Multiple Housing

435	Strata Lot 65 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	251-715 Leathead Rd	001-733-770	LUC72-7a	RM3 – Low Density Multiple Housing
436	Strata Lot 66 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	252-715 Leathead Rd	002-080-150	LUC72-7a	RM3 – Low Density Multiple Housing
437	Strata Lot 67 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	239-715 Leathead Rd	002-301-750	LUC72-7a	RM3 – Low Density Multiple Housing
438	Strata Lot 68 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	240-715 Leathead Rd	002-646-951	LUC72-7a	RM3 – Low Density Multiple Housing
439	Strata Lot 69 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	241-715 Leathead Rd	001-958-887	LUC72-7a	RM3 – Low Density Multiple Housing
440	Strata Lot 70 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	242-715 Leathead Rd	002-635-089	LUC72-7a	RM3 – Low Density Multiple Housing
441	Strata Lot 71 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	343-715 Leathead Rd	002-646-960	LUC72-7a	RM3 – Low Density Multiple Housing
442	Strata Lot 72 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	344-715 Leathead Rd	002-646-978	LUC72-7a	RM3 – Low Density Multiple Housing
443	Strata Lot 73 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	345-715 Leathead Rd	002-305-003	LUC72-7a	RM3 – Low Density Multiple Housing
444	Strata Lot 74 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	346-715 Leathead Rd	002-646-994	LUC72-7a	RM3 – Low Density Multiple Housing
445	Strata Lot 75 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	347-715 Leathead Rd	002-647-001	LUC72-7a	RM3 – Low Density Multiple Housing
446	Strata Lot 76 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	348-715 Leathead Rd	002-974-220	LUC72-7a	RM3 – Low Density Multiple Housing
447	Strata Lot 77 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	349-715 Leathead Rd	001-696-335	LUC72-7a	RM3 – Low Density Multiple Housing

448	Strata Lot 78 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	250-715 Leathead Rd	002-647-010	LUC72-7a	RM3 – Low Density Multiple Housing
449	Strata Lot 79 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	250-715 Leathead Rd	002-088-894	LUC72-7a	RM3 – Low Density Multiple Housing
450	Strata Lot 80 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	352-715 Leathead Rd	002-268-906	LUC72-7a	RM3 – Low Density Multiple Housing
451	Strata Lot 81 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	339-715 Leathead Rd	002-647-028	LUC72-7a	RM3 – Low Density Multiple Housing
452	Strata Lot 82 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	340-715 Leathead Rd	001-662-775	LUC72-7a	RM3 – Low Density Multiple Housing
453	Strata Lot 83 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	341-715 Leathead Rd	002-088-908	LUC72-7a	RM3 – Low Density Multiple Housing
454	Strata Lot 84 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	342-715 Leathead Rd	001-612-484	LUC72-7a	RM3 – Low Density Multiple Housing
455	Lot 1 Section 27 Township 26 ODYD Plan 30826	815 Leathead Rd	003-843-246	LUC72-7a	RM3 – Low Density Multiple Housing
456	Strata Lot 1 Section 27 Township 26 ODYD Strata Plan K281 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	8-750 Houghton Rd	002-273-497	LUC72-7a	RM3 – Low Density Multiple Housing
457	Strata Lot 2 Section 27 Township 26 ODYD Strata Plan K281 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	7-750 Houghton Rd	002-520-851	LUC72-7a	RM3 – Low Density Multiple Housing
458	Strata Lot 3 Section 27 Township 26 ODYD Strata Plan K281 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	6-750 Houghton Rd	002-520-869	LUC72-7a	RM3 – Low Density Multiple Housing
459	Strata Lot 4 Section 27 Township 26 ODYD Strata Plan K281 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	5-750 Houghton Rd	002-520-893	LUC72-7a	RM3 – Low Density Multiple Housing
460	Strata Lot 5 Section 27 Township 26 ODYD Strata Plan K281 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	4-750 Houghton Rd	002-520-907	LUC72-7a	RM3 – Low Density Multiple Housing

461	Strata Lot 6 Section 27 Township 26 ODYD Strata Plan K281 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	3-750 Houghton Rd	002-520-915	LUC72-7a	RM3 – Low Density Multiple Housing
462	Strata Lot 7 Section 27 Township 26 ODYD Strata Plan K281 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	2-750 Houghton Rd	002-520-958	LUC72-7a	RM3 – Low Density Multiple Housing
463	Strata Lot 8 Section 27 Township 26 ODYD Strata Plan K281 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	1-750 Houghton Rd	002-520-966	LUC72-7a	RM3 – Low Density Multiple Housing

Schedule A: LUC72-7a
Charge #: L31240 & K31240*

No.	Legal Description	Address	Parcel Identifier Number	Land Use Contract	Underlying Zone	Proposed Zone
1	Strata Lot 1 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	1-530 Franklyn Rd	002-334-496	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
2	Strata Lot 2 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	2-530 Franklyn Rd	002-334-500	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
3	Strata Lot 3 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	3-530 Franklyn Rd	002-334-518	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
4	Strata Lot 4 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	4-530 Franklyn Rd	002-334-534	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
5	Strata Lot 5 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	5-530 Franklyn Rd	002-334-542	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
6	Strata Lot 6 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	6-530 Franklyn Rd	002-334-551	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
7	Strata Lot 7 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	7-530 Franklyn Rd	002-334-577	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
8	Strata Lot 8 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	8-530 Franklyn Rd	002-334-593	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
9	Strata Lot 9 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	9-530 Franklyn Rd	002-334-607	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
10	Strata Lot 10 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	10-530 Franklyn Rd	002-334-755	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
11	Strata Lot 11 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	11-530 Franklyn Rd	002-334-763	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing

12	Strata Lot 12 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	12-530 Franklyn Rd	002-334-798	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
13	Strata Lot 13 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	13-530 Franklyn Rd	002-334-801	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
14	Strata Lot 14 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	14-530 Franklyn Rd	002-334-810	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
15	Strata Lot 15 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	15-530 Franklyn Rd	002-334-828	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
16	Strata Lot 16 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	16-530 Franklyn Rd	002-334-852	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
17	Strata Lot 17 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	17-530 Franklyn Rd	002-334-861	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
18	Strata Lot 18 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	18-530 Franklyn Rd	002-334-887	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
19	Strata Lot 19 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	19-530 Franklyn Rd	002-334-895	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
20	Strata Lot 20 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	20-530 Franklyn Rd	002-334-917	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
21	Strata Lot 21 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	21-530 Franklyn Rd	002-334-925	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
22	Strata Lot 22 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	22-530 Franklyn Rd	002-334-933	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
23	Strata Lot 23 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	23-530 Franklyn Rd	002-334-941	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
24	Strata Lot 24 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	24-530 Franklyn Rd	002-334-976	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing

25	Strata Lot 25 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	25-530 Franklyn Rd	002-334-984	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
26	Strata Lot 26 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	26-530 Franklyn Rd	002-334-992	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
27	Strata Lot 27 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	27-530 Franklyn Rd	002-335-000	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
28	Strata Lot 28 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	28-530 Franklyn Rd	002-335-034	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
29	Strata Lot 29 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	29-530 Franklyn Rd	002-335-042	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
30	Strata Lot 30 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	30-530 Franklyn Rd	002-335-051	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
31	Strata Lot 31 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	31-530 Franklyn Rd	002-335-069	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
32	Strata Lot 32 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	32-530 Franklyn Rd	002-335-085	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
33	Strata Lot 33 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	33-530 Franklyn Rd	002-335-107	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
34	Strata Lot 34 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	34-530 Franklyn Rd	002-335-123	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
35	Strata Lot 35 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	35-530 Franklyn Rd	002-335-131	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
36	Strata Lot 36 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	36-530 Franklyn Rd	002-335-140	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
37	Strata Lot 37 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	37-530 Franklyn Rd	002-335-158	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing

38	Strata Lot 38 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	38-530 Franklyn Rd	002-335-174	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
39	Strata Lot 39 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	39-530 Franklyn Rd	002-335-182	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
40	Lot A Section 27 Township 26 ODYD Plan 32051	525 Franklyn Rd	003-541-495	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
41	Strata Lot 1 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	101-455 Franklyn Rd	018-205-372	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
42	Strata Lot 2 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	105-455 Franklyn Rd	018-205-381	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
43	Strata Lot 3 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	107-455 Franklyn Rd	018-205-399	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
44	Strata Lot 4 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	109-455 Franklyn Rd	018-205-402	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
45	Strata Lot 5 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	108-455 Franklyn Rd	018-205-411	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
46	Strata Lot 6 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	106-455 Franklyn Rd	018-205-429	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
47	Strata Lot 7 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	104-455 Franklyn Rd	018-205-437	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
48	Strata Lot 8 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	102-455 Franklyn Rd	018-205-445	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
49	Strata Lot 9 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	201-455 Franklyn Rd	018-205-453	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
50	Strata Lot 10 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	205-455 Franklyn Rd	018-205-461	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing

51	Strata Lot 11 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	207-455 Franklyn Rd	018-205-470	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
52	Strata Lot 12 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	209-455 Franklyn Rd	018-205-488	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
53	Strata Lot 13 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	208-455 Franklyn Rd	018-205-496	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
54	Strata Lot 14 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	206-455 Franklyn Rd	018-205-500	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
55	Strata Lot 15 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	204-455 Franklyn Rd	018-205-518	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
56	Strata Lot 16 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	202-455 Franklyn Rd	018-205-526	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
57	Strata Lot 17 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	301-455 Franklyn Rd	018-205-534	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
58	Strata Lot 18 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	305-455 Franklyn Rd	018-205-542	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
59	Strata Lot 19 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	307-455 Franklyn Rd	018-205-551	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
60	Strata Lot 20 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	309-455 Franklyn Rd	018-205-569	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
61	Strata Lot 21 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	308-455 Franklyn Rd	018-205-577	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
62	Strata Lot 22 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	306-455 Franklyn Rd	018-205-585	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
63	Strata Lot 23 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	304-455 Franklyn Rd	018-205-593	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing

64	Strata Lot 24 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	302-455 Franklyn Rd	018-205-607	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
65	Strata Lot 25 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	401-455 Franklyn Rd	018-205-615	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
66	Strata Lot 26 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	405-455 Franklyn Rd	018-205-623	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
67	Strata Lot 27 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	407-455 Franklyn Rd	018-205-631	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
68	Strata Lot 28 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	409-455 Franklyn Rd	018-205-640	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
69	Strata Lot 29 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	408-455 Franklyn Rd	018-205-658	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
70	Strata Lot 30 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	406-455 Franklyn Rd	018-205-666	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
71	Strata Lot 31 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	404-455 Franklyn Rd	018-205-674	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
72	Strata Lot 32 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	402-455 Franklyn Rd	018-205-682	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
73	Strata Lot 33 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	110-445 Franklyn Rd	018-205-691	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
74	Strata Lot 34 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	108-445 Franklyn Rd	018-205-704	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
75	Strata Lot 35 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	106-445 Franklyn Rd	018-205-712	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
76	Strata Lot 36 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	104-445 Franklyn Rd	018-205-721	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing

77	Strata Lot 37 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	102-445 Franklyn Rd	018-205-739	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
78	Strata Lot 38 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	101-445 Franklyn Rd	018-205-747	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
79	Strata Lot 39 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	103-445 Franklyn Rd	018-205-755	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
80	Strata Lot 40 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	107-445 Franklyn Rd	018-205-763	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
81	Strata Lot 41 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	109-445 Franklyn Rd	018-205-771	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
82	Strata Lot 42 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	111-445 Franklyn Rd	018-205-780	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
83	Strata Lot 43 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	210-445 Franklyn Rd	018-205-798	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
84	Strata Lot 44 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	208-445 Franklyn Rd	018-205-801	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
85	Strata Lot 45 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	206-445 Franklyn Rd	018-205-810	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
86	Strata Lot 46 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	204-445 Franklyn Rd	018-205-828	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
87	Strata Lot 47 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	202-445 Franklyn Rd	018-205-836	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
88	Strata Lot 48 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	201-445 Franklyn Rd	018-205-844	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
89	Strata Lot 49 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	203-445 Franklyn Rd	018-205-852	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing

90	Strata Lot 50 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	207-445 Franklyn Rd	018-205-861	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
91	Strata Lot 51 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	209-445 Franklyn Rd	018-205-879	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
92	Strata Lot 52 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	211-445 Franklyn Rd	018-205-887	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
93	Strata Lot 53 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	310-445 Franklyn Rd	018-205-895	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
94	Strata Lot 54 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	308-445 Franklyn Rd	018-205-909	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
95	Strata Lot 55 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	306-445 Franklyn Rd	018-205-917	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
96	Strata Lot 56 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	304-445 Franklyn Rd	018-205-925	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
97	Strata Lot 57 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	302-445 Franklyn Rd	018-205-933	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
98	Strata Lot 58 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	301-445 Franklyn Rd	018-205-941	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
99	Strata Lot 59 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	303-445 Franklyn Rd	018-205-950	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
100	Strata Lot 60 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	307-445 Franklyn Rd	018-205-968	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
101	Strata Lot 61 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	309-445 Franklyn Rd	018-205-976	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
102	Strata Lot 62 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	3110-445 Franklyn Rd	018-205-984	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing

103	Strata Lot 63 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	410-445 Franklyn Rd	018-205-992	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
104	Strata Lot 64 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	408-445 Franklyn Rd	018-206-000	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
105	Strata Lot 65 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	406-445 Franklyn Rd	018-206-018	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
106	Strata Lot 66 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	404-445 Franklyn Rd	018-206-026	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
107	Strata Lot 67 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	402-445 Franklyn Rd	018-206-034	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
108	Strata Lot 68 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	401-445 Franklyn Rd	018-206-042	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
109	Strata Lot 69 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	405-445 Franklyn Rd	018-206-051	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
110	Strata Lot 70 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	407-445 Franklyn Rd	018-206-069	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
111	Strata Lot 71 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	409-445 Franklyn Rd	018-206-077	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
112	Strata Lot 72 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	411-445 Franklyn Rd	018-206-085	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
113	Strata Lot 73 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	101-475 Franklyn Rd	018-206-093	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
114	Strata Lot 74 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	103-475 Franklyn Rd	018-206-107	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
115	Strata Lot 75 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	105-475 Franklyn Rd	018-206-115	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing

116	Strata Lot 76 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	112-475 Franklyn Rd	018-206-123	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
117	Strata Lot 77 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	114-475 Franklyn Rd	018-206-131	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
118	Strata Lot 78 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	115-475 Franklyn Rd	018-206-140	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
119	Strata Lot 79 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	113-475 Franklyn Rd	018-206-158	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
120	Strata Lot 80 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	111-475 Franklyn Rd	018-206-166	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
121	Strata Lot 81 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	110-475 Franklyn Rd	018-206-174	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
122	Strata Lot 82 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	108-475 Franklyn Rd	018-206-182	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
123	Strata Lot 83 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	106-475 Franklyn Rd	018-206-191	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
124	Strata Lot 84 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	104-475 Franklyn Rd	018-206-204	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
125	Strata Lot 85 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	102-475 Franklyn Rd	018-206-212	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
126	Strata Lot 86 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	201-475 Franklyn Rd	018-206-221	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
127	Strata Lot 87 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	203-475 Franklyn Rd	018-206-239	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
128	Strata Lot 88 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	205-475 Franklyn Rd	018-206-247	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing

129	Strata Lot 89 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	212-475 Franklyn Rd	018-206-255	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
130	Strata Lot 90 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	214-475 Franklyn Rd	018-206-263	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
131	Strata Lot 91 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	215-475 Franklyn Rd	018-206-271	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
132	Strata Lot 92 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	213-475 Franklyn Rd	018-206-280	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
133	Strata Lot 93 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	211-475 Franklyn Rd	018-206-298	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
134	Strata Lot 94 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	210-475 Franklyn Rd	018-206-301	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
135	Strata Lot 95 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	208-475 Franklyn Rd	018-206-310	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
136	Strata Lot 96 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	206-475 Franklyn Rd	018-206-328	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
137	Strata Lot 97 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	204-475 Franklyn Rd	018-206-336	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
138	Strata Lot 98 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	202-475 Franklyn Rd	018-206-344	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
139	Strata Lot 99 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	301-475 Franklyn Rd	018-206-352	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
140	Strata Lot 100 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	303-475 Franklyn Rd	018-206-361	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
141	Strata Lot 101 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	305-475 Franklyn Rd	018-206-379	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing

142	Strata Lot 102 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	312-475 Franklyn Rd	018-206-387	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
143	Strata Lot 103 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	314-475 Franklyn Rd	018-206-395	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
144	Strata Lot 104 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	315-475 Franklyn Rd	018-206-409	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
145	Strata Lot 105 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	313-475 Franklyn Rd	018-206-417	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
146	Strata Lot 106 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	311-475 Franklyn Rd	018-206-425	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
147	Strata Lot 107 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	310-475 Franklyn Rd	018-206-433	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
148	Strata Lot 108 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	308-475 Franklyn Rd	018-206-441	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
149	Strata Lot 109 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	306-475 Franklyn Rd	018-206-450	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
150	Strata Lot 110 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	304-475 Franklyn Rd	018-206-468	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
151	Strata Lot 111 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	302-475 Franklyn Rd	018-206-476	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
152	Strata Lot 112 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	401-475 Franklyn Rd	018-206-484	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
153	Strata Lot 113 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	403-475 Franklyn Rd	018-206-492	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
154	Strata Lot 114 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	405-475 Franklyn Rd	018-206-506	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing

155	Strata Lot 115 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	412-475 Franklyn Rd	018-206-514	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
156	Strata Lot 116 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	414-475 Franklyn Rd	018-206-522	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
157	Strata Lot 117 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	415-475 Franklyn Rd	018-206-531	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
158	Strata Lot 118 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	413-475 Franklyn Rd	018-206-549	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
159	Strata Lot 119 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	411-475 Franklyn Rd	018-206-557	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
160	Strata Lot 120 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	410-475 Franklyn Rd	018-206-565	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
161	Strata Lot 121 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	408-475 Franklyn Rd	018-206-573	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
162	Strata Lot 122 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	406-475 Franklyn Rd	018-206-581	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
163	Strata Lot 123 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	404-475 Franklyn Rd	018-206-590	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
164	Strata Lot 124 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	402-475 Franklyn Rd	018-206-603	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
165	Strata Lot 1 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	101-435 Franklyn Rd	0018-831-346	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
166	Strata Lot 2 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	102-435 Franklyn Rd	018-831-354	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
167	Strata Lot 3 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	103-435 Franklyn Rd	018-831-362	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing

168	Strata Lot 4 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	104-435 Franklyn Rd	018-831-371	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
169	Strata Lot 5 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	105-435 Franklyn Rd	018-831-389	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
170	Strata Lot 6 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	106-435 Franklyn Rd	018-831-397	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
171	Strata Lot 7 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	107-435 Franklyn Rd	018-381-401	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
172	Strata Lot 8 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	108-435 Franklyn Rd	018-831-419	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
173	Strata Lot 9 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	109-435 Franklyn Rd	018-831-427	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
174	Strata Lot 10 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	110-435 Franklyn Rd	018-831-435	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
175	Strata Lot 11 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	111-435 Franklyn Rd	018-831-443	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
176	Strata Lot 12 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	112-435 Franklyn Rd	018-831-451	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
177	Strata Lot 13 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	113-435 Franklyn Rd	018-831-460	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
178	Strata Lot 14 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	114-435 Franklyn Rd	018-831-478	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
179	Strata Lot 15 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	115-435 Franklyn Rd	018-831-486	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
180	Strata Lot 16 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	201-435 Franklyn Rd	018-831-494	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing

181	Strata Lot 17 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	202-435 Franklyn Rd	018-831-508	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
182	Strata Lot 18 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	203-435 Franklyn Rd	018-831-516	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
183	Strata Lot 19 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	204-435 Franklyn Rd	018-831-524	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
184	Strata Lot 20 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	205-435 Franklyn Rd	018-831-532	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
185	Strata Lot 21 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	206-435 Franklyn Rd	018-831-541	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
186	Strata Lot 22 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	207-435 Franklyn Rd	018-831-559	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
187	Strata Lot 23 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	208-435 Franklyn Rd	018-831-567	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
188	Strata Lot 24 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	209-435 Franklyn Rd	018-831-575	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
189	Strata Lot 25 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	210-435 Franklyn Rd	018-831-583	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
190	Strata Lot 26 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	211-435 Franklyn Rd	018-831-591	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
191	Strata Lot 27 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	212-435 Franklyn Rd	018-831-605	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
192	Strata Lot 28 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	213-435 Franklyn Rd	018-831-613	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
193	Strata Lot 29 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	214-435 Franklyn Rd	018-831-621	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing

194	Strata Lot 30 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	215-435 Franklyn Rd	018-831-630	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
195	Strata Lot 31 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	301-435 Franklyn Rd	018-831-648	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
196	Strata Lot 32 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	302-435 Franklyn Rd	018-831-656	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
197	Strata Lot 33 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	303-435 Franklyn Rd	018-831-664	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
198	Strata Lot 34 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	304-435 Franklyn Rd	018-831-672	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
199	Strata Lot 35 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	305-435 Franklyn Rd	018-831-681	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
200	Strata Lot 36 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	306-435 Franklyn Rd	018-831-699	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
201	Strata Lot 37 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	307-435 Franklyn Rd	018-831-702	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
202	Strata Lot 38 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	308-435 Franklyn Rd	018-831-711	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
203	Strata Lot 39 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	309-435 Franklyn Rd	018-831-729	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
204	Strata Lot 40 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	310-435 Franklyn Rd	018-831-737	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
205	Strata Lot 41 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	311-435 Franklyn Rd	018-831-745	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
206	Strata Lot 42 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	312-435 Franklyn Rd	018-831-753	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing

207	Strata Lot 43 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	313-435 Franklyn Rd	018-831-761	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
208	Strata Lot 44 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	314-435 Franklyn Rd	018-831-770	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
209	Strata Lot 45 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	315-435 Franklyn Rd	018-831-788	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
210	Strata Lot 46 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	316-435 Franklyn Rd	018-831-796	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
211	Strata Lot 1 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	101-395 Franklyn Rd	018-832-083	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
212	Strata Lot 2 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	102-395 Franklyn Rd	018-832-091	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
213	Strata Lot 3 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	103-395 Franklyn Rd	018-832-113	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
214	Strata Lot 4 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	104-395 Franklyn Rd	018-832-121	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
215	Strata Lot 5 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	105-395 Franklyn Rd	018-832-148	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
216	Strata Lot 6 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	106-395 Franklyn Rd	018-832-156	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
217	Strata Lot 7 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	107-395 Franklyn Rd	018-832-164	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
218	Strata Lot 8 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	108-395 Franklyn Rd	018-832-172	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
219	Strata Lot 9 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	109-395 Franklyn Rd	018-832-181	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing

220	Strata Lot 10 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	110-395 Franklyn Rd	018-832-199	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
221	Strata Lot 11 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	111-395 Franklyn Rd	018-832-202	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
222	Strata Lot 12 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	112-395 Franklyn Rd	018-832-211	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
223	Strata Lot 13 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	113-395 Franklyn Rd	018-832-229	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
224	Strata Lot 14 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	114-395 Franklyn Rd	018-832-237	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
225	Strata Lot 15 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	115-395 Franklyn Rd	018-832-245	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
226	Strata Lot 16 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	201-395 Franklyn Rd	018-832-253	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
227	Strata Lot 17 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	202-395 Franklyn Rd	018-832-261	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
228	Strata Lot 18 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	203-395 Franklyn Rd	018-832-270	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
229	Strata Lot 19 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	204-395 Franklyn Rd	018-832-288	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
230	Strata Lot 20 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	205-395 Franklyn Rd	018-832-296	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
231	Strata Lot 21 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	206-395 Franklyn Rd	018-832-300	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
232	Strata Lot 22 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	207-395 Franklyn Rd	018-832-318	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing

233	Strata Lot 23 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	208-395 Franklyn Rd	018-832-326	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
234	Strata Lot 24 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	209-395 Franklyn Rd	018-832-334	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
235	Strata Lot 25 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	210-395 Franklyn Rd	018-832-342	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
236	Strata Lot 26 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	211-395 Franklyn Rd	018-832-351	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
237	Strata Lot 27 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	212-395 Franklyn Rd	018-832-369	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
238	Strata Lot 28 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	213-395 Franklyn Rd	018-832-377	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
239	Strata Lot 29 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	214-395 Franklyn Rd	018-832-385	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
240	Strata Lot 30 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	216-395 Franklyn Rd	018-832-393	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
241	Strata Lot 31 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	301-395 Franklyn Rd	018-832-407	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
242	Strata Lot 32 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	302-395 Franklyn Rd	018-832-415	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
243	Strata Lot 33 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	303-395 Franklyn Rd	018-832-423	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
244	Strata Lot 34 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	304-395 Franklyn Rd	018-832-431	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
245	Strata Lot 35 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	305-395 Franklyn Rd	018-832-440	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing

246	Strata Lot 36 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	306-395 Franklyn Rd	018-832-458	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
247	Strata Lot 37 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	307-395 Franklyn Rd	018-832-466	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
248	Strata Lot 38 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	308-395 Franklyn Rd	018-832-474	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
249	Strata Lot 39 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	309-395 Franklyn Rd	018-832-482	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
250	Strata Lot 40 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	310-395 Franklyn Rd	018-832-491	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
251	Strata Lot 41 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	311-395 Franklyn Rd	018-832-504	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
252	Strata Lot 42 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	312-395 Franklyn Rd	018-832-512	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
253	Strata Lot 43 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	313-395 Franklyn Rd	018-832-521	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
254	Strata Lot 44 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	316-395 Franklyn Rd	018-832-539	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
255	Strata Lot 45 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	314-395 Franklyn Rd	018-832-547	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
256	Strata Lot 46 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	315-395 Franklyn Rd	018-832-555	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
257	Strata Lot 1 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V	116-260 Franklyn Rd	027-008-291	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
258	Strata Lot 2 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V	115-260 Franklyn Rd	027-008-304	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing

259	Strata Lot 3 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V	114-260 Franklyn Rd	027-008-312	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
260	Strata Lot 4 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V	113-260 Franklyn Rd	027-008-321	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
261	Strata Lot 5 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V	112-260 Franklyn Rd	027-008-339	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
262	Strata Lot 6 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V	101-260 Franklyn Rd	027-008-347	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
263	Strata Lot 7 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V	102-260 Franklyn Rd	027-008-355	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
264	Strata Lot 8 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V	103-260 Franklyn Rd	027-008-363	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
265	Strata Lot 9 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V	104-260 Franklyn Rd	027-008-371	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
266	Strata Lot 10 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V	105-260 Franklyn Rd	027-008-380	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
267	Strata Lot 11 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V	106-260 Franklyn Rd	027-008-398	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
268	Strata Lot 12 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V	107-260 Franklyn Rd	027-008-401	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
269	Strata Lot 13 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V	108-260 Franklyn Rd	027-008-410	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
270	Strata Lot 14 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V	109-260 Franklyn Rd	027-008-428	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
271	Strata Lot 15 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V	110-260 Franklyn Rd	027-008-436	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing

272	Strata Lot 16 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V	111-260 Franklyn Rd	027-008-444	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
273	Strata Lot 17 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V	121-260 Franklyn Rd	027-008-452	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
274	Strata Lot 18 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V	120-260 Franklyn Rd	027-008-461	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
275	Strata Lot 19 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V	119-260 Franklyn Rd	027-008-479	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
276	Strata Lot 20 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V	118-260 Franklyn Rd	027-008-487	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
277	Strata Lot 21 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V	117-260 Franklyn Rd	027-008-495	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
278	Strata Lot 22 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V	216-260 Franklyn Rd	027-008-509	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
279	Strata Lot 23 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V	215-260 Franklyn Rd	027-008-517	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
280	Strata Lot 24 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V	214-260 Franklyn Rd	027-008-525	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
281	Strata Lot 25 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V	213-260 Franklyn Rd	027-008-533	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
282	Strata Lot 26 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V	212-260 Franklyn Rd	027-008-541	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
283	Strata Lot 27 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V	201-260 Franklyn Rd	027-008-550	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
284	Strata Lot 28 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V	202-260 Franklyn Rd	027-008-568	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing

285	Strata Lot 29 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V	203-260 Franklyn Rd	027-008-576	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
286	Strata Lot 30 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V	204-260 Franklyn Rd	027-008-584	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
287	Strata Lot 31 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V	205-260 Franklyn Rd	027-008-592	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
288	Strata Lot 32 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V	206-260 Franklyn Rd	027-008-606	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
289	Strata Lot 33 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V	207-260 Franklyn Rd	027-008-614	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
290	Strata Lot 34 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V	208-260 Franklyn Rd	027-008-622	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
291	Strata Lot 35 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V	209-260 Franklyn Rd	027-008-631	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
292	Strata Lot 36 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V	210-260 Franklyn Rd	027-008-649	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
293	Strata Lot 37 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V	211-260 Franklyn Rd	027-008-657	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
294	Strata Lot 38 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V	221-260 Franklyn Rd	027-008-665	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
295	Strata Lot 39 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V	220-260 Franklyn Rd	027-008-673	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
296	Strata Lot 40 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V	219-260 Franklyn Rd	027-008-681	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
297	Strata Lot 41 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V	218-260 Franklyn Rd	027-008-690	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing

298	Strata Lot 42 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V	217-260 Franklyn Rd	027-008-703	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
299	Strata Lot 1 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	104-445 All Star Ct	002-775-883	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
300	Strata Lot 2 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	105-445 All Star Ct	002-775-891	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
301	Strata Lot 3 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	106-445 All Star Ct	002-775-905	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
302	Strata Lot 4 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	107-445 All Star Ct	002-775-913	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
303	Strata Lot 5 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	108-445 All Star Ct	002-348-225	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
304	Strata Lot 6 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	109-445 All Star Ct	002-775-921	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
305	Strata Lot 7 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	110-445 All Star Ct	002-775-948	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
306	Strata Lot 8 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	111-445 All Star Ct	002-775-956	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
307	Strata Lot 9 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	112-445 All Star Ct	002-775-972	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
308	Strata Lot 10 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	101-445 All Star Ct	002-263-254	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
309	Strata Lot 11 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	102-445 All Star Ct	002-775-981	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
310	Strata Lot 12 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	103-445 All Star Ct	001-611-704	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing

311	Strata Lot 13 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	204-445 All Star Ct	002-775-999	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
312	Strata Lot 14 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	205-445 All Star Ct	002-776-006	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
313	Strata Lot 15 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	206-445 All Star Ct	002-776-014	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
314	Strata Lot 16 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	207-445 All Star Ct	002-776-022	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
315	Strata Lot 17 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	208-445 All Star Ct	002-776-031	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
316	Strata Lot 18 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	209-445 All Star Ct	002-776-057	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
317	Strata Lot 19 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	210-445 All Star Ct	002-776-065	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
318	Strata Lot 20 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	211-445 All Star Ct	002-776-081	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
319	Strata Lot 21 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	212-445 All Star Ct	002-776-090	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
320	Strata Lot 22 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	201-445 All Star Ct	002-776-103	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
321	Strata Lot 23 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	202-445 All Star Ct	002-776-111	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
322	Strata Lot 24 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	203-445 All Star Ct	001-647-318	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing

323	Strata Lot 25 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	304-445 All Star Ct	002-776-120	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
324	Strata Lot 26 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	305-445 All Star Ct	002-776-138	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
325	Strata Lot 27 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	306-445 All Star Ct	002-776-154	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
326	Strata Lot 28 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	307-445 All Star Ct	002-776-162	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
327	Strata Lot 29 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	308-445 All Star Ct	002-776-189	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
328	Strata Lot 30 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	309-445 All Star Ct	002-776-201	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
329	Strata Lot 31 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	310-445 All Star Ct	002-776-219	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
330	Strata Lot 32 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	311-445 All Star Ct	002-776-227	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
331	Strata Lot 33 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	312-445 All Star Ct	002-776-235	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
332	Strata Lot 34 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	301-445 All Star Ct	002-776-243	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
333	Strata Lot 35 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	302-445 All Star Ct	002-776-251	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
334	Strata Lot 36 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	303-445 All Star Ct	002-776-278	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing

335	Strata Lot 37 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	116-450 All Star Ct	002-776-286	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
336	Strata Lot 38 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	117-450 All Star Ct	002-776-294	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
337	Strata Lot 39 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	118-450 All Star Ct	002-776-308	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
338	Strata Lot 40 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	119-450 All Star Ct	002-776-272	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
339	Strata Lot 41 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	120-450 All Star Ct	002-776-324	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
340	Strata Lot 42 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	121-450 All Star Ct	002-776-332	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
341	Strata Lot 43 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	122-450 All Star Ct	002-776-341	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
342	Strata Lot 44 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	123-450 All Star Ct	002-776-606	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
343	Strata Lot 45 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	124-450 All Star Ct	002-776-359	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
344	Strata Lot 46 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	113-450 All Star Ct	001-855-656	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
345	Strata Lot 47 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	114-450 All Star Ct	002-776-375	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
346	Strata Lot 48 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	115-450 All Star Ct	002-776-391	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing

347	Strata Lot 49 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	216-450 All Star Ct	002-776-405	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
348	Strata Lot 50 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	217-450 All Star Ct	002-776-421	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
349	Strata Lot 51 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	218-450 All Star Ct	002-776-430	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
350	Strata Lot 52 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	219-450 All Star Ct	002-776-456	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
351	Strata Lot 53 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	220-450 All Star Ct	002-776-464	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
352	Strata Lot 54 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	221-450 All Star Ct	002-776-472	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
353	Strata Lot 55 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	222-450 All Star Ct	002-776-499	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
354	Strata Lot 56 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	223-450 All Star Ct	002-776-529	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
355	Strata Lot 57 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	224-450 All Star Ct	002-776-545	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
356	Strata Lot 58 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	213-450 All Star Ct	002-776-553	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
357	Strata Lot 59 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	214-450 All Star Ct	002-776-561	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
358	Strata Lot 60 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	215-450 All Star Ct	002-776-588	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing

359	Strata Lot 61 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	316-450 All Star Ct	002-776-596	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
360	Strata Lot 62 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	317-450 All Star Ct	002-776-600	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
361	Strata Lot 63 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	318-450 All Star Ct	002-776-626	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
362	Strata Lot 64 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	319-450 All Star Ct	002-773-279	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
363	Strata Lot 65 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	320-450 All Star Ct	002-776-634	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
364	Strata Lot 66 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	321-450 All Star Ct	002-776-642	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
365	Strata Lot 67 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	322-450 All Star Ct	002-357-101	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
366	Strata Lot 68 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	323-450 All Star Ct	002-776-651	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
367	*Strata Lot 69 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	324-450 All Star Ct	002-776-669	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
368	Strata Lot 70 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	313-450 All Star Ct	002-776-677	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
369	Strata Lot 71 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	314-450 All Star Ct	002-776-685	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
370	Strata Lot 72 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	315-450 All Star Ct	002-776-693	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing

371	Strata Lot 1 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	129-495 All Star Ct	002-646-129	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
372	Strata Lot 2 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	130-495 All Star Ct	002-646-145	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
373	Strata Lot 3 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	131-495 All Star Ct	002-009-099	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
374	Strata Lot 4 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	132-495 All Star Ct	002-646-153	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
375	Strata Lot 5 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	133-495 All Star Ct	002-646-170	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
376	Strata Lot 6 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	134-495 All Star Ct	002-646-196	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
377	Strata Lot 7 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	135-495 All Star Ct	002-646-200	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
378	Strata Lot 8 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	136-495 All Star Ct	002-646-226	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
379	Strata Lot 9 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	137-495 All Star Ct	002-646-251	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
380	Strata Lot 10 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	138-495 All Star Ct	002-646-285	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
381	Strata Lot 11 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	125-495 All Star Ct	002-646-293	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
382	Strata Lot 12 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	126-495 All Star Ct	002-000-679	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing

383	Strata Lot 13 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	127-495 All Star Ct	002-646-323	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
384	Strata Lot 14 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	128-495 All Star Ct	002-646-331	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
385	Strata Lot 15 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	229-495 All Star Ct	002-646-358	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
386	Strata Lot 16 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	230-495 All Star Ct	002-646-366	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
387	Strata Lot 17 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	231-495 All Star Ct	002-646-382	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
388	Strata Lot 18 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	232-495 All Star Ct	002-646-404	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
389	Strata Lot 19 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	233-495 All Star Ct	002-646-412	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
390	Strata Lot 20 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	234-495 All Star Ct	002-646-439	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
391	Strata Lot 21 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	235-495 All Star Ct	002-646-447	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
392	Strata Lot 22 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	236-495 All Star Ct	002-646-463	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
393	Strata Lot 23 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	237-495 All Star Ct	002-646-480	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
394	Strata Lot 24 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	238-495 All Star Ct	002-646-498	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
395	Strata Lot 25 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	225-495 All Star Ct	002-646-601	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing

396	Strata Lot 26 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	226-495 All Star Ct	002-646-510	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
397	Strata Lot 27 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	227-495 All Star Ct	002-646-528	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
398	Strata Lot 28 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	228-495 All Star Ct	002-646-536	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
399	Strata Lot 29 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	329-495 All Star Ct	002-646-544	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
400	Strata Lot 30 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	330-495 All Star Ct	001-600-214	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
401	Strata Lot 31 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	331-495 All Star Ct	002-646-561	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
402	Strata Lot 32 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	332-495 All Star Ct	002-646-587	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
403	Strata Lot 33 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	333-495 All Star Ct	002-646-595	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
404	Strata Lot 34 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	334-495 All Star Ct	002-646-609	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
405	Strata Lot 35 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	335-495 All Star Ct	002-646-617	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
406	Strata Lot 36 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	336-495 All Star Ct	002-646-633	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
407	Strata Lot 37 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	337-495 All Star Ct	002-646-650	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
408	Strata Lot 38 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	338-495 All Star Ct	002-646-668	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing

409	Strata Lot 39 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	325-495 All Star Ct	002-646-684	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
410	Strata Lot 40 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	326-495 All Star Ct	002-646-692	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
411	Strata Lot 41 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	327-495 All Star Ct	002-646-706	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
412	Strata Lot 42 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	328-495 All Star Ct	002-646-714	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
413	Strata Lot 43 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	143-715 Leathead Rd	002-646-731	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
414	Strata Lot 44 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	144-715 Leathead Rd	002-646-757	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
415	Strata Lot 45 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	145-715 Leathead Rd	002-646-765	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
416	Strata Lot 46 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	146-715 Leathead Rd	001-973-754	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
417	Strata Lot 47 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	147-715 Leathead Rd	002-646-781	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
418	Strata Lot 48 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	148-715 Leathead Rd	002-646-790	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
419	Strata Lot 49 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	149-715 Leathead Rd	002-646-803	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
420	Strata Lot 50 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	148-715 Leathead Rd	002-642-085	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
421	Strata Lot 51 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	149-715 Leathead Rd	002-646-811	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing

422	Strata Lot 52 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	152-715 Leathead Rd	001-975-803	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
423	Strata Lot 53 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	139-715 Leathead Rd	001-965-956	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
424	Strata Lot 54 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	140-715 Leathead Rd	002-646-820	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
425	Strata Lot 55 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	141-715 Leathead Rd	002-646-838	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
426	Strata Lot 56 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	142-715 Leathead Rd	002-646-862	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
427	Strata Lot 57 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	243-715 Leathead Rd	002-646-871	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
428	Strata Lot 58 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	244-715 Leathead Rd	002-646-889	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
429	Strata Lot 59 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	245-715 Leathead Rd	001-834-339	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
430	Strata Lot 60 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	246-715 Leathead Rd	002-646-901	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
431	Strata Lot 61 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	247-715 Leathead Rd	002-016-761	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
432	Strata Lot 62 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	248-715 Leathead Rd	002-654-365	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
433	Strata Lot 63 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	249-715 Leathead Rd	002-646-935	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
434	Strata Lot 64 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	250-715 Leathead Rd	002-646-943	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing

435	Strata Lot 65 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	251-715 Leathead Rd	001-733-770	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
436	Strata Lot 66 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	252-715 Leathead Rd	002-080-150	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
437	Strata Lot 67 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	239-715 Leathead Rd	002-301-750	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
438	Strata Lot 68 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	240-715 Leathead Rd	002-646-951	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
439	Strata Lot 69 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	241-715 Leathead Rd	001-958-887	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
440	Strata Lot 70 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	242-715 Leathead Rd	002-635-089	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
441	Strata Lot 71 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	343-715 Leathead Rd	002-646-960	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
442	Strata Lot 72 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	344-715 Leathead Rd	002-646-978	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
443	Strata Lot 73 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	345-715 Leathead Rd	002-305-003	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
444	Strata Lot 74 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	346-715 Leathead Rd	002-646-994	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
445	Strata Lot 75 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	347-715 Leathead Rd	002-647-001	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
446	Strata Lot 76 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	348-715 Leathead Rd	002-974-220	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
447	Strata Lot 77 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	349-715 Leathead Rd	001-696-335	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing

448	Strata Lot 78 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	250-715 Leathead Rd	002-647-010	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
449	Strata Lot 79 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	250-715 Leathead Rd	002-088-894	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
450	Strata Lot 80 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	352-715 Leathead Rd	002-268-906	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
451	Strata Lot 81 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	339-715 Leathead Rd	002-647-028	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
452	Strata Lot 82 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	340-715 Leathead Rd	001-662-775	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
453	Strata Lot 83 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	341-715 Leathead Rd	002-088-908	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
454	Strata Lot 84 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	342-715 Leathead Rd	001-612-484	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
455	Lot 1 Section 27 Township 26 ODYD Plan 30826	815 Leathead Rd	003-843-246	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
456	Strata Lot 1 Section 27 Township 26 ODYD Strata Plan K281 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	8-750 Houghton Rd	002-273-497	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
457	Strata Lot 2 Section 27 Township 26 ODYD Strata Plan K281 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	7-750 Houghton Rd	002-520-851	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
458	Strata Lot 3 Section 27 Township 26 ODYD Strata Plan K281 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	6-750 Houghton Rd	002-520-869	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
459	Strata Lot 4 Section 27 Township 26 ODYD Strata Plan K281 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	5-750 Houghton Rd	002-520-893	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
460	Strata Lot 5 Section 27 Township 26 ODYD Strata Plan K281 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	4-750 Houghton Rd	002-520-907	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing

461	Strata Lot 6 Section 27 Township 26 ODYD Strata Plan K281 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	3-750 Houghton Rd	002-520-915	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
462	Strata Lot 7 Section 27 Township 26 ODYD Strata Plan K281 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	2-750 Houghton Rd	002-520-958	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
463	Strata Lot 8 Section 27 Township 26 ODYD Strata Plan K281 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	1-750 Houghton Rd	002-520-966	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing

CITY OF KELOWNA

BYLAW NO. 11858

LUCT19-0031

Early Termination of Land Use Contract – LUC72-7a Franklyn Road, All Star Court, Leathead Road and Houghton Road

WHEREAS a land use contract (the "Land Use Contract LUC72-7a") is registered at the Kamloops Land Title Office under the charge numbers L31240 and K31240 against lands in the City of Kelowna particularly known and described as in Schedule "A" attached (the "Lands"), located on Franklyn Road, All Star Court, Leathead Road and Houghton Road, Kelowna, B.C.;

AND WHEREAS Section 548 of the *Local Government Act* provides that a local government may impose an early termination to land use contracts registered in a Land Title Office that applies to land within the jurisdiction of the local government;

NOW THEREFORE, the Municipal Council of the City of Kelowna, in open meeting assembled, enacts as follows:

1. This Bylaw may be cited for all purposes as "Early Termination of Land Use Contract LUC72-7a Bylaw";
2. Land Use Contract LUC72-7a is hereby terminated as of the date of adoption; and
3. This bylaw will come into force and effect one year after the adoption date.

Read a first time by the Municipal Council this

Considered at a Public Hearing this

Read a second and third time by Municipal Council this

Adopted by the Municipal Council this

Mayor

City Clerk

Schedule A: LUC72-7a Charge #: L31240 & K31240*					
No.	Legal Description	Address	Parcel Identifier Number	Land Use Contract	Underlying Zone
1	Strata Lot 1 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	1-530 Franklyn Rd	002-334-496	LUC72-7a	RM3 – Low Density Multiple Housing
2	Strata Lot 2 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	2-530 Franklyn Rd	002-334-500	LUC72-7a	RM3 – Low Density Multiple Housing
3	Strata Lot 3 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	3-530 Franklyn Rd	002-334-518	LUC72-7a	RM3 – Low Density Multiple Housing
4	Strata Lot 4 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	4-530 Franklyn Rd	002-334-534	LUC72-7a	RM3 – Low Density Multiple Housing
5	Strata Lot 5 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	5-530 Franklyn Rd	002-334-542	LUC72-7a	RM3 – Low Density Multiple Housing
6	Strata Lot 6 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	6-530 Franklyn Rd	002-334-551	LUC72-7a	RM3 – Low Density Multiple Housing
7	Strata Lot 7 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	7-530 Franklyn Rd	002-334-577	LUC72-7a	RM3 – Low Density Multiple Housing
8	Strata Lot 8 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	8-530 Franklyn Rd	002-334-593	LUC72-7a	RM3 – Low Density Multiple Housing
9	Strata Lot 9 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	9-530 Franklyn Rd	002-334-607	LUC72-7a	RM3 – Low Density Multiple Housing
10	Strata Lot 10 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	10-530 Franklyn Rd	002-334-755	LUC72-7a	RM3 – Low Density Multiple Housing
11	Strata Lot 11 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	11-530 Franklyn Rd	002-334-763	LUC72-7a	RM3 – Low Density Multiple Housing

12	Strata Lot 12 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	12-530 Franklyn Rd	002-334-798	LUC72-7a	RM3 – Low Density Multiple Housing
13	Strata Lot 13 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	13-530 Franklyn Rd	002-334-801	LUC72-7a	RM3 – Low Density Multiple Housing
14	Strata Lot 14 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	14-530 Franklyn Rd	002-334-810	LUC72-7a	RM3 – Low Density Multiple Housing
15	Strata Lot 15 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	15-530 Franklyn Rd	002-334-828	LUC72-7a	RM3 – Low Density Multiple Housing
16	Strata Lot 16 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	16-530 Franklyn Rd	002-334-852	LUC72-7a	RM3 – Low Density Multiple Housing
17	Strata Lot 17 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	17-530 Franklyn Rd	002-334-861	LUC72-7a	RM3 – Low Density Multiple Housing
18	Strata Lot 18 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	18-530 Franklyn Rd	002-334-887	LUC72-7a	RM3 – Low Density Multiple Housing
19	Strata Lot 19 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	19-530 Franklyn Rd	002-334-895	LUC72-7a	RM3 – Low Density Multiple Housing
20	Strata Lot 20 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	20-530 Franklyn Rd	002-334-917	LUC72-7a	RM3 – Low Density Multiple Housing
21	Strata Lot 21 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	21-530 Franklyn Rd	002-334-925	LUC72-7a	RM3 – Low Density Multiple Housing
22	Strata Lot 22 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	22-530 Franklyn Rd	002-334-933	LUC72-7a	RM3 – Low Density Multiple Housing
23	Strata Lot 23 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	23-530 Franklyn Rd	002-334-941	LUC72-7a	RM3 – Low Density Multiple Housing
24	Strata Lot 24 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	24-530 Franklyn Rd	002-334-976	LUC72-7a	RM3 – Low Density Multiple Housing

25	Strata Lot 25 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	25-530 Franklyn Rd	002-334-984	LUC72-7a	RM3 – Low Density Multiple Housing
26	Strata Lot 26 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	26-530 Franklyn Rd	002-334-992	LUC72-7a	RM3 – Low Density Multiple Housing
27	Strata Lot 27 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	27-530 Franklyn Rd	002-335-000	LUC72-7a	RM3 – Low Density Multiple Housing
28	Strata Lot 28 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	28-530 Franklyn Rd	002-335-034	LUC72-7a	RM3 – Low Density Multiple Housing
29	Strata Lot 29 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	29-530 Franklyn Rd	002-335-042	LUC72-7a	RM3 – Low Density Multiple Housing
30	Strata Lot 30 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	30-530 Franklyn Rd	002-335-051	LUC72-7a	RM3 – Low Density Multiple Housing
31	Strata Lot 31 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	31-530 Franklyn Rd	002-335-069	LUC72-7a	RM3 – Low Density Multiple Housing
32	Strata Lot 32 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	32-530 Franklyn Rd	002-335-085	LUC72-7a	RM3 – Low Density Multiple Housing
33	Strata Lot 33 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	33-530 Franklyn Rd	002-335-107	LUC72-7a	RM3 – Low Density Multiple Housing
34	Strata Lot 34 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	34-530 Franklyn Rd	002-335-123	LUC72-7a	RM3 – Low Density Multiple Housing
35	Strata Lot 35 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	35-530 Franklyn Rd	002-335-131	LUC72-7a	RM3 – Low Density Multiple Housing
36	Strata Lot 36 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	36-530 Franklyn Rd	002-335-140	LUC72-7a	RM3 – Low Density Multiple Housing
37	Strata Lot 37 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	37-530 Franklyn Rd	002-335-158	LUC72-7a	RM3 – Low Density Multiple Housing

38	Strata Lot 38 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	38-530 Franklyn Rd	002-335-174	LUC72-7a	RM3 – Low Density Multiple Housing
39	Strata Lot 39 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	39-530 Franklyn Rd	002-335-182	LUC72-7a	RM3 – Low Density Multiple Housing
40	Lot A Section 27 Township 26 ODYD Plan 32051	525 Franklyn Rd	003-541-495	LUC72-7a	RM3 – Low Density Multiple Housing
41	Strata Lot 1 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	101-455 Franklyn Rd	018-205-372	LUC72-7a	RM3 – Low Density Multiple Housing
42	Strata Lot 2 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	105-455 Franklyn Rd	018-205-381	LUC72-7a	RM3 – Low Density Multiple Housing
43	Strata Lot 3 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	107-455 Franklyn Rd	018-205-399	LUC72-7a	RM3 – Low Density Multiple Housing
44	Strata Lot 4 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	109-455 Franklyn Rd	018-205-402	LUC72-7a	RM3 – Low Density Multiple Housing
45	Strata Lot 5 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	108-455 Franklyn Rd	018-205-411	LUC72-7a	RM3 – Low Density Multiple Housing
46	Strata Lot 6 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	106-455 Franklyn Rd	018-205-429	LUC72-7a	RM3 – Low Density Multiple Housing
47	Strata Lot 7 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	104-455 Franklyn Rd	018-205-437	LUC72-7a	RM3 – Low Density Multiple Housing
48	Strata Lot 8 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	102-455 Franklyn Rd	018-205-445	LUC72-7a	RM3 – Low Density Multiple Housing
49	Strata Lot 9 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	201-455 Franklyn Rd	018-205-453	LUC72-7a	RM3 – Low Density Multiple Housing
50	Strata Lot 10 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	205-455 Franklyn Rd	018-205-461	LUC72-7a	RM3 – Low Density Multiple Housing

51	Strata Lot 11 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	207-455 Franklyn Rd	018-205-470	LUC72-7a	RM3 – Low Density Multiple Housing
52	Strata Lot 12 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	209-455 Franklyn Rd	018-205-488	LUC72-7a	RM3 – Low Density Multiple Housing
53	Strata Lot 13 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	208-455 Franklyn Rd	018-205-496	LUC72-7a	RM3 – Low Density Multiple Housing
54	Strata Lot 14 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	206-455 Franklyn Rd	018-205-500	LUC72-7a	RM3 – Low Density Multiple Housing
55	Strata Lot 15 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	204-455 Franklyn Rd	018-205-518	LUC72-7a	RM3 – Low Density Multiple Housing
56	Strata Lot 16 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	202-455 Franklyn Rd	018-205-526	LUC72-7a	RM3 – Low Density Multiple Housing
57	Strata Lot 17 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	301-455 Franklyn Rd	018-205-534	LUC72-7a	RM3 – Low Density Multiple Housing
58	Strata Lot 18 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	305-455 Franklyn Rd	018-205-542	LUC72-7a	RM3 – Low Density Multiple Housing
59	Strata Lot 19 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	307-455 Franklyn Rd	018-205-551	LUC72-7a	RM3 – Low Density Multiple Housing
60	Strata Lot 20 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	309-455 Franklyn Rd	018-205-569	LUC72-7a	RM3 – Low Density Multiple Housing
61	Strata Lot 21 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	308-455 Franklyn Rd	018-205-577	LUC72-7a	RM3 – Low Density Multiple Housing
62	Strata Lot 22 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	306-455 Franklyn Rd	018-205-585	LUC72-7a	RM3 – Low Density Multiple Housing
63	Strata Lot 23 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	304-455 Franklyn Rd	018-205-593	LUC72-7a	RM3 – Low Density Multiple Housing

64	Strata Lot 24 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	302-455 Franklyn Rd	018-205-607	LUC72-7a	RM3 – Low Density Multiple Housing
65	Strata Lot 25 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	401-455 Franklyn Rd	018-205-615	LUC72-7a	RM3 – Low Density Multiple Housing
66	Strata Lot 26 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	405-455 Franklyn Rd	018-205-623	LUC72-7a	RM3 – Low Density Multiple Housing
67	Strata Lot 27 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	407-455 Franklyn Rd	018-205-631	LUC72-7a	RM3 – Low Density Multiple Housing
68	Strata Lot 28 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	409-455 Franklyn Rd	018-205-640	LUC72-7a	RM3 – Low Density Multiple Housing
69	Strata Lot 29 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	408-455 Franklyn Rd	018-205-658	LUC72-7a	RM3 – Low Density Multiple Housing
70	Strata Lot 30 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	406-455 Franklyn Rd	018-205-666	LUC72-7a	RM3 – Low Density Multiple Housing
71	Strata Lot 31 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	404-455 Franklyn Rd	018-205-674	LUC72-7a	RM3 – Low Density Multiple Housing
72	Strata Lot 32 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	402-455 Franklyn Rd	018-205-682	LUC72-7a	RM3 – Low Density Multiple Housing
73	Strata Lot 33 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	110-445 Franklyn Rd	018-205-691	LUC72-7a	RM3 – Low Density Multiple Housing
74	Strata Lot 34 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	108-445 Franklyn Rd	018-205-704	LUC72-7a	RM3 – Low Density Multiple Housing
75	Strata Lot 35 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	106-445 Franklyn Rd	018-205-712	LUC72-7a	RM3 – Low Density Multiple Housing
76	Strata Lot 36 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	104-445 Franklyn Rd	018-205-721	LUC72-7a	RM3 – Low Density Multiple Housing

77	Strata Lot 37 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	102-445 Franklyn Rd	018-205-739	LUC72-7a	RM3 – Low Density Multiple Housing
78	Strata Lot 38 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	101-445 Franklyn Rd	018-205-747	LUC72-7a	RM3 – Low Density Multiple Housing
79	Strata Lot 39 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	103-445 Franklyn Rd	018-205-755	LUC72-7a	RM3 – Low Density Multiple Housing
80	Strata Lot 40 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	107-445 Franklyn Rd	018-205-763	LUC72-7a	RM3 – Low Density Multiple Housing
81	Strata Lot 41 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	109-445 Franklyn Rd	018-205-771	LUC72-7a	RM3 – Low Density Multiple Housing
82	Strata Lot 42 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	111-445 Franklyn Rd	018-205-780	LUC72-7a	RM3 – Low Density Multiple Housing
83	Strata Lot 43 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	210-445 Franklyn Rd	018-205-798	LUC72-7a	RM3 – Low Density Multiple Housing
84	Strata Lot 44 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	208-445 Franklyn Rd	018-205-801	LUC72-7a	RM3 – Low Density Multiple Housing
85	Strata Lot 45 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	206-445 Franklyn Rd	018-205-810	LUC72-7a	RM3 – Low Density Multiple Housing
86	Strata Lot 46 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	204-445 Franklyn Rd	018-205-828	LUC72-7a	RM3 – Low Density Multiple Housing
87	Strata Lot 47 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	202-445 Franklyn Rd	018-205-836	LUC72-7a	RM3 – Low Density Multiple Housing
88	Strata Lot 48 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	201-445 Franklyn Rd	018-205-844	LUC72-7a	RM3 – Low Density Multiple Housing
89	Strata Lot 49 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	203-445 Franklyn Rd	018-205-852	LUC72-7a	RM3 – Low Density Multiple Housing

90	Strata Lot 50 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	207-445 Franklyn Rd	018-205-861	LUC72-7a	RM3 – Low Density Multiple Housing
91	Strata Lot 51 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	209-445 Franklyn Rd	018-205-879	LUC72-7a	RM3 – Low Density Multiple Housing
92	Strata Lot 52 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	211-445 Franklyn Rd	018-205-887	LUC72-7a	RM3 – Low Density Multiple Housing
93	Strata Lot 53 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	310-445 Franklyn Rd	018-205-895	LUC72-7a	RM3 – Low Density Multiple Housing
94	Strata Lot 54 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	308-445 Franklyn Rd	018-205-909	LUC72-7a	RM3 – Low Density Multiple Housing
95	Strata Lot 55 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	306-445 Franklyn Rd	018-205-917	LUC72-7a	RM3 – Low Density Multiple Housing
96	Strata Lot 56 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	304-445 Franklyn Rd	018-205-925	LUC72-7a	RM3 – Low Density Multiple Housing
97	Strata Lot 57 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	302-445 Franklyn Rd	018-205-933	LUC72-7a	RM3 – Low Density Multiple Housing
98	Strata Lot 58 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	301-445 Franklyn Rd	018-205-941	LUC72-7a	RM3 – Low Density Multiple Housing
99	Strata Lot 59 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	303-445 Franklyn Rd	018-205-950	LUC72-7a	RM3 – Low Density Multiple Housing
100	Strata Lot 60 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	307-445 Franklyn Rd	018-205-968	LUC72-7a	RM3 – Low Density Multiple Housing
101	Strata Lot 61 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	309-445 Franklyn Rd	018-205-976	LUC72-7a	RM3 – Low Density Multiple Housing
102	Strata Lot 62 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	3110-445 Franklyn Rd	018-205-984	LUC72-7a	RM3 – Low Density Multiple Housing

103	Strata Lot 63 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	410-445 Franklyn Rd	018-205-992	LUC72-7a	RM3 – Low Density Multiple Housing
104	Strata Lot 64 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	408-445 Franklyn Rd	018-206-000	LUC72-7a	RM3 – Low Density Multiple Housing
105	Strata Lot 65 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	406-445 Franklyn Rd	018-206-018	LUC72-7a	RM3 – Low Density Multiple Housing
106	Strata Lot 66 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	404-445 Franklyn Rd	018-206-026	LUC72-7a	RM3 – Low Density Multiple Housing
107	Strata Lot 67 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	402-445 Franklyn Rd	018-206-034	LUC72-7a	RM3 – Low Density Multiple Housing
108	Strata Lot 68 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	401-445 Franklyn Rd	018-206-042	LUC72-7a	RM3 – Low Density Multiple Housing
109	Strata Lot 69 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	405-445 Franklyn Rd	018-206-051	LUC72-7a	RM3 – Low Density Multiple Housing
110	Strata Lot 70 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	407-445 Franklyn Rd	018-206-069	LUC72-7a	RM3 – Low Density Multiple Housing
111	Strata Lot 71 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	409-445 Franklyn Rd	018-206-077	LUC72-7a	RM3 – Low Density Multiple Housing
112	Strata Lot 72 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	411-445 Franklyn Rd	018-206-085	LUC72-7a	RM3 – Low Density Multiple Housing
113	Strata Lot 73 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	101-475 Franklyn Rd	018-206-093	LUC72-7a	RM3 – Low Density Multiple Housing
114	Strata Lot 74 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	103-475 Franklyn Rd	018-206-107	LUC72-7a	RM3 – Low Density Multiple Housing
115	Strata Lot 75 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	105-475 Franklyn Rd	018-206-115	LUC72-7a	RM3 – Low Density Multiple Housing

116	Strata Lot 76 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	112-475 Franklyn Rd	018-206-123	LUC72-7a	RM3 – Low Density Multiple Housing
117	Strata Lot 77 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	114-475 Franklyn Rd	018-206-131	LUC72-7a	RM3 – Low Density Multiple Housing
118	Strata Lot 78 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	115-475 Franklyn Rd	018-206-140	LUC72-7a	RM3 – Low Density Multiple Housing
119	Strata Lot 79 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	113-475 Franklyn Rd	018-206-158	LUC72-7a	RM3 – Low Density Multiple Housing
120	Strata Lot 80 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	111-475 Franklyn Rd	018-206-166	LUC72-7a	RM3 – Low Density Multiple Housing
121	Strata Lot 81 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	110-475 Franklyn Rd	018-206-174	LUC72-7a	RM3 – Low Density Multiple Housing
122	Strata Lot 82 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	108-475 Franklyn Rd	018-206-182	LUC72-7a	RM3 – Low Density Multiple Housing
123	Strata Lot 83 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	106-475 Franklyn Rd	018-206-191	LUC72-7a	RM3 – Low Density Multiple Housing
124	Strata Lot 84 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	104-475 Franklyn Rd	018-206-204	LUC72-7a	RM3 – Low Density Multiple Housing
125	Strata Lot 85 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	102-475 Franklyn Rd	018-206-212	LUC72-7a	RM3 – Low Density Multiple Housing
126	Strata Lot 86 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	201-475 Franklyn Rd	018-206-221	LUC72-7a	RM3 – Low Density Multiple Housing
127	Strata Lot 87 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	203-475 Franklyn Rd	018-206-239	LUC72-7a	RM3 – Low Density Multiple Housing
128	Strata Lot 88 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	205-475 Franklyn Rd	018-206-247	LUC72-7a	RM3 – Low Density Multiple Housing

129	Strata Lot 89 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	212-475 Franklyn Rd	018-206-255	LUC72-7a	RM3 – Low Density Multiple Housing
130	Strata Lot 90 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	214-475 Franklyn Rd	018-206-263	LUC72-7a	RM3 – Low Density Multiple Housing
131	Strata Lot 91 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	215-475 Franklyn Rd	018-206-271	LUC72-7a	RM3 – Low Density Multiple Housing
132	Strata Lot 92 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	213-475 Franklyn Rd	018-206-280	LUC72-7a	RM3 – Low Density Multiple Housing
133	Strata Lot 93 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	211-475 Franklyn Rd	018-206-298	LUC72-7a	RM3 – Low Density Multiple Housing
134	Strata Lot 94 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	210-475 Franklyn Rd	018-206-301	LUC72-7a	RM3 – Low Density Multiple Housing
135	Strata Lot 95 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	208-475 Franklyn Rd	018-206-310	LUC72-7a	RM3 – Low Density Multiple Housing
136	Strata Lot 96 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	206-475 Franklyn Rd	018-206-328	LUC72-7a	RM3 – Low Density Multiple Housing
137	Strata Lot 97 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	204-475 Franklyn Rd	018-206-336	LUC72-7a	RM3 – Low Density Multiple Housing
138	Strata Lot 98 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	202-475 Franklyn Rd	018-206-344	LUC72-7a	RM3 – Low Density Multiple Housing
139	Strata Lot 99 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	301-475 Franklyn Rd	018-206-352	LUC72-7a	RM3 – Low Density Multiple Housing
140	Strata Lot 100 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	303-475 Franklyn Rd	018-206-361	LUC72-7a	RM3 – Low Density Multiple Housing
141	Strata Lot 101 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	305-475 Franklyn Rd	018-206-379	LUC72-7a	RM3 – Low Density Multiple Housing

142	Strata Lot 102 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	312-475 Franklyn Rd	018-206-387	LUC72-7a	RM3 – Low Density Multiple Housing
143	Strata Lot 103 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	314-475 Franklyn Rd	018-206-395	LUC72-7a	RM3 – Low Density Multiple Housing
144	Strata Lot 104 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	315-475 Franklyn Rd	018-206-409	LUC72-7a	RM3 – Low Density Multiple Housing
145	Strata Lot 105 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	313-475 Franklyn Rd	018-206-417	LUC72-7a	RM3 – Low Density Multiple Housing
146	Strata Lot 106 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	311-475 Franklyn Rd	018-206-425	LUC72-7a	RM3 – Low Density Multiple Housing
147	Strata Lot 107 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	310-475 Franklyn Rd	018-206-433	LUC72-7a	RM3 – Low Density Multiple Housing
148	Strata Lot 108 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	308-475 Franklyn Rd	018-206-441	LUC72-7a	RM3 – Low Density Multiple Housing
149	Strata Lot 109 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	306-475 Franklyn Rd	018-206-450	LUC72-7a	RM3 – Low Density Multiple Housing
150	Strata Lot 110 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	304-475 Franklyn Rd	018-206-468	LUC72-7a	RM3 – Low Density Multiple Housing
151	Strata Lot 111 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	302-475 Franklyn Rd	018-206-476	LUC72-7a	RM3 – Low Density Multiple Housing
152	Strata Lot 112 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	401-475 Franklyn Rd	018-206-484	LUC72-7a	RM3 – Low Density Multiple Housing
153	Strata Lot 113 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	403-475 Franklyn Rd	018-206-492	LUC72-7a	RM3 – Low Density Multiple Housing
154	Strata Lot 114 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	405-475 Franklyn Rd	018-206-506	LUC72-7a	RM3 – Low Density Multiple Housing

155	Strata Lot 115 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	412-475 Franklyn Rd	018-206-514	LUC72-7a	RM3 – Low Density Multiple Housing
156	Strata Lot 116 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	414-475 Franklyn Rd	018-206-522	LUC72-7a	RM3 – Low Density Multiple Housing
157	Strata Lot 117 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	415-475 Franklyn Rd	018-206-531	LUC72-7a	RM3 – Low Density Multiple Housing
158	Strata Lot 118 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	413-475 Franklyn Rd	018-206-549	LUC72-7a	RM3 – Low Density Multiple Housing
159	Strata Lot 119 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	411-475 Franklyn Rd	018-206-557	LUC72-7a	RM3 – Low Density Multiple Housing
160	Strata Lot 120 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	410-475 Franklyn Rd	018-206-565	LUC72-7a	RM3 – Low Density Multiple Housing
161	Strata Lot 121 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	408-475 Franklyn Rd	018-206-573	LUC72-7a	RM3 – Low Density Multiple Housing
162	Strata Lot 122 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	406-475 Franklyn Rd	018-206-581	LUC72-7a	RM3 – Low Density Multiple Housing
163	Strata Lot 123 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	404-475 Franklyn Rd	018-206-590	LUC72-7a	RM3 – Low Density Multiple Housing
164	Strata Lot 124 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	402-475 Franklyn Rd	018-206-603	LUC72-7a	RM3 – Low Density Multiple Housing
165	Strata Lot 1 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	101-435 Franklyn Rd	0018-831-346	LUC72-7a	RM3 – Low Density Multiple Housing
166	Strata Lot 2 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	102-435 Franklyn Rd	018-831-354	LUC72-7a	RM3 – Low Density Multiple Housing
167	Strata Lot 3 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	103-435 Franklyn Rd	018-831-362	LUC72-7a	RM3 – Low Density Multiple Housing

168	Strata Lot 4 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	104-435 Franklyn Rd	018-831-371	LUC72-7a	RM3 – Low Density Multiple Housing
169	Strata Lot 5 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	105-435 Franklyn Rd	018-831-389	LUC72-7a	RM3 – Low Density Multiple Housing
170	Strata Lot 6 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	106-435 Franklyn Rd	018-831-397	LUC72-7a	RM3 – Low Density Multiple Housing
171	Strata Lot 7 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	107-435 Franklyn Rd	018-381-401	LUC72-7a	RM3 – Low Density Multiple Housing
172	Strata Lot 8 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	108-435 Franklyn Rd	018-831-419	LUC72-7a	RM3 – Low Density Multiple Housing
173	Strata Lot 9 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	109-435 Franklyn Rd	018-831-427	LUC72-7a	RM3 – Low Density Multiple Housing
174	Strata Lot 10 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	110-435 Franklyn Rd	018-831-435	LUC72-7a	RM3 – Low Density Multiple Housing
175	Strata Lot 11 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	111-435 Franklyn Rd	018-831-443	LUC72-7a	RM3 – Low Density Multiple Housing
176	Strata Lot 12 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	112-435 Franklyn Rd	018-831-451	LUC72-7a	RM3 – Low Density Multiple Housing
177	Strata Lot 13 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	113-435 Franklyn Rd	018-831-460	LUC72-7a	RM3 – Low Density Multiple Housing
178	Strata Lot 14 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	114-435 Franklyn Rd	018-831-478	LUC72-7a	RM3 – Low Density Multiple Housing
179	Strata Lot 15 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	115-435 Franklyn Rd	018-831-486	LUC72-7a	RM3 – Low Density Multiple Housing
180	Strata Lot 16 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	201-435 Franklyn Rd	018-831-494	LUC72-7a	RM3 – Low Density Multiple Housing

181	Strata Lot 17 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	202-435 Franklyn Rd	018-831-508	LUC72-7a	RM3 – Low Density Multiple Housing
182	Strata Lot 18 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	203-435 Franklyn Rd	018-831-516	LUC72-7a	RM3 – Low Density Multiple Housing
183	Strata Lot 19 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	204-435 Franklyn Rd	018-831-524	LUC72-7a	RM3 – Low Density Multiple Housing
184	Strata Lot 20 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	205-435 Franklyn Rd	018-831-532	LUC72-7a	RM3 – Low Density Multiple Housing
185	Strata Lot 21 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	206-435 Franklyn Rd	018-831-541	LUC72-7a	RM3 – Low Density Multiple Housing
186	Strata Lot 22 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	207-435 Franklyn Rd	018-831-559	LUC72-7a	RM3 – Low Density Multiple Housing
187	Strata Lot 23 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	208-435 Franklyn Rd	018-831-567	LUC72-7a	RM3 – Low Density Multiple Housing
188	Strata Lot 24 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	209-435 Franklyn Rd	018-831-575	LUC72-7a	RM3 – Low Density Multiple Housing
189	Strata Lot 25 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	210-435 Franklyn Rd	018-831-583	LUC72-7a	RM3 – Low Density Multiple Housing
190	Strata Lot 26 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	211-435 Franklyn Rd	018-831-591	LUC72-7a	RM3 – Low Density Multiple Housing
191	Strata Lot 27 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	212-435 Franklyn Rd	018-831-605	LUC72-7a	RM3 – Low Density Multiple Housing
192	Strata Lot 28 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	213-435 Franklyn Rd	018-831-613	LUC72-7a	RM3 – Low Density Multiple Housing
193	Strata Lot 29 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	214-435 Franklyn Rd	018-831-621	LUC72-7a	RM3 – Low Density Multiple Housing

194	Strata Lot 30 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	215-435 Franklyn Rd	018-831-630	LUC72-7a	RM3 – Low Density Multiple Housing
195	Strata Lot 31 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	301-435 Franklyn Rd	018-831-648	LUC72-7a	RM3 – Low Density Multiple Housing
196	Strata Lot 32 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	302-435 Franklyn Rd	018-831-656	LUC72-7a	RM3 – Low Density Multiple Housing
197	Strata Lot 33 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	303-435 Franklyn Rd	018-831-664	LUC72-7a	RM3 – Low Density Multiple Housing
198	Strata Lot 34 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	304-435 Franklyn Rd	018-831-672	LUC72-7a	RM3 – Low Density Multiple Housing
199	Strata Lot 35 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	305-435 Franklyn Rd	018-831-681	LUC72-7a	RM3 – Low Density Multiple Housing
200	Strata Lot 36 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	306-435 Franklyn Rd	018-831-699	LUC72-7a	RM3 – Low Density Multiple Housing
201	Strata Lot 37 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	307-435 Franklyn Rd	018-831-702	LUC72-7a	RM3 – Low Density Multiple Housing
202	Strata Lot 38 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	308-435 Franklyn Rd	018-831-711	LUC72-7a	RM3 – Low Density Multiple Housing
203	Strata Lot 39 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	309-435 Franklyn Rd	018-831-729	LUC72-7a	RM3 – Low Density Multiple Housing
204	Strata Lot 40 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	310-435 Franklyn Rd	018-831-737	LUC72-7a	RM3 – Low Density Multiple Housing
205	Strata Lot 41 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	311-435 Franklyn Rd	018-831-745	LUC72-7a	RM3 – Low Density Multiple Housing
206	Strata Lot 42 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	312-435 Franklyn Rd	018-831-753	LUC72-7a	RM3 – Low Density Multiple Housing

207	Strata Lot 43 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	313-435 Franklyn Rd	018-831-761	LUC72-7a	RM3 – Low Density Multiple Housing
208	Strata Lot 44 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	314-435 Franklyn Rd	018-831-770	LUC72-7a	RM3 – Low Density Multiple Housing
209	Strata Lot 45 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	315-435 Franklyn Rd	018-831-788	LUC72-7a	RM3 – Low Density Multiple Housing
210	Strata Lot 46 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	316-435 Franklyn Rd	018-831-796	LUC72-7a	RM3 – Low Density Multiple Housing
211	Strata Lot 1 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	101-395 Franklyn Rd	018-832-083	LUC72-7a	RM3 – Low Density Multiple Housing
212	Strata Lot 2 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	102-395 Franklyn Rd	018-832-091	LUC72-7a	RM3 – Low Density Multiple Housing
213	Strata Lot 3 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	103-395 Franklyn Rd	018-832-113	LUC72-7a	RM3 – Low Density Multiple Housing
214	Strata Lot 4 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	104-395 Franklyn Rd	018-832-121	LUC72-7a	RM3 – Low Density Multiple Housing
215	Strata Lot 5 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	105-395 Franklyn Rd	018-832-148	LUC72-7a	RM3 – Low Density Multiple Housing
216	Strata Lot 6 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	106-395 Franklyn Rd	018-832-156	LUC72-7a	RM3 – Low Density Multiple Housing
217	Strata Lot 7 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	107-395 Franklyn Rd	018-832-164	LUC72-7a	RM3 – Low Density Multiple Housing
218	Strata Lot 8 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	108-395 Franklyn Rd	018-832-172	LUC72-7a	RM3 – Low Density Multiple Housing
219	Strata Lot 9 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	109-395 Franklyn Rd	018-832-181	LUC72-7a	RM3 – Low Density Multiple Housing

220	Strata Lot 10 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	110-395 Franklyn Rd	018-832-199	LUC72-7a	RM3 – Low Density Multiple Housing
221	Strata Lot 11 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	111-395 Franklyn Rd	018-832-202	LUC72-7a	RM3 – Low Density Multiple Housing
222	Strata Lot 12 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	112-395 Franklyn Rd	018-832-211	LUC72-7a	RM3 – Low Density Multiple Housing
223	Strata Lot 13 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	113-395 Franklyn Rd	018-832-229	LUC72-7a	RM3 – Low Density Multiple Housing
224	Strata Lot 14 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	114-395 Franklyn Rd	018-832-237	LUC72-7a	RM3 – Low Density Multiple Housing
225	Strata Lot 15 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	115-395 Franklyn Rd	018-832-245	LUC72-7a	RM3 – Low Density Multiple Housing
226	Strata Lot 16 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	201-395 Franklyn Rd	018-832-253	LUC72-7a	RM3 – Low Density Multiple Housing
227	Strata Lot 17 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	202-395 Franklyn Rd	018-832-261	LUC72-7a	RM3 – Low Density Multiple Housing
228	Strata Lot 18 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	203-395 Franklyn Rd	018-832-270	LUC72-7a	RM3 – Low Density Multiple Housing
229	Strata Lot 19 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	204-395 Franklyn Rd	018-832-288	LUC72-7a	RM3 – Low Density Multiple Housing
230	Strata Lot 20 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	205-395 Franklyn Rd	018-832-296	LUC72-7a	RM3 – Low Density Multiple Housing
231	Strata Lot 21 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	206-395 Franklyn Rd	018-832-300	LUC72-7a	RM3 – Low Density Multiple Housing
232	Strata Lot 22 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	207-395 Franklyn Rd	018-832-318	LUC72-7a	RM3 – Low Density Multiple Housing

233	Strata Lot 23 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	208-395 Franklyn Rd	018-832-326	LUC72-7a	RM3 – Low Density Multiple Housing
234	Strata Lot 24 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	209-395 Franklyn Rd	018-832-334	LUC72-7a	RM3 – Low Density Multiple Housing
235	Strata Lot 25 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	210-395 Franklyn Rd	018-832-342	LUC72-7a	RM3 – Low Density Multiple Housing
236	Strata Lot 26 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	211-395 Franklyn Rd	018-832-351	LUC72-7a	RM3 – Low Density Multiple Housing
237	Strata Lot 27 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	212-395 Franklyn Rd	018-832-369	LUC72-7a	RM3 – Low Density Multiple Housing
238	Strata Lot 28 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	213-395 Franklyn Rd	018-832-377	LUC72-7a	RM3 – Low Density Multiple Housing
239	Strata Lot 29 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	214-395 Franklyn Rd	018-832-385	LUC72-7a	RM3 – Low Density Multiple Housing
240	Strata Lot 30 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	216-395 Franklyn Rd	018-832-393	LUC72-7a	RM3 – Low Density Multiple Housing
241	Strata Lot 31 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	301-395 Franklyn Rd	018-832-407	LUC72-7a	RM3 – Low Density Multiple Housing
242	Strata Lot 32 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	302-395 Franklyn Rd	018-832-415	LUC72-7a	RM3 – Low Density Multiple Housing
243	Strata Lot 33 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	303-395 Franklyn Rd	018-832-423	LUC72-7a	RM3 – Low Density Multiple Housing
244	Strata Lot 34 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	304-395 Franklyn Rd	018-832-431	LUC72-7a	RM3 – Low Density Multiple Housing
245	Strata Lot 35 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	305-395 Franklyn Rd	018-832-440	LUC72-7a	RM3 – Low Density Multiple Housing

246	Strata Lot 36 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	306-395 Franklyn Rd	018-832-458	LUC72-7a	RM3 – Low Density Multiple Housing
247	Strata Lot 37 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	307-395 Franklyn Rd	018-832-466	LUC72-7a	RM3 – Low Density Multiple Housing
248	Strata Lot 38 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	308-395 Franklyn Rd	018-832-474	LUC72-7a	RM3 – Low Density Multiple Housing
249	Strata Lot 39 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	309-395 Franklyn Rd	018-832-482	LUC72-7a	RM3 – Low Density Multiple Housing
250	Strata Lot 40 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	310-395 Franklyn Rd	018-832-491	LUC72-7a	RM3 – Low Density Multiple Housing
251	Strata Lot 41 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	311-395 Franklyn Rd	018-832-504	LUC72-7a	RM3 – Low Density Multiple Housing
252	Strata Lot 42 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	312-395 Franklyn Rd	018-832-512	LUC72-7a	RM3 – Low Density Multiple Housing
253	Strata Lot 43 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	313-395 Franklyn Rd	018-832-521	LUC72-7a	RM3 – Low Density Multiple Housing
254	Strata Lot 44 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	316-395 Franklyn Rd	018-832-539	LUC72-7a	RM3 – Low Density Multiple Housing
255	Strata Lot 45 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	314-395 Franklyn Rd	018-832-547	LUC72-7a	RM3 – Low Density Multiple Housing
256	Strata Lot 46 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	315-395 Franklyn Rd	018-832-555	LUC72-7a	RM3 – Low Density Multiple Housing
257	Strata Lot 1 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V	116-260 Franklyn Rd	027-008-291	LUC72-7a	RM3 – Low Density Multiple Housing
258	Strata Lot 2 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V	115-260 Franklyn Rd	027-008-304	LUC72-7a	RM3 – Low Density Multiple Housing

259	Strata Lot 3 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V	114-260 Franklyn Rd	027-008-312	LUC72-7a	RM3 – Low Density Multiple Housing
260	Strata Lot 4 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V	113-260 Franklyn Rd	027-008-321	LUC72-7a	RM3 – Low Density Multiple Housing
261	Strata Lot 5 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V	112-260 Franklyn Rd	027-008-339	LUC72-7a	RM3 – Low Density Multiple Housing
262	Strata Lot 6 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V	101-260 Franklyn Rd	027-008-347	LUC72-7a	RM3 – Low Density Multiple Housing
263	Strata Lot 7 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V	102-260 Franklyn Rd	027-008-355	LUC72-7a	RM3 – Low Density Multiple Housing
264	Strata Lot 8 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V	103-260 Franklyn Rd	027-008-363	LUC72-7a	RM3 – Low Density Multiple Housing
265	Strata Lot 9 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V	104-260 Franklyn Rd	027-008-371	LUC72-7a	RM3 – Low Density Multiple Housing
266	Strata Lot 10 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V	105-260 Franklyn Rd	027-008-380	LUC72-7a	RM3 – Low Density Multiple Housing
267	Strata Lot 11 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V	106-260 Franklyn Rd	027-008-398	LUC72-7a	RM3 – Low Density Multiple Housing
268	Strata Lot 12 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V	107-260 Franklyn Rd	027-008-401	LUC72-7a	RM3 – Low Density Multiple Housing
269	Strata Lot 13 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V	108-260 Franklyn Rd	027-008-410	LUC72-7a	RM3 – Low Density Multiple Housing
270	Strata Lot 14 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V	109-260 Franklyn Rd	027-008-428	LUC72-7a	RM3 – Low Density Multiple Housing
271	Strata Lot 15 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V	110-260 Franklyn Rd	027-008-436	LUC72-7a	RM3 – Low Density Multiple Housing

272	Strata Lot 16 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V	111-260 Franklyn Rd	027-008-444	LUC72-7a	RM3 – Low Density Multiple Housing
273	Strata Lot 17 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V	121-260 Franklyn Rd	027-008-452	LUC72-7a	RM3 – Low Density Multiple Housing
274	Strata Lot 18 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V	120-260 Franklyn Rd	027-008-461	LUC72-7a	RM3 – Low Density Multiple Housing
275	Strata Lot 19 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V	119-260 Franklyn Rd	027-008-479	LUC72-7a	RM3 – Low Density Multiple Housing
276	Strata Lot 20 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V	118-260 Franklyn Rd	027-008-487	LUC72-7a	RM3 – Low Density Multiple Housing
277	Strata Lot 21 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V	117-260 Franklyn Rd	027-008-495	LUC72-7a	RM3 – Low Density Multiple Housing
278	Strata Lot 22 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V	216-260 Franklyn Rd	027-008-509	LUC72-7a	RM3 – Low Density Multiple Housing
279	Strata Lot 23 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V	215-260 Franklyn Rd	027-008-517	LUC72-7a	RM3 – Low Density Multiple Housing
280	Strata Lot 24 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V	214-260 Franklyn Rd	027-008-525	LUC72-7a	RM3 – Low Density Multiple Housing
281	Strata Lot 25 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V	213-260 Franklyn Rd	027-008-533	LUC72-7a	RM3 – Low Density Multiple Housing
282	Strata Lot 26 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V	212-260 Franklyn Rd	027-008-541	LUC72-7a	RM3 – Low Density Multiple Housing
283	Strata Lot 27 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V	201-260 Franklyn Rd	027-008-550	LUC72-7a	RM3 – Low Density Multiple Housing
284	Strata Lot 28 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V	202-260 Franklyn Rd	027-008-568	LUC72-7a	RM3 – Low Density Multiple Housing

285	Strata Lot 29 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V	203-260 Franklyn Rd	027-008-576	LUC72-7a	RM3 – Low Density Multiple Housing
286	Strata Lot 30 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V	204-260 Franklyn Rd	027-008-584	LUC72-7a	RM3 – Low Density Multiple Housing
287	Strata Lot 31 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V	205-260 Franklyn Rd	027-008-592	LUC72-7a	RM3 – Low Density Multiple Housing
288	Strata Lot 32 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V	206-260 Franklyn Rd	027-008-606	LUC72-7a	RM3 – Low Density Multiple Housing
289	Strata Lot 33 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V	207-260 Franklyn Rd	027-008-614	LUC72-7a	RM3 – Low Density Multiple Housing
290	Strata Lot 34 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V	208-260 Franklyn Rd	027-008-622	LUC72-7a	RM3 – Low Density Multiple Housing
291	Strata Lot 35 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V	209-260 Franklyn Rd	027-008-631	LUC72-7a	RM3 – Low Density Multiple Housing
292	Strata Lot 36 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V	210-260 Franklyn Rd	027-008-649	LUC72-7a	RM3 – Low Density Multiple Housing
293	Strata Lot 37 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V	211-260 Franklyn Rd	027-008-657	LUC72-7a	RM3 – Low Density Multiple Housing
294	Strata Lot 38 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V	221-260 Franklyn Rd	027-008-665	LUC72-7a	RM3 – Low Density Multiple Housing
295	Strata Lot 39 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V	220-260 Franklyn Rd	027-008-673	LUC72-7a	RM3 – Low Density Multiple Housing
296	Strata Lot 40 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V	219-260 Franklyn Rd	027-008-681	LUC72-7a	RM3 – Low Density Multiple Housing
297	Strata Lot 41 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V	218-260 Franklyn Rd	027-008-690	LUC72-7a	RM3 – Low Density Multiple Housing

298	Strata Lot 42 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V	217-260 Franklyn Rd	027-008-703	LUC72-7a	RM3 – Low Density Multiple Housing
299	Strata Lot 1 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	104-445 All Star Ct	002-775-883	LUC72-7a	RM3 – Low Density Multiple Housing
300	Strata Lot 2 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	105-445 All Star Ct	002-775-891	LUC72-7a	RM3 – Low Density Multiple Housing
301	Strata Lot 3 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	106-445 All Star Ct	002-775-905	LUC72-7a	RM3 – Low Density Multiple Housing
302	Strata Lot 4 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	107-445 All Star Ct	002-775-913	LUC72-7a	RM3 – Low Density Multiple Housing
303	Strata Lot 5 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	108-445 All Star Ct	002-348-225	LUC72-7a	RM3 – Low Density Multiple Housing
304	Strata Lot 6 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	109-445 All Star Ct	002-775-921	LUC72-7a	RM3 – Low Density Multiple Housing
305	Strata Lot 7 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	110-445 All Star Ct	002-775-948	LUC72-7a	RM3 – Low Density Multiple Housing
306	Strata Lot 8 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	111-445 All Star Ct	002-775-956	LUC72-7a	RM3 – Low Density Multiple Housing
307	Strata Lot 9 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	112-445 All Star Ct	002-775-972	LUC72-7a	RM3 – Low Density Multiple Housing
308	Strata Lot 10 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	101-445 All Star Ct	002-263-254	LUC72-7a	RM3 – Low Density Multiple Housing
309	Strata Lot 11 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	102-445 All Star Ct	002-775-981	LUC72-7a	RM3 – Low Density Multiple Housing
310	Strata Lot 12 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	103-445 All Star Ct	001-611-704	LUC72-7a	RM3 – Low Density Multiple Housing

311	Strata Lot 13 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	204-445 All Star Ct	002-775-999	LUC72-7a	RM3 – Low Density Multiple Housing
312	Strata Lot 14 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	205-445 All Star Ct	002-776-006	LUC72-7a	RM3 – Low Density Multiple Housing
313	Strata Lot 15 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	206-445 All Star Ct	002-776-014	LUC72-7a	RM3 – Low Density Multiple Housing
314	Strata Lot 16 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	207-445 All Star Ct	002-776-022	LUC72-7a	RM3 – Low Density Multiple Housing
315	Strata Lot 17 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	208-445 All Star Ct	002-776-031	LUC72-7a	RM3 – Low Density Multiple Housing
316	Strata Lot 18 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	209-445 All Star Ct	002-776-057	LUC72-7a	RM3 – Low Density Multiple Housing
317	Strata Lot 19 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	210-445 All Star Ct	002-776-065	LUC72-7a	RM3 – Low Density Multiple Housing
318	Strata Lot 20 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	211-445 All Star Ct	002-776-081	LUC72-7a	RM3 – Low Density Multiple Housing
319	Strata Lot 21 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	212-445 All Star Ct	002-776-090	LUC72-7a	RM3 – Low Density Multiple Housing
320	Strata Lot 22 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	201-445 All Star Ct	002-776-103	LUC72-7a	RM3 – Low Density Multiple Housing
321	Strata Lot 23 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	202-445 All Star Ct	002-776-111	LUC72-7a	RM3 – Low Density Multiple Housing
322	Strata Lot 24 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	203-445 All Star Ct	001-647-318	LUC72-7a	RM3 – Low Density Multiple Housing

323	Strata Lot 25 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	304-445 All Star Ct	002-776-120	LUC72-7a	RM3 – Low Density Multiple Housing
324	Strata Lot 26 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	305-445 All Star Ct	002-776-138	LUC72-7a	RM3 – Low Density Multiple Housing
325	Strata Lot 27 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	306-445 All Star Ct	002-776-154	LUC72-7a	RM3 – Low Density Multiple Housing
326	Strata Lot 28 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	307-445 All Star Ct	002-776-162	LUC72-7a	RM3 – Low Density Multiple Housing
327	Strata Lot 29 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	308-445 All Star Ct	002-776-189	LUC72-7a	RM3 – Low Density Multiple Housing
328	Strata Lot 30 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	309-445 All Star Ct	002-776-201	LUC72-7a	RM3 – Low Density Multiple Housing
329	Strata Lot 31 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	310-445 All Star Ct	002-776-219	LUC72-7a	RM3 – Low Density Multiple Housing
330	Strata Lot 32 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	311-445 All Star Ct	002-776-227	LUC72-7a	RM3 – Low Density Multiple Housing
331	Strata Lot 33 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	312-445 All Star Ct	002-776-235	LUC72-7a	RM3 – Low Density Multiple Housing
332	Strata Lot 34 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	301-445 All Star Ct	002-776-243	LUC72-7a	RM3 – Low Density Multiple Housing
333	Strata Lot 35 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	302-445 All Star Ct	002-776-251	LUC72-7a	RM3 – Low Density Multiple Housing
334	Strata Lot 36 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	303-445 All Star Ct	002-776-278	LUC72-7a	RM3 – Low Density Multiple Housing

335	Strata Lot 37 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	116-450 All Star Ct	002-776-286	LUC72-7a	RM3 – Low Density Multiple Housing
336	Strata Lot 38 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	117-450 All Star Ct	002-776-294	LUC72-7a	RM3 – Low Density Multiple Housing
337	Strata Lot 39 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	118-450 All Star Ct	002-776-308	LUC72-7a	RM3 – Low Density Multiple Housing
338	Strata Lot 40 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	119-450 All Star Ct	002-776-272	LUC72-7a	RM3 – Low Density Multiple Housing
339	Strata Lot 41 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	120-450 All Star Ct	002-776-324	LUC72-7a	RM3 – Low Density Multiple Housing
340	Strata Lot 42 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	121-450 All Star Ct	002-776-332	LUC72-7a	RM3 – Low Density Multiple Housing
341	Strata Lot 43 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	122-450 All Star Ct	002-776-341	LUC72-7a	RM3 – Low Density Multiple Housing
342	Strata Lot 44 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	123-450 All Star Ct	002-776-606	LUC72-7a	RM3 – Low Density Multiple Housing
343	Strata Lot 45 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	124-450 All Star Ct	002-776-359	LUC72-7a	RM3 – Low Density Multiple Housing
344	Strata Lot 46 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	113-450 All Star Ct	001-855-656	LUC72-7a	RM3 – Low Density Multiple Housing
345	Strata Lot 47 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	114-450 All Star Ct	002-776-375	LUC72-7a	RM3 – Low Density Multiple Housing
346	Strata Lot 48 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	115-450 All Star Ct	002-776-391	LUC72-7a	RM3 – Low Density Multiple Housing

347	Strata Lot 49 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	216-450 All Star Ct	002-776-405	LUC72-7a	RM3 – Low Density Multiple Housing
348	Strata Lot 50 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	217-450 All Star Ct	002-776-421	LUC72-7a	RM3 – Low Density Multiple Housing
349	Strata Lot 51 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	218-450 All Star Ct	002-776-430	LUC72-7a	RM3 – Low Density Multiple Housing
350	Strata Lot 52 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	219-450 All Star Ct	002-776-456	LUC72-7a	RM3 – Low Density Multiple Housing
351	Strata Lot 53 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	220-450 All Star Ct	002-776-464	LUC72-7a	RM3 – Low Density Multiple Housing
352	Strata Lot 54 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	221-450 All Star Ct	002-776-472	LUC72-7a	RM3 – Low Density Multiple Housing
353	Strata Lot 55 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	222-450 All Star Ct	002-776-499	LUC72-7a	RM3 – Low Density Multiple Housing
354	Strata Lot 56 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	223-450 All Star Ct	002-776-529	LUC72-7a	RM3 – Low Density Multiple Housing
355	Strata Lot 57 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	224-450 All Star Ct	002-776-545	LUC72-7a	RM3 – Low Density Multiple Housing
356	Strata Lot 58 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	213-450 All Star Ct	002-776-553	LUC72-7a	RM3 – Low Density Multiple Housing
357	Strata Lot 59 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	214-450 All Star Ct	002-776-561	LUC72-7a	RM3 – Low Density Multiple Housing
358	Strata Lot 60 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	215-450 All Star Ct	002-776-588	LUC72-7a	RM3 – Low Density Multiple Housing

359	Strata Lot 61 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	316-450 All Star Ct	002-776-596	LUC72-7a	RM3 – Low Density Multiple Housing
360	Strata Lot 62 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	317-450 All Star Ct	002-776-600	LUC72-7a	RM3 – Low Density Multiple Housing
361	Strata Lot 63 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	318-450 All Star Ct	002-776-626	LUC72-7a	RM3 – Low Density Multiple Housing
362	Strata Lot 64 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	319-450 All Star Ct	002-773-279	LUC72-7a	RM3 – Low Density Multiple Housing
363	Strata Lot 65 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	320-450 All Star Ct	002-776-634	LUC72-7a	RM3 – Low Density Multiple Housing
364	Strata Lot 66 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	321-450 All Star Ct	002-776-642	LUC72-7a	RM3 – Low Density Multiple Housing
365	Strata Lot 67 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	322-450 All Star Ct	002-357-101	LUC72-7a	RM3 – Low Density Multiple Housing
366	Strata Lot 68 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	323-450 All Star Ct	002-776-651	LUC72-7a	RM3 – Low Density Multiple Housing
367	*Strata Lot 69 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	324-450 All Star Ct	002-776-669	LUC72-7a	RM3 – Low Density Multiple Housing
368	Strata Lot 70 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	313-450 All Star Ct	002-776-677	LUC72-7a	RM3 – Low Density Multiple Housing
369	Strata Lot 71 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	314-450 All Star Ct	002-776-685	LUC72-7a	RM3 – Low Density Multiple Housing
370	Strata Lot 72 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	315-450 All Star Ct	002-776-693	LUC72-7a	RM3 – Low Density Multiple Housing

371	Strata Lot 1 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	129-495 All Star Ct	002-646-129	LUC72-7a	RM3 – Low Density Multiple Housing
372	Strata Lot 2 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	130-495 All Star Ct	002-646-145	LUC72-7a	RM3 – Low Density Multiple Housing
373	Strata Lot 3 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	131-495 All Star Ct	002-009-099	LUC72-7a	RM3 – Low Density Multiple Housing
374	Strata Lot 4 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	132-495 All Star Ct	002-646-153	LUC72-7a	RM3 – Low Density Multiple Housing
375	Strata Lot 5 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	133-495 All Star Ct	002-646-170	LUC72-7a	RM3 – Low Density Multiple Housing
376	Strata Lot 6 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	134-495 All Star Ct	002-646-196	LUC72-7a	RM3 – Low Density Multiple Housing
377	Strata Lot 7 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	135-495 All Star Ct	002-646-200	LUC72-7a	RM3 – Low Density Multiple Housing
378	Strata Lot 8 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	136-495 All Star Ct	002-646-226	LUC72-7a	RM3 – Low Density Multiple Housing
379	Strata Lot 9 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	137-495 All Star Ct	002-646-251	LUC72-7a	RM3 – Low Density Multiple Housing
380	Strata Lot 10 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	138-495 All Star Ct	002-646-285	LUC72-7a	RM3 – Low Density Multiple Housing
381	Strata Lot 11 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	125-495 All Star Ct	002-646-293	LUC72-7a	RM3 – Low Density Multiple Housing
382	Strata Lot 12 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	126-495 All Star Ct	002-000-679	LUC72-7a	RM3 – Low Density Multiple Housing

383	Strata Lot 13 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	127-495 All Star Ct	002-646-323	LUC72-7a	RM3 – Low Density Multiple Housing
384	Strata Lot 14 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	128-495 All Star Ct	002-646-331	LUC72-7a	RM3 – Low Density Multiple Housing
385	Strata Lot 15 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	229-495 All Star Ct	002-646-358	LUC72-7a	RM3 – Low Density Multiple Housing
386	Strata Lot 16 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	230-495 All Star Ct	002-646-366	LUC72-7a	RM3 – Low Density Multiple Housing
387	Strata Lot 17 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	231-495 All Star Ct	002-646-382	LUC72-7a	RM3 – Low Density Multiple Housing
388	Strata Lot 18 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	232-495 All Star Ct	002-646-404	LUC72-7a	RM3 – Low Density Multiple Housing
389	Strata Lot 19 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	233-495 All Star Ct	002-646-412	LUC72-7a	RM3 – Low Density Multiple Housing
390	Strata Lot 20 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	234-495 All Star Ct	002-646-439	LUC72-7a	RM3 – Low Density Multiple Housing
391	Strata Lot 21 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	235-495 All Star Ct	002-646-447	LUC72-7a	RM3 – Low Density Multiple Housing
392	Strata Lot 22 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	236-495 All Star Ct	002-646-463	LUC72-7a	RM3 – Low Density Multiple Housing
393	Strata Lot 23 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	237-495 All Star Ct	002-646-480	LUC72-7a	RM3 – Low Density Multiple Housing
394	Strata Lot 24 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	238-495 All Star Ct	002-646-498	LUC72-7a	RM3 – Low Density Multiple Housing
395	Strata Lot 25 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	225-495 All Star Ct	002-646-601	LUC72-7a	RM3 – Low Density Multiple Housing

396	Strata Lot 26 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	226-495 All Star Ct	002-646-510	LUC72-7a	RM3 – Low Density Multiple Housing
397	Strata Lot 27 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	227-495 All Star Ct	002-646-528	LUC72-7a	RM3 – Low Density Multiple Housing
398	Strata Lot 28 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	228-495 All Star Ct	002-646-536	LUC72-7a	RM3 – Low Density Multiple Housing
399	Strata Lot 29 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	329-495 All Star Ct	002-646-544	LUC72-7a	RM3 – Low Density Multiple Housing
400	Strata Lot 30 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	330-495 All Star Ct	001-600-214	LUC72-7a	RM3 – Low Density Multiple Housing
401	Strata Lot 31 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	331-495 All Star Ct	002-646-561	LUC72-7a	RM3 – Low Density Multiple Housing
402	Strata Lot 32 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	332-495 All Star Ct	002-646-587	LUC72-7a	RM3 – Low Density Multiple Housing
403	Strata Lot 33 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	333-495 All Star Ct	002-646-595	LUC72-7a	RM3 – Low Density Multiple Housing
404	Strata Lot 34 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	334-495 All Star Ct	002-646-609	LUC72-7a	RM3 – Low Density Multiple Housing
405	Strata Lot 35 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	335-495 All Star Ct	002-646-617	LUC72-7a	RM3 – Low Density Multiple Housing
406	Strata Lot 36 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	336-495 All Star Ct	002-646-633	LUC72-7a	RM3 – Low Density Multiple Housing
407	Strata Lot 37 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	337-495 All Star Ct	002-646-650	LUC72-7a	RM3 – Low Density Multiple Housing
408	Strata Lot 38 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	338-495 All Star Ct	002-646-668	LUC72-7a	RM3 – Low Density Multiple Housing

409	Strata Lot 39 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	325-495 All Star Ct	002-646-684	LUC72-7a	RM3 – Low Density Multiple Housing
410	Strata Lot 40 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	326-495 All Star Ct	002-646-692	LUC72-7a	RM3 – Low Density Multiple Housing
411	Strata Lot 41 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	327-495 All Star Ct	002-646-706	LUC72-7a	RM3 – Low Density Multiple Housing
412	Strata Lot 42 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	328-495 All Star Ct	002-646-714	LUC72-7a	RM3 – Low Density Multiple Housing
413	Strata Lot 43 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	143-715 Leathead Rd	002-646-731	LUC72-7a	RM3 – Low Density Multiple Housing
414	Strata Lot 44 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	144-715 Leathead Rd	002-646-757	LUC72-7a	RM3 – Low Density Multiple Housing
415	Strata Lot 45 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	145-715 Leathead Rd	002-646-765	LUC72-7a	RM3 – Low Density Multiple Housing
416	Strata Lot 46 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	146-715 Leathead Rd	001-973-754	LUC72-7a	RM3 – Low Density Multiple Housing
417	Strata Lot 47 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	147-715 Leathead Rd	002-646-781	LUC72-7a	RM3 – Low Density Multiple Housing
418	Strata Lot 48 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	148-715 Leathead Rd	002-646-790	LUC72-7a	RM3 – Low Density Multiple Housing
419	Strata Lot 49 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	149-715 Leathead Rd	002-646-803	LUC72-7a	RM3 – Low Density Multiple Housing
420	Strata Lot 50 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	148-715 Leathead Rd	002-642-085	LUC72-7a	RM3 – Low Density Multiple Housing
421	Strata Lot 51 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	149-715 Leathead Rd	002-646-811	LUC72-7a	RM3 – Low Density Multiple Housing

422	Strata Lot 52 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	152-715 Leathead Rd	001-975-803	LUC72-7a	RM3 – Low Density Multiple Housing
423	Strata Lot 53 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	139-715 Leathead Rd	001-965-956	LUC72-7a	RM3 – Low Density Multiple Housing
424	Strata Lot 54 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	140-715 Leathead Rd	002-646-820	LUC72-7a	RM3 – Low Density Multiple Housing
425	Strata Lot 55 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	141-715 Leathead Rd	002-646-838	LUC72-7a	RM3 – Low Density Multiple Housing
426	Strata Lot 56 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	142-715 Leathead Rd	002-646-862	LUC72-7a	RM3 – Low Density Multiple Housing
427	Strata Lot 57 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	243-715 Leathead Rd	002-646-871	LUC72-7a	RM3 – Low Density Multiple Housing
428	Strata Lot 58 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	244-715 Leathead Rd	002-646-889	LUC72-7a	RM3 – Low Density Multiple Housing
429	Strata Lot 59 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	245-715 Leathead Rd	001-834-339	LUC72-7a	RM3 – Low Density Multiple Housing
430	Strata Lot 60 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	246-715 Leathead Rd	002-646-901	LUC72-7a	RM3 – Low Density Multiple Housing
431	Strata Lot 61 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	247-715 Leathead Rd	002-016-761	LUC72-7a	RM3 – Low Density Multiple Housing
432	Strata Lot 62 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	248-715 Leathead Rd	002-654-365	LUC72-7a	RM3 – Low Density Multiple Housing
433	Strata Lot 63 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	249-715 Leathead Rd	002-646-935	LUC72-7a	RM3 – Low Density Multiple Housing
434	Strata Lot 64 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	250-715 Leathead Rd	002-646-943	LUC72-7a	RM3 – Low Density Multiple Housing

435	Strata Lot 65 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	251-715 Leathead Rd	001-733-770	LUC72-7a	RM3 – Low Density Multiple Housing
436	Strata Lot 66 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	252-715 Leathead Rd	002-080-150	LUC72-7a	RM3 – Low Density Multiple Housing
437	Strata Lot 67 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	239-715 Leathead Rd	002-301-750	LUC72-7a	RM3 – Low Density Multiple Housing
438	Strata Lot 68 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	240-715 Leathead Rd	002-646-951	LUC72-7a	RM3 – Low Density Multiple Housing
439	Strata Lot 69 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	241-715 Leathead Rd	001-958-887	LUC72-7a	RM3 – Low Density Multiple Housing
440	Strata Lot 70 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	242-715 Leathead Rd	002-635-089	LUC72-7a	RM3 – Low Density Multiple Housing
441	Strata Lot 71 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	343-715 Leathead Rd	002-646-960	LUC72-7a	RM3 – Low Density Multiple Housing
442	Strata Lot 72 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	344-715 Leathead Rd	002-646-978	LUC72-7a	RM3 – Low Density Multiple Housing
443	Strata Lot 73 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	345-715 Leathead Rd	002-305-003	LUC72-7a	RM3 – Low Density Multiple Housing
444	Strata Lot 74 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	346-715 Leathead Rd	002-646-994	LUC72-7a	RM3 – Low Density Multiple Housing
445	Strata Lot 75 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	347-715 Leathead Rd	002-647-001	LUC72-7a	RM3 – Low Density Multiple Housing
446	Strata Lot 76 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	348-715 Leathead Rd	002-974-220	LUC72-7a	RM3 – Low Density Multiple Housing
447	Strata Lot 77 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	349-715 Leathead Rd	001-696-335	LUC72-7a	RM3 – Low Density Multiple Housing

448	Strata Lot 78 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	250-715 Leathead Rd	002-647-010	LUC72-7a	RM3 – Low Density Multiple Housing
449	Strata Lot 79 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	250-715 Leathead Rd	002-088-894	LUC72-7a	RM3 – Low Density Multiple Housing
450	Strata Lot 80 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	352-715 Leathead Rd	002-268-906	LUC72-7a	RM3 – Low Density Multiple Housing
451	Strata Lot 81 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	339-715 Leathead Rd	002-647-028	LUC72-7a	RM3 – Low Density Multiple Housing
452	Strata Lot 82 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	340-715 Leathead Rd	001-662-775	LUC72-7a	RM3 – Low Density Multiple Housing
453	Strata Lot 83 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	341-715 Leathead Rd	002-088-908	LUC72-7a	RM3 – Low Density Multiple Housing
454	Strata Lot 84 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	342-715 Leathead Rd	001-612-484	LUC72-7a	RM3 – Low Density Multiple Housing
455	Lot 1 Section 27 Township 26 ODYD Plan 30826	815 Leathead Rd	003-843-246	LUC72-7a	RM3 – Low Density Multiple Housing
456	Strata Lot 1 Section 27 Township 26 ODYD Strata Plan K281 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	8-750 Houghton Rd	002-273-497	LUC72-7a	RM3 – Low Density Multiple Housing
457	Strata Lot 2 Section 27 Township 26 ODYD Strata Plan K281 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	7-750 Houghton Rd	002-520-851	LUC72-7a	RM3 – Low Density Multiple Housing
458	Strata Lot 3 Section 27 Township 26 ODYD Strata Plan K281 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	6-750 Houghton Rd	002-520-869	LUC72-7a	RM3 – Low Density Multiple Housing
459	Strata Lot 4 Section 27 Township 26 ODYD Strata Plan K281 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	5-750 Houghton Rd	002-520-893	LUC72-7a	RM3 – Low Density Multiple Housing
460	Strata Lot 5 Section 27 Township 26 ODYD Strata Plan K281 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	4-750 Houghton Rd	002-520-907	LUC72-7a	RM3 – Low Density Multiple Housing

461	Strata Lot 6 Section 27 Township 26 ODYD Strata Plan K281 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	3-750 Houghton Rd	002-520-915	LUC72-7a	RM3 – Low Density Multiple Housing
462	Strata Lot 7 Section 27 Township 26 ODYD Strata Plan K281 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	2-750 Houghton Rd	002-520-958	LUC72-7a	RM3 – Low Density Multiple Housing
463	Strata Lot 8 Section 27 Township 26 ODYD Strata Plan K281 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	1-750 Houghton Rd	002-520-966	LUC72-7a	RM3 – Low Density Multiple Housing

CITY OF KELOWNA

BYLAW NO. 11859

Z19-0097 – Franklyn Road, All Star Court, Leathead Road and Houghton Road

A bylaw to amend the "City of Kelowna Zoning Bylaw No. 8000".

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts as follows:

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of parcels outlined in Schedule "B" attached and forming part of this bylaw located on Franklyn Road, All Star Court, Leathead Road and Houghton Road, Kelowna, B.C., from the RM3 – Low Density Multiple Housing zone to the RM5 – Medium Density Multiple Housing zone;
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Approved under the Transportation Act this

(Approving Officer – Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

Schedule B: LUC72-7a
Charge No: L31240 & K31240*

No.	Legal Description	Address	Parcel Identifier Number	Land Use Contract	Underlying Zone	Proposed Zone
1	Strata Lot 1 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	1-530 Franklyn Rd	002-334-496	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
2	Strata Lot 2 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	2-530 Franklyn Rd	002-334-500	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
3	Strata Lot 3 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	3-530 Franklyn Rd	002-334-518	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
4	Strata Lot 4 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	4-530 Franklyn Rd	002-334-534	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
5	Strata Lot 5 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	5-530 Franklyn Rd	002-334-542	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
6	Strata Lot 6 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	6-530 Franklyn Rd	002-334-551	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
7	Strata Lot 7 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	7-530 Franklyn Rd	002-334-577	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
8	Strata Lot 8 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	8-530 Franklyn Rd	002-334-593	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
9	Strata Lot 9 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	9-530 Franklyn Rd	002-334-607	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
10	Strata Lot 10 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	10-530 Franklyn Rd	002-334-755	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
11	Strata Lot 11 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	11-530 Franklyn Rd	002-334-763	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing

12	Strata Lot 12 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	12-530 Franklyn Rd	002-334-798	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
13	Strata Lot 13 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	13-530 Franklyn Rd	002-334-801	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
14	Strata Lot 14 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	14-530 Franklyn Rd	002-334-810	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
15	Strata Lot 15 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	15-530 Franklyn Rd	002-334-828	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
16	Strata Lot 16 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	16-530 Franklyn Rd	002-334-852	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
17	Strata Lot 17 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	17-530 Franklyn Rd	002-334-0861	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
18	Strata Lot 18 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	18-530 Franklyn Rd	002-334-887	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
19	Strata Lot 19 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	19-530 Franklyn Rd	002-334-895	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
20	Strata Lot 20 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	20-530 Franklyn Rd	002-334-917	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
21	Strata Lot 21 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	21-530 Franklyn Rd	002-334-925	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
22	Strata Lot 22 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	22-530 Franklyn Rd	002-334-933	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
23	Strata Lot 23 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	23-530 Franklyn Rd	002-334-941	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
24	Strata Lot 24 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	24-530 Franklyn Rd	002-334-976	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing

25	Strata Lot 25 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	25-530 Franklyn Rd	002-334-984	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
26	Strata Lot 26 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	26-530 Franklyn Rd	002-334-992	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
27	Strata Lot 27 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	27-530 Franklyn Rd	002-335-000	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
28	Strata Lot 28 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	28-530 Franklyn Rd	002-335-034	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
29	Strata Lot 29 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	29-530 Franklyn Rd	002-335-042	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
30	Strata Lot 30 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	30-530 Franklyn Rd	002-335-051	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
31	Strata Lot 31 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	31-530 Franklyn Rd	002-335-069	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
32	Strata Lot 32 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	32-530 Franklyn Rd	002-335-085	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
33	Strata Lot 33 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	33-530 Franklyn Rd	002-335-107	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
34	Strata Lot 34 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	34-530 Franklyn Rd	002-335-123	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
35	Strata Lot 35 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	35-530 Franklyn Rd	002-335-131	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
36	Strata Lot 36 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	36-530 Franklyn Rd	002-335-140	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
37	Strata Lot 37 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	37-530 Franklyn Rd	002-335-158	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing

38	Strata Lot 38 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	38-530 Franklyn Rd	002-335-174	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
39	Strata Lot 39 Section 27 Township 26 ODYD Strata Plan K384 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	39-530 Franklyn Rd	002-335-182	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
40	Lot A Section 27 Township 26 ODYD Plan 32051	525 Franklyn Rd	003-541-495	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
41	Strata Lot 1 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	101-455 Franklyn Rd	018-205-372	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
42	Strata Lot 2 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	105-455 Franklyn Rd	018-205-381	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
43	Strata Lot 3 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	107-455 Franklyn Rd	018-205-399	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
44	Strata Lot 4 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	109-455 Franklyn Rd	018-205-402	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
45	Strata Lot 5 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	108-455 Franklyn Rd	018-205-411	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
46	Strata Lot 6 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	106-455 Franklyn Rd	018-205-429	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
47	Strata Lot 7 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	104-455 Franklyn Rd	018-205-437	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
48	Strata Lot 8 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	102-455 Franklyn Rd	018-205-445	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
49	Strata Lot 9 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	201-455 Franklyn Rd	018-205-453	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
50	Strata Lot 10 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	205-455 Franklyn Rd	018-205-461	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing

51	Strata Lot 11 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	207-455 Franklyn Rd	018-205-470	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
52	Strata Lot 12 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	209-455 Franklyn Rd	018-205-488	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
53	Strata Lot 13 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	208-455 Franklyn Rd	018-205-496	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
54	Strata Lot 14 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	206-455 Franklyn Rd	018-205-500	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
55	Strata Lot 15 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	204-455 Franklyn Rd	018-205-518	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
56	Strata Lot 16 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	202-455 Franklyn Rd	018-205-526	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
57	Strata Lot 17 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	301-455 Franklyn Rd	018-205-534	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
58	Strata Lot 18 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	305-455 Franklyn Rd	018-205-542	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
59	Strata Lot 19 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	307-455 Franklyn Rd	018-205-551	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
60	Strata Lot 20 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	309-455 Franklyn Rd	018-205-569	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
61	Strata Lot 21 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	308-455 Franklyn Rd	018-205-577	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
62	Strata Lot 22 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	306-455 Franklyn Rd	018-205-585	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
63	Strata Lot 23 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	304-455 Franklyn Rd	018-205-593	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing

64	Strata Lot 24 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	302-455 Franklyn Rd	018-205-607	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
65	Strata Lot 25 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	401-455 Franklyn Rd	018-205-615	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
66	Strata Lot 26 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	405-455 Franklyn Rd	018-205-623	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
67	Strata Lot 27 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	407-455 Franklyn Rd	018-205-631	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
68	Strata Lot 28 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	409-455 Franklyn Rd	018-205-640	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
69	Strata Lot 29 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	408-455 Franklyn Rd	018-205-658	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
70	Strata Lot 30 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	406-455 Franklyn Rd	018-205-666	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
71	Strata Lot 31 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	404-455 Franklyn Rd	018-205-674	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
72	Strata Lot 32 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	402-455 Franklyn Rd	018-205-682	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
73	Strata Lot 33 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	110-445 Franklyn Rd	018-205-691	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
74	Strata Lot 34 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	108-445 Franklyn Rd	018-205-704	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
75	Strata Lot 35 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	106-445 Franklyn Rd	018-205-712	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
76	Strata Lot 36 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	104-445 Franklyn Rd	018-205-721	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing

77	Strata Lot 37 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	102-445 Franklyn Rd	018-205-739	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
78	Strata Lot 38 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	101-445 Franklyn Rd	018-205-747	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
79	Strata Lot 39 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	103-445 Franklyn Rd	018-205-755	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
80	Strata Lot 40 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	107-445 Franklyn Rd	018-205-763	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
81	Strata Lot 41 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	109-445 Franklyn Rd	018-205-771	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
82	Strata Lot 42 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	111-445 Franklyn Rd	018-205-780	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
83	Strata Lot 43 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	210-445 Franklyn Rd	018-205-798	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
84	Strata Lot 44 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	208-445 Franklyn Rd	018-205-801	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
85	Strata Lot 45 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	206-445 Franklyn Rd	018-205-810	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
86	Strata Lot 46 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	204-445 Franklyn Rd	018-205-828	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
87	Strata Lot 47 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	202-445 Franklyn Rd	018-205-836	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
88	Strata Lot 48 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	201-445 Franklyn Rd	018-205-844	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
89	Strata Lot 49 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	203-445 Franklyn Rd	018-205-852	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing

90	Strata Lot 50 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	207-445 Franklyn Rd	018-205-861	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
91	Strata Lot 51 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	209-445 Franklyn Rd	018-205-879	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
92	Strata Lot 52 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	211-445 Franklyn Rd	018-205-887	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
93	Strata Lot 53 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	310-445 Franklyn Rd	018-205-895	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
94	Strata Lot 54 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	308-445 Franklyn Rd	018-205-909	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
95	Strata Lot 55 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	306-445 Franklyn Rd	018-205-917	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
96	Strata Lot 56 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	304-445 Franklyn Rd	018-205-925	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
97	Strata Lot 57 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	302-445 Franklyn Rd	018-205-933	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
98	Strata Lot 58 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	301-445 Franklyn Rd	018-205-941	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
99	Strata Lot 59 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	303-445 Franklyn Rd	018-205-950	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
100	Strata Lot 60 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	307-445 Franklyn Rd	018-205-968	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
101	Strata Lot 61 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	309-445 Franklyn Rd	018-205-976	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
102	Strata Lot 62 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	3110-445 Franklyn Rd	018-205-984	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing

103	Strata Lot 63 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	410-445 Franklyn Rd	018-205-992	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
104	Strata Lot 64 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	408-445 Franklyn Rd	018-206-000	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
105	Strata Lot 65 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	406-445 Franklyn Rd	018-206-018	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
106	Strata Lot 66 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	404-445 Franklyn Rd	018-206-026	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
107	Strata Lot 67 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	402-445 Franklyn Rd	018-206-034	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
108	Strata Lot 68 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	401-445 Franklyn Rd	018-206-042	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
109	Strata Lot 69 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	405-445 Franklyn Rd	018-206-051	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
110	Strata Lot 70 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	407-445 Franklyn Rd	018-206-069	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
111	Strata Lot 71 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	409-445 Franklyn Rd	018-206-077	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
112	Strata Lot 72 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	411-445 Franklyn Rd	018-206-085	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
113	Strata Lot 73 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	101-475 Franklyn Rd	018-206-093	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
114	Strata Lot 74 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	103-475 Franklyn Rd	018-206-107	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
115	Strata Lot 75 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	105-475 Franklyn Rd	018-206-115	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing

116	Strata Lot 76 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	112-475 Franklyn Rd	018-206-123	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
117	Strata Lot 77 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	114-475 Franklyn Rd	018-206-131	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
118	Strata Lot 78 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	115-475 Franklyn Rd	018-206-140	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
119	Strata Lot 79 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	113-475 Franklyn Rd	018-206-158	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
120	Strata Lot 80 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	111-475 Franklyn Rd	018-206-166	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
121	Strata Lot 81 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	110-475 Franklyn Rd	018-206-174	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
122	Strata Lot 82 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	108-475 Franklyn Rd	018-206-182	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
123	Strata Lot 83 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	106-475 Franklyn Rd	018-206-191	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
124	Strata Lot 84 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	104-475 Franklyn Rd	018-206-204	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
125	Strata Lot 85 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	102-475 Franklyn Rd	018-206-212	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
126	Strata Lot 86 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	201-475 Franklyn Rd	018-206-221	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
127	Strata Lot 87 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	203-475 Franklyn Rd	018-206-239	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
128	Strata Lot 88 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	205-475 Franklyn Rd	018-206-247	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing

129	Strata Lot 89 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	212-475 Franklyn Rd	018-206-255	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
130	Strata Lot 90 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	214-475 Franklyn Rd	018-206-263	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
131	Strata Lot 91 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	215-475 Franklyn Rd	018-206-271	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
132	Strata Lot 92 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	213-475 Franklyn Rd	018-206-280	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
133	Strata Lot 93 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	211-475 Franklyn Rd	018-206-298	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
134	Strata Lot 94 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	210-475 Franklyn Rd	018-206-301	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
135	Strata Lot 95 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	208-475 Franklyn Rd	018-206-310	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
136	Strata Lot 96 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	206-475 Franklyn Rd	018-206-328	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
137	Strata Lot 97 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	204-475 Franklyn Rd	018-206-336	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
138	Strata Lot 98 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	202-475 Franklyn Rd	018-206-344	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
139	Strata Lot 99 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	301-475 Franklyn Rd	018-206-352	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
140	Strata Lot 100 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	303-475 Franklyn Rd	018-206-361	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
141	Strata Lot 101 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	305-475 Franklyn Rd	018-206-379	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing

142	Strata Lot 102 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	312-475 Franklyn Rd	018-206-387	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
143	Strata Lot 103 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	314-475 Franklyn Rd	018-206-395	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
144	Strata Lot 104 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	315-475 Franklyn Rd	018-206-409	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
145	Strata Lot 105 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	313-475 Franklyn Rd	018-206-417	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
146	Strata Lot 106 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	311-475 Franklyn Rd	018-206-425	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
147	Strata Lot 107 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	310-475 Franklyn Rd	018-206-433	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
148	Strata Lot 108 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	308-475 Franklyn Rd	018-206-441	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
149	Strata Lot 109 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	306-475 Franklyn Rd	018-206-450	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
150	Strata Lot 110 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	304-475 Franklyn Rd	018-206-468	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
151	Strata Lot 111 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	302-475 Franklyn Rd	018-206-476	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
152	Strata Lot 112 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	401-475 Franklyn Rd	018-206-484	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
153	Strata Lot 113 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	403-475 Franklyn Rd	018-206-492	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
154	Strata Lot 114 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	405-475 Franklyn Rd	018-206-506	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing

155	Strata Lot 115 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	412-475 Franklyn Rd	018-206-514	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
156	Strata Lot 116 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	414-475 Franklyn Rd	018-206-522	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
157	Strata Lot 117 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	415-475 Franklyn Rd	018-206-531	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
158	Strata Lot 118 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	413-475 Franklyn Rd	018-206-549	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
159	Strata Lot 119 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	411-475 Franklyn Rd	018-206-557	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
160	Strata Lot 120 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	410-475 Franklyn Rd	018-206-565	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
161	Strata Lot 121 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	408-475 Franklyn Rd	018-206-573	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
162	Strata Lot 122 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	406-475 Franklyn Rd	018-206-581	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
163	Strata Lot 123 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	404-475 Franklyn Rd	018-206-590	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
164	Strata Lot 124 Section 27 Township 26 ODYD Strata Plan KAS1229 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	402-475 Franklyn Rd	018-206-603	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
165	Strata Lot 1 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	101-435 Franklyn Rd	0018-831-346	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
166	Strata Lot 2 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	102-435 Franklyn Rd	018-831-354	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
167	Strata Lot 3 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	103-435 Franklyn Rd	018-831-362	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing

168	Strata Lot 4 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	104-435 Franklyn Rd	018-831-371	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
169	Strata Lot 5 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	105-435 Franklyn Rd	018-831-389	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
170	Strata Lot 6 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	106-435 Franklyn Rd	018-831-397	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
171	Strata Lot 7 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	107-435 Franklyn Rd	018-381-401	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
172	Strata Lot 8 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	108-435 Franklyn Rd	018-831-419	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
173	Strata Lot 9 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	109-435 Franklyn Rd	018-831-427	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
174	Strata Lot 10 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	110-435 Franklyn Rd	018-831-435	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
175	Strata Lot 11 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	111-435 Franklyn Rd	018-831-443	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
176	Strata Lot 12 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	112-435 Franklyn Rd	018-831-451	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
177	Strata Lot 13 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	113-435 Franklyn Rd	018-831-460	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
178	Strata Lot 14 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	114-435 Franklyn Rd	018-831-478	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
179	Strata Lot 15 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	115-435 Franklyn Rd	018-831-486	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
180	Strata Lot 16 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	201-435 Franklyn Rd	018-831-494	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing

181	Strata Lot 17 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	202-435 Franklyn Rd	018-831-508	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
182	Strata Lot 18 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	203-435 Franklyn Rd	018-831-516	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
183	Strata Lot 19 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	204-435 Franklyn Rd	018-831-524	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
184	Strata Lot 20 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	205-435 Franklyn Rd	018-831-532	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
185	Strata Lot 21 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	206-435 Franklyn Rd	018-831-541	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
186	Strata Lot 22 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	207-435 Franklyn Rd	018-831-559	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
187	Strata Lot 23 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	208-435 Franklyn Rd	018-831-567	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
188	Strata Lot 24 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	209-435 Franklyn Rd	018-831-575	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
189	Strata Lot 25 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	210-435 Franklyn Rd	018-831-583	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
190	Strata Lot 26 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	211-435 Franklyn Rd	018-831-591	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
191	Strata Lot 27 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	212-435 Franklyn Rd	018-831-605	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
192	Strata Lot 28 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	213-435 Franklyn Rd	018-831-613	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
193	Strata Lot 29 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	214-435 Franklyn Rd	018-831-621	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing

194	Strata Lot 30 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	215-435 Franklyn Rd	018-831-630	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
195	Strata Lot 31 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	301-435 Franklyn Rd	018-831-648	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
196	Strata Lot 32 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	302-435 Franklyn Rd	018-831-656	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
197	Strata Lot 33 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	303-435 Franklyn Rd	018-831-664	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
198	Strata Lot 34 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	304-435 Franklyn Rd	018-831-672	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
199	Strata Lot 35 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	305-435 Franklyn Rd	018-831-681	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
200	Strata Lot 36 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	306-435 Franklyn Rd	018-831-699	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
201	Strata Lot 37 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	307-435 Franklyn Rd	018-831-702	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
202	Strata Lot 38 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	308-435 Franklyn Rd	018-831-711	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
203	Strata Lot 39 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	309-435 Franklyn Rd	018-831-729	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
204	Strata Lot 40 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	310-435 Franklyn Rd	018-831-737	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
205	Strata Lot 41 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	311-435 Franklyn Rd	018-831-745	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
206	Strata Lot 42 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	312-435 Franklyn Rd	018-831-753	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing

207	Strata Lot 43 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	313-435 Franklyn Rd	018-831-761	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
208	Strata Lot 44 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	314-435 Franklyn Rd	018-831-770	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
209	Strata Lot 45 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	315-435 Franklyn Rd	018-831-788	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
210	Strata Lot 46 Section 27 Township 26 ODYD Strata Plan KAS1460 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	316-435 Franklyn Rd	018-831-796	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
211	Strata Lot 1 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	101-395 Franklyn Rd	018-832-083	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
212	Strata Lot 2 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	102-395 Franklyn Rd	018-832-091	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
213	Strata Lot 3 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	103-395 Franklyn Rd	018-832-113	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
214	Strata Lot 4 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	104-395 Franklyn Rd	018-832-121	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
215	Strata Lot 5 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	105-395 Franklyn Rd	018-832-148	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
216	Strata Lot 6 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	106-395 Franklyn Rd	018-832-156	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
217	Strata Lot 7 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	107-395 Franklyn Rd	018-832-164	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
218	Strata Lot 8 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	108-395 Franklyn Rd	018-832-172	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
219	Strata Lot 9 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	109-395 Franklyn Rd	018-832-181	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing

220	Strata Lot 10 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	110-395 Franklyn Rd	018-832-199	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
221	Strata Lot 11 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	111-395 Franklyn Rd	018-832-202	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
222	Strata Lot 12 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	112-395 Franklyn Rd	018-832-211	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
223	Strata Lot 13 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	113-395 Franklyn Rd	018-832-229	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
224	Strata Lot 14 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	114-395 Franklyn Rd	018-832-237	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
225	Strata Lot 15 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	115-395 Franklyn Rd	018-832-245	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
226	Strata Lot 16 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	201-395 Franklyn Rd	018-832-253	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
227	Strata Lot 17 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	202-395 Franklyn Rd	018-832-261	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
228	Strata Lot 18 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	203-395 Franklyn Rd	018-832-270	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
229	Strata Lot 19 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	204-395 Franklyn Rd	018-832-288	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
230	Strata Lot 20 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	205-395 Franklyn Rd	018-832-296	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
231	Strata Lot 21 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	206-395 Franklyn Rd	018-832-300	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
232	Strata Lot 22 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	207-395 Franklyn Rd	018-832-318	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing

233	Strata Lot 23 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	208-395 Franklyn Rd	018-832-326	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
234	Strata Lot 24 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	209-395 Franklyn Rd	018-832-334	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
235	Strata Lot 25 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	210-395 Franklyn Rd	018-832-342	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
236	Strata Lot 26 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	211-395 Franklyn Rd	018-832-351	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
237	Strata Lot 27 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	212-395 Franklyn Rd	018-832-369	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
238	Strata Lot 28 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	213-395 Franklyn Rd	018-832-377	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
239	Strata Lot 29 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	214-395 Franklyn Rd	018-832-385	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
240	Strata Lot 30 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	216-395 Franklyn Rd	018-832-393	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
241	Strata Lot 31 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	301-395 Franklyn Rd	018-832-407	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
242	Strata Lot 32 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	302-395 Franklyn Rd	018-832-415	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
243	Strata Lot 33 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	303-395 Franklyn Rd	018-832-423	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
244	Strata Lot 34 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	304-395 Franklyn Rd	018-832-431	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
245	Strata Lot 35 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	305-395 Franklyn Rd	018-832-440	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing

246	Strata Lot 36 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	306-395 Franklyn Rd	018-832-458	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
247	Strata Lot 37 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	307-395 Franklyn Rd	018-832-466	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
248	Strata Lot 38 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	308-395 Franklyn Rd	018-832-474	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
249	Strata Lot 39 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	309-395 Franklyn Rd	018-832-482	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
250	Strata Lot 40 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	310-395 Franklyn Rd	018-832-491	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
251	Strata Lot 41 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	311-395 Franklyn Rd	018-832-504	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
252	Strata Lot 42 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	312-395 Franklyn Rd	018-832-512	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
253	Strata Lot 43 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	313-395 Franklyn Rd	018-832-521	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
254	Strata Lot 44 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	316-395 Franklyn Rd	018-832-539	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
255	Strata Lot 45 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	314-395 Franklyn Rd	018-832-547	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
256	Strata Lot 46 Section 27 Township 26 ODYD Strata Plan KAS1461 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	315-395 Franklyn Rd	018-832-555	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
257	Strata Lot 1 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V	116-260 Franklyn Rd	027-008-291	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
258	Strata Lot 2 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V	115-260 Franklyn Rd	027-008-304	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing

259	Strata Lot 3 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V	114-260 Franklyn Rd	027-008-312	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
260	Strata Lot 4 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V	113-260 Franklyn Rd	027-008-321	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
261	Strata Lot 5 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V	112-260 Franklyn Rd	027-008-339	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
262	Strata Lot 6 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V	101-260 Franklyn Rd	027-008-347	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
263	Strata Lot 7 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V	102-260 Franklyn Rd	027-008-355	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
264	Strata Lot 8 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V	103-260 Franklyn Rd	027-008-363	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
265	Strata Lot 9 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V	104-260 Franklyn Rd	027-008-371	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
266	Strata Lot 10 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V	105-260 Franklyn Rd	027-008-380	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
267	Strata Lot 11 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V	106-260 Franklyn Rd	027-008-398	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
268	Strata Lot 12 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V	107-260 Franklyn Rd	027-008-401	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
269	Strata Lot 13 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V	108-260 Franklyn Rd	027-008-410	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
270	Strata Lot 14 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V	109-260 Franklyn Rd	027-008-428	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
271	Strata Lot 15 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V	110-260 Franklyn Rd	027-008-436	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing

272	Strata Lot 16 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V	111-260 Franklyn Rd	027-008-444	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
273	Strata Lot 17 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V	121-260 Franklyn Rd	027-008-452	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
274	Strata Lot 18 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V	120-260 Franklyn Rd	027-008-461	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
275	Strata Lot 19 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V	119-260 Franklyn Rd	027-008-479	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
276	Strata Lot 20 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V	118-260 Franklyn Rd	027-008-487	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
277	Strata Lot 21 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V	117-260 Franklyn Rd	027-008-495	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
278	Strata Lot 22 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V	216-260 Franklyn Rd	027-008-509	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
279	Strata Lot 23 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V	215-260 Franklyn Rd	027-008-517	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
280	Strata Lot 24 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V	214-260 Franklyn Rd	027-008-525	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
281	Strata Lot 25 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V	213-260 Franklyn Rd	027-008-533	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
282	Strata Lot 26 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V	212-260 Franklyn Rd	027-008-541	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
283	Strata Lot 27 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V	201-260 Franklyn Rd	027-008-550	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
284	Strata Lot 28 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V	202-260 Franklyn Rd	027-008-568	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing

285	Strata Lot 29 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V	203-260 Franklyn Rd	027-008-576	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
286	Strata Lot 30 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V	204-260 Franklyn Rd	027-008-584	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
287	Strata Lot 31 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V	205-260 Franklyn Rd	027-008-592	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
288	Strata Lot 32 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V	206-260 Franklyn Rd	027-008-606	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
289	Strata Lot 33 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V	207-260 Franklyn Rd	027-008-614	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
290	Strata Lot 34 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V	208-260 Franklyn Rd	027-008-622	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
291	Strata Lot 35 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V	209-260 Franklyn Rd	027-008-631	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
292	Strata Lot 36 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V	210-260 Franklyn Rd	027-008-649	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
293	Strata Lot 37 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V	211-260 Franklyn Rd	027-008-657	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
294	Strata Lot 38 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V	221-260 Franklyn Rd	027-008-665	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
295	Strata Lot 39 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V	220-260 Franklyn Rd	027-008-673	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
296	Strata Lot 40 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V	219-260 Franklyn Rd	027-008-681	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
297	Strata Lot 41 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V	218-260 Franklyn Rd	027-008-690	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing

298	Strata Lot 42 Section 27 Township 26 ODYD Strata Plan KAS3195 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V	217-260 Franklyn Rd	027-008-703	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
299	Strata Lot 1 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	104-445 All Star Ct	002-775-883	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
300	Strata Lot 2 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	105-445 All Star Ct	002-775-891	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
301	Strata Lot 3 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	106-445 All Star Ct	002-775-905	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
302	Strata Lot 4 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	107-445 All Star Ct	002-775-913	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
303	Strata Lot 5 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	108-445 All Star Ct	002-348-225	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
304	Strata Lot 6 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	109-445 All Star Ct	002-775-921	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
305	Strata Lot 7 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	110-445 All Star Ct	002-775-948	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
306	Strata Lot 8 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	111-445 All Star Ct	002-775-956	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
307	Strata Lot 9 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	112-445 All Star Ct	002-775-972	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
308	Strata Lot 10 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	101-445 All Star Ct	002-263-254	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
309	Strata Lot 11 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	102-445 All Star Ct	002-775-981	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
310	Strata Lot 12 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	103-445 All Star Ct	001-611-704	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing

311	Strata Lot 13 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	204-445 All Star Ct	002-775-999	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
312	Strata Lot 14 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	205-445 All Star Ct	002-776-006	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
313	Strata Lot 15 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	206-445 All Star Ct	002-776-014	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
314	Strata Lot 16 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	207-445 All Star Ct	002-776-022	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
315	Strata Lot 17 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	208-445 All Star Ct	002-776-031	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
316	Strata Lot 18 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	209-445 All Star Ct	002-776-057	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
317	Strata Lot 19 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	210-445 All Star Ct	002-776-065	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
318	Strata Lot 20 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	211-445 All Star Ct	002-776-081	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
319	Strata Lot 21 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	212-445 All Star Ct	002-776-090	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
320	Strata Lot 22 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	201-445 All Star Ct	002-776-103	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
321	Strata Lot 23 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	202-445 All Star Ct	002-776-111	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
322	Strata Lot 24 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	203-445 All Star Ct	001-647-318	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing

323	Strata Lot 25 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	304-445 All Star Ct	002-776-120	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
324	Strata Lot 26 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	305-445 All Star Ct	002-776-138	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
325	Strata Lot 27 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	306-445 All Star Ct	002-776-154	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
326	Strata Lot 28 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	307-445 All Star Ct	002-776-162	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
327	Strata Lot 29 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	308-445 All Star Ct	002-776-189	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
328	Strata Lot 30 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	309-445 All Star Ct	002-776-201	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
329	Strata Lot 31 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	310-445 All Star Ct	002-776-219	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
330	Strata Lot 32 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	311-445 All Star Ct	002-776-227	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
331	Strata Lot 33 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	312-445 All Star Ct	002-776-235	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
332	Strata Lot 34 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	301-445 All Star Ct	002-776-243	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
333	Strata Lot 35 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	302-445 All Star Ct	002-776-251	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
334	Strata Lot 36 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	303-445 All Star Ct	002-776-278	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing

335	Strata Lot 37 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	116-450 All Star Ct	002-776-286	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
336	Strata Lot 38 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	117-450 All Star Ct	002-776-294	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
337	Strata Lot 39 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	118-450 All Star Ct	002-776-308	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
338	Strata Lot 40 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	119-450 All Star Ct	002-776-272	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
339	Strata Lot 41 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	120-450 All Star Ct	002-776-324	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
340	Strata Lot 42 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	121-450 All Star Ct	002-776-332	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
341	Strata Lot 43 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	122-450 All Star Ct	002-776-341	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
342	Strata Lot 44 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	123-450 All Star Ct	002-776-606	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
343	Strata Lot 45 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	124-450 All Star Ct	002-776-359	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
344	Strata Lot 46 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	113-450 All Star Ct	001-855-656	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
345	Strata Lot 47 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	114-450 All Star Ct	002-776-375	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
346	Strata Lot 48 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	115-450 All Star Ct	002-776-391	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing

347	Strata Lot 49 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	216-450 All Star Ct	002-776-405	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
348	Strata Lot 50 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	217-450 All Star Ct	002-776-421	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
349	Strata Lot 51 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	218-450 All Star Ct	002-776-430	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
350	Strata Lot 52 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	219-450 All Star Ct	002-776-456	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
351	Strata Lot 53 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	220-450 All Star Ct	002-776-464	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
352	Strata Lot 54 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	221-450 All Star Ct	002-776-472	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
353	Strata Lot 55 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	222-450 All Star Ct	002-776-499	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
354	Strata Lot 56 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	223-450 All Star Ct	002-776-529	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
355	Strata Lot 57 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	224-450 All Star Ct	002-776-545	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
356	Strata Lot 58 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	213-450 All Star Ct	002-776-553	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
357	Strata Lot 59 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	214-450 All Star Ct	002-776-561	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
358	Strata Lot 60 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	215-450 All Star Ct	002-776-588	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing

359	Strata Lot 61 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	316-450 All Star Ct	002-776-596	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
360	Strata Lot 62 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	317-450 All Star Ct	002-776-600	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
361	Strata Lot 63 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	318-450 All Star Ct	002-776-626	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
362	Strata Lot 64 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	319-450 All Star Ct	002-773-279	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
363	Strata Lot 65 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	320-450 All Star Ct	002-776-634	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
364	Strata Lot 66 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	321-450 All Star Ct	002-776-642	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
365	Strata Lot 67 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	322-450 All Star Ct	002-357-101	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
366	Strata Lot 68 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	323-450 All Star Ct	002-776-651	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
367	*Strata Lot 69 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	324-450 All Star Ct	002-776-669	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
368	Strata Lot 70 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	313-450 All Star Ct	002-776-677	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
369	Strata Lot 71 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	314-450 All Star Ct	002-776-685	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
370	Strata Lot 72 Section 27 Township 26 ODYD Strata Plan K33 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	315-450 All Star Ct	002-776-693	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing

371	Strata Lot 1 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	129-495 All Star Ct	002-646-129	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
372	Strata Lot 2 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	130-495 All Star Ct	002-646-145	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
373	Strata Lot 3 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	131-495 All Star Ct	002-009-099	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
374	Strata Lot 4 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	132-495 All Star Ct	002-646-153	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
375	Strata Lot 5 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	133-495 All Star Ct	002-646-170	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
376	Strata Lot 6 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	134-495 All Star Ct	002-646-196	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
377	Strata Lot 7 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	135-495 All Star Ct	002-646-200	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
378	Strata Lot 8 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	136-495 All Star Ct	002-646-226	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
379	Strata Lot 9 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	137-495 All Star Ct	002-646-251	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
380	Strata Lot 10 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	138-495 All Star Ct	002-646-285	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
381	Strata Lot 11 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	125-495 All Star Ct	002-646-293	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
382	Strata Lot 12 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	126-495 All Star Ct	002-000-679	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing

383	Strata Lot 13 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	127-495 All Star Ct	002-646-323	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
384	Strata Lot 14 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	128-495 All Star Ct	002-646-331	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
385	Strata Lot 15 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	229-495 All Star Ct	002-646-358	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
386	Strata Lot 16 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	230-495 All Star Ct	002-646-366	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
387	Strata Lot 17 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	231-495 All Star Ct	002-646-382	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
388	Strata Lot 18 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	232-495 All Star Ct	002-646-404	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
389	Strata Lot 19 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	233-495 All Star Ct	002-646-412	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
390	Strata Lot 20 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	234-495 All Star Ct	002-646-439	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
391	Strata Lot 21 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	235-495 All Star Ct	002-646-447	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
392	Strata Lot 22 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	236-495 All Star Ct	002-646-463	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
393	Strata Lot 23 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	237-495 All Star Ct	002-646-480	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
394	Strata Lot 24 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	238-495 All Star Ct	002-646-498	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
395	Strata Lot 25 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	225-495 All Star Ct	002-646-601	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing

396	Strata Lot 26 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	226-495 All Star Ct	002-646-510	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
397	Strata Lot 27 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	227-495 All Star Ct	002-646-528	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
398	Strata Lot 28 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	228-495 All Star Ct	002-646-536	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
399	Strata Lot 29 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	329-495 All Star Ct	002-646-544	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
400	Strata Lot 30 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	330-495 All Star Ct	001-600-214	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
401	Strata Lot 31 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	331-495 All Star Ct	002-646-561	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
402	Strata Lot 32 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	332-495 All Star Ct	002-646-587	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
403	Strata Lot 33 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	333-495 All Star Ct	002-646-595	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
404	Strata Lot 34 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	334-495 All Star Ct	002-646-609	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
405	Strata Lot 35 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	335-495 All Star Ct	002-646-617	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
406	Strata Lot 36 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	336-495 All Star Ct	002-646-633	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
407	Strata Lot 37 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	337-495 All Star Ct	002-646-650	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
408	Strata Lot 38 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	338-495 All Star Ct	002-646-668	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing

409	Strata Lot 39 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	325-495 All Star Ct	002-646-684	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
410	Strata Lot 40 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	326-495 All Star Ct	002-646-692	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
411	Strata Lot 41 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	327-495 All Star Ct	002-646-706	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
412	Strata Lot 42 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	328-495 All Star Ct	002-646-714	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
413	Strata Lot 43 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	143-715 Leathead Rd	002-646-731	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
414	Strata Lot 44 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	144-715 Leathead Rd	002-646-757	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
415	Strata Lot 45 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	145-715 Leathead Rd	002-646-765	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
416	Strata Lot 46 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	146-715 Leathead Rd	001-973-754	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
417	Strata Lot 47 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	147-715 Leathead Rd	002-646-781	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
418	Strata Lot 48 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	148-715 Leathead Rd	002-646-790	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
419	Strata Lot 49 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	149-715 Leathead Rd	002-646-803	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
420	Strata Lot 50 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	148-715 Leathead Rd	002-642-085	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
421	Strata Lot 51 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	149-715 Leathead Rd	002-646-811	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing

422	Strata Lot 52 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	152-715 Leathead Rd	001-975-803	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
423	Strata Lot 53 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	139-715 Leathead Rd	001-965-956	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
424	Strata Lot 54 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	140-715 Leathead Rd	002-646-820	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
425	Strata Lot 55 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	141-715 Leathead Rd	002-646-838	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
426	Strata Lot 56 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	142-715 Leathead Rd	002-646-862	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
427	Strata Lot 57 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	243-715 Leathead Rd	002-646-871	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
428	Strata Lot 58 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	244-715 Leathead Rd	002-646-889	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
429	Strata Lot 59 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	245-715 Leathead Rd	001-834-339	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
430	Strata Lot 60 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	246-715 Leathead Rd	002-646-901	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
431	Strata Lot 61 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	247-715 Leathead Rd	002-016-761	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
432	Strata Lot 62 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	248-715 Leathead Rd	002-654-365	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
433	Strata Lot 63 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	249-715 Leathead Rd	002-646-935	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
434	Strata Lot 64 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	250-715 Leathead Rd	002-646-943	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing

435	Strata Lot 65 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	251-715 Leathead Rd	001-733-770	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
436	Strata Lot 66 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	252-715 Leathead Rd	002-080-150	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
437	Strata Lot 67 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	239-715 Leathead Rd	002-301-750	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
438	Strata Lot 68 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	240-715 Leathead Rd	002-646-951	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
439	Strata Lot 69 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	241-715 Leathead Rd	001-958-887	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
440	Strata Lot 70 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	242-715 Leathead Rd	002-635-089	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
441	Strata Lot 71 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	343-715 Leathead Rd	002-646-960	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
442	Strata Lot 72 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	344-715 Leathead Rd	002-646-978	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
443	Strata Lot 73 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	345-715 Leathead Rd	002-305-003	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
444	Strata Lot 74 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	346-715 Leathead Rd	002-646-994	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
445	Strata Lot 75 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	347-715 Leathead Rd	002-647-001	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
446	Strata Lot 76 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	348-715 Leathead Rd	002-974-220	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
447	Strata Lot 77 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	349-715 Leathead Rd	001-696-335	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing

448	Strata Lot 78 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	250-715 Leathead Rd	002-647-010	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
449	Strata Lot 79 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	250-715 Leathead Rd	002-088-894	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
450	Strata Lot 80 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	352-715 Leathead Rd	002-268-906	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
451	Strata Lot 81 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	339-715 Leathead Rd	002-647-028	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
452	Strata Lot 82 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	340-715 Leathead Rd	001-662-775	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
453	Strata Lot 83 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	341-715 Leathead Rd	002-088-908	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
454	Strata Lot 84 Section 27 Township 26 ODYD Strata Plan K174 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	342-715 Leathead Rd	001-612-484	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
455	Lot 1 Section 27 Township 26 ODYD Plan 30826	815 Leathead Rd	003-843-246	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
456	Strata Lot 1 Section 27 Township 26 ODYD Strata Plan K281 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	8-750 Houghton Rd	002-273-497	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
457	Strata Lot 2 Section 27 Township 26 ODYD Strata Plan K281 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	7-750 Houghton Rd	002-520-851	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
458	Strata Lot 3 Section 27 Township 26 ODYD Strata Plan K281 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	6-750 Houghton Rd	002-520-869	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
459	Strata Lot 4 Section 27 Township 26 ODYD Strata Plan K281 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	5-750 Houghton Rd	002-520-893	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
460	Strata Lot 5 Section 27 Township 26 ODYD Strata Plan K281 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	4-750 Houghton Rd	002-520-907	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing

461	Strata Lot 6 Section 27 Township 26 ODYD Strata Plan K281 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	3-750 Houghton Rd	002-520-915	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
462	Strata Lot 7 Section 27 Township 26 ODYD Strata Plan K281 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	2-750 Houghton Rd	002-520-958	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
463	Strata Lot 8 Section 27 Township 26 ODYD Strata Plan K281 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	1-750 Houghton Rd	002-520-966	LUC72-7a	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing

REPORT TO COUNCIL



Date: August 26, 2019

RIM No. 1250-40

To: Council

From: City Manager

Department: Development Planning

Application: LUCT19-0001 / Z19-0074 **Owner:** Multiple Owners

Address: Multiple Properties **Applicant:** City of Kelowna

Affected Street: Bartholomew Court & Crawford Road

Subject: Land Use Contract Termination & Rezoning Application

Existing OCP Designation: S2RES – Single / Two Unit Residential

Existing Zone: A1 – Agriculture 1

Proposed Zone: RU1 – Large Lot Housing / RR2 – Rural Residential 2

1.0 Recommendation

WHEREAS the BC Provincial Government has mandated that all Land Use Contracts under the jurisdiction of a local government and in the Province of British Columbia be terminated by 2024;

AND WHEREAS the BC Provincial Government has provided a legislated process for the early termination of land use contracts when the local government has adopted a zoning bylaw that will apply to the land at the time the termination bylaw comes into force;

THEREFORE, BE IT RESOLVED THAT as the underlying A1 – Agriculture 1 zone for the subject properties under Land Use Contract LUC76-1035 outlined in 'Schedule A' does not meet the land use requirements under City of Kelowna Zoning Bylaw No. 8000;

THAT Application No. LUCT19-0001 to terminate LUC76-1035 from properties identified in 'Schedule A', located on Bartholomew Court and Crawford Road, Kelowna, BC, be considered by Council;

AND THAT Rezoning Application No. Z19-0074 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification for properties identified in 'Schedule B', located on Bartholomew Court, Kelowna, BC from the A1 – Agriculture 1 zone to RU1 – Large Lot Housing be considered by Council;

AND THAT Rezoning Application No. Z19-0074 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification for properties identified in 'Schedule C', located on Bartholomew Court and Crawford Road, Kelowna, BC from the A1 – Agriculture 1 zone to RR2 – Rural Residential 2 be considered by Council;

AND THAT the Land Use Contract Termination Bylaw be forwarded to a Public Hearing for further consideration;

AND FURTHER THAT Council, in accordance with the *Local Government Act* s.464(2), waive the Public Hearing for Zoning Bylaw No. 11873.

2.0 Purpose

To consider an application for the early termination of Land Use Contract LUC76-1035 and rezone the parcels to the RU1 – Large Lot Housing and RR2 – Rural Residential 2 zones as identified in 'Schedule A, B and C'.

3.0 Development Planning

Staff are bringing forth and recommending this Land Use Contract (LUC 76-1035) be terminated and for the subject properties to be rezoned. The underlying zoning (A1 – Agriculture 1) does not fit within the established neighbourhood and is not appropriate to support the existing land use. Staff are proposing to adopt the adjacent RU1 – Large Lot Housing zone to the subject properties identified in Schedule 'B'. In addition, staff are proposing to also adopt the adjacent RR2 – Rural Residential 2 zone for the subject properties identified in Schedule 'C'. Two rezonings are required as there are two different lot sizes located on Bartholomew Court and Crawford Road.



RU1 Properties (Refer to Schedule 'B')



RR2 Properties (Refer to Schedule 'C')

The existing Land Use Contract (LUC) affects 13 properties on Bartholomew Court and 1 property on Crawford Road, and currently restricts the use to one single family residential dwelling per lot. The Land Use Contract uses and regulations fit within the RU1 and RR2 zones however, the new zones do not allow for agri-tourism (agriculture in general), animal clinics, forestry, kennels and stables, and wineries and cideries.

4.0 Proposal

4.1 Background

Land Use Contracts were a tool regularly used in the 1970's before it was eliminated on November 15th 1978. The purpose of the tool was to allow local governments to arrive at agreements with specific developers to grant development rights over and above what was allowed under current zoning. This was typically done in exchange for commitments by developers to help finance the infrastructure costs of development.

Issues have arisen, specifically with the continued application of land use contracts as they supersede any subsequent bylaw dealing with land use and development including: Zoning Bylaws, Development Cost Charge Bylaws, and Development Permits. The Local Government Act was amended in 2014 stating all land use contracts in the province will be terminated as of June 30th 2024. Land use contracts will remain in force until that date unless terminated early by the municipality. By June 20th 2022, local governments must have appropriate zoning regulations in place to replace land use contracts upon their termination. However, LUC terminations (unlike LUC discharges) do not apply when Council adopts the bylaw. Terminations require a one-year grace period as outlined by the Local Government Act.

4.2 Notification

Local governments must provide notice to each owner that the termination of land use contract is occurring and must provide notice of what the new zoning regulations apply to the land. The municipality must send additional letters after the one-year grace period is complete informing the property owners of which land use regulations apply to their properties.

Staff are recommending Council Notification Policy #367 including early notification and development signage be waived for all Land Use Contract terminations. Public consultation in this case is not recommended as the notification policy is a City initiative. Staff are suggesting the standard development notification, as outlined above, be sent to properties affected by the LUC under consideration for termination.

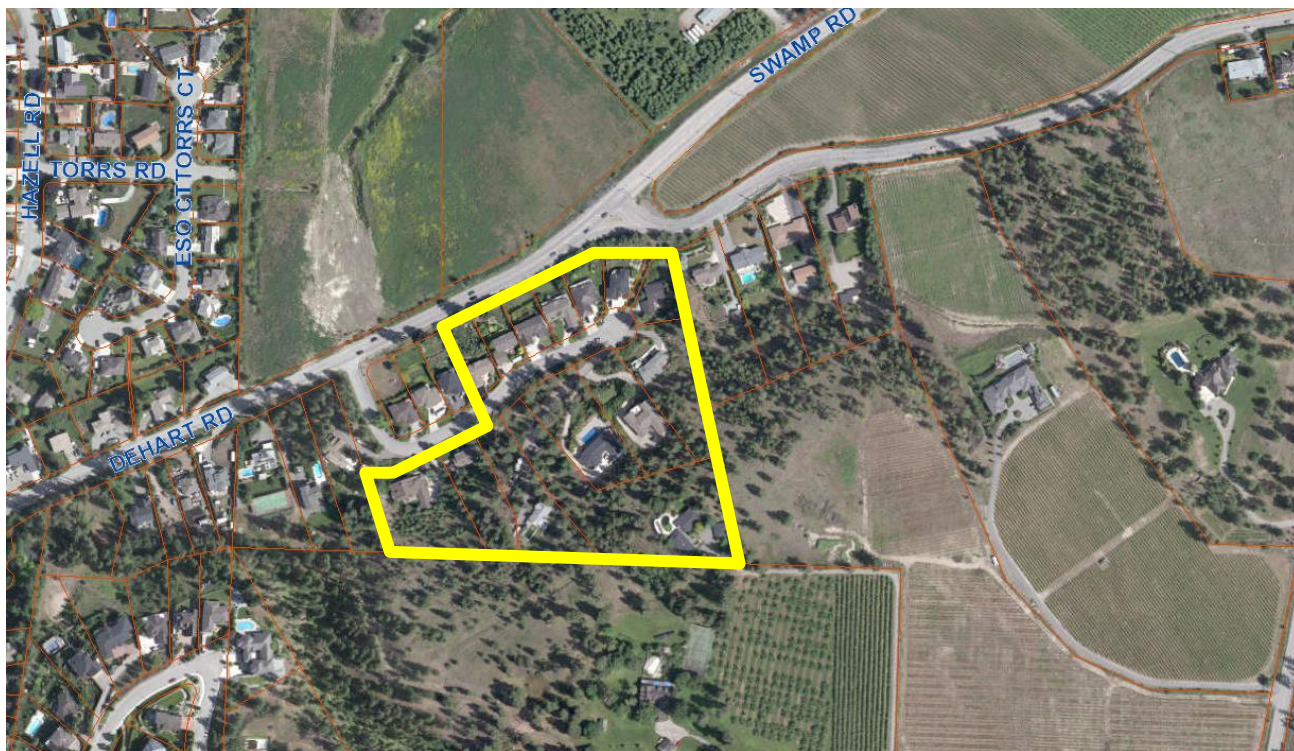
4.3 Site Context

The subject properties have a total area of 43,635 m² and are located on Bartholomew Court and Crawford Road. The properties are designated S2RES – Single / Two Unit Residential in the Official Community Plan and the surrounding area is residential subdivision and agriculture.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	A1 – Agriculture 1	Farming
East	RR2 – Rural Residential 2	Residential Subdivision
South	A1 – Agriculture 1	Farming
West	RU1 – Large Lot Housing	Residential Subdivision

Subject Property Map: Bartholomew Court and Crawford Road



5.0 Current Development Policies

5.1 Council Policy No. 282 – Strategy for Elimination of Remaining Land Use Contracts

Council Policy No. 282. Includes the following statement:

That the City of Kelowna initiate proceedings to discharge the contracts subject to consultation with affected owners of the land and subject to prior approval by council with regard to affected contracts;

6.0 Technical Comments

N/A

7.0 Application Chronology

N/A

Report prepared by: Jenna Ratzlaff, Planner
 Reviewed by: Laura Bentley, Urban Planning & Development Policy Manager
 Approved for Inclusion: Terry Barton, Development Planning Department Manager

Attachments:

Schedule A: Properties affected by LUC76-1035

Schedule B: Properties to be Rezoned to RU1

Schedule C: Properties to be Rezoned to RR2

Schedule A: LUC76-1035 Charge #:M21898					
No.	Legal Description	Address	Parcel Identifier Number	Land Use Contract	Underlying Zone
1	Lot C Section 31 Township 29 ODYD Plan 29061	1010 Bartholomew Crt	004-445-813	LUC76-1035	A1 – Agriculture 1
2	Lot K Section 31 Township 29 ODYD Plan 29061	995 Crawford Rd	004-445-902	LUC76-1035	A1 – Agriculture 1
3	Lot M Section 31 Township 29 ODYD Plan 29061	945 Bartholomew Crt	004-445-937	LUC76-1035	A1 – Agriculture 1
4	Lot F Section 31 Township 29 ODYD Plan 29061	1040 Bartholomew Crt	004-445-848	LUC76-1035	A1 – Agriculture 1
5	Lot A Section 31 Township 29 ODYD Plan 29061	970 Bartholomew Crt	004-445-805	LUC76-1035	A1 – Agriculture 1
6	Lot L Section 31 Township 29 ODYD Plan 29061	965 Bartholomew Crt	004-445-911	LUC76-1035	A1 – Agriculture 1
7	Lot I Section 31 Township 29 ODYD Plan 29061	1045 Bartholomew Crt	004-445-872	LUC76-1035	A1 – Agriculture 1
8	Lot D Section 31 Township 29 ODYD Plan 29061	1020 Bartholomew Crt	002-564-882	LUC76-1035	A1 – Agriculture 1
9	Lot E Section 31 Township 29 ODYD Plan 29061	1030 Bartholomew Crt	004-445-821	LUC76-1035	A1 – Agriculture 1
10	Lot J Section 31 Township 29 ODYD Plan 29061	1025 Bartholomew Crt	004-445-899	LUC76-1035	A1 – Agriculture 1
11	Lot H Section 31 Township 29 ODYD Plan 29061	1065 Bartholomew Crt	004-445-864	LUC76-1035	A1 – Agriculture 1
12	Lot B Section 31 Township 29 ODYD Plan 29061	990 Bartholomew Crt	003-137-031	LUC76-1035	A1 – Agriculture 1
13	Lot N Section 31 Township 29 ODYD Plan 29061	935 Bartholomew Crt	004-445-945	LUC76-1035	A1 – Agriculture 1
14	Lot G Section 31 Township 29 ODYD Plan 29061	1050 Bartholomew Crt	002-475-961	LUC76-1035	A1 – Agriculture 1

Schedule B: Proposed RU1 Zone Charge #:M21898						
No.	Legal Description	Address	Parcel Identifier Number	Land Use Contract	Underlying Zone	Proposed Zone
1	Lot A Section 31 Township 29 ODYD Plan 29061	970 Bartholomew Crt	004-445-805	LUC76-1035	A1 – Agriculture 1	RU1 – Large Lot Housing
2	Lot B Section 31 Township 29 ODYD Plan 29061	990 Bartholomew Crt	003-137-031	LUC76-1035	A1 – Agriculture 1	RU1 – Large Lot Housing
3	Lot C Section 31 Township 29 ODYD Plan 29061	1010 Bartholomew Crt	004-445-813	LUC76-1035	A1 – Agriculture 1	RU1 – Large Lot Housing
4	Lot D Section 31 Township 29 ODYD Plan 29061	1020 Bartholomew Crt	002-564-882	LUC76-1035	A1 – Agriculture 1	RU1 – Large Lot Housing
5	Lot E Section 31 Township 29 ODYD Plan 29061	1030 Bartholomew Crt	004-445-821	LUC76-1035	A1 – Agriculture 1	RU1 – Large Lot Housing
6	Lot F Section 31 Township 29 ODYD Plan 29061	1040 Bartholomew Crt	004-445-848	LUC76-1035	A1 – Agriculture 1	RU1 – Large Lot Housing
7	Lot G Section 31 Township 29 ODYD Plan 29061	1050 Bartholomew Crt	002-475-961	LUC76-1035	A1 – Agriculture 1	RU1 – Large Lot Housing

Schedule C: Proposed RR2 Zone Charge #:M21898						
No.	Legal Description	Address	Parcel Identifier Number	Land Use Contract	Underlying Zone	Proposed Zone
1	Lot N Section 31 Township 29 ODYD Plan 29061	935 Bartholomew Crt	004-445-945	LUC76-1035	A1 – Agriculture 1	RR2 – Rural Residential 2
2	Lot K Section 31 Township 29 ODYD Plan 29061	995 Crawford Rd	004-445-902	LUC76-1035	A1 – Agriculture 1	RR2 – Rural Residential 2
3	Lot M Section 31 Township 29 ODYD Plan 29061	945 Bartholomew Crt	004-445-937	LUC76-1035	A1 – Agriculture 1	RR2 – Rural Residential 2
4	Lot H Section 31 Township 29 ODYD Plan 29061	1065 Bartholomew Crt	004-445-864	LUC76-1035	A1 – Agriculture 1	RR2 – Rural Residential 2
5	Lot J Section 31 Township 29 ODYD Plan 29061	1025 Bartholomew Crt	004-445-899	LUC76-1035	A1 – Agriculture 1	RR2 – Rural Residential 2
6	Lot L Section 31 Township 29 ODYD Plan 29061	965 Bartholomew Crt	004-445-911	LUC76-1035	A1 – Agriculture 1	RR2 – Rural Residential 2
7	Lot I Section 31 Township 29 ODYD Plan 29061	1045 Bartholomew Crt	004-445-872	LUC76-1035	A1 – Agriculture 1	RR2 – Rural Residential 2

CITY OF KELOWNA

BYLAW NO. 11872

LUCT19-0001

Early Termination of Land Use Contract – LUC76-1035 Bartholomew Court and Crawford Road

WHEREAS a land use contract (the "Land Use Contract LUC76-1035") is registered at the Kamloops Land Title Office under the charge numbers M21898 against lands in the City of Kelowna particularly known and described as in Schedule "A" attached (the "Lands"), located on Bartholomew Court and Crawford Road Kelowna, B.C.;

AND WHEREAS Section 548 of the *Local Government Act* provides that a local government may impose an early termination to land use contracts registered in a Land Title Office that applies to land within the jurisdiction of the local government;

NOW THEREFORE, the Municipal Council of the City of Kelowna, in open meeting assembled, enacts as follows:

1. This Bylaw may be cited for all purposes as "Early Termination of Land Use Contract LUC76-1035 Bylaw";
2. Land Use Contract LUC76-1035 is hereby terminated as of the date of adoption; and
3. This bylaw will come into force and effect one year after the adoption date.

Read a first time by the Municipal Council this

Considered at a Public Hearing this

Read a second and third time by Municipal Council this

Adopted by the Municipal Council this

Mayor

City Clerk

Schedule A: LUC76-1035 Charge #:M21898					
No.	Legal Description	Address	Parcel Identifier Number	Land Use Contract	Underlying Zone
1	Lot C Section 31 Township 29 ODYD Plan 29061	1010 Bartholomew Ct	004-445-813	LUC76-1035	A1 – Agriculture 1
2	Lot K Section 31 Township 29 ODYD Plan 29061	995 Crawford Rd	004-445-902	LUC76-1035	A1 – Agriculture 1
3	Lot M Section 31 Township 29 ODYD Plan 29061	945 Bartholomew Ct	004-445-937	LUC76-1035	A1 – Agriculture 1
4	Lot F Section 31 Township 29 ODYD Plan 29061	1040 Bartholomew Ct	004-445-848	LUC76-1035	A1 – Agriculture 1
5	Lot A Section 31 Township 29 ODYD Plan 29061	970 Bartholomew Ct	004-445-805	LUC76-1035	A1 – Agriculture 1
6	Lot L Section 31 Township 29 ODYD Plan 29061	965 Bartholomew Ct	004-445-911	LUC76-1035	A1 – Agriculture 1
7	Lot I Section 31 Township 29 ODYD Plan 29061	1045 Bartholomew Ct	004-445-872	LUC76-1035	A1 – Agriculture 1
8	Lot D Section 31 Township 29 ODYD Plan 29061	1020 Bartholomew Ct	002-564-882	LUC76-1035	A1 – Agriculture 1
9	Lot E Section 31 Township 29 ODYD Plan 29061	1030 Bartholomew Ct	004-445-821	LUC76-1035	A1 – Agriculture 1
10	Lot J Section 31 Township 29 ODYD Plan 29061	1025 Bartholomew Ct	004-445-899	LUC76-1035	A1 – Agriculture 1
11	Lot H Section 31 Township 29 ODYD Plan 29061	1065 Bartholomew Ct	004-445-864	LUC76-1035	A1 – Agriculture 1
12	Lot B Section 31 Township 29 ODYD Plan 29061	990 Bartholomew Ct	003-137-031	LUC76-1035	A1 – Agriculture 1
13	Lot N Section 31 Township 29 ODYD Plan 29061	935 Bartholomew Ct	004-445-945	LUC76-1035	A1 – Agriculture 1
14	Lot G Section 31 Township 29 ODYD Plan 29061	1050 Bartholomew Ct	002-475-961	LUC76-1035	A1 – Agriculture 1

CITY OF KELOWNA

BYLAW NO. 11873

Z19-0074 – Bartholomew Court and Crawford Road

A bylaw to amend the "City of Kelowna Zoning Bylaw No. 8000".

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts as follows:

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of parcels outlined in Schedules "B" and "C" attached and forming part of this bylaw located on Bartholomew Court and Crawford Road, Kelowna, B.C., from the A1 - Agriculture 1 zone to the RU1 – Large Lot Housing and RR2 – Rural Residential 2 zones;
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

Schedule B: Proposed RU1 Zone
Charge #:M21898

No.	Legal Description	Address	Parcel Identifier Number	Land Use Contract	Underlying Zone	Proposed Zone
1	Lot A Section 31 Township 29 ODYD Plan 29061	970 Bartholomew Ct	004-445-805	LUC76-1035	A1 – Agriculture 1	RU1 – Large Lot Housing
2	Lot B Section 31 Township 29 ODYD Plan 29061	990 Bartholomew Ct	003-137-031	LUC76-1035	A1 – Agriculture 1	RU1 – Large Lot Housing
3	Lot C Section 31 Township 29 ODYD Plan 29061	1010 Bartholomew Ct	004-445-813	LUC76-1035	A1 – Agriculture 1	RU1 – Large Lot Housing
4	Lot D Section 31 Township 29 ODYD Plan 29061	1020 Bartholomew Ct	002-564-882	LUC76-1035	A1 – Agriculture 1	RU1 – Large Lot Housing
5	Lot E Section 31 Township 29 ODYD Plan 29061	1030 Bartholomew Ct	004-445-821	LUC76-1035	A1 – Agriculture 1	RU1 – Large Lot Housing
6	Lot F Section 31 Township 29 ODYD Plan 29061	1040 Bartholomew Ct	004-445-848	LUC76-1035	A1 – Agriculture 1	RU1 – Large Lot Housing
7	Lot G Section 31 Township 29 ODYD Plan 29061	1050 Bartholomew Ct	002-475-961	LUC76-1035	A1 – Agriculture 1	RU1 – Large Lot Housing

Schedule C: Proposed RR2 Zone
Charge #:M21898

No.	Legal Description	Address	Parcel Identifier Number	Land Use Contract	Underlying Zone	Proposed Zone
1	Lot N Section 31 Township 29 ODYD Plan 29061	935 Bartholomew Ct	004-445-945	LUC76-1035	A1 – Agriculture 1	RR2 – Rural Residential 2
2	Lot K Section 31 Township 29 ODYD Plan 29061	995 Crawford Rd	004-445-902	LUC76-1035	A1 – Agriculture 1	RR2 – Rural Residential 2
3	Lot M Section 31 Township 29 ODYD Plan	945 Bartholomew Ct	004-445-937	LUC76-1035	A1 – Agriculture 1	RR2 – Rural Residential 2
4	Lot H Section 31 Township 29 ODYD Plan 29061	1065 Bartholomew Ct	004-445-864	LUC76-1035	A1 – Agriculture 1	RR2 – Rural Residential 2
5	Lot J Section 31 Township 29 ODYD Plan 29061	1025 Bartholomew Ct	004-445-899	LUC76-1035	A1 – Agriculture 1	RR2 – Rural Residential 2
6	Lot L Section 31 Township 29 ODYD Plan 29061	965 Bartholomew Ct	004-445-911	LUC76-1035	A1 – Agriculture 1	RR2 – Rural Residential 2
7	Lot I Section 31 Township 29 ODYD Plan 29061	1045 Bartholomew Ct	004-445-872	LUC76-1035	A1 – Agriculture 1	RR2 – Rural Residential 2

REPORT TO COUNCIL



Date: August 26, 2019

To: Council

From: City Manager

Department: Development Planning

Application: LUCT19-0006 / Z19-0077 **Owner:** Multiple Owners

Address: Multiple Addresses **Applicant:** City of Kelowna

Affected Address: Sutcliffe Court and Hartman Road

Subject: Land Use Contract Termination and Rezoning Application

Existing OCP Designation: S2RES – Single / Two Unit Residential

Existing Zone: RR3 – Rural Residential 3

Proposed Zone: RU1 – Large Lot Housing and P3 – Parks & Open Space

1.0 Recommendation

WHEREAS the BC Provincial Government has mandated that all Land Use Contracts under the jurisdiction of a local government and in the Province of British Columbia be terminated by 2024;

AND WHEREAS the BC Provincial Government has provided a legislated process for the early termination of land use contracts when the local government has adopted a zoning bylaw that will apply to the land at the time the termination bylaw comes into force;

THEREFORE, BE IT RESOLVED THAT as the underlying RR3 – Rural Residential 3 zone for the subject properties under Land Use Contract LUC76-1043 outlined in 'Schedule A' does not meet the land use requirements under City of Kelowna Zoning Bylaw No. 8000;

THAT Application No. LUCT 19-0006 to terminate LUC76-1043 from properties identified in 'Schedule A', located on Sutcliffe Court and Hartman Road, Kelowna, BC, be considered by Council;

AND THAT Rezoning Application No. Z19-0077 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification for the subject properties identified in 'Schedule B', located on Sutcliffe Court and Hartman Road, Kelowna, BC from the RR3 – Rural Residential 3 zone to RU1 – Large Lot Housing zone be considered by Council;

AND THAT Rezoning Application No. Z19-0077 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification for the subject property identified in 'Schedule C', located on Hartman

Road, Kelowna, BC from the RR3 – Rural Residential 3 zone to P3 – Park & Open Space zone be considered by Council;

AND THAT the Land Use Contract Termination Bylaw be forwarded to a Public Hearing for further consideration;

AND FURTHER THAT Council, in accordance with the *Local Government Act* s.464(2), waive the Public Hearing for zoning Bylaw No. 11876.

2.0 Purpose

To consider an application for the early termination of Land Use Contract LUC76-1043 and rezone the parcels to the RU1 – Large Lot Housing and P3 – Park & Open Space zones as identified in 'Schedule A, B and C'.

3.0 Development Planning

Staff are bringing forth and recommending this Land Use Contract (LUC 76-1043) be terminated and for the subject properties to be rezoned. The underlying zoning is currently RR3 – Rural Residential 3. However, these properties fall under Section 1.7 – Non Conforming Uses of the Zoning Bylaw which states:

"Non-conforming Agricultural, Urban Residential, or Rural Residential lots less than 0.2 ha., which existed prior to August 10, 1976, shall be developed in accordance with the provisions and regulations of the RU1, RU1(c), or RU1(h) zones."



1976



2019 – Blue properties to be rezoned to RU1
Yellow property to be rezoned to P3

The picture above shows that the development existed prior to August 10, 1976. This shows that the current zoning, RR3 – Rural Residential 3, does not fit within the established neighbourhood. Staff are proposing to adopt the RU1 – Large Lot Housing and P3 – Parks & Open Space zones as the new underlying zones to the subject properties identified in Schedule 'B' and 'C'. One of the 27 properties current use is a park and thus is proposed to adopt the P3 zone.

The existing Land Use Contract (LUC) affects 22 properties on Sutcliffe Court and 5 on Hartman Road, and currently restricts the uses to one single family residential dwelling per lot and one park. The Land Use Contract uses and regulations fit within the RU1 – Large Lot Housing and P3 – Park & Open Space zones and unlike the existing zone (RR3 - Rural Residential 3) the RU1 zone would allow for greater development in the area.

4.0 Proposal

4.1 Background

Land Use Contracts were a tool regularly used in the 1970's before it was eliminated on November 15th 1978. The purpose of the tool was to allow local governments to arrive at agreements with specific developers to grant development rights over and above what was allowed under current zoning. This was typically done in exchange for commitments by developers to help finance the infrastructure costs of development.

Issues have arisen, specifically with the continued application of land use contracts as they supersede any subsequent bylaw dealing with land use and development including: Zoning Bylaws, Development Cost Charge Bylaws, and Development Permits. The Local Government Act was amended in 2014 stating all land use contracts in the province will be terminated as of June 30th 2024. Land use contracts will remain in force until that date unless terminated early by the municipality. By June 20th 2022, local governments must have appropriate zoning regulations in place to replace land use contracts upon their termination. However, LUC terminations (unlike LUC discharges) do not apply when Council adopts the bylaw. Terminations require a one-year grace period as outlined by the Local Government Act.

4.2 Notification

Local governments must provide notice to each owner that the termination of land use contract is occurring and must provide notice of what the new zoning regulations apply to the land. The municipality must send additional letters after the one-year grace period is complete informing the property owners of which land use regulations apply to their properties.

Staff are recommending Council Notification Policy #367 including early notification and development signage be waived for all Land Use Contract terminations. Public consultation in this case is not recommended as the notification policy is a City initiative. Staff are suggesting the standard development notification, as outlined above, be sent to properties affected by the LUC under consideration for termination.

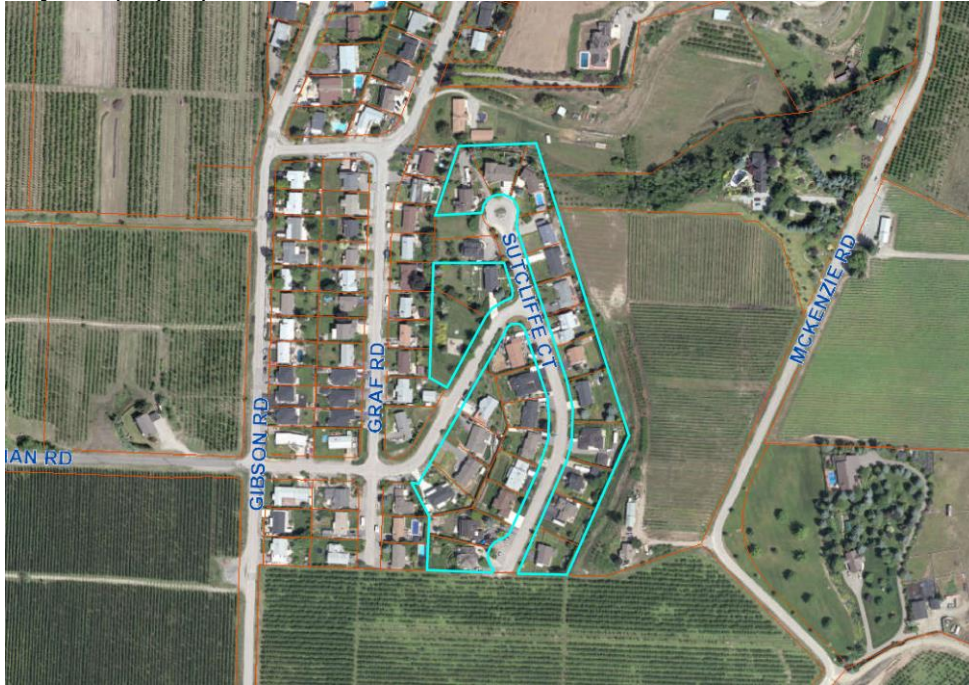
4.3 Site Context

The subject properties have a total area of 35,476 m² and are located on Hartman Road and Sutcliffe Court. The properties are designated S2RES – Single/ Two Unit Residential in the Official Community Plan and the surrounding area is residential.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	A1 – Agriculture 1	Farming
East	A1 – Agriculture 1	Farming
South	A1 – Agriculture 1	Farming
West	Developed in accordance with RU1 Zoning	Urban Residential

Subject Property Map: Sutcliffe Court and Hartman Road



5.0 Current Development Policies

5.1 Council Policy No. 282 – Strategy for Elimination of Remaining Land Use Contracts

Council Policy No. 282. Includes the following statement:

That the City of Kelowna initiate proceedings to discharge the contracts subject to consultation with affected owners of the land and subject to prior approval by council with regard to affected contracts;

5.2 Kelowna Official Community Plan (OCP)

Chapter 4: Future Land Use

Single / Two Unit Residential (S2RES). Single detached homes for occupancy by one family, single detached homes with a secondary suite or carriage house, semi-detached buildings used for two dwelling units, modular homes, bareland strata, and those complementary uses (i.e. minor care centres, minor public services/utilities, convenience facility and neighbourhood parks), which are integral components of urban neighbourhoods.

6.0 Technical Comments

N/A

7.0 Application Chronology

N/A

Report prepared by: Jenna Ratzlaff, Planner

Reviewed by: Laura Bentley, Urban Planning & Development Policy Manager

Approved for Inclusion: Terry Barton, Development Planning Department Manager

Commented [CM1]: Minor application (no Director signoff required)

Attachments:

Schedule A: Properties affected by LUC76-1043

Schedule B: Properties to be Rezoned to RU₁

Schedule C: Properties to be Rezoned to P₃

Schedule A: LUC76-1043

Charge #: P283

No.	Legal Description	Address	Parcel Identifier Number	Land Use Contract	Underlying Zone
1	Lot 7 Section 25 Township 26 ODYD Plan 31812	1015 Sutcliffe Crt	002-344-572	LUC76-1043	RR3 – Rural Residential 3
2	Lot 23 Section 25 Township 26 ODYD Plan 31812	990 Sutcliffe Crt	003-603-199	LUC76-1043	RR3 – Rural Residential 3
3	Lot 6 Section 25 Township 26 ODYD Plan 31812	1025 Sutcliffe Crt	003-603-067	LUC76-1043	RR3 – Rural Residential 3
4	Lot 20 Section 25 Township 26 ODYD Plan 31812	940 Sutcliffe Crt	003-603-172	LUC76-1043	RR3 – Rural Residential 3
5	Lot 16 Section 25 Township 26 ODYD Plan 31812	880 Sutcliffe Crt	003-585-336	LUC76-1043	RR3 – Rural Residential 3
6	Lot 22 Section 25 Township 26 ODYD Plan 31812	970 Sutcliffe Crt	002-845-903	LUC76-1043	RR3 – Rural Residential 3
7	Lot 26 Section 25 Township 26 ODYD Plan 31812	1235 Harman Rd	003-603-202	LUC76-1043	RR3 – Rural Residential 3
8	Lot 21 Section 25 Township 26 ODYD Plan 31812	950 Sutcliffe Crt	003-603-181	LUC76-1043	RR3 – Rural Residential 3
9	Lot 8 Section 25 Township 26 ODYD Plan 31812	1005 Sutcliffe Crt	003-603-075	LUC76-1043	RR3 – Rural Residential 3
10	Lot 15 Section 25 Township 26 ODYD Plan 31812	885 Sutcliffe Crt	002-485-176	LUC76-1043	RR3 – Rural Residential 3
11	Lot 13 Section 25 Township 26 ODYD Plan 31812	925 Sutcliffe Crt	003-603-121	LUC76-1043	RR3 – Rural Residential 3
12	Lot 5 Section 25 Township 26 ODYD Plan 31812	1035 Stuccliffe Crt	003-603-059	LUC76-1043	RR3 – Rural Residential 3
13	Lot 25 Section 25 Township 26 ODYD Plan 31812	1245 Hartman Rd	002-845-946	LUC76-1043	RR3 – Rural Residential 3
14	Lot 27 Section 25 Township 26 ODYD Plan 31812	1225 Hartman Rd	003-603-211	LUC76-1043	RR3 – Rural Residential 3
15	Lot 14 Section 25 Township 26 ODYD Plan 31812	905 Sutcliffe Crt	003-603-130	LUC76-1043	RR3 – Rural Residential 3
16	Lot 18 Section 25 Township 26 ODYD Plan 31812	900 Sutcliffe Crt	003-603-156	LUC76-1043	RR3 – Rural Residential 3
17	Lot 11 Section 25 Township 26 ODYD Plan 31812	955 Sutcliffe Crt	003-603-105	LUC76-1043	RR3 – Rural Residential 3
18	Lot 10 Section 25 Township 26 ODYD Plan 31812	975 Sutcliffe Crt	003-603-091	LUC76-1043	RR3 – Rural Residential 3
19	Lot 12 Section 25 Township 26 ODYD Plan 31812	935 Sutcliffe Crt	003-603-113	LUC76-1043	RR3 – Rural Residential 3
20	Lot 17 Section 25 Township 26 ODYD Plan 31812	890 Sutcliffe Crt	003-603-148	LUC76-1043	RR3 – Rural Residential 3
21	Lot 9 Section 25 Township 26 ODYD Plan 31812	995 Sutcliffe Crt	003-603-083	LUC76-1043	RR3 – Rural Residential 3
22	Lot 4 Section 25 Township 26 ODYD Plan 31812	1040 Sutcliffe Crt	003-603-041	LUC76-1043	RR3 – Rural Residential 3
23	Lot 3 Section 25 Township 26 ODYD Plan 31812	1030 Sutcliffe Crt	003-603-032	LUC76-1043	RR3 – Rural Residential 3
24	Lot 24 Section 25 Township 26 ODYD Plan 31812	1255 Hartman Rd	002-845-920	LUC76-1043	RR3 – Rural Residential 3
25	Lot 28 Section 25 Township 26 ODYD Plan 31812	1250 Hartman Rd	003-603-229	LUC76-1043	P3 – Parks & Open Space
26	Lot 19 Section 25 Township 26 ODYD Plan 31812	920 Sutcliffe Crt	003-603-164	LUC76-1043	RR3 – Rural Residential 3
27	Lot 1 Section 25 Township 26 ODYD Plan 31812	1010 Sutcliffe Crt	003-603-016	LUC76-1043	RR3 – Rural Residential 3

Schedule B: Proposed RU1 Zone
Charge #: P283

No.	Legal Description	Address	Parcel Identifier Number	Land Use Contract	Underlying Zone	Proposed Zone
1	Lot 7 Section 25 Township 26 ODYD Plan 31812	1015 Sutcliffe Crt	002-344-572	LUC76-1043	RR3 – Rural Residential 3	RU1 – Large Lot Housing
2	Lot 23 Section 25 Township 26 ODYD Plan 31812	990 Sutcliffe Crt	003-603-199	LUC76-1043	RR3 – Rural Residential 3	RU1 – Large Lot Housing
3	Lot 6 Section 25 Township 26 ODYD Plan 31812	1025 Sutcliffe Crt	003-603-067	LUC76-1043	RR3 – Rural Residential 3	RU1 – Large Lot Housing
4	Lot 20 Section 25 Township 26 ODYD Plan 31812	940 Sutcliffe Crt	003-603-172	LUC76-1043	RR3 – Rural Residential 3	RU1 – Large Lot Housing
5	Lot 16 Section 25 Township 26 ODYD Plan 31812	880 Sutcliffe Crt	003-585-336	LUC76-1043	RR3 – Rural Residential 3	RU1 – Large Lot Housing
6	Lot 22 Section 25 Township 26 ODYD Plan 31812	970 Sutcliffe Crt	002-845-903	LUC76-1043	RR3 – Rural Residential 3	RU1 – Large Lot Housing
7	Lot 26 Section 25 Township 26 ODYD Plan 31812	1235 Harman Rd	003-603-202	LUC76-1043	RR3 – Rural Residential 3	RU1 – Large Lot Housing
8	Lot 21 Section 25 Township 26 ODYD Plan 31812	950 Sutcliffe Crt	003-603-181	LUC76-1043	RR3 – Rural Residential 3	RU1 – Large Lot Housing
9	Lot 8 Section 25 Township 26 ODYD Plan 31812	1005 Sutcliffe Crt	003-603-075	LUC76-1043	RR3 – Rural Residential 3	RU1 – Large Lot Housing
10	Lot 15 Section 25 Township 26 ODYD Plan 31812	885 Sutcliffe Crt	002-485-176	LUC76-1043	RR3 – Rural Residential 3	RU1 – Large Lot Housing
11	Lot 13 Section 25 Township 26 ODYD Plan 31812	925 Sutcliffe Crt	003-603-121	LUC76-1043	RR3 – Rural Residential 3	RU1 – Large Lot Housing
12	Lot 5 Section 25 Township 26 ODYD Plan 31812	1035 Sutcliffe Crt	003-603-059	LUC76-1043	RR3 – Rural Residential 3	RU1 – Large Lot Housing
13	Lot 25 Section 25 Township 26 ODYD Plan 31812	1245 Hartman Rd	002-845-946	LUC76-1043	RR3 – Rural Residential 3	RU1 – Large Lot Housing
14	Lot 27 Section 25 Township 26 ODYD Plan 31812	1225 Hartman Rd	003-603-211	LUC76-1043	RR3 – Rural Residential 3	RU1 – Large Lot Housing
15	Lot 14 Section 25 Township 26 ODYD Plan 31812	905 Sutcliffe Crt	003-603-130	LUC76-1043	RR3 – Rural Residential 3	RU1 – Large Lot Housing
16	Lot 18 Section 25 Township 26 ODYD Plan 31812	900 Sutcliffe Crt	003-603-156	LUC76-1043	RR3 – Rural Residential 3	RU1 – Large Lot Housing
17	Lot 11 Section 25 Township 26 ODYD Plan 31812	955 Sutcliffe Crt	003-603-105	LUC76-1043	RR3 – Rural Residential 3	RU1 – Large Lot Housing
18	Lot 10 Section 25 Township 26 ODYD Plan 31812	975 Sutcliffe Crt	003-603-091	LUC76-1043	RR3 – Rural Residential 3	RU1 – Large Lot Housing
19	Lot 12 Section 25 Township 26 ODYD Plan 31812	935 Sutcliffe Crt	003-603-113	LUC76-1043	RR3 – Rural Residential 3	RU1 – Large Lot Housing
20	Lot 17 Section 25 Township 26 ODYD Plan 31812	890 Sutcliffe Crt	003-603-148	LUC76-1043	RR3 – Rural Residential 3	RU1 – Large Lot Housing
21	Lot 9 Section 25 Township 26 ODYD Plan 31812	995 Sutcliffe Crt	003-603-083	LUC76-1043	RR3 – Rural Residential 3	RU1 – Large Lot Housing
22	Lot 4 Section 25 Township 26 ODYD Plan 31812	1040 Sutcliffe Crt	003-603-041	LUC76-1043	RR3 – Rural Residential 3	RU1 – Large Lot Housing
23	Lot 3 Section 25 Township 26 ODYD Plan 31812	1030 Sutcliffe Crt	003-603-032	LUC76-1043	RR3 – Rural Residential 3	RU1 – Large Lot Housing
24	Lot 24 Section 25 Township 26 ODYD Plan 31812	1255 Hartman Rd	002-845-920	LUC76-1043	RR3 – Rural Residential 3	RU1 – Large Lot Housing
25	Lot 19 Section 25 Township 26 ODYD Plan 31812	920 Sutcliffe Crt	003-603-164	LUC76-1043	RR3 – Rural Residential 3	RU1 – Large Lot Housing
26	Lot 1 Section 25 Township 26 ODYD Plan 31812	1010 Sutcliffe Crt	003-603-016	LUC76-1043	RR3 – Rural Residential 3	RU1 – Large Lot Housing

Schedule C: Proposed P3 Zone

Charge #: P283

No.	Legal Description	Address	Parcel Identifier Number	Land Use Contract	Underlying Zone	Proposed Zone
1	Lot 28 Section 25 Township 26 ODYD Plan 31812	1250 Hartman Rd	003-603-229	LUC76-1043	RR3 – Rural Residential 3	P3 – Parks & Open Space

CITY OF KELOWNA

BYLAW NO. 11875

LUCT19-0006

Early Termination of Land Use Contract – LUC76-1043 Sutcliffe Court and Hartman Road

WHEREAS a land use contract (the “Land Use Contract LUC76-1043”) is registered at the Kamloops Land Title Office under the charge numbers P283 against lands in the City of Kelowna particularly known and described as in Schedule “A” attached (the “Lands”), located on Sutcliffe Court and Hartman Road Kelowna, B.C.;

AND WHEREAS Section 548 of the *Local Government Act* provides that a local government may impose an early termination to land use contracts registered in a Land Title Office that applies to land within the jurisdiction of the local government;

NOW THEREFORE, the Municipal Council of the City of Kelowna, in open meeting assembled, enacts as follows:

1. This Bylaw may be cited for all purposes as “Early Termination of Land Use Contract LUC76-1043 Bylaw”;
2. Land Use Contract LUC76-1043 is hereby terminated as of the date of adoption; and
3. This bylaw will come into force and effect one year after the adoption date.

Read a first time by the Municipal Council this

Considered at a Public Hearing this

Read a second and third time by Municipal Council this

Adopted by the Municipal Council this

Mayor

City Clerk

Schedule A: LUC76-1043 Charge #: P283					
No.	Legal Description	Address	Parcel Identifier Number	Land Use Contract	Underlying Zone
1	Lot 7 Section 25 Township 26 ODYD Plan 31812	1015 Sutcliffe Ct	002-344-572	LUC76-1043	RR3 – Rural Residential 3
2	Lot 23 Section 25 Township 26 ODYD Plan 31812	990 Sutcliffe Ct	003-603-199	LUC76-1043	RR3 – Rural Residential 3
3	Lot 6 Section 25 Township 26 ODYD Plan 31812	1025 Sutcliffe Ct	003-603-067	LUC76-1043	RR3 – Rural Residential 3
4	Lot 20 Section 25 Township 26 ODYD Plan 31812	940 Sutcliffe Ct	003-603-172	LUC76-1043	RR3 – Rural Residential 3
5	Lot 16 Section 25 Township 26 ODYD Plan 31812	880 Sutcliffe Ct	003-585-336	LUC76-1043	RR3 – Rural Residential 3
6	Lot 22 Section 25 Township 26 ODYD Plan 31812	970 Sutcliffe Ct	002-845-903	LUC76-1043	RR3 – Rural Residential 3
7	Lot 26 Section 25 Township 26 ODYD Plan 31812	1235 Hartman Rd	003-603-202	LUC76-1043	RR3 – Rural Residential 3
8	Lot 21 Section 25 Township 26 ODYD Plan 31812	950 Sutcliffe Ct	003-603-181	LUC76-1043	RR3 – Rural Residential 3
9	Lot 8 Section 25 Township 26 ODYD Plan 31812	1005 Sutcliffe Ct	003-603-075	LUC76-1043	RR3 – Rural Residential 3
10	Lot 15 Section 25 Township 26 ODYD Plan 31812	885 Sutcliffe Ct	002-485-176	LUC76-1043	RR3 – Rural Residential 3
11	Lot 13 Section 25 Township 26 ODYD Plan 31812	925 Sutcliffe Ct	003-603-121	LUC76-1043	RR3 – Rural Residential 3
12	Lot 5 Section 25 Township 26 ODYD Plan 31812	1035 Sutcliffe Ct	003-603-059	LUC76-1043	RR3 – Rural Residential 3
13	Lot 25 Section 25 Township 26 ODYD Plan 31812	1245 Hartman Rd	002-845-946	LUC76-1043	RR3 – Rural Residential 3
14	Lot 27 Section 25 Township 26 ODYD Plan 31812	1225 Hartman Rd	003-603-211	LUC76-1043	RR3 – Rural Residential 3
15	Lot 14 Section 25 Township 26 ODYD Plan 31812	905 Sutcliffe Ct	003-603-130	LUC76-1043	RR3 – Rural Residential 3
16	Lot 18 Section 25 Township 26 ODYD Plan 31812	900 Sutcliffe Ct	003-603-156	LUC76-1043	RR3 – Rural Residential 3
17	Lot 11 Section 25 Township 26 ODYD Plan 31812	955 Sutcliffe Ct	003-603-105	LUC76-1043	RR3 – Rural Residential 3
18	Lot 10 Section 25 Township 26 ODYD Plan 31812	975 Sutcliffe Ct	003-603-091	LUC76-1043	RR3 – Rural Residential 3
19	Lot 12 Section 25 Township 26 ODYD Plan 31812	935 Sutcliffe Ct	003-603-113	LUC76-1043	RR3 – Rural Residential 3
20	Lot 17 Section 25 Township 26 ODYD Plan 31812	890 Sutcliffe Ct	003-603-148	LUC76-1043	RR3 – Rural Residential 3
21	Lot 9 Section 25 Township 26 ODYD Plan 31812	995 Sutcliffe Ct	003-603-083	LUC76-1043	RR3 – Rural Residential 3
22	Lot 4 Section 25 Township 26 ODYD Plan 31812	1040 Sutcliffe Ct	003-603-041	LUC76-1043	RR3 – Rural Residential 3
23	Lot 3 Section 25 Township 26 ODYD Plan 31812	1030 Sutcliffe Ct	003-603-032	LUC76-1043	RR3 – Rural Residential 3
24	Lot 24 Section 25 Township 26 ODYD Plan 31812	1255 Hartman Rd	002-845-920	LUC76-1043	RR3 – Rural Residential 3
25	Lot 28 Section 25 Township 26 ODYD Plan 31812	1250 Hartman Rd	003-603-229	LUC76-1043	RR3 – Rural Residential 3
26	Lot 19 Section 25 Township 26 ODYD Plan 31812	920 Sutcliffe Ct	003-603-164	LUC76-1043	RR3 – Rural Residential 3
27	Lot 1 Section 25 Township 26 ODYD Plan 31812	1010 Sutcliffe Ct	003-603-016	LUC76-1043	RR3 – Rural Residential 3

CITY OF KELOWNA

BYLAW NO. 11876

Z19-0077 – Sutcliffe Court and Hartman Road

A bylaw to amend the "City of Kelowna Zoning Bylaw No. 8000".

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts as follows:

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of parcels outlined in Schedules "B" and "C" attached and forming part of this bylaw located on Sutcliffe Court and Hartman Road, Kelowna, B.C., from the RR3 – Rural Residential 3 zone to the RU1 – Large Lot Housing and P3 – Parks & Open Space zones;
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

Schedule B: Proposed RU1 Zone
Charge #: P283

No.	Legal Description	Address	Parcel Identifier Number	Land Use Contract	Underlying Zone	Proposed Zone
1	Lot 7 Section 25 Township 26 ODYD Plan 31812	1015 Sutcliffe Ct	002-344-572	LUC76-1043	RR3 – Rural Residential 3	RU1 – Large Lot Housing
2	Lot 23 Section 25 Township 26 ODYD Plan 31812	990 Sutcliffe Ct	003-603-199	LUC76-1043	RR3 – Rural Residential 3	RU1 – Large Lot Housing
3	Lot 6 Section 25 Township 26 ODYD Plan 31812	1025 Sutcliffe Ct	003-603-067	LUC76-1043	RR3 – Rural Residential 3	RU1 – Large Lot Housing
4	Lot 20 Section 25 Township 26 ODYD Plan 31812	940 Sutcliffe Ct	003-603-172	LUC76-1043	RR3 – Rural Residential 3	RU1 – Large Lot Housing
5	Lot 16 Section 25 Township 26 ODYD Plan 31812	880 Sutcliffe Ct	003-585-336	LUC76-1043	RR3 – Rural Residential 3	RU1 – Large Lot Housing
6	Lot 22 Section 25 Township 26 ODYD Plan 31812	970 Sutcliffe Ct	002-845-903	LUC76-1043	RR3 – Rural Residential 3	RU1 – Large Lot Housing
7	Lot 26 Section 25 Township 26 ODYD Plan 31812	1235 Hartman Rd	003-603-202	LUC76-1043	RR3 – Rural Residential 3	RU1 – Large Lot Housing
8	Lot 21 Section 25 Township 26 ODYD Plan 31812	950 Sutcliffe Ct	003-603-181	LUC76-1043	RR3 – Rural Residential 3	RU1 – Large Lot Housing
9	Lot 8 Section 25 Township 26 ODYD Plan 31812	1005 Sutcliffe Ct	003-603-075	LUC76-1043	RR3 – Rural Residential 3	RU1 – Large Lot Housing
10	Lot 15 Section 25 Township 26 ODYD Plan 31812	885 Sutcliffe Ct	002-485-176	LUC76-1043	RR3 – Rural Residential 3	RU1 – Large Lot Housing
11	Lot 13 Section 25 Township 26 ODYD Plan 31812	925 Sutcliffe Ct	003-603-121	LUC76-1043	RR3 – Rural Residential 3	RU1 – Large Lot Housing
12	Lot 5 Section 25 Township 26 ODYD Plan 31812	1035 Sutcliffe Ct	003-603-059	LUC76-1043	RR3 – Rural Residential 3	RU1 – Large Lot Housing
13	Lot 25 Section 25 Township 26 ODYD Plan 31812	1245 Hartman Rd	002-845-946	LUC76-1043	RR3 – Rural Residential 3	RU1 – Large Lot Housing
14	Lot 27 Section 25 Township 26 ODYD Plan 31812	1225 Hartman Rd	003-603-211	LUC76-1043	RR3 – Rural Residential 3	RU1 – Large Lot Housing
15	Lot 14 Section 25 Township 26 ODYD Plan 31812	905 Sutcliffe Ct	003-603-130	LUC76-1043	RR3 – Rural Residential 3	RU1 – Large Lot Housing
16	Lot 18 Section 25 Township 26 ODYD Plan 31812	900 Sutcliffe Ct	003-603-156	LUC76-1043	RR3 – Rural Residential 3	RU1 – Large Lot Housing
17	Lot 11 Section 25 Township 26 ODYD Plan 31812	955 Sutcliffe Ct	003-603-105	LUC76-1043	RR3 – Rural Residential 3	RU1 – Large Lot Housing
18	Lot 10 Section 25 Township 26 ODYD Plan 31812	975 Sutcliffe Ct	003-603-091	LUC76-1043	RR3 – Rural Residential 3	RU1 – Large Lot Housing
19	Lot 12 Section 25 Township 26 ODYD Plan 31812	935 Sutcliffe Ct	003-603-113	LUC76-1043	RR3 – Rural Residential 3	RU1 – Large Lot Housing
20	Lot 17 Section 25 Township 26 ODYD Plan 31812	890 Sutcliffe Ct	003-603-148	LUC76-1043	RR3 – Rural Residential 3	RU1 – Large Lot Housing
21	Lot 9 Section 25 Township 26 ODYD Plan 31812	995 Sutcliffe Ct	003-603-083	LUC76-1043	RR3 – Rural Residential 3	RU1 – Large Lot Housing
22	Lot 4 Section 25 Township 26 ODYD Plan 31812	1040 Sutcliffe Ct	003-603-041	LUC76-1043	RR3 – Rural Residential 3	RU1 – Large Lot Housing
23	Lot 3 Section 25 Township 26 ODYD Plan 31812	1030 Sutcliffe Ct	003-603-032	LUC76-1043	RR3 – Rural Residential 3	RU1 – Large Lot Housing
24	Lot 24 Section 25 Township 26 ODYD Plan 31812	1255 Hartman Rd	002-845-920	LUC76-1043	RR3 – Rural Residential 3	RU1 – Large Lot Housing
25	Lot 19 Section 25 Township 26 ODYD Plan 31812	920 Sutcliffe Ct	003-603-164	LUC76-1043	RR3 – Rural Residential 3	RU1 – Large Lot Housing
26	Lot 1 Section 25 Township 26 ODYD Plan 31812	1010 Sutcliffe Ct	003-603-016	LUC76-1043	RR3 – Rural Residential 3	RU1 – Large Lot Housing

Schedule C: Proposed P3 Zone
Charge #: P283

No.	Legal Description	Address	Parcel Identifier Number	Land Use Contract	Underlying Zone	Proposed Zone
1	Lot 28 Section 25 Township 26 ODYD Plan 31812	1250 Hartman Rd	003-603-229	LUC76-1043	RR3 – Rural Residential 3	P3 – Parks & Open Space

REPORT TO COUNCIL



Date: August 26, 2019

To: Council

From: City Manager

Department: Development Planning

Application: LUCT19-0010 / Z19-0079 **Owner:** Multiple Owners

Address: 290 Highway 33 East **Applicant:** City of Kelowna

Subject: Land Use Contract Termination and Rezoning Application

Existing OCP Designation: MRL – Multiple Unit Residential (Low Density)

Existing Zone: RU1 – Large Lot Housing

Proposed Zone: RM3 – Low Density Multiple Housing

1.0 Recommendation

WHEREAS the BC Provincial Government has mandated that all Land Use Contracts under the jurisdiction of a local government and in the Province of British Columbia be terminated by 2024;

AND WHEREAS the BC Provincial Government has provided a legislated process for the early termination of land use contracts when the local government has adopted a zoning bylaw that will apply to the land at the time the termination bylaw comes into force;

THEREFORE, BE IT RESOLVED THAT as the underlying RU1 – Large Lot Housing zone for the subject property under Land Use Contract LUC76-20 outlined in 'Schedule A' does not meet the land use requirements under City of Kelowna Zoning Bylaw No. 8000;

THAT Application No. LUCT 19-0010 to terminate LUC76-20 from properties identified in 'Schedule A', located at 290 Highway 33 East, Kelowna, BC, be considered by Council;

AND THAT Rezoning Application No. Z19-0079 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification for the subject property identified in 'Schedule B', located at 290 Highway 33 East, Kelowna, BC from the RU1 – Large Lot Housing zone to RM3 – Low Density Multiple Housing be considered by Council;

AND THAT the Land Use Contract Termination Bylaw be forwarded to a Public Hearing for further consideration;

AND THAT Council, in accordance with the *Local Government Act* s.464(2), waive the Public Hearing for Zoning Bylaw No. 11878;

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered subsequent to the approval of Ministry of Transportation and Infrastructure.

2.0 Purpose

To consider an application for the early termination of Land Use Contract LUC76-20 and rezone the parcels to the RM3 – Low Density Multiple Housing zone as identified in 'Schedule A and B'.

Development Planning

Staff are bringing forth and recommending this Land Use Contract (LUC 76-20) be terminated and for the subject property to be rezoned. The underlying zone is RU1 – Large Lot Housing and is not appropriate for the current land use. Under the current Land Use Contract the uses are regulated in accordance with the R-3 (Low Density) Multi-Family Residential zone in former Zoning Bylaw No. 4500. The Zoning Bylaw has since been updated and obtains different uses, requirements and zonings. The equivalent of R-3 in Zoning Bylaw, No. 8000 is RM3 – Low Density Multiple Housing. Therefore, Staff are proposing to adopt RM3 – Low Density Multiple Housing to the subject property. This zone is in accordance with the Official Community Plan.

The existing Land Use Contract (LUC) affects 1 property at 290 Highway 33 East, and currently restricts the use to one multi-family residential building. The Land Use Contract uses and regulations fit within the RM3 – Low Density Multiple Housing zone.

3.0 Proposal

3.1 Background

Land Use Contracts were a tool regularly used in the 1970's before it was eliminated on November 15th 1978. The purpose of the tool was to allow local governments to arrive at agreements with specific developers to grant development rights over and above what was allowed under current zoning. This was typically done in exchange for commitments by developers to help finance the infrastructure costs of development.

Issues have arisen, specifically with the continued application of land use contracts as they supersede any subsequent bylaw dealing with land use and development including: Zoning Bylaws, Development Cost Charge Bylaws, and Development Permits. The Local Government Act was amended in 2014 stating all land use contracts in the province will be terminated as of June 30th 2024. Land use contracts will remain in force until that date unless terminated early by the municipality. By June 20th 2022, local governments must have appropriate zoning regulations in place to replace land use contracts upon their termination. However, LUC terminations (unlike LUC discharges) do not apply when Council adopts the bylaw. Terminations require a one-year grace period as outlined by the Local Government Act.

3.2 Notification

Local governments must provide notice to each owner that the termination of land use contract is occurring and must provide notice of what the new zoning regulations apply to the land. The municipality must send additional letters after the one-year grace period is complete informing the property owners of which land use regulations apply to their properties.

Staff are recommending Council Notification Policy #367 including early notification and development signage be waived for all Land Use Contract terminations. Public consultation in this case is not recommended as the notification policy is a City initiative. Staff are suggesting the standard development notification, as outlined above, be sent to properties affected by the LUC under consideration for termination.

3.3 Site Context

The subject property has a total area of 7,872 m² and is located on Highway 33 East. The property is designated MRL – Multiple Unit Residential (Low Density) in the Official Community Plan and the surrounding area is residential.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1 – Large Lot Housing RU6 – Two Dwelling Housing	Residential Subdivision
East	RU1 – Large Lot Housing RM3 – Low Density Multiple Housing	Residential Subdivision
South	RM3 – Low Density Multiple Housing	Residential
West	C3 – Community Commercial RU6 – Two Dwelling Housing	Pub Residential Subdivision

Subject Property Map: 290 Hwy 33 East



4.0 Current Development Policies

4.1 Council Policy No. 282 – Strategy for Elimination of Remaining Land Use Contracts

Council Policy No. 282. Includes the following statement:

That the City of Kelowna initiate proceedings to discharge the contracts subject to consultation with affected owners of the land and subject to prior approval by council with regard to affected contracts;

4.2 Kelowna Official Community Plan (OCP)

Chapter 4: Future Land Use

Multiple Unit Residential (Low Density) (MRL). Townhouses, garden apartments, apartments, buildings containing three or more residential units. Complementary uses (i.e. care centres, minor public services/utilities, and neighbourhood parks), that are integral components of urban neighbourhoods would also be permitted. Building densities would be consistent with the provisions of the RM1 – Four-plex Housing, RM2 – Low Density Row Housing, or RM3 – Low Density Multiple Housing zones of the Zoning Bylaw and may include CD Comprehensive Development zoning for similar densities or land uses.

5.0 Technical Comments

5.1 Development Engineering Department

No Concerns

5.2 Ministry of Transportation and Infrastructure

Removal of the existing access curb drop on Highway #33, installation of non-mountable curb and the re-establishment of the sidewalk.

All access to this property to be obtained from Danube Court.

6.0 Application Chronology

N/A

Report prepared by: Jenna Ratzlaff, Planner

Reviewed by: Laura Bentley, Urban Planning & Development Policy Manager

Approved for Inclusion: Terry Barton, Development Planning Department Manager

Commented [CM1]: Minor application (no Director signoff required)

Attachments:

Schedule A: Strata Lots affected by LUC76-20

Schedule B: Strata Lots to be Rezoned to RM3

Schedule A: LUC76-20 Charge #: P1809					
No.	Legal Description	Address	Parcel Identifier Number	Land Use Contract	Underlying Zone
1	Strata Lot 1 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	101-290 Hwy 33 E	002-467-232	LUC76-20	RU1 – Large Lot Housing
2	Strata Lot 2 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	102-290 Hwy 33 E	002-467-241	LUC76-20	RU1 – Large Lot Housing
3	Strata Lot 3 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	103-290 Hwy 33 E	001-992-856	LUC76-20	RU1 – Large Lot Housing
4	Strata Lot 4 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	104-290 Hwy 33 E	002-376-946	LUC76-20	RU1 – Large Lot Housing
5	Strata Lot 5 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	105-290 Hwy 33 E	002-467-259	LUC76-20	RU1 – Large Lot Housing
6	Strata Lot 6 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	201-290 Hwy 33 E	001-850-938	LUC76-20	RU1 – Large Lot Housing
7	Strata Lot 7 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	202-290 Hwy 33 E	002-467-267	LUC76-20	RU1 – Large Lot Housing
8	Strata Lot 8 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	203-290 Hwy 33 E	002-467-275	LUC76-20	RU1 – Large Lot Housing
9	Strata Lot 9 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	204-290 Hwy 33 E	002-467-283	LUC76-20	RU1 – Large Lot Housing
10	Strata Lot 10 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	205-290 Hwy 33 E	002-467-291	LUC76-20	RU1 – Large Lot Housing
11	Strata Lot 11 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	115-290 Hwy 33 E	002-467-305	LUC76-20	RU1 – Large Lot Housing

12	Strata Lot 12 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	114-290 Hwy 33 E	002-467-313	LUC76-20	RU1 – Large Lot Housing
13	Strata Lot 13 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	113-290 Hwy 33 E	002-467-321	LUC76-20	RU1 – Large Lot Housing
14	Strata Lot 14 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	112-290 Hwy 33 E	002-467-348	LUC76-20	RU1 – Large Lot Housing
15	Strata Lot 15 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	111-290 Hwy 33 E	002-467-356	LUC76-20	RU1 – Large Lot Housing
16	Strata Lot 16 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	110-290 Hwy 33 E	002-467-364	LUC76-20	RU1 – Large Lot Housing
17	Strata Lot 17 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	109-290 Hwy 33 E	002-082-497	LUC76-20	RU1 – Large Lot Housing
18	Strata Lot 18 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	108-290 Hwy 33 E	002-467-372	LUC76-20	RU1 – Large Lot Housing
19	Strata Lot 19 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	107-290 Hwy 33 E	002-467-381	LUC76-20	RU1 – Large Lot Housing
20	Strata Lot 20 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	106-290 Hwy 33 E	002-467-399	LUC76-20	RU1 – Large Lot Housing
21	Strata Lot 21 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	215-290 Hwy 33 E	002-467-402	LUC76-20	RU1 – Large Lot Housing
22	Strata Lot 22 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	214-290 Hwy 33 E	002-467-429	LUC76-20	RU1 – Large Lot Housing
23	Strata Lot 23 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	213-290 Hwy 33 E	002-467-437	LUC76-20	RU1 – Large Lot Housing
24	Strata Lot 24 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	212-290 Hwy 33 E	002-467-445	LUC76-20	RU1 – Large Lot Housing

25	Strata Lot 25 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	211-290 Hwy 33 E	002-467-461	LUC76-20	RU1 – Large Lot Housing
26	Strata Lot 26 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	210-290 Hwy 33 E	002-467-470	LUC76-20	RU1 – Large Lot Housing
27	Strata Lot 27 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	209-290 Hwy 33 E	002-467-488	LUC76-20	RU1 – Large Lot Housing
28	Strata Lot 28 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	208-290 Hwy 33 E	002-467-496	LUC76-20	RU1 – Large Lot Housing
29	Strata Lot 29 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	207-290 Hwy 33 E	002-467-500	LUC76-20	RU1 – Large Lot Housing
30	Strata Lot 30 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	206-290 Hwy 33 E	002-467-518	LUC76-20	RU1 – Large Lot Housing

Schedule B: Proposed RM3 Zone Charge #: P1809						
No.	Legal Description	Address	Parcel Identifier Number	Land Use Contract	Underlying Zone	Proposed Zone
1	Strata Lot 1 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	101-290 Hwy 33 E	002-467-232	LUC76-20	RU1 – Large Lot Housing	RM3 – Low Density Multiple Housing
2	Strata Lot 2 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	102-290 Hwy 33 E	002-467-241	LUC76-20	RU1 – Large Lot Housing	RM3 – Low Density Multiple Housing
3	Strata Lot 3 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	103-290 Hwy 33 E	001-992-856	LUC76-20	RU1 – Large Lot Housing	RM3 – Low Density Multiple Housing
4	Strata Lot 4 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	104-290 Hwy 33 E	002-376-946	LUC76-20	RU1 – Large Lot Housing	RM3 – Low Density Multiple Housing
5	Strata Lot 5 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	105-290 Hwy 33 E	002-467-259	LUC76-20	RU1 – Large Lot Housing	RM3 – Low Density Multiple Housing
6	Strata Lot 6 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	201-290 Hwy 33 E	001-850-938	LUC76-20	RU1 – Large Lot Housing	RM3 – Low Density Multiple Housing
7	Strata Lot 7 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	202-290 Hwy 33 E	002-467-267	LUC76-20	RU1 – Large Lot Housing	RM3 – Low Density Multiple Housing
8	Strata Lot 8 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	203-290 Hwy 33 E	002-467-275	LUC76-20	RU1 – Large Lot Housing	RM3 – Low Density Multiple Housing
9	Strata Lot 9 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	204-290 Hwy 33 E	002-467-283	LUC76-20	RU1 – Large Lot Housing	RM3 – Low Density Multiple Housing
10	Strata Lot 10 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	205-290 Hwy 33 E	002-467-291	LUC76-20	RU1 – Large Lot Housing	RM3 – Low Density Multiple Housing

11	Strata Lot 11 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	115-290 Hwy 33 E	002-467-305	LUC76-20	RU1 – Large Lot Housing	RM3 – Low Density Multiple Housing
12	Strata Lot 12 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	114-290 Hwy 33 E	002-467-313	LUC76-20	RU1 – Large Lot Housing	RM3 – Low Density Multiple Housing
13	Strata Lot 13 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	113-290 Hwy 33 E	002-467-321	LUC76-20	RU1 – Large Lot Housing	RM3 – Low Density Multiple Housing
14	Strata Lot 14 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	112-290 Hwy 33 E	002-467-348	LUC76-20	RU1 – Large Lot Housing	RM3 – Low Density Multiple Housing
15	Strata Lot 15 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	111-290 Hwy 33 E	002-467-356	LUC76-20	RU1 – Large Lot Housing	RM3 – Low Density Multiple Housing
16	Strata Lot 16 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	110-290 Hwy 33 E	002-467-364	LUC76-20	RU1 – Large Lot Housing	RM3 – Low Density Multiple Housing
17	Strata Lot 17 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	109-290 Hwy 33 E	002-082-497	LUC76-20	RU1 – Large Lot Housing	RM3 – Low Density Multiple Housing
18	Strata Lot 18 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	108-290 Hwy 33 E	002-467-372	LUC76-20	RU1 – Large Lot Housing	RM3 – Low Density Multiple Housing
19	Strata Lot 19 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	107-290 Hwy 33 E	002-467-381	LUC76-20	RU1 – Large Lot Housing	RM3 – Low Density Multiple Housing
20	Strata Lot 20 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	106-290 Hwy 33 E	002-467-399	LUC76-20	RU1 – Large Lot Housing	RM3 – Low Density Multiple Housing

21	Strata Lot 21 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	215-290 Hwy 33 E	002-467-402	LUC76-20	RU1 – Large Lot Housing	RM3 – Low Density Multiple Housing
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23	Strata Lot 23 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	213-290 Hwy 33 E	002-467-437	LUC76-20	RU1 – Large Lot Housing	RM3 – Low Density Multiple Housing
24	Strata Lot 24 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	212-290 Hwy 33 E	002-467-445	LUC76-20	RU1 – Large Lot Housing	RM3 – Low Density Multiple Housing
25	Strata Lot 25 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	211-290 Hwy 33 E	002-467-461	LUC76-20	RU1 – Large Lot Housing	RM3 – Low Density Multiple Housing
26	Strata Lot 26 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	210-290 Hwy 33 E	002-467-470	LUC76-20	RU1 – Large Lot Housing	RM3 – Low Density Multiple Housing
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29	Strata Lot 29 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	207-290 Hwy 33 E	002-467-500	LUC76-20	RU1 – Large Lot Housing	RM3 – Low Density Multiple Housing
30	Strata Lot 30 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	206-290 Hwy 33 E	002-467-518	LUC76-20	RU1 – Large Lot Housing	RM3 – Low Density Multiple Housing

CITY OF KELOWNA

BYLAW NO. 11877

LUCT19-0010

Early Termination of Land Use Contract – LUC76-20 Hwy 33 E

WHEREAS a land use contract (the "Land Use Contract LUC76-20) is registered at the Kamloops Land Title Office under the charge numbers P1809 against lands in the City of Kelowna particularly known and described as in Schedule "A" attached (the "Lands"), located on Hwy 33 E Kelowna, B.C.;

AND WHEREAS Section 548 of the *Local Government Act* provides that a local government may impose an early termination to land use contracts registered in a Land Title Office that applies to land within the jurisdiction of the local government;

NOW THEREFORE, the Municipal Council of the City of Kelowna, in open meeting assembled, enacts as follows:

1. This Bylaw may be cited for all purposes as "Early Termination of Land Use Contract LUC76-20 Bylaw";
2. Land Use Contract LUC76-20 is hereby terminated as of the date of adoption; and
3. This bylaw will come into force and effect one year after the adoption date.

Read a first time by the Municipal Council this

Considered at a Public Hearing this

Read a second and third time by Municipal Council this

Adopted by the Municipal Council this

Mayor

City Clerk

Schedule A: LUC76-20 Charge #: P1809					
No.	Legal Description	Address	Parcel Identifier Number	Land Use Contract	Underlying Zone
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2	Strata Lot 2 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	102-290 Hwy 33 E	002-467-241	LUC76-20	RU1 – Large Lot Housing
3	Strata Lot 3 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	103-290 Hwy 33 E	001-992-856	LUC76-20	RU1 – Large Lot Housing
4	Strata Lot 4 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	104-290 Hwy 33 E	002-376-946	LUC76-20	RU1 – Large Lot Housing
5	Strata Lot 5 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	105-290 Hwy 33 E	002-467-259	LUC76-20	RU1 – Large Lot Housing
6	Strata Lot 6 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	201-290 Hwy 33 E	001-850-938	LUC76-20	RU1 – Large Lot Housing
7	Strata Lot 7 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	202-290 Hwy 33 E	002-467-267	LUC76-20	RU1 – Large Lot Housing
8	Strata Lot 8 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	203-290 Hwy 33 E	002-467-275	LUC76-20	RU1 – Large Lot Housing
9	Strata Lot 9 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	204-290 Hwy 33 E	002-467-283	LUC76-20	RU1 – Large Lot Housing
10	Strata Lot 10 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	205-290 Hwy 33 E	002-467-291	LUC76-20	RU1 – Large Lot Housing
11	Strata Lot 11 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	115-290 Hwy 33 E	002-467-305	LUC76-20	RU1 – Large Lot Housing

12	Strata Lot 12 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	114-290 Hwy 33 E	002-467-313	LUC76-20	RU1 – Large Lot Housing
13	Strata Lot 13 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	113-290 Hwy 33 E	002-467-321	LUC76-20	RU1 – Large Lot Housing
14	Strata Lot 14 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	112-290 Hwy 33 E	002-467-348	LUC76-20	RU1 – Large Lot Housing
15	Strata Lot 15 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	111-290 Hwy 33 E	002-467-356	LUC76-20	RU1 – Large Lot Housing
16	Strata Lot 16 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	110-290 Hwy 33 E	002-467-364	LUC76-20	RU1 – Large Lot Housing
17	Strata Lot 17 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	109-290 Hwy 33 E	002-082-497	LUC76-20	RU1 – Large Lot Housing
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20	Strata Lot 20 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	106-290 Hwy 33 E	002-467-399	LUC76-20	RU1 – Large Lot Housing
21	Strata Lot 21 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	215-290 Hwy 33 E	002-467-402	LUC76-20	RU1 – Large Lot Housing
22	Strata Lot 22 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	214-290 Hwy 33 E	002-467-429	LUC76-20	RU1 – Large Lot Housing
23	Strata Lot 23 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	213-290 Hwy 33 E	002-467-437	LUC76-20	RU1 – Large Lot Housing
24	Strata Lot 24 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	212-290 Hwy 33 E	002-467-445	LUC76-20	RU1 – Large Lot Housing

25	Strata Lot 25 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	211-290 Hwy 33 E	002-467-461	LUC76-20	RU1 – Large Lot Housing
26	Strata Lot 26 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	210-290 Hwy 33 E	002-467-470	LUC76-20	RU1 – Large Lot Housing
27	Strata Lot 27 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	209-290 Hwy 33 E	002-467-488	LUC76-20	RU1 – Large Lot Housing
28	Strata Lot 28 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	208-290 Hwy 33 E	002-467-496	LUC76-20	RU1 – Large Lot Housing
29	Strata Lot 29 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	207-290 Hwy 33 E	002-467-500	LUC76-20	RU1 – Large Lot Housing
30	Strata Lot 30 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	206-290 Hwy 33 E	002-467-518	LUC76-20	RU1 – Large Lot Housing

CITY OF KELOWNA

BYLAW NO. 11878

Z19-0079 – Hwy 33 E

A bylaw to amend the "City of Kelowna Zoning Bylaw No. 8000".

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts as follows:

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of parcels outlined in Schedules "B" attached and forming part of this bylaw located on Hwy 33 E, Kelowna, B.C., from the RU₁ – Large Lot Housing zone to the RM₃ – Low Density Multiple Housing zone;
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Approved under the Transportation Act this

(Approving Officer – Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

Schedule B: Proposed RM3 Zone Charge #: P1809						
No.	Legal Description	Address	Parcel Identifier Number	Land Use Contract	Underlying Zone	Proposed Zone
1	Strata Lot 1 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	101-290 Hwy 33 E	002-467-232	LUC76-20	RU1 – Large Lot Housing	RM3 – Low Density Multiple Housing
2	Strata Lot 2 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	102-290 Hwy 33 E	002-467-241	LUC76-20	RU1 – Large Lot Housing	RM3 – Low Density Multiple Housing
3	Strata Lot 3 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	103-290 Hwy 33 E	001-992-856	LUC76-20	RU1 – Large Lot Housing	RM3 – Low Density Multiple Housing
4	Strata Lot 4 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	104-290 Hwy 33 E	002-376-946	LUC76-20	RU1 – Large Lot Housing	RM3 – Low Density Multiple Housing
5	Strata Lot 5 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	105-290 Hwy 33 E	002-467-259	LUC76-20	RU1 – Large Lot Housing	RM3 – Low Density Multiple Housing
6	Strata Lot 6 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	201-290 Hwy 33 E	001-850-938	LUC76-20	RU1 – Large Lot Housing	RM3 – Low Density Multiple Housing
7	Strata Lot 7 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	202-290 Hwy 33 E	002-467-267	LUC76-20	RU1 – Large Lot Housing	RM3 – Low Density Multiple Housing
8	Strata Lot 8 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	203-290 Hwy 33 E	002-467-275	LUC76-20	RU1 – Large Lot Housing	RM3 – Low Density Multiple Housing
9	Strata Lot 9 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	204-290 Hwy 33 E	002-467-283	LUC76-20	RU1 – Large Lot Housing	RM3 – Low Density Multiple Housing
10	Strata Lot 10 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	205-290 Hwy 33 E	002-467-291	LUC76-20	RU1 – Large Lot Housing	RM3 – Low Density Multiple Housing

11	Strata Lot 11 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	115-290 Hwy 33 E	002-467-305	LUC76-20	RU1 – Large Lot Housing	RM3 – Low Density Multiple Housing
12	Strata Lot 12 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	114-290 Hwy 33 E	002-467-313	LUC76-20	RU1 – Large Lot Housing	RM3 – Low Density Multiple Housing
13	Strata Lot 13 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	113-290 Hwy 33 E	002-467-321	LUC76-20	RU1 – Large Lot Housing	RM3 – Low Density Multiple Housing
14	Strata Lot 14 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	112-290 Hwy 33 E	002-467-348	LUC76-20	RU1 – Large Lot Housing	RM3 – Low Density Multiple Housing
15	Strata Lot 15 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	111-290 Hwy 33 E	002-467-356	LUC76-20	RU1 – Large Lot Housing	RM3 – Low Density Multiple Housing
16	Strata Lot 16 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	110-290 Hwy 33 E	002-467-364	LUC76-20	RU1 – Large Lot Housing	RM3 – Low Density Multiple Housing
17	Strata Lot 17 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	109-290 Hwy 33 E	002-082-497	LUC76-20	RU1 – Large Lot Housing	RM3 – Low Density Multiple Housing
18	Strata Lot 18 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	108-290 Hwy 33 E	002-467-372	LUC76-20	RU1 – Large Lot Housing	RM3 – Low Density Multiple Housing
19	Strata Lot 19 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	107-290 Hwy 33 E	002-467-381	LUC76-20	RU1 – Large Lot Housing	RM3 – Low Density Multiple Housing
20	Strata Lot 20 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	106-290 Hwy 33 E	002-467-399	LUC76-20	RU1 – Large Lot Housing	RM3 – Low Density Multiple Housing

21	Strata Lot 21 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	215-290 Hwy 33 E	002-467-402	LUC76-20	RU1 – Large Lot Housing	RM3 – Low Density Multiple Housing
22	Strata Lot 22 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	214-290 Hwy 33 E	002-467-429	LUC76-20	RU1 – Large Lot Housing	RM3 – Low Density Multiple Housing
23	Strata Lot 23 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	213-290 Hwy 33 E	002-467-437	LUC76-20	RU1 – Large Lot Housing	RM3 – Low Density Multiple Housing
24	Strata Lot 24 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	212-290 Hwy 33 E	002-467-445	LUC76-20	RU1 – Large Lot Housing	RM3 – Low Density Multiple Housing
25	Strata Lot 25 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	211-290 Hwy 33 E	002-467-461	LUC76-20	RU1 – Large Lot Housing	RM3 – Low Density Multiple Housing
26	Strata Lot 26 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	210-290 Hwy 33 E	002-467-470	LUC76-20	RU1 – Large Lot Housing	RM3 – Low Density Multiple Housing
27	Strata Lot 27 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	209-290 Hwy 33 E	002-467-488	LUC76-20	RU1 – Large Lot Housing	RM3 – Low Density Multiple Housing
28	Strata Lot 28 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	208-290 Hwy 33 E	002-467-496	LUC76-20	RU1 – Large Lot Housing	RM3 – Low Density Multiple Housing
29	Strata Lot 29 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	207-290 Hwy 33 E	002-467-500	LUC76-20	RU1 – Large Lot Housing	RM3 – Low Density Multiple Housing
30	Strata Lot 30 Section 26 Township 26 ODYD Strata Plan K305 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	206-290 Hwy 33 E	002-467-518	LUC76-20	RU1 – Large Lot Housing	RM3 – Low Density Multiple Housing

REPORT TO COUNCIL



Date: August 26, 2019

To: Council

From: City Manager

Department: Development Planning

Application: LUCT19-0014 / Z19-0082

Owner: Multiple Owners

Address: 1481 Inkar Road

Applicant: City of Kelowna

Subject: Land Use Contract Termination and Rezoning Application

Existing OCP Designation: MRL – Multiple Unit Residential (Low Density)

Existing Zone: RU6 – Two Dwelling Housing

Proposed Zone: RM3 – Low Density Multiple Housing

1.0 Recommendation

WHEREAS the BC Provincial Government has mandated that all Land Use Contracts under the jurisdiction of a local government and in the Province of British Columbia be terminated by 2024;

AND WHEREAS the BC Provincial Government has provided a legislated process for the early termination of land use contracts when the local government has adopted a zoning bylaw that will apply to the land at the time the termination bylaw comes into force;

THEREFORE, BE IT RESOLVED THAT as the underlying RU6 – Two Dwelling Housing zone for the subject properties under Land Use Contract LUC77-1008 outlined in 'Schedule A' does not meet the land use requirements under City of Kelowna Zoning Bylaw No. 8000;

THAT Application No. LUCT 19-0014 to terminate LUC77-1008 from properties identified in 'Schedule A', located at 1481 Inkar Road, Kelowna, BC, be considered by Council;

AND THAT Rezoning Application No. Z19-0082 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification for the subject property identified in 'Schedule B', located at 1481 Inkar Road, Kelowna, BC from the RU6 – Two Dwelling Housing zone to RM3 – Low Density Multiple Housing be considered by Council;

AND THAT the Land Use Contract Termination Bylaw be forwarded to a Public Hearing for further consideration;

AND THAT Council, in accordance with the *Local Government Act* s.464(2), waive the Public Hearing for zoning Bylaw No. 11880;

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered subsequent to the approval of Ministry of Transportation and Infrastructure.

2.0 Purpose

To consider an application for the early termination of Land Use Contract LUC77-1008 and rezone the parcel to the RM3 – Low Density Multiple Housing zone as identified in 'Schedule A and B'.

3.0 Development Planning

Staff are bringing forth and recommending this Land Use Contract (LUC 77-1008) be terminated and for the subject property to be rezoned. The underlying zone is RU6 – Two Dwelling Housing and is not appropriate for the current land use. Under the current Land Use Contract its uses are regulated in accordance with the R-3 (Low Density) Multi-Family Residential zone in Zoning Bylaw No. 4500. The Zoning Bylaw has since been updated and obtains different uses, requirements and zonings. The equivalent of R-3 in the new the Zoning Bylaw, No. 8000, is RM3 – Low Density Multiple Housing. Therefore, Staff are proposing to adopt RM3 – Low Density Multiple Housing to the subject property. This zone is in accordance with the Official Community Plan.

The existing Land Use Contract (LUC) affects 1 property at 1481 Inkari Road, and currently restricts the use to one multi-family residential building. The Land Use Contract uses and regulations fit within the RM3 – Low Density Multiple Housing zone.

4.0 Proposal

4.1 Background

Land Use Contracts were a tool regularly used in the 1970's before it was eliminated on November 15th 1978. The purpose of the tool was to allow local governments to arrive at agreements with specific developers to grant development rights over and above what was allowed under current zoning. This was typically done in exchange for commitments by developers to help finance the infrastructure costs of development.

Issues have arisen, specifically with the continued application of land use contracts as they supersede any subsequent bylaw dealing with land use and development including: Zoning Bylaws, Development Cost Charge Bylaws, and Development Permits. The Local Government Act was amended in 2014 stating all land use contracts in the province will be terminated as of June 30th 2024. Land use contracts will remain in force until that date unless terminated early by the municipality. By June 20th 2022, local governments must have appropriate zoning regulations in place to replace land use contracts upon their termination. However, LUC terminations (unlike LUC discharges) do not apply when Council adopts the bylaw. Terminations require a one-year grace period as outlined by the Local Government Act.

4.2 Notification

Local governments must provide notice to each owner that the termination of land use contract is occurring and must provide notice of what the new zoning regulations apply to the land. The municipality must send additional letters after the one-year grace period is complete informing the property owners of which land use regulations apply to their properties.

Staff are recommending Council Notification Policy #367 including early notification and development signage be waived for all Land Use Contract terminations. Public consultation in this case is not recommended as the notification policy is a City initiative. Staff are suggesting the standard development

notification, as outlined above, be sent to properties affected by the LUC under consideration for termination.

4.3 Site Context

The subject property has a total area of 4,240 m² and is located at 1481 Inkar Road. The property is designated MRL – Multiple Unit Residential (Low Density) in the Official Community Plan and the surrounding area is residential.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RM3 – Low Density Multiple Housing	Multi-family Buildings
East	RM3 – Low Density Multiple Housing	Multi-family Buildings
South	RM3 – Low Density Multiple Housing	Multi-family Buildings
West	RU6 – Two Dwelling Housing	Residential Subdivision

Subject Property Map: 1481 Inkar Road



5.0 **Current Development Policies**

5.1 Council Policy No. 282 – Strategy for Elimination of Remaining Land Use Contracts

Council Policy No. 282. Includes the following statement:

That the City of Kelowna initiate proceedings to discharge the contracts subject to consultation with affected owners of the land and subject to prior approval by council with regard to affected contracts;

5.2 Kelowna Official Community Plan (OCP)

Chapter 4: Future Land Use

Multiple Unit Residential (Low Density) (MRL). Townhouses, garden apartments, apartments, buildings containing three or more residential units. Complementary uses (i.e. care centres, minor public services/utilities, and neighbourhood parks), that are integral components of urban neighbourhoods would also be permitted. Building densities would be consistent with the provisions of the RM1 – Four-plex Housing, RM2 – Low Density Row Housing, or RM3 – Low Density Multiple Housing zones of the Zoning Bylaw and may include CD Comprehensive Development zoning for similar densities or land uses.

6.0 **Technical Comments**

6.1 Development Engineering Department

No Concerns

6.2 Ministry of Transportation and Infrastructure

No Concerns

7.0 **Application Chronology**

N/A

Report prepared by: Jenna Ratzlaff, Planner

Reviewed by: Laura Bentley, Urban Planning & Development Policy Manager

Approved for Inclusion: Terry Barton, Development Planning Department Manager

Attachments:

Schedule A: Strata Lots affected by LUC77-1008

Schedule B: Properties to be Rezoned to RM3

Schedule A: LUC77-1008 Charge #: N75746					
No.	Legal Description	Address	Parcel Identifier Number	Land Use Contract	Underlying Zone
1	Strata Lot 1 District Lot 137 ODYD Strata Plan K308 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	1-1481 Inkar Rd	002-466-805	LUC77-1008	RU6 – Two Dwelling Housing
2	Strata Lot 2 District Lot 137 ODYD Strata Plan K308 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	2-1481 Inkar Rd	002-466-813	LUC77-1008	RU6 – Two Dwelling Housing
3	Strata Lot 3 District Lot 137 ODYD Strata Plan K308 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	3-1481 Inkar Rd	002-466-830	LUC77-1008	RU6 – Two Dwelling Housing
4	Strata Lot 4 District Lot 137 ODYD Strata Plan K308 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	4-1481 Inkar Rd	002-466-848	LUC77-1008	RU6 – Two Dwelling Housing
5	Strata Lot 5 District Lot 137 ODYD Strata Plan K308 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	5-1481 Inkar Rd	002-466-856	LUC77-1008	RU6 – Two Dwelling Housing
6	Strata Lot 6 District Lot 137 ODYD Strata Plan K308 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	6-1481 Inkar Rd	002-466-864	LUC77-1008	RU6 – Two Dwelling Housing
7	Strata Lot 7 District Lot 137 ODYD Strata Plan K308 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	7-1481 Inkar Rd	002-466-872	LUC77-1008	RU6 – Two Dwelling Housing
8	Strata Lot 8 District Lot 137 ODYD Strata Plan K308 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	8-1481 Inkar Rd	002-466-881	LUC77-1008	RU6 – Two Dwelling Housing
9	Strata Lot 9 District Lot 137 ODYD Strata Plan K308 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	9-1481 Inkar Rd	002-466-899	LUC77-1008	RU6 – Two Dwelling Housing
10	Strata Lot 10 District Lot 137 ODYD Strata Plan K308 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	10-1481 Inkar Rd	002-466-902	LUC77-1008	RU6 – Two Dwelling Housing
11	Strata Lot 11 District Lot 137 ODYD Strata Plan K308 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	11-1481 Inkar Rd	002-466-911	LUC77-1008	RU6 – Two Dwelling Housing

12	Strata Lot 12 District Lot 137 ODYD Strata Plan K308 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	12-1481 Inkar Rd	002-466-929	LUC77-1008	RU6 – Two Dwelling Housing
13	Strata Lot 13 District Lot 137 ODYD Strata Plan K308 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	13-1481 Inkar Rd	002-466-937	LUC77-1008	RU6 – Two Dwelling Housing
14	Strata Lot 14 District Lot 137 ODYD Strata Plan K308 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	14-1481 Inkar Rd	002-466-945	LUC77-1008	RU6 – Two Dwelling Housing
15	Strata Lot 15 District Lot 137 ODYD Strata Plan K308 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	15-1484 Inkar Rd	002-466-953	LUC77-1008	RU6 – Two Dwelling Housing
16	Strata Lot 16 District Lot 137 ODYD Strata Plan K308 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	16-1481 Inkar Rd	002-466-961	LUC77-1008	RU6 – Two Dwelling Housing
17	Strata Lot 17 District Lot 137 ODYD Strata Plan K308 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	17-1481 Inkar Rd	002-466-970	LUC77-1008	RU6 – Two Dwelling Housing
18	Strata Lot 18 District Lot 137 ODYD Strata Plan K308 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	18-1481 Inkar Rd	002-466-996	LUC77-1008	RU6 – Two Dwelling Housing
19	Strata Lot 19 District Lot 137 ODYD Strata Plan K308 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	19-1481 Inkar Rd	002-467-003	LUC77-1008	RU6 – Two Dwelling Housing
20	Strata Lot 20 District Lot 137 ODYD Strata Plan K308 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	20-1481 Inkar Rd	002-467-011	LUC77-1008	RU6 – Two Dwelling Housing
21	Strata Lot 21 District Lot 137 ODYD Strata Plan K308 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	21-1481 Inkar Rd	002-467-020	LUC77-1008	RU6 – Two Dwelling Housing

Schedule B: Proposed RM3 Zone
Charge #: N75746

No.	Legal Description	Address	Parcel Identifier Number	Land Use Contract	Underlying Zone	Proposed Zone
1	Strata Lot 1 District Lot 137 ODYD Strata Plan K308 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	1-1481 Inkar Rd	002-466-805	LUC77-1008	RU6 – Two Dwelling Housing	RM3 – Low Density Multiple Housing
2	Strata Lot 2 District Lot 137 ODYD Strata Plan K308 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	2-1481 Inkar Rd	002-466-813	LUC77-1008	RU6 – Two Dwelling Housing	RM3 – Low Density Multiple Housing
3	Strata Lot 3 District Lot 137 ODYD Strata Plan K308 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	3-1481 Inkar Rd	002-466-830	LUC77-1008	RU6 – Two Dwelling Housing	RM3 – Low Density Multiple Housing
4	Strata Lot 4 District Lot 137 ODYD Strata Plan K308 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	4-1481 Inkar Rd	002-466-848	LUC77-1008	RU6 – Two Dwelling Housing	RM3 – Low Density Multiple Housing
5	Strata Lot 5 District Lot 137 ODYD Strata Plan K308 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	5-1481 Inkar Rd	002-466-856	LUC77-1008	RU6 – Two Dwelling Housing	RM3 – Low Density Multiple Housing
6	Strata Lot 6 District Lot 137 ODYD Strata Plan K308 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	6-1481 Inkar Rd	002-466-864	LUC77-1008	RU6 – Two Dwelling Housing	RM3 – Low Density Multiple Housing
7	Strata Lot 7 District Lot 137 ODYD Strata Plan K308 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	7-1481 Inkar Rd	002-466-872	LUC77-1008	RU6 – Two Dwelling Housing	RM3 – Low Density Multiple Housing
8	Strata Lot 8 District Lot 137 ODYD Strata Plan K308 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	8-1481 Inkar Rd	002-466-881	LUC77-1008	RU6 – Two Dwelling Housing	RM3 – Low Density Multiple Housing
9	Strata Lot 9 District Lot 137 ODYD Strata Plan K308 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	9-1481 Inkar Rd	002-466-899	LUC77-1008	RU6 – Two Dwelling Housing	RM3 – Low Density Multiple Housing
10	Strata Lot 10 District Lot 137 ODYD Strata Plan K308 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	10-1481 Inkar Rd	002-466-902	LUC77-1008	RU6 – Two Dwelling Housing	RM3 – Low Density Multiple Housing
11	Strata Lot 11 District Lot 137 ODYD Strata Plan K308 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	11-1481 Inkar Rd	002-466-911	LUC77-1008	RU6 – Two Dwelling Housing	RM3 – Low Density Multiple Housing

12	Strata Lot 12 District Lot 137 ODYD Strata Plan K308 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	12-1481 Inkar Rd	002-466-929	LUC77-1008	RU6 – Two Dwelling Housing	RM3 – Low Density Multiple Housing
13	Strata Lot 13 District Lot 137 ODYD Strata Plan K308 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	13-1481 Inkar Rd	002-466-937	LUC77-1008	RU6 – Two Dwelling Housing	RM3 – Low Density Multiple Housing
14	Strata Lot 14 District Lot 137 ODYD Strata Plan K308 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	14-1481 Inkar Rd	002-466-945	LUC77-1008	RU6 – Two Dwelling Housing	RM3 – Low Density Multiple Housing
15	Strata Lot 15 District Lot 137 ODYD Strata Plan K308 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	15-1481 Inkar Rd	002-466-953	LUC77-1008	RU6 – Two Dwelling Housing	RM3 – Low Density Multiple Housing
16	Strata Lot 16 District Lot 137 ODYD Strata Plan K308 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	16-1481 Inkar Rd	002-466-961	LUC77-1008	RU6 – Two Dwelling Housing	RM3 – Low Density Multiple Housing
17	Strata Lot 17 District Lot 137 ODYD Strata Plan K308 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	17-1481 Inkar Rd	002-466-970	LUC77-1008	RU6 – Two Dwelling Housing	RM3 – Low Density Multiple Housing
18	Strata Lot 18 District Lot 137 ODYD Strata Plan K308 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	18-1481 Inkar Rd	002-466-996	LUC77-1008	RU6 – Two Dwelling Housing	RM3 – Low Density Multiple Housing
19	Strata Lot 19 District Lot 137 ODYD Strata Plan K308 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	19-1481 Inkar Rd	002-467-003	LUC77-1008	RU6 – Two Dwelling Housing	RM3 – Low Density Multiple Housing
20	Strata Lot 20 District Lot 137 ODYD Strata Plan K308 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	20-1481 Inkar Rd	002-467-011	LUC77-1008	RU6 – Two Dwelling Housing	RM3 – Low Density Multiple Housing
21	Strata Lot 21 District Lot 137 ODYD Strata Plan K308 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	21-1481 Inkar Rd	002-467-020	LUC77-1008	RU6 – Two Dwelling Housing	RM3 – Low Density Multiple Housing

CITY OF KELOWNA

BYLAW NO. 11879

LUCT19-0014

Early Termination of Land Use Contract – LUC77-1008 Inkar Road

WHEREAS a land use contract (the "Land Use Contract LUC77-1008") is registered at the Kamloops Land Title Office under the charge numbers N75746 against lands in the City of Kelowna particularly known and described as in Schedule "A" attached (the "Lands"), located on Inkar Road Kelowna, B.C.;

AND WHEREAS Section 548 of the *Local Government Act* provides that a local government may impose an early termination to land use contracts registered in a Land Title Office that applies to land within the jurisdiction of the local government;

NOW THEREFORE, the Municipal Council of the City of Kelowna, in open meeting assembled, enacts as follows:

1. This Bylaw may be cited for all purposes as "Early Termination of Land Use Contract LUC77-1008 Bylaw";
2. Land Use Contract LUC77-1008 is hereby terminated as of the date of adoption; and
3. This bylaw will come into force and effect one year after the adoption date.

Read a first time by the Municipal Council this

Considered at a Public Hearing this

Read a second and third time by Municipal Council this

Adopted by the Municipal Council this

Mayor

City Clerk

Schedule A: LUC77-1008 Charge #:N75746					
No.	Legal Description	Address	Parcel Identifier Number	Land Use Contract	Underlying Zone
1	Strata Lot 1 District Lot 137 ODYD Strata Plan K308 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	1-1481 Inkar Rd	002-466-805	LUC77-1008	RU6 – Two Dwelling Housing
2	Strata Lot 2 District Lot 137 ODYD Strata Plan K308 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	2-1481 Inkar Rd	002-466-813	LUC77-1008	RU6 – Two Dwelling Housing
3	Strata Lot 3 District Lot 137 ODYD Strata Plan K308 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	3-1481 Inkar Rd	002-466-830	LUC77-1008	RU6 – Two Dwelling Housing
4	Strata Lot 4 District Lot 137 ODYD Strata Plan K308 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	4-1481 Inkar Rd	002-466-848	LUC77-1008	RU6 – Two Dwelling Housing
5	Strata Lot 5 District Lot 137 ODYD Strata Plan K308 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	5-1481 Inkar Rd	002-466-856	LUC77-1008	RU6 – Two Dwelling Housing
6	Strata Lot 6 District Lot 137 ODYD Strata Plan K308 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	6-1481 Inkar Rd	002-466-864	LUC77-1008	RU6 – Two Dwelling Housing
7	Strata Lot 7 District Lot 137 ODYD Strata Plan K308 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	7-1481 Inkar Rd	002-466-872	LUC77-1008	RU6 – Two Dwelling Housing
8	Strata Lot 8 District Lot 137 ODYD Strata Plan K308 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	8-1481 Inkar Rd	002-466-881	LUC77-1008	RU6 – Two Dwelling Housing
9	Strata Lot 9 District Lot 137 ODYD Strata Plan K308 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	9-1481 Inkar Rd	002-466-899	LUC77-1008	RU6 – Two Dwelling Housing
10	Strata Lot 10 District Lot 137 ODYD Strata Plan K308 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	10-1481 Inkar Rd	002-466-902	LUC77-1008	RU6 – Two Dwelling Housing
11	Strata Lot 11 District Lot 137 ODYD Strata Plan K308 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	11-1481 Inkar Rd	002-466-911	LUC77-1008	RU6 – Two Dwelling Housing

12	Strata Lot 12 District Lot 137 ODYD Strata Plan K308 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	12-1481 Inkar Rd	002-466-929	LUC77-1008	RU6 – Two Dwelling Housing
13	Strata Lot 13 District Lot 137 ODYD Strata Plan K308 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	13-1481 Inkar Rd	002-466-937	LUC77-1008	RU6 – Two Dwelling Housing
14	Strata Lot 14 District Lot 137 ODYD Strata Plan K308 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	14-1481 Inkar Rd	002-466-945	LUC77-1008	RU6 – Two Dwelling Housing
15	Strata Lot 15 District Lot 137 ODYD Strata Plan K308 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	15-1481 Inkar Rd	002-466-953	LUC77-1008	RU6 – Two Dwelling Housing
16	Strata Lot 16 District Lot 137 ODYD Strata Plan K308 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	16-1481 Inkar Rd	002-466-961	LUC77-1008	RU6 – Two Dwelling Housing
17	Strata Lot 17 District Lot 137 ODYD Strata Plan K308 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	17-1481 Inkar Rd	002-466-970	LUC77-1008	RU6 – Two Dwelling Housing
18	Strata Lot 18 District Lot 137 ODYD Strata Plan K308 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	18-1481 Inkar Rd	002-466-996	LUC77-1008	RU6 – Two Dwelling Housing
19	Strata Lot 19 District Lot 137 ODYD Strata Plan K308 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	19-1481 Inkar Rd	002-467-003	LUC77-1008	RU6 – Two Dwelling Housing
20	Strata Lot 20 District Lot 137 ODYD Strata Plan K308 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	20-1481 Inkar Rd	002-467-011	LUC77-1008	RU6 – Two Dwelling Housing
21	Strata Lot 21 District Lot 137 ODYD Strata Plan K308 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	21-1481 Inkar Rd	002-467-020	LUC77-1008	RU6 – Two Dwelling Housing

CITY OF KELOWNA

BYLAW NO. 11880

Z19-0082 – Inkar Road

A bylaw to amend the "City of Kelowna Zoning Bylaw No. 8000".

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts as follows:

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of parcels outlined in Schedules "B" attached and forming part of this bylaw located on Inkar Road, Kelowna, B.C., from the RU6 – Two Dwelling Housing zone to the RM3 – Low Density Multiple Housing zone;
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Approved under the Transportation Act this

(Approving Officer – Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

Schedule B: Proposed RM3 Zone Charge #: N75746						
No.	Legal Description	Address	Parcel Identifier Number	Land Use Contract	Underlying Zone	Proposed Zone
1	Strata Lot 1 District Lot 137 ODYD Strata Plan K308 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	1-1481 Inkar Rd	002-466-805	LUC77-1008	RU6 – Two Dwelling Housing	RM3 – Low Density Multiple Housing
2	Strata Lot 2 District Lot 137 ODYD Strata Plan K308 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	2-1481 Inkar Rd	002-466-813	LUC77-1008	RU6 – Two Dwelling Housing	RM3 – Low Density Multiple Housing
3	Strata Lot 3 District Lot 137 ODYD Strata Plan K308 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	3-1481 Inkar Rd	002-466-830	LUC77-1008	RU6 – Two Dwelling Housing	RM3 – Low Density Multiple Housing
4	Strata Lot 4 District Lot 137 ODYD Strata Plan K308 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	4-1481 Inkar Rd	002-466-848	LUC77-1008	RU6 – Two Dwelling Housing	RM3 – Low Density Multiple Housing
5	Strata Lot 5 District Lot 137 ODYD Strata Plan K308 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	5-1481 Inkar Rd	002-466-856	LUC77-1008	RU6 – Two Dwelling Housing	RM3 – Low Density Multiple Housing
6	Strata Lot 6 District Lot 137 ODYD Strata Plan K308 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	6-1481 Inkar Rd	002-466-864	LUC77-1008	RU6 – Two Dwelling Housing	RM3 – Low Density Multiple Housing
7	Strata Lot 7 District Lot 137 ODYD Strata Plan K308 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	7-1481 Inkar Rd	002-466-872	LUC77-1008	RU6 – Two Dwelling Housing	RM3 – Low Density Multiple Housing
8	Strata Lot 8 District Lot 137 ODYD Strata Plan K308 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	8-1481 Inkar Rd	002-466-881	LUC77-1008	RU6 – Two Dwelling Housing	RM3 – Low Density Multiple Housing
9	Strata Lot 9 District Lot 137 ODYD Strata Plan K308 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	9-1481 Inkar Rd	002-466-899	LUC77-1008	RU6 – Two Dwelling Housing	RM3 – Low Density Multiple Housing
10	Strata Lot 10 District Lot 137 ODYD Strata Plan K308 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	10-1481 Inkar Rd	002-466-902	LUC77-1008	RU6 – Two Dwelling Housing	RM3 – Low Density Multiple Housing
11	Strata Lot 11 District Lot 137 ODYD Strata Plan K308 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	11-1481 Inkar Rd	002-466-911	LUC77-1008	RU6 – Two Dwelling Housing	RM3 – Low Density Multiple Housing

12	Strata Lot 12 District Lot 137 ODYD Strata Plan K308 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	12-1481 Inkar Rd	002-466-929	LUC77-1008	RU6 – Two Dwelling Housing	RM3 – Low Density Multiple Housing
13	Strata Lot 13 District Lot 137 ODYD Strata Plan K308 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	13-1481 Inkar Rd	002-466-937	LUC77-1008	RU6 – Two Dwelling Housing	RM3 – Low Density Multiple Housing
14	Strata Lot 14 District Lot 137 ODYD Strata Plan K308 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	14-1481 Inkar Rd	002-466-945	LUC77-1008	RU6 – Two Dwelling Housing	RM3 – Low Density Multiple Housing
15	Strata Lot 15 District Lot 137 ODYD Strata Plan K308 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	15-1481 Inkar Rd	002-466-953	LUC77-1008	RU6 – Two Dwelling Housing	RM3 – Low Density Multiple Housing
16	Strata Lot 16 District Lot 137 ODYD Strata Plan K308 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	16-1481 Inkar Rd	002-466-961	LUC77-1008	RU6 – Two Dwelling Housing	RM3 – Low Density Multiple Housing
17	Strata Lot 17 District Lot 137 ODYD Strata Plan K308 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	17-1481 Inkar Rd	002-466-970	LUC77-1008	RU6 – Two Dwelling Housing	RM3 – Low Density Multiple Housing
18	Strata Lot 18 District Lot 137 ODYD Strata Plan K308 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	18-1481 Inkar Rd	002-466-996	LUC77-1008	RU6 – Two Dwelling Housing	RM3 – Low Density Multiple Housing
19	Strata Lot 19 District Lot 137 ODYD Strata Plan K308 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	19-1481 Inkar Rd	002-467-003	LUC77-1008	RU6 – Two Dwelling Housing	RM3 – Low Density Multiple Housing
20	Strata Lot 20 District Lot 137 ODYD Strata Plan K308 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	20-1481 Inkar Rd	002-467-011	LUC77-1008	RU6 – Two Dwelling Housing	RM3 – Low Density Multiple Housing
21	Strata Lot 21 District Lot 137 ODYD Strata Plan K308 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	21-1481 Inkar Rd	002-467-020	LUC77-1008	RU6 – Two Dwelling Housing	RM3 – Low Density Multiple Housing

REPORT TO COUNCIL



Date: August 26, 2019

To: Council

From: City Manager

Department: Development Planning

Application: LUCT19-0015 / Z19-0083

Owner: Multiple Owners

Address: 2161 Scenic Road

Applicant: City of Kelowna

Subject: Land Use Contract Termination and Rezoning Application

Existing OCP Designation: MRL – Multiple Unit Residential (Low Density)

Existing Zone: A1 – Agriculture 1

Proposed Zone: RM3 – Low Density Multiple Housing

1.0 Recommendation

WHEREAS the BC Provincial Government has mandated that all Land Use Contracts under the jurisdiction of a local government and in the Province of British Columbia be terminated by 2024;

AND WHEREAS the BC Provincial Government has provided a legislated process for the early termination of land use contracts when the local government has adopted a zoning bylaw that will apply to the land at the time the termination bylaw comes into force;

THEREFORE, BE IT RESOLVED THAT as the underlying A1 – Agriculture 1 zone for the subject properties under Land Use Contract LUC78-1009 outlined in 'Schedule A' does not meet the land use requirements under City of Kelowna Zoning Bylaw No. 8000;

THAT Application No. LUCT 19-0015 to terminate LUC78-1009 from properties identified in 'Schedule A', located at 2161 Scenic Road, Kelowna, BC, be considered by Council;

AND THAT Rezoning Application No. Z19-0083 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification for the subject property identified in 'Schedule B', located at 2161 Scenic Road, Kelowna, BC from the A1 – Agriculture 1 zone to RM3 – Low Density Multiple Housing be considered by Council;

AND THAT the Land Use Contract Termination Bylaw be forwarded to a Public Hearing for further consideration;

AND FURTHER THAT Council, in accordance with the *Local Government Act* s.464(2), waive the Public Hearing for Zoning Bylaw No. 11882.

2.0 Purpose

To consider an application for the early termination of Land Use Contract LUC78-1009 and revert the parcels to the new underlying RM3 – Low Density Multiple Housing zone as identified in 'Schedule A and B'.

3.0 Development Planning

Staff are bringing forth and recommending this Land Use Contract (LUC78-1009) be terminated and for the subject property to be rezoned. The underlying zone is A1 – Agriculture 1 and is not appropriate for the current land use. Under the current Land Use Contract it allows for one multi-family residential structure that consists of eight multi-family residential units and off street parking on the subject property. The equivalent of these uses in Zoning Bylaw No. 8000, is RM3 – Low Density Multiple Housing. Therefore, Staff are proposing to adopt RM3 – Low Density Multiple Housing to the subject property. This zone is in accordance with the Official Community Plan Future Land Use Designation.

The existing Land Use Contract (LUC) affects 1 property at 2161 Scenic Road, and currently restricts the use to one multi-family residential building with eight residential units. The Land Use Contract's land uses and regulations fit within the RM3 – Low Density Multiple Housing zone.

4.0 Proposal

4.1 Background

Land Use Contracts were a tool regularly used in the 1970's before it was eliminated on November 15th 1978. The purpose of the tool was to allow local governments to arrive at agreements with specific developers to grant development rights over and above what was allowed under current zoning. This was typically done in exchange for commitments by developers to help finance the infrastructure costs of development.

Issues have arisen, specifically with the continued application of land use contracts as they supersede any subsequent bylaw dealing with land use and development including: Zoning Bylaws, Development Cost Charge Bylaws, and Development Permits. The Local Government Act was amended in 2014 stating all land use contracts in the province will be terminated as of June 30th 2024. Land use contracts will remain in force until that date unless terminated early by the municipality. By June 20th 2022, local governments must have appropriate zoning regulations in place to replace land use contracts upon their termination. However, LUC terminations (unlike LUC discharges) do not apply when Council adopts the bylaw. Terminations require a one-year grace period as outlined by the Local Government Act.

4.2 Notification

Local governments must provide notice to each owner that the termination of land use contract is occurring and must provide notice of what the new zoning regulations apply to the land. The municipality must send additional letters after the one-year grace period is complete informing the property owners of which land use regulations apply to their properties.

Staff are recommending Council Notification Policy #367 including early notification and development signage be waived for all Land Use Contract terminations. Public consultation in this case is not recommended as the notification policy is a City initiative. Staff are suggesting the standard development notification, as outlined above, be sent to properties affected by the LUC under consideration for termination.

4.3 Site Context

The subject property has a total area of 4,890 m² and is located at 2161 Scenic Road. The property is designated MRL – Multiple Unit Residential (Low Density) in the Official Community Plan and the surrounding area is residential.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RM ₃ – Low Density Multiple Housing	Multi-family Buildings
East	A ₁ – Agriculture 1	Farming
South	A ₁ – Agriculture 1	Farming
West	A ₁ – Agriculture 1	Farming

Subject Property Map: 2161 Scenic Road



5.0 **Current Development Policies**

5.1 Council Policy No. 282 – Strategy for Elimination of Remaining Land Use Contracts

Council Policy No. 282. Includes the following statement:

That the City of Kelowna initiate proceedings to discharge the contracts subject to consultation with affected owners of the land and subject to prior approval by council with regard to affected contracts;

5.2 Kelowna Official Community Plan (OCP)

Chapter 4: Future Land Use

Multiple Unit Residential (Low Density) (MRL). Townhouses, garden apartments, apartments, buildings containing three or more residential units. Complementary uses (i.e. care centres, minor public services/utilities,

and neighbourhood parks), that are integral components of urban neighbourhoods would also be permitted. Building densities would be consistent with the provisions of the RM1 – Four-plex Housing, RM2 – Low Density Row Housing, or RM3 – Low Density Multiple Housing zones of the Zoning Bylaw and may include CD Comprehensive Development zoning for similar densities or land uses.

6.o Technical Comments

N/A

7.o Application Chronology

N/A

Report prepared by: Jenna Ratzlaff, Planner

Reviewed by: Laura Bentley, Urban Planning & Development Policy Manager

Approved for Inclusion: Terry Barton, Development Planning Department Manager

Attachments:

Schedule A: Strata Lots affected by LUC78-1009

Schedule B: Properties to be Rezoned to RM3

Schedule A: LUC78-1009 Charge #: N65580					
No.	Legal Description	Address	Parcel Identifier Number	Land Use Contract	Underlying Zone
1	Strata Lot 1 Section 4 Township 23 ODYD Strata Plan K334 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	1-2161 Scenic Rd	002-432-757	LUC78-1009	A1 – Agriculture 1
2	Strata Lot 2 Section 4 Township 23 ODYD Strata Plan K334 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	2-2161 Scenic Rd	002-432-773	LUC78-1009	A1 – Agriculture 1
3	Strata Lot 3 Section 4 Township 23 ODYD Strata Plan K334 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	3-2161 Scenic Rd	002-221-241	LUC78-1009	A1 – Agriculture 1
4	Strata Lot 4 Section 4 Township 23 ODYD Strata Plan K334 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	4-2161 Scenic Rd	002-432-781	LUC78-1009	A1 – Agriculture 1
5	Strata Lot 5 Section 4 Township 23 ODYD Strata Plan K334 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	5-2161 Scenic Rd	002-432-803	LUC78-1009	A1 – Agriculture 1
6	Strata Lot 6 Section 4 Township 23 ODYD Strata Plan K334 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	6-2161 Scenic Rd	002-432-820	LUC78-1009	A1 – Agriculture 1
7	Strata Lot 7 Section 4 Township 23 ODYD Strata Plan K334 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	7-2161 Scenic Rd	002-004-992	LUC78-1009	A1 – Agriculture 1
8	Strata Lot 8 Section 4 Township 23 ODYD Strata Plan K334 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	8-2161 Scenic Rd	002-432-846	LUC78-1009	A1 – Agriculture 1

Schedule B: Proposed RM3 Zone
Charge #: N65580

No.	Legal Description	Address	Parcel Identifier Number	Land Use Contract	Underlying Zone	Proposed Zone
1	Strata Lot 1 Section 4 Township 23 ODYD Strata Plan K334 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	1-2161 Scenic Rd	002-432-757	LUC78-1009	A1 – Agriculture 1	RM3 – Low Density Multiple Housing
2	Strata Lot 2 Section 4 Township 23 ODYD Strata Plan K334 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	2-2161 Scenic Rd	002-432-773	LUC78-1009	A1 – Agriculture 1	RM3 – Low Density Multiple Housing
3	Strata Lot 3 Section 4 Township 23 ODYD Strata Plan K334 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	3-2161 Scenic Rd	002-221-241	LUC78-1009	A1 – Agriculture 1	RM3 – Low Density Multiple Housing
4	Strata Lot 4 Section 4 Township 23 ODYD Strata Plan K334 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	4-2161 Scenic Rd	002-432-781	LUC78-1009	A1 – Agriculture 1	RM3 – Low Density Multiple Housing
5	Strata Lot 5 Section 4 Township 23 ODYD Strata Plan K334 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	5-2161 Scenic Rd	002-432-803	LUC78-1009	A1 – Agriculture 1	RM3 – Low Density Multiple Housing
6	Strata Lot 6 Section 4 Township 23 ODYD Strata Plan K334 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	6-2161 Scenic Rd	002-432-820	LUC78-1009	A1 – Agriculture 1	RM3 – Low Density Multiple Housing
7	Strata Lot 7 Section 4 Township 23 ODYD Strata Plan K334 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	7-2161 Scenic Rd	002-004-992	LUC78-1009	A1 – Agriculture 1	RM3 – Low Density Multiple Housing
8	Strata Lot 8 Section 4 Township 23 ODYD Strata Plan K334 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	8-2161 Scenic Rd	002-432-846	LUC78-1009	A1 – Agriculture 1	RM3 – Low Density Multiple Housing

CITY OF KELOWNA

BYLAW NO. 11881

LUCT19-0014

Early Termination of Land Use Contract LUC78-1009 Scenic Road

WHEREAS a land use contract (the "Land Use Contract LUC78-1009") is registered at the Kamloops Land Title Office under the charge numbers N65580 against lands in the City of Kelowna particularly known and described as in Schedule "A" attached (the "Lands"), located on Scenic Road, Kelowna, B.C.;

AND WHEREAS Section 548 of the *Local Government Act* provides that a local government may impose an early termination to land use contracts registered in a Land Title Office that applies to land within the jurisdiction of the local government;

NOW THEREFORE, the Municipal Council of the City of Kelowna, in open meeting assembled, enacts as follows:

1. This Bylaw may be cited for all purposes as "Early Termination of Land Use Contract LUC78-1009 Bylaw";
2. Land Use Contract LUC78-1009 is hereby terminated as of the date of adoption; and
3. This bylaw will come into force and effect one year after the adoption date.

Read a first time by the Municipal Council this

Considered at a Public Hearing this

Read a second and third time by Municipal Council this

Adopted by the Municipal Council this

Mayor

City Clerk

Schedule A: LUC78-1009 Charge #: N65580					
No.	Legal Description	Address	Parcel Identifier Number	Land Use Contract	Underlying Zone
1	Strata Lot 1 Section 4 Township 23 ODYD Strata Plan K334 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	1-2161 Scenic Rd	002-432-757	LUC78-1009	A1 – Agriculture 1
2	Strata Lot 2 Section 4 Township 23 ODYD Strata Plan K334 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	2-2161 Scenic Rd	002-432-773	LUC78-1009	A1 – Agriculture 1
3	Strata Lot 3 Section 4 Township 23 ODYD Strata Plan K334 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	3-2161 Scenic Rd	002-221-241	LUC78-1009	A1 – Agriculture 1
4	Strata Lot 4 Section 4 Township 23 ODYD Strata Plan K334 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	4-2161 Scenic Rd	002-432-781	LUC78-1009	A1 – Agriculture 1
5	Strata Lot 5 Section 4 Township 23 ODYD Strata Plan K334 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	5-2161 Scenic Rd	002-432-803	LUC78-1009	A1 – Agriculture 1
6	Strata Lot 6 Section 4 Township 23 ODYD Strata Plan K334 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	6-2161 Scenic Rd	002-432-820	LUC78-1009	A1 – Agriculture 1
7	Strata Lot 7 Section 4 Township 23 ODYD Strata Plan K334 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	7-2161 Scenic Rd	002-004-992	LUC78-1009	A1 – Agriculture 1
8	Strata Lot 8 Section 4 Township 23 ODYD Strata Plan K334 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	8-2161 Scenic Rd	002-432-846	LUC78-1009	A1 – Agriculture 1

CITY OF KELOWNA

BYLAW NO. 11882

Z19-0083 – Scenic Road

A bylaw to amend the "City of Kelowna Zoning Bylaw No. 8000".

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts as follows:

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of parcels outlined in Schedules "B" attached and forming part of this bylaw located on Scenic Road, Kelowna, B.C., from the A1 – Agriculture 1 zone to the RM3 – Low Density Multiple Housing zone;
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

**Schedule B: Proposed RM3 Zone
Charge #: N65580**

No.	Legal Description	Address	Parcel Identifier Number	Land Use Contract	Underlying Zone	Proposed Zone
1	Strata Lot 1 Section 4 Township 23 ODYD Strata Plan K334 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	1-2161 Scenic Rd	002-432-757	LUC78-1009	A1 – Agriculture 1	RM3 – Low Density Multiple Housing
2	Strata Lot 2 Section 4 Township 23 ODYD Strata Plan K334 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	2-2161 Scenic Rd	002-432-773	LUC78-1009	A1 – Agriculture 1	RM3 – Low Density Multiple Housing
3	Strata Lot 3 Section 4 Township 23 ODYD Strata Plan K334 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	3-2161 Scenic Rd	002-221-241	LUC78-1009	A1 – Agriculture 1	RM3 – Low Density Multiple Housing
4	Strata Lot 4 Section 4 Township 23 ODYD Strata Plan K334 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	4-2161 Scenic Rd	002-432-781	LUC78-1009	A1 – Agriculture 1	RM3 – Low Density Multiple Housing
5	Strata Lot 5 Section 4 Township 23 ODYD Strata Plan K334 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	5-2161 Scenic Rd	002-432-803	LUC78-1009	A1 – Agriculture 1	RM3 – Low Density Multiple Housing
6	Strata Lot 6 Section 4 Township 23 ODYD Strata Plan K334 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	6-2161 Scenic Rd	002-432-820	LUC78-1009	A1 – Agriculture 1	RM3 – Low Density Multiple Housing
7	Strata Lot 7 Section 4 Township 23 ODYD Strata Plan K334 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	7-2161 Scenic Rd	002-004-992	LUC78-1009	A1 – Agriculture 1	RM3 – Low Density Multiple Housing
8	Strata Lot 8 Section 4 Township 23 ODYD Strata Plan K334 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	8-2161 Scenic Rd	002-432-846	LUC78-1009	A1 – Agriculture 1	RM3 – Low Density Multiple Housing

REPORT TO COUNCIL



Date: August 26, 2019

To: Council

From: City Manager

Department: Development Planning

Application: LUCT19-0007 / Z19-0093

Owner: Roger W and Jocelyn B Hamm

Address: 1265 Toovey Road

Applicant: City of Kelowna

Subject: Land Use Contract Termination and Rezoning Application

Existing OCP Designation: S2RES – Single / Two Dwelling Residential

Existing Zone: RR3 – Rural Residential 3

Proposed Zone: RU1 – Large Lot Housing

1.0 Recommendation

WHEREAS the BC Provincial Government has mandated that all Land Use Contracts under the jurisdiction of a local government and in the Province of British Columbia be terminated by 2024;

AND WHEREAS the BC Provincial Government has provided a legislated process for the early termination of land use contracts when the local government has adopted a zoning bylaw that will apply to the land at the time the termination bylaw comes into force;

THEREFORE, BE IT RESOLVED THAT as the underlying RR3 – Rural Residential 3 zone for the subject properties under Land Use Contract LUC78-1033 outlined in 'Schedule A' does not meet the land use requirements under City of Kelowna Zoning Bylaw No. 8000;

THAT Application No. LUCT 19-0007 to terminate LUC78-1033 from Lot A, Section 13, Township 26, ODYD, Plan 38165, located at 1265 Toovey Road, Kelowna, BC, be considered by Council;

AND THAT Rezoning Application No. Z19-0093 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification for Lot A, Section 13, Township 26, ODYD, Plan 38165, located at 1265 Toovey Road, Kelowna, BC from the RR3 – Rural Residential 3 zone to RU1 – Large Lot Housing zone be considered by Council;

AND THAT the Land Use Contract Termination Bylaw be forwarded to a Public Hearing for further consideration;

AND THAT Council, in accordance with the *Local Government Act* s.464(2), waive the Public Hearing for zoning Bylaw No. 11909;

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered subsequent to the approval of Ministry of Transportation and Infrastructure.

2.0 Purpose

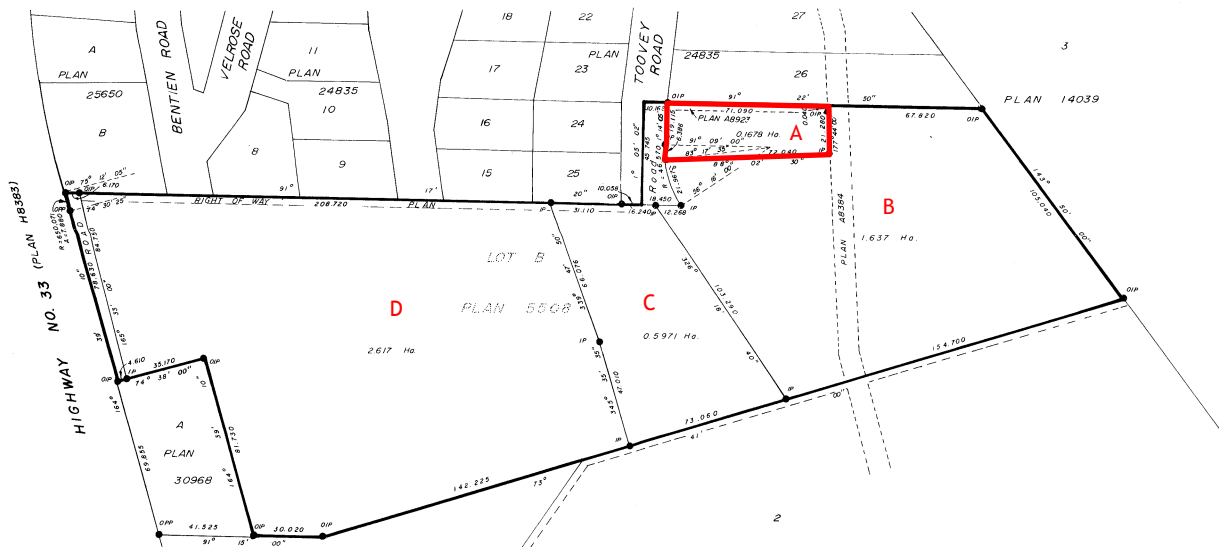
To consider an application for the early termination of Land Use Contract LUC78-1033 and rezone the subject property to the RU1 – Large Lot Housing zone.

3.0 Development Planning

Staff are bringing forth and recommending this Land Use Contract (LUC 78-1033) be terminated and for the subject property to be rezoned. The underlying zoning (RR3 – Rural Residential 3) does not fit within the established neighbourhood. Staff are proposing to adopt the adjacent RU1 – Large Lot Housing zone for the subject property.

The existing Land Use Contract currently affects one property, 1256 Toovey Road (Lot A). However, LUC 78-1033 existed on Lot A, B, C, and D (see map below). City Council discharged, LUC 78-1033 on February 14th, 1991 but Lot A was not included within that bylaw.

The Land Use Contract restricts the use to one single family residential dwelling and permits the addition of an accessory building/structure but does not permit a secondary suite. The Land Use Contract uses and regulations fit within the RU1 zone; however, the new zoning does allow a secondary suite.



4.0 Proposal

4.1 Background

Land Use Contracts were a tool regularly used in the 1970's before it was eliminated on November 15th 1978. The purpose of the tool was to allow local governments to arrive at agreements with specific developers to grant development rights over and above what was allowed under current zoning. This was typically done in exchange for commitments by developers to help finance the infrastructure costs of development.

Issues have arisen, specifically with the continued application of land use contracts as they supersede any subsequent bylaw dealing with land use and development including: Zoning Bylaws, Development Cost

Charge Bylaws, and Development Permits. The Local Government Act was amended in 2014 stating all land use contracts in the province will be terminated as of June 30th 2024. Land use contracts will remain in force until that date unless terminated early by the municipality. By June 20th 2022, local governments must have appropriate zoning regulations in place to replace land use contracts upon their termination. However, LUC terminations (unlike LUC discharges) do not apply when Council adopts the bylaw. Terminations require a one-year grace period as outlined by the Local Government Act.

4.2 Notification

Local governments must provide notice to each owner that the termination of land use contract is occurring and must provide notice of what the new zoning regulations apply to the land. The municipality must send additional letters after the one-year grace period is complete informing the property owners of which land use regulations apply to their properties.

Staff are recommending Council Notification Policy #367 including early notification and development signage be waived for all Land Use Contract terminations. Public consultation in this case is not recommended as the notification policy is a City initiative. Staff are suggesting the standard development notification, as outlined above, be sent to properties affected by the LUC under consideration for termination.

4.3 Site Context

The subject property is 1679 m² and is located at the end of Troovey Road. The property is designated S2RES – Single / Two Unit Residential in the Official Community Plan and the surrounding area is residential subdivision and agricultural.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	A1 - Agriculture	Residential Subdivision
East	RU1 – Large Lot Housing	Residential Subdivision
South	RU1 – Large Lot Housing	Residential Subdivision
West	A1 - Agriculture	Residential Subdivision

Subject Property Map: 1265 Toovey Road



5.0 Current Development Policies

5.1 Council Policy No. 282 – Strategy for Elimination of Remaining Land Use Contracts

Council Policy No. 282. Includes the following statement:

That the City of Kelowna initiate proceedings to discharge the contracts subject to consultation with affected owners of the land and subject to prior approval by council with regard to affected contracts;

5.2 Kelowna Official Community Plan (OCP)

Chapter 4: Future Land Use

Single / Two Unit Residential (S2RES). Single detached homes for occupancy by one family, single detached homes with a secondary suite or carriage house, semi-detached buildings used for two dwelling units, modular homes, bareland strata, and those complementary uses (i.e. minor care centres, minor public services/utilities, convenience facility and neighbourhood parks), which are integral components of urban neighbourhoods.

6.0 Technical Comments

6.1 Development Engineering Department

No Concerns

6.2 Ministry of Transportation and Infrastructure

No Concerns

7.0 Application Chronology

N/A

Report prepared by: Jenna Ratzlaff, Planner

Reviewed by: Laura Bentley, Urban Planning & Development Policy Manager

Approved for Inclusion: Terry Barton, Development Planning Department Manager

CITY OF KELOWNA

BYLAW NO. 11885

LUCT19-0007

Early Termination of Land Use Contract – LUC78-1033 1265 Toovey Road

WHEREAS a land use contract (the "Land Use Contract LUC78-1033") is registered at the Kamloops Land Title Office under the charge numbers N75376 against lands in the City of Kelowna particularly known and described as in Schedule "A" attached (the "Lands"), located on Toovey Road Kelowna, B.C.;

AND WHEREAS Section 548 of the *Local Government Act* provides that a local government may impose an early termination to land use contracts registered in a Land Title Office that applies to land within the jurisdiction of the local government;

NOW THEREFORE, the Municipal Council of the City of Kelowna, in open meeting assembled, enacts as follows:

1. This Bylaw may be cited for all purposes as "Early Termination of Land Use Contract LUC78-1033 Bylaw";
2. Land Use Contract LUC78-1033 is hereby terminated as of the date of adoption; and
3. This bylaw will come into force and effect one year after the adoption date.

Read a first time by the Municipal Council this

Considered at a Public Hearing this

Read a second and third time by Municipal Council this

Adopted by the Municipal Council this

Mayor

City Clerk

Schedule A: LUC78-1033 Charge #: N75376					
No.	Legal Description	Address	Parcel Identifier Number	Land Use Contract	Underlying Zone
1	Lot A Section 13 Township 26 ODYD Plan 38165	1265 Toovey Rd	007-666-764	LUC78-1033	RR3 – Rural Residential 3

CITY OF KELOWNA

BYLAW NO. 11909

Z19-0093 – 1265 Toovey Road

A bylaw to amend the "City of Kelowna Zoning Bylaw No. 8000".

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts as follows:

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of parcels outlined in Schedule "B" attached and forming part of this bylaw located on Toovey Road, Kelowna, B.C., from the RR3 – Rural Residential 3 zone to the RU1 – Large Lot Housing zone;
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Approved under the Transportation Act this

(Approving Officer – Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

Schedule B: Proposed RU1 Zone Charge #: N52853						
No.	Legal Description	Address	Parcel Identifier Number	Land Use Contract	Underlying Zone	Proposed Zone
1	Lot A Section 13 Township 26 ODYD Plan 38165	1265 Toovey Rd	007-666-764	LUC78-1033	RR3 – Rural Residential 3	RU1 – Large Lot Housing

REPORT TO COUNCIL



Date: August 26, 2019

RIM No. 1250-40

To: Council

From: City Manager

Department: Development Planning

Application: LUCT19-0003 / Z19-0076

Owner: Multiple Owners

Address: Multiple Addresses

Applicant: City of Kelowna

Affected Street: Belgo Road

Subject: Land Use Contract Termination & Rezoning Application

Existing OCP Designation: S2RES – Single / Two Unit Residential & PARK – Major Park / Open Space (Public)

Existing Zone: RU1 – Large Lot Zoning

Proposed Zone: RR2 – Residential 2 / RR3 – Rural Residential 3

1.0 Recommendation

WHEREAS the BC Provincial Government has mandated that all Land Use Contracts under the jurisdiction of a local government and in the Province of British Columbia be terminated by 2024;

AND WHEREAS the BC Provincial Government has provided a legislated process for the early termination of land use contracts when the local government has adopted a zoning bylaw that will apply to the land at the time the termination bylaw comes into force;

THEREFORE, BE IT RESOLVED THAT as the underlying RU1 – Large Lot Housing zone for the subject properties under Land Use Contract LUC76-1067 outlined in 'Schedule A' does not meet the land use requirements under City of Kelowna Zoning Bylaw No. 8000;

THAT Application No. LUCT 19-0003 to terminate LUC76-1067 from properties identified in 'Schedule A', located on Belgo Road, Kelowna, BC, be considered by Council;

AND THAT Rezoning Application No. Z19-0076 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification for the property identified in 'Schedule B', located on Belgo Road, Kelowna, BC from the RU1 – Large Lot Housing zone to RR2 – Rural Residential 2 be considered by Council;

AND THAT Rezoning Application No. Z19-0076 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification for properties identified in 'Schedule C', located on Belgo Road, Kelowna, BC from the RU1 – Large Lot Housing zone to RR3 – Rural Residential 3 be considered by Council;

AND THAT the Land Use Contract Termination Bylaw be forwarded to a Public Hearing for further consideration;

AND THAT Council, in accordance with the *Local Government Act* s.464(2), waive the Public Hearing for zoning Bylaw No. 11910;

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered subsequent to the approval of Ministry of Transportation and Infrastructure.

2.0 Purpose

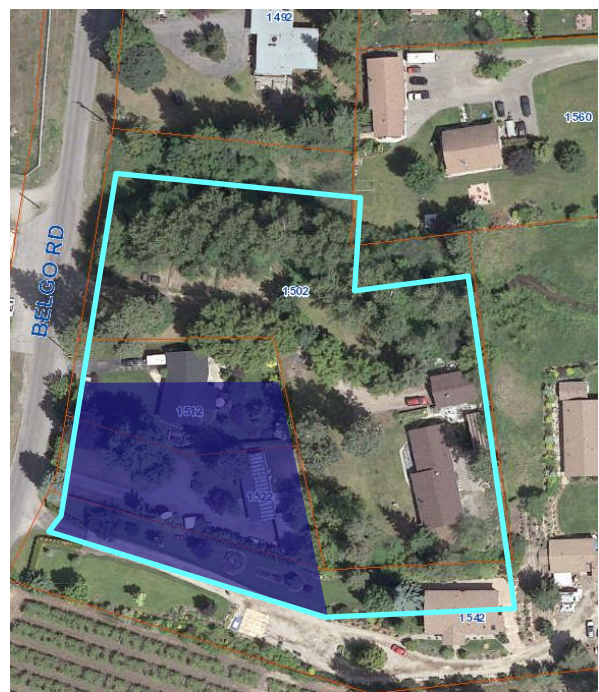
To consider an application for the early termination of Land Use Contract LUC76-1067 and rezone the parcels to RR2 – Rural Residential 2 and RR3 – Rural Residential 3 zones as identified in 'Schedule A, B and C'.

3.0 Development Planning

Staff are bringing forth and recommending this Land Use Contract (LUC 76-1067) be terminated and for the subject properties to be rezoned. The underlying zone is RU1 – Large Lot Housing and does not fit in the established neighborhood. Under the current Land Use Contract its uses are regulated in accordance with the R-1 zone in former Zoning Bylaw No. 4500. The Zoning Bylaw has since been updated and obtains different uses, requirements and zonings. The equivalent of R-1 in the current Zoning Bylaw, No. 8000, is RU1 – Large Lot Housing. However, RU1 zoning is not adequate as the subject properties are not connected to sewer. All urban zones according to the Official Community Plan must be in the Permanent Growth Boundary and connected to services. Therefore, Staff are proposing to adopt RR2 – Rural Residential 2 and RR3 – Rural Residential 3 to the subject properties. Two zones are being proposed due to the varied lot sizes.



RR2 Property (Refer to Schedule 'B')



RR3 Properties (Refer to Schedule 'C')

The existing Land Use Contract (LUC) affects 3 properties on Belgo Road, and currently restricts the use to one single family residential dwelling per lot. The Land Use Contract uses and regulations fit within the RR2 – Rural Residential 2 and RR3 – Rural Residential 3 zone.

4.0 Proposal

4.1 Background

Land Use Contracts were a tool regularly used in the 1970's before it was eliminated on November 15th 1978. The purpose of the tool was to allow local governments to arrive at agreements with specific developers to grant development rights over and above what was allowed under current zoning. This was typically done in exchange for commitments by developers to help finance the infrastructure costs of development.

Issues have arisen, specifically with the continued application of land use contracts as they supersede any subsequent bylaw dealing with land use and development including: Zoning Bylaws, Development Cost Charge Bylaws, and Development Permits. The Local Government Act was amended in 2014 stating all land use contracts in the province will be terminated as of June 30th 2024. Land use contracts will remain in force until that date unless terminated early by the municipality. By June 20th 2022, local governments must have appropriate zoning regulations in place to replace land use contracts upon their termination. However, LUC terminations (unlike LUC discharges) do not apply when Council adopts the bylaw. Terminations require a one-year grace period as outlined by the Local Government Act.

4.2 Notification

Local governments must provide notice to each owner that the termination of land use contract is occurring and must provide notice of what the new zoning regulations apply to the land. The municipality must send additional letters after the one-year grace period is complete informing the property owners of which land use regulations apply to their properties.

Staff are recommending Council Notification Policy #367 including early notification and development signage be waived for all Land Use Contract terminations. Public consultation in this case is not recommended as the notification policy is a City initiative. Staff are suggesting the standard development notification, as outlined above, be sent to properties affected by the LUC under consideration for termination.

4.3 Site Context

The subject properties have a total area of 10,085 m² and are located on Belgo Road. The properties are designated S2RES – Single / Two Unit Residential & PARK – Major Park / Open Space (Public) in the Official Community Plan and the surrounding area is residential.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	A1 – Agriculture 1	Single Family Dwelling / Farming
East	RR2 / RR3 – Rural Residential 2/3	Rural Residential
South	RR3 – Rural Residential 3	Rural Residential
West	C1 – Local Commercial / A1 – Agriculture 1	Single Family Dwelling / Farming

Subject Property Map: Belgo Road



5.0 Current Development Policies

5.1 Council Policy No. 282 – Strategy for Elimination of Remaining Land Use Contracts

Council Policy No. 282. Includes the following statement:

That the City of Kelowna initiate proceedings to discharge the contracts subject to consultation with affected owners of the land and subject to prior approval by council with regard to affected contracts;

5.2 Kelowna Official Community Plan (OCP)

Chapter 4: Future Land Use

Permanent Growth Boundary (PGB). Lands outside the permanent growth boundary will not be supported for urban uses. Non-ALR land outside the Permanent Growth Boundary will not be supported for any further parcelization.

Single / Two Unit Residential (S2RES). Single detached homes for occupancy by one family, single detached homes with a secondary suite or carriage house, semi-detached buildings used for two dwelling units, modular homes, bareland strata, and those complementary uses (i.e. minor care centres, minor public services/utilities, convenience facility and neighbourhood parks), which are integral components of urban neighbourhoods.

6.0 Technical Comments

6.1 Development Engineering Department

No Concerns

6.2 Ministry of Transportation and Infrastructure

No Concerns

7.0 Application Chronology

N/A

Report prepared by: Jenna Ratzlaff, Planner

Reviewed by: Laura Bentley, Urban Planning & Development Policy Manager

Approved for Inclusion: Terry Barton, Development Planning Department Manager

Attachments:

Schedule A: Properties affected by LUC76-1067

Schedule A: Properties to be Rezoned to RR2

Schedule B: Properties to be Rezoned to RR3

Schedule A: LUC76-1067 Charge #: M52622					
No.	Legal Description	Address	Parcel Identifier Number	Land Use Contract	Underlying Zone
1	Lot B Section 13 & 14 Township 26 ODYD Plan 28478	1512 Belgo Rd	004-534-867	LUC76-1067	RU1 – Large Lot Housing
2	Lot C Section 13 & 14 Township 26 ODYD Plan 28478	1522 Belgo Rd	004-534-905	LUC76-1067	RU1 – Large Lot Housing
3	Lot A Section 13 & 14 Township 26 ODYD Plan 28478	1502 Belgo Rd	004-534-859	LUC76-1067	RU1 – Large Lot Housing

Schedule B: Proposed RR2 Zone Charge #: N52853						
No.	Legal Description	Address	Parcel Identifier Number	Land Use Contract	Underlying Zone	Proposed Zone
1	Lot A Section 13 & 14 Township 26 ODYD Plan 28478	1502 Belgo Rd	004-534-859	LUC76-1067	RU1 – Large Lot Housing	RR2 – Rural Residential 2

Schedule C: Proposed RR3 Zone Charge #: N52853						
No.	Legal Description	Address	Parcel Identifier Number	Land Use Contract	Underlying Zone	Proposed Zone
1	Lot B Section 13 & 14 Township 26 ODYD Plan 28478	1512 Belgo Rd	004-534-867	LUC76-1067	RU1 – Large Lot Housing	RR3 – Rural Residential 3
2	Lot C Section 13 & 14 Township 26 ODYD Plan 28478	1522 Belgo Rd	004-534-905	LUC76-1067	RU1 – Large Lot Housing	RR3 – Rural Residential 3

CITY OF KELOWNA

BYLAW NO. 11886

LUCT19-0003

Early Termination of Land Use Contract – LUC76-1067 1502, 1512 and 1522 Belgo Road

WHEREAS a land use contract (the "Land Use Contract LUC76-1067") is registered at the Kamloops Land Title Office under the charge numbers M52622 against lands in the City of Kelowna particularly known and described as in Schedule "A" attached (the "Lands"), located on Belgo Road Kelowna, B.C.;

AND WHEREAS Section 548 of the *Local Government Act* provides that a local government may impose an early termination to land use contracts registered in a Land Title Office that applies to land within the jurisdiction of the local government;

NOW THEREFORE, the Municipal Council of the City of Kelowna, in open meeting assembled, enacts as follows:

1. This Bylaw may be cited for all purposes as "Early Termination of Land Use Contract LUC76-1067 Bylaw";
2. Land Use Contract LUC76-1067 is hereby terminated as of the date of adoption; and
3. This bylaw will come into force and effect one year after the adoption date.

Read a first time by the Municipal Council this

Considered at a Public Hearing this

Read a second and third time by Municipal Council this

Adopted by the Municipal Council this

Mayor

City Clerk

Schedule A: LUC76-1067 Charge #: M52622					
No.	Legal Description	Address	Parcel Identifier Number	Land Use Contract	Underlying Zone
1	Lot B Section 13 & 14 Township 26 ODYD Plan 28478	1512 Belgo Rd	004-534-867	LUC76-1067	RU1 – Large Lot Housing
2	Lot C Section 13 & 14 Township 26 ODYD Plan 28478	1522 Belgo Rd	004-534-905	LUC76-1067	RU1 – Large Lot Housing
3	Lot A Section 13 & 14 Township 26 ODYD Plan 28478	1502 Belgo Rd	004-534-859	LUC76-1067	RU1 – Large Lot Housing

CITY OF KELOWNA

BYLAW NO. 11910

Z19-0076 – 1502, 1512 & 1522 Belgo Road

A bylaw to amend the "City of Kelowna Zoning Bylaw No. 8000".

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts as follows:

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of parcels outlined in Schedules "B" and "C" attached and forming part of this bylaw located on Belgo Road, Kelowna, B.C., from the RU1 – Large Lot Housing zone to the RR2 – Rural Residential 2 and RR3 – Rural Residential 3 zones;
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Approved under the Transportation Act this

(Approving Officer – Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

Schedule B: Proposed RR2 Zone Charge #: N52853						
No.	Legal Description	Address	Parcel Identifier Number	Land Use Contract	Underlying Zone	Proposed Zone
1	Lot A Section 13 & 14 Township 26 ODYD Plan 28478	1502 Belgo Rd	004-534-859	LUC76-1067	RU1 – Large Lot Housing	RR2 – Rural Residential 2

Schedule C: Proposed RR3 Zone Charge #: N52853						
No.	Legal Description	Address	Parcel Identifier Number	Land Use Contract	Underlying Zone	Proposed Zone
1	Lot B Section 13 & 14 Township 26 ODYD Plan 28478	1512 Belgo Rd	004-534-867	LUC76-1067	RU1 – Large Lot Housing	RR3 – Rural Residential 3
2	Lot C Section 13 & 14 Township 26 ODYD Plan 28478	1522 Belgo Rd	004-534-905	LUC76-1067	RU1 – Large Lot Housing	RR3 – Rural Residential 3

REPORT TO COUNCIL



Date: August 26, 2019

RIM No. 1250-40

To: Council

From: City Manager

Department: Development Planning

Application: LUCT19-0002 / Z19-0075

Owner: Multiple Owners

Address: Multiple Properties

Applicant: City of Kelowna

Affected Street: Bedford Road & Bedford Lane

Subject: Land Use Contract Termination & Rezoning Application

Existing OCP Designation: REP – Resource Protection Area

Existing Zone: A1 – Agriculture 1

Proposed Zone: RR1 – Rural Residential 1 / RR3 – Rural Residential 3

1.0 Recommendation

WHEREAS the BC Provincial Government has mandated that all Land Use Contracts under the jurisdiction of a local government and in the Province of British Columbia be terminated by 2024;

AND WHEREAS the BC Provincial Government has provided a legislated process for the early termination of land use contracts when the local government has adopted a zoning bylaw that will apply to the land at the time the termination bylaw comes into force;

THEREFORE, BE IT RESOLVED THAT as the underlying A1 – Agriculture 1 zone for the subject properties under Land Use Contract LUC76-1110 outlined in 'Schedule A' does not meet the land use requirements under City of Kelowna Zoning Bylaw No. 8000;

THAT Application No. LUCT 19-0002 to terminate LUC76-1110 from properties identified in 'Schedule A', located on Bedford Road, Kelowna, BC, be considered by Council;

AND THAT Rezoning Application No. Z19-0075 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification for the property identified in 'Schedule B', located on Bedford Lane, Kelowna, BC from the A1 – Agriculture 1 zone to RR1 – Rural Residential 1 be considered by Council;

AND THAT Rezoning Application No. Z19-0075 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification for properties identified in 'Schedule C', located on Bedford Road, Kelowna, BC from the A1 – Agriculture 1 zone to RR3 – Rural Residential 3 be considered by Council;

AND THAT the Land Use Contract Termination Bylaw be forwarded to a Public Hearing for further consideration;

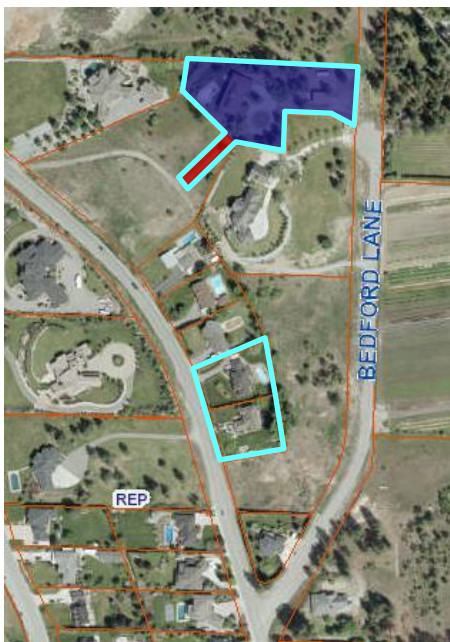
AND FURTHER THAT Council, in accordance with the *Local Government Act* s.464(2), waive the Public Hearing for Zoning Bylaw No. 11888.

2.0 Purpose

To consider an application for the early termination of Land Use Contract LUC76-1110 and rezone the parcels to the RR2 – Rural Residential 2 and RR3 – Rural Residential 3 zones as identified in 'Schedule A, B and C'.

3.0 Development Planning

Staff are bringing forth and recommending this Land Use Contract (LUC 76-1110) be terminated and for the subject properties to be rezoned. The underlying zoning (A1 – Agriculture 1) does not fit within the established neighbourhood and is not appropriate to support the existing land use. Staff are proposing to adopt the adjacent RR1 – Rural Residential 1 to the subject property identified in Schedule 'B'. In addition, staff are proposing to also adopt the adjacent RR3 – Rural Residential 3 zone for the subject properties identified in Schedule 'C'. Two rezoning's are required as there are two different lot sizes located on Bedford Road and Lane.



RR1 Properties (Refer to Schedule 'B')



RR3 Properties (Refer to Schedule 'C')

The existing Land Use Contract (LUC) affects 3 properties on Bedford Road and 1 on Bedford Lane, and currently restricts the use to one single family residential dwelling per lot. One of the subject properties, 4255 Bedford Road, has a small strip of land that is affected by the Land Use Contract (area highlighted in red). This property has the appropriate underlying zone, RR1 – Rural Residential 1, and therefore will not need to be rezoned. Only 3 of the 4 properties need rezoning.

The Land Use Contract uses and regulations fit within the RR1 and RR3 zones however, the new zonings do not allow for agri-tourism (agriculture in general), animal clinics (only in RR3), forestry, kennels and stables, and wineries and cideries.

4.0 Proposal

4.1 Background

Land Use Contracts were a tool regularly used in the 1970's before it was eliminated on November 15th 1978. The purpose of the tool was to allow local governments to arrive at agreements with specific developers to grant development rights over and above what was allowed under current zoning. This was typically done in exchange for commitments by developers to help finance the infrastructure costs of development.

Issues have arisen, specifically with the continued application of land use contracts as they supersede any subsequent bylaw dealing with land use and development including: Zoning Bylaws, Development Cost Charge Bylaws, and Development Permits. The Local Government Act was amended in 2014 stating all land use contracts in the province will be terminated as of June 30th 2024. Land use contracts will remain in force until that date unless terminated early by the municipality. By June 20th 2022, local governments must have appropriate zoning regulations in place to replace land use contracts upon their termination. However, LUC terminations (unlike LUC discharges) do not apply when Council adopts the bylaw. Terminations require a one-year grace period as outlined by the Local Government Act.

4.2 Notification

Local governments must provide notice to each owner that the termination of land use contract is occurring and must provide notice of what the new zoning regulations apply to the land. The municipality must send additional letters after the one-year grace period is complete informing the property owners of which land use regulations apply to their properties.

Staff are recommending Council Notification Policy #367 including early notification and development signage be waived for all Land Use Contract terminations. Public consultation in this case is not recommended as the notification policy is a City initiative. Staff are suggesting the standard development notification, as outlined above, be sent to properties affected by the LUC under consideration for termination.

4.3 Site Context

The subject properties have a total area of 9,906 m² and are located on Bedford Road and Lane. The properties are designated REP – Resource Protection Area in the Official Community Plan and the surrounding area is residential subdivision and agriculture.

Specifically, adjacent land uses for 4324 Bedford Lane are as follows:

Orientation	Zoning	Land Use
North	A1 – Agriculture 1	Farming
East	A1 – Agriculture 1	Farming
South	RR1c – Rural Residential with Carriage House	Residential
West	RR1c – Rural Residential with Carriage House	Residential

Specifically, adjacent land uses for 4255 Bedford Road are as follows:

Orientation	Zoning	Land Use
North	A1 – Agriculture 1 & RR1c – Rural Residential with Carriage House	Residential
East	RR1c – Rural Residential with Carriage House	Residential
South	A1 – Agriculture 1	Residential
West	RR1c – Rural Residential with Carriage House	Residential

Specifically, adjacent land uses for 4293 and 4303 Bedford Road are as follows:

Orientation	Zoning	Land Use
North	A1 – Agriculture 1	Farming
East	RR1 – Rural Residential 1	Residential
South	RR1 – Rural Residential 1	Residential
West	RR1 – Rural Residential 1	Residential

Subject Property Map: Bedford Road & Bedford Lane



5.0 Current Development Policies

5.1 Council Policy No. 282 – Strategy for Elimination of Remaining Land Use Contracts

Council Policy No. 282. Includes the following statement:

That the City of Kelowna initiate proceedings to discharge the contracts subject to consultation with affected owners of the land and subject to prior approval by council with regard to affected contracts;

5.2 Official Community Plan

Chapter 4: Future Land Use

Permanent Growth Boundary (PGB). Lands outside the permanent growth boundary will not be supported for urban uses. Non-ALR land outside the Permanent Growth Boundary will not be supported for any further parcelization.

Single / Two Unit Residential (S2RES). Single detached homes for occupancy by one family, single detached homes with a secondary suite or carriage house, semi-detached buildings used for two dwelling units, modular homes, bareland strata, and those complementary uses (i.e. minor care centres, minor public services/utilities, convenience facility and neighbourhood parks), which are integral components of urban neighbourhoods.

6.0 Technical Comments

N/A

7.0 Application Chronology

N/A

Report prepared by: Jenna Ratzlaff, Planner

Reviewed by: Laura Bentley, Urban Planning & Development Policy Manager

Approved for Inclusion: Terry Barton, Development Planning Department Manager

Attachments:

Schedule A: Properties affected by LUC76-1110

Schedule B: Properties to be Rezoned to RR1

Schedule C: Properties to be Rezoned to RR3

Schedule A: LUC76-1110 Charge #: N52853					
No.	Legal Description	Address	Parcel Identifier Number	Land Use Contract	Underlying Zone
1	Lot 2 Section 32 Township 29 ODYD Plan KAP76256	4255 Bedford Rd	026-032-627	LUC76-1110	RR1 – Rural Residential 1
2	Lot A Section 32 Township 29 ODYD Plan KAP76256	4324 Bedford Lane	026-032-104	LUC76-1110	A1 – Agriculture 1
3	Lot B Section 32 Township 29 ODYD Plan 31918	4303 Bedford Rd	003-567-851	LUC76-1110	A1 – Agriculture 1
4	Lot A Section 32 Township 29 ODYD Plan 31918	4293 Bedford Rd	003-567-842	LUC76-1110	A1 – Agriculture 1

Schedule B: Proposed RR1 Zone Charge #: N52853						
No.	Legal Description	Address	Parcel Identifier Number	Land Use Contract	Underlying Zone	Proposed Zone
1	Lot A Section 32 Township 29 ODYD Plan KAP76256	4324 Bedford Lane	026-032-104	LUC76-1110	A1 – Agriculture 1	RR1 – Rural Residential 1

Schedule C: Proposed RR3 Zone Charge #: N52853						
No.	Legal Description	Address	Parcel Identifier Number	Land Use Contract	Underlying Zone	Proposed Zone
1	Lot B Section 32 Township 29 ODYD Plan 31918	4303 Bedford Rd	003-567-851	LUC76-1110	A1 – Agriculture 1	RR3 – Rural Residential 3
2	Lot A Section 32 Township 29 ODYD Plan 31918	4293 Bedford Rd	003-567-842	LUC76-1110	A1 – Agriculture 1	RR3 – Rural Residential 3

CITY OF KELOWNA

BYLAW NO. 11887

LUCT19-0002

Early Termination of Land Use Contract – LUC76-1110 Bedford Road and Bedford Lane

WHEREAS a land use contract (the "Land Use Contract LUC76-1110") is registered at the Kamloops Land Title Office under the charge numbers N52853 against lands in the City of Kelowna particularly known and described as in Schedule "A" attached (the "Lands"), located on Bedford Road and Bedford Lane Kelowna, B.C.;

AND WHEREAS Section 548 of the *Local Government Act* provides that a local government may impose an early termination to land use contracts registered in a Land Title Office that applies to land within the jurisdiction of the local government;

NOW THEREFORE, the Municipal Council of the City of Kelowna, in open meeting assembled, enacts as follows:

1. This Bylaw may be cited for all purposes as "Early Termination of Land Use Contract LUC76-1110 Bylaw";
2. Land Use Contract LUC76-1110 is hereby terminated as of the date of adoption; and
3. This bylaw will come into force and effect one year after the adoption date.

Read a first time by the Municipal Council this

Considered at a Public Hearing this

Read a second and third time by Municipal Council this

Adopted by the Municipal Council this

Mayor

City Clerk

Schedule A: LUC76-1110 Charge #: N52853					
No.	Legal Description	Address	Parcel Identifier Number	Land Use Contract	Underlying Zone
1	Lot 2 Section 32 Township 29 ODYD Plan KAP76256	4255 Bedford Rd	026-032-627	LUC76-1110	RR1 – Rural Residential 1
2	Lot A Section 32 Township 29 ODYD Plan KAP76256	4324 Bedford Lane	026-032-104	LUC76-1110	A1 – Agriculture 1
3	Lot B Section 32 Township 29 ODYD Plan 31918	4303 Bedford Rd	003-567-851	LUC76-1110	A1 – Agriculture 1
4	Lot A Section 32 Township 29 ODYD Plan 31918	4293 Bedford Rd	003-567-842	LUC76-1110	A1 – Agriculture 1

CITY OF KELOWNA

BYLAW NO. 11888

Z19-0075 – Bedford Road and Bedford Lane

A bylaw to amend the "City of Kelowna Zoning Bylaw No. 8000".

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts as follows:

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of parcels outlined in Schedules "B" and "C" attached and forming part of this bylaw located on Bedford Road and Bedford Lane, Kelowna, B.C., from the A1 - Agriculture 1 zone to the RR1 – Rural Residential 1 and the RR3 – Rural Residential 3 zone;
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

Schedule B: Proposed RR1 Zone
Charge #: N52853

No.	Legal Description	Address	Parcel Identifier Number	Land Use Contract	Underlying Zone	Proposed Zone
1	Lot A Section 32 Township 29 ODYD Plan KAP76256	4324 Bedford Lane	026-032-104	LUC76-1110	A1 – Agriculture 1	RR1 – Rural Residential 1

Schedule C: Proposed RR3 Zone
Charge #: N52853

No.	Legal Description	Address	Parcel Identifier Number	Land Use Contract	Underlying Zone	Proposed Zone
1	Lot B Section 32 Township 29 ODYD Plan 31918	4303 Bedford Rd	003-567-851	LUC76-1110	A1 – Agriculture 1	RR3 – Rural Residential 3
2	Lot A Section 32 Township 29 ODYD Plan 31918	4293 Bedford Rd	003-567-842	LUC76-1110	A1 – Agriculture 1	RR3 – Rural Residential 3

REPORT TO COUNCIL



Date: August 26, 2019

RIM No. 1250-40

To: Council

From: City Manager

Department: Development Planning

Application: LUCT19-0005 / Z19-0080 **Owner:** Multiple Owners

Address: Multiple Addresses **Applicant:** City of Kelowna

Affected Streets: Spiers Road & Wallace Hill Road

Subject: Land Use Contract Termination and Rezoning Application

Existing OCP Designation: REP – Resource Protection Area

Existing Zone: A1 – Agriculture 1

Proposed Zone: RR3 – Rural Residential 3

1.0 Recommendation

WHEREAS the BC Provincial Government has mandated that all Land Use Contracts under the jurisdiction of a local government and in the Province of British Columbia be terminated by 2024;

AND WHEREAS the BC Provincial Government has provided a legislated process for the early termination of land use contracts when the local government has adopted a zoning bylaw that will apply to the land at the time the termination bylaw comes into force;

THEREFORE, BE IT RESOLVED THAT as the underlying A1 – Agriculture 1 zone for the subject properties under Land Use Contract LUC76-1059 outlined in 'Schedule A' does not meet the land use requirements under City of Kelowna Zoning Bylaw No. 8000;

THAT Application No. LUCT 19-0005 to terminate LUC76-1059 from properties identified in 'Schedule A', located on Spiers Road and Wallace Hill Road, Kelowna, BC, be considered by Council;

AND THAT Rezoning Application No. Z19-0080 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification for the subject properties identified in 'Schedule B', located on Spiers Road and Wallace Hill Road, Kelowna, BC from the A1 - Agriculture zone to RR3 – Rural Residential 3 be considered by Council;

AND THAT the Land Use Contract Termination Bylaw be forwarded to a Public Hearing for further consideration;

AND FURTHER THAT Council, in accordance with the Local Government Act s.464(2), waive the Public Hearing for zoning Bylaw No. 11890.

2.0 Purpose

To consider an application for the early termination of Land Use Contract LUC76-1059 and rezone the parcels to the RR3 – Rural Residential 3 zone as identified in 'Schedule A and B'.

3.0 Development Planning

Staff are bringing forth and recommending this Land Use Contract (LUC 76-1059) be terminated and for the subject properties to be rezoned. The underlying zoning, A1 – Agriculture 1 does not fit as the subject properties are not being used for agriculture and are not within the Agricultural Land Reserve. Under the current Land Use Contract its uses are regulated in accordance with the R-1 zone in Zoning Bylaw No. 4500. The Zoning Bylaw has since been updated and obtains different uses, requirements and zonings. The equivalent of R-1 in the new the Zoning Bylaw, No. 8000, is RU1 – Large Lot Housing. However, RU1 zoning is not adequate as the subject properties are not connected to sewer. In addition, Staff do not want there to be further development of the properties as they are outside of the permanent growth boundary. All urban zones according to the Official Community Plan must be in the permanent growth boundary and connected to services. Therefore, Staff are proposing to adopt RR3 – Rural Residential 3 to the subject properties identified in Schedule 'B'.

The existing Land Use Contract (LUC) affects 4 properties on Spiers Road and 2 on Wallace Hill Road, and currently restricts the use to one single family residential dwelling per lot. The Land Use Contract uses and regulations fit within the RR3 - Rural Residential 3 zone.

4.0 Proposal

4.1 Background

Land Use Contracts were a tool regularly used in the 1970's before it was eliminated on November 15th 1978. The purpose of the tool was to allow local governments to arrive at agreements with specific developers to grant development rights over and above what was allowed under current zoning. This was typically done in exchange for commitments by developers to help finance the infrastructure costs of development.

Issues have arisen, specifically with the continued application of land use contracts as they supersede any subsequent bylaw dealing with land use and development including: Zoning Bylaws, Development Cost Charge Bylaws, and Development Permits. The Local Government Act was amended in 2014 stating all land use contracts in the province will be terminated as of June 30th 2024. Land use contracts will remain in force until that date unless terminated early by the municipality. By June 20th 2022, local governments must have appropriate zoning regulations in place to replace land use contracts upon their termination. However, LUC terminations (unlike LUC discharges) do not apply when Council adopts the bylaw. Terminations require a one-year grace period as outlined by the Local Government Act.

4.2 Notification

Local governments must provide notice to each owner that the termination of land use contract is occurring and must provide notice of what the new zoning regulations apply to the land. The municipality must send

additional letters after the one-year grace period is complete informing the property owners of which land use regulations apply to their properties.

Staff are recommending Council Notification Policy #367 including early notification and development signage be waived for all Land Use Contract terminations. Public consultation in this case is not recommended as the notification policy is a City initiative. Staff are suggesting the standard development notification, as outlined above, be sent to properties affected by the LUC under consideration for termination.

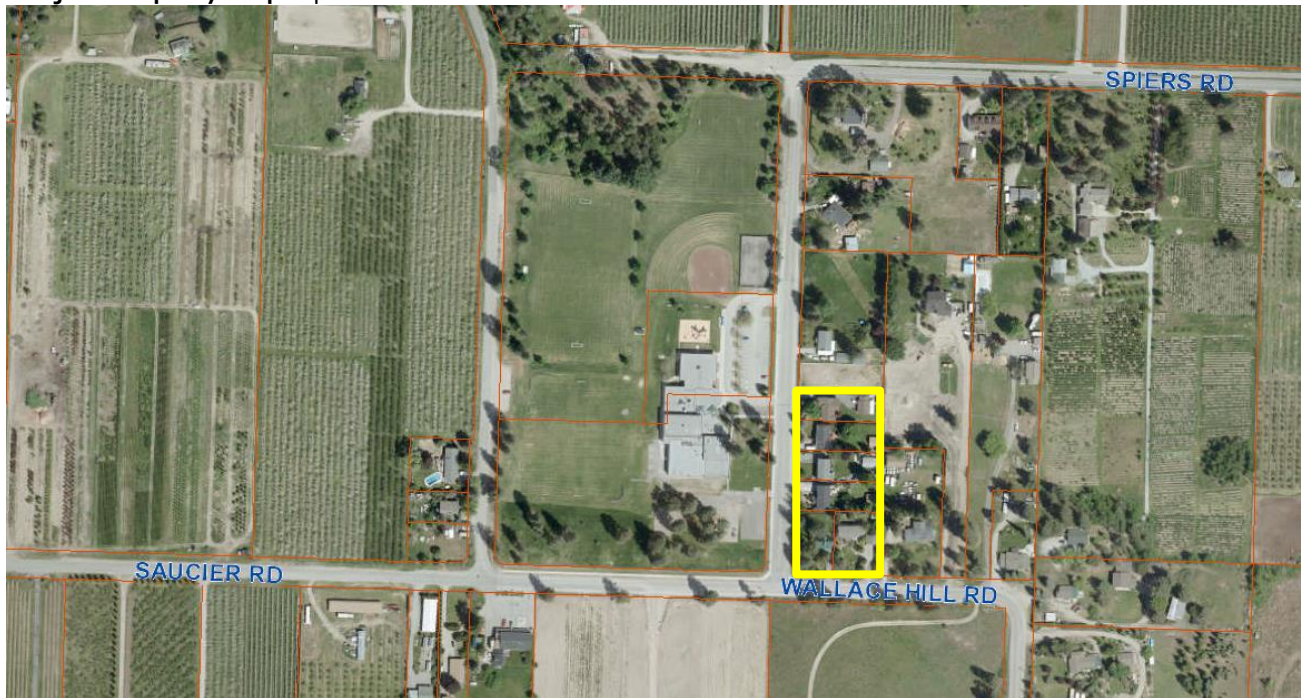
4.3 Site Context

The subject properties have a total area of 8099 m² and are located on Spiers Road and Wallace Hill Road. The properties are designated REP – Resource Protection Area in the Official Community Plan and the surrounding area is residential.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	A1 – Agriculture 1	Farming
East	RR1 – Rural Residential 1	Rural Residential
South	A1 – Agriculture 1	Farming
West	P2 – Educational & Minor Institutional	Elementary School

Subject Property Map: Spiers Road & Wallace Hill Road



5.0 Current Development Policies

5.1 Council Policy No. 282 – Strategy for Elimination of Remaining Land Use Contracts

Council Policy No. 282. Includes the following statement:

That the City of Kelowna initiate proceedings to discharge the contracts subject to consultation with affected owners of the land and subject to prior approval by council with regard to affected contracts;

5.2 Kelowna Official Community Plan (OCP)

Chapter 4: Future Land Use

Single / Two Unit Residential (S2RES). Single detached homes for occupancy by one family, single detached homes with a secondary suite or carriage house, semi-detached buildings used for two dwelling units, modular homes, bareland strata, and those complementary uses (i.e. minor care centres, minor public services/utilities, convenience facility and neighbourhood parks), which are integral components of urban neighbourhoods.

6.0 Technical Comments

N/A

7.0 Application Chronology

N/A

Report prepared by: Jenna Ratzlaff, Planner

Reviewed by: Laura Bentley, Urban Planning & Development Policy Manager

Approved for Inclusion: Terry Barton, Development Planning Department Manager

Attachments:

Schedule A: Properties affected by LUC76-1059

Schedule B: Properties to be Rezoned to RR3

Schedule A: LUC76-1059 Charge #:M4634					
No.	Legal Description	Address	Parcel Identifier Number	Land Use Contract	Underlying Zone
1	Lot 6 Section 3 Township 26 ODYD Plan 27824	4119 Wallace Hill Rd	004-742-249	LUC76-1059	A1 – Agriculture 1
2	Lot 4 Section 3 Township 26 ODYD Plan 27824	4173 Spiers Rd	001-701-843	LUC76-1059	A1 – Agriculture 1
3	Lot 5 Section 3 Township 26 ODYD Plan 27824	4113 Wallace Hill Rd	004-742-231	LUC76-1059	A1 – Agriculture 1
4	Lot 3 Section 3 Township 26 ODYD Plan 27824	4177 Spiers Rd	001-984-471	LUC76-1059	A1 – Agriculture 1
5	Lot 2 Section 3 Township 26 ODYD Plan 27824	4181 Spiers Rd	004-742-214	LUC76-1059	A1 – Agriculture 1
6	Lot 1 Section 3 Township 26 ODYD Plan 27824	4185 Spiers Rd	004-742-206	LUC76-1059	A1 – Agriculture 1

Schedule B: Proposed RR3 Zone
Charge #:M4634

No.	Legal Description	Address	Parcel Identifier Number	Land Use Contract	Underlying Zone	Proposed Zone
1	Lot 6 Section 3 Township 26 ODYD Plan 27824	4119 Wallace Hill Rd	004-742-249	LUC76-1059	A1 – Agriculture 1	RR3 – Rural Residential 3
2	Lot 4 Section 3 Township 26 ODYD Plan 27824	4173 Spiers Rd	001-701-843	LUC76-1059	A1 – Agriculture 1	RR3 – Rural Residential 3
3	Lot 5 Section 3 Township 26 ODYD Plan 27824	4113 Wallace Hill Rd	004-742-231	LUC76-1059	A1 – Agriculture 1	RR3 – Rural Residential 3
4	Lot 3 Section 3 Township 26 ODYD Plan 27824	4177 Spiers Rd	001-984-471	LUC76-1059	A1 – Agriculture 1	RR3 – Rural Residential 3
5	Lot 2 Section 3 Township 26 ODYD Plan 27824	4181 Spiers Rd	004-742-214	LUC76-1059	A1 – Agriculture 1	RR3 – Rural Residential 3
6	Lot 1 Section 3 Township 26 ODYD Plan 27824	4185 Spiers Rd	004-742-206	LUC76-1059	A1 – Agriculture 1	RR3 – Rural Residential 3

CITY OF KELOWNA

BYLAW NO. 11889

LUCT19-0005

Early Termination of Land Use Contract – LUC76-1059 Wallace Hill Road and Spiers Road

WHEREAS a land use contract (the “Land Use Contract LUC76-1059”) is registered at the Kamloops Land Title Office under the charge numbers M4634 against lands in the City of Kelowna particularly known and described as in Schedule “A” attached (the “Lands”), located on Wallace Hill Road and Spiers Road Kelowna, B.C.;

AND WHEREAS Section 548 of the *Local Government Act* provides that a local government may impose an early termination to land use contracts registered in a Land Title Office that applies to land within the jurisdiction of the local government;

NOW THEREFORE, the Municipal Council of the City of Kelowna, in open meeting assembled, enacts as follows:

1. This Bylaw may be cited for all purposes as “Early Termination of Land Use Contract LUC76-1059 Bylaw”;
2. Land Use Contract LUC76-1059 is hereby terminated as of the date of adoption; and
3. This bylaw will come into force and effect one year after the adoption date.

Read a first time by the Municipal Council this

Considered at a Public Hearing this

Read a second and third time by Municipal Council this

Adopted by the Municipal Council this

Mayor

City Clerk

Schedule A: LUC76-1059 Charge #:M4634					
No.	Legal Description	Address	Parcel Identifier Number	Land Use Contract	Underlying Zone
1	Lot 6 Section 3 Township 26 ODYD Plan 27824	4119 Wallace Hill Rd	004-742-249	LUC76-1059	A1 – Agriculture 1
2	Lot 4 Section 3 Township 26 ODYD Plan 27824	4173 Spiers Rd	001-701-843	LUC76-1059	A1 – Agriculture 1
3	Lot 5 Section 3 Township 26 ODYD Plan 27824	4113 Wallace Hill Rd	004-742-231	LUC76-1059	A1 – Agriculture 1
4	Lot 3 Section 3 Township 26 ODYD Plan 27824	4177 Spiers Rd	001-984-471	LUC76-1059	A1 – Agriculture 1
5	Lot 2 Section 3 Township 26 ODYD Plan 27824	4181 Spiers Rd	004-742-214	LUC76-1059	A1 – Agriculture 1
6	Lot 1 Section 3 Township 26 ODYD Plan 27824	4185 Spiers Rd	004-742-206	LUC76-1059	A1 – Agriculture 1

CITY OF KELOWNA

BYLAW NO. 11890

Z19-0080 – Wallace Hill Road and Spiers Road

A bylaw to amend the "City of Kelowna Zoning Bylaw No. 8000".

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts as follows:

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of parcels outlined in Schedules "B" attached and forming part of this bylaw located on Wallace Hill Road and Spiers Road, Kelowna, B.C., from the A1 – Agriculture 1 zone to the RR3 – Rural Residential 3 zone;
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

Schedule B: Proposed RR3 Zone
Charge #:M4634

No.	Legal Description	Address	Parcel Identifier Number	Land Use Contract	Underlying Zone	Proposed Zone
1	Lot 6 Section 3 Township 26 ODYD Plan 27824	4119 Wallace Hill Rd	004-742-249	LUC76-1059	A1 – Agriculture 1	RR3 – Rural Residential 3
2	Lot 4 Section 3 Township 26 ODYD Plan 27824	4173 Spiers Rd	001-701-843	LUC76-1059	A1 – Agriculture 1	RR3 – Rural Residential 3
3	Lot 5 Section 3 Township 26 ODYD Plan 27824	4113 Wallace Hill Rd	004-742-231	LUC76-1059	A1 – Agriculture 1	RR3 – Rural Residential 3
4	Lot 3 Section 3 Township 26 ODYD Plan 27824	4177 Spiers Rd	001-984-471	LUC76-1059	A1 – Agriculture 1	RR3 – Rural Residential 3
5	Lot 2 Section 3 Township 26 ODYD Plan 27824	4181 Spiers Rd	004-742-214	LUC76-1059	A1 – Agriculture 1	RR3 – Rural Residential 3
6	Lot 1 Section 3 Township 26 ODYD Plan 27824	4185 Spiers Rd	004-742-206	LUC76-1059	A1 – Agriculture 1	RR3 – Rural Residential 3

REPORT TO COUNCIL



Date: August 26, 2019

To: Council

From: City Manager

Department: Development Planning

Application: LUCT19-0017 / Z19-0085 **Owner:** Salco Management Ltd

Address: 1421 Sutherland Avenue **Applicant:** City of Kelowna

Subject: Land Use Contract Termination and Rezoning Application

Existing OCP Designation: MRM – Multiple Unit Residential (Medium Density)

Existing Zone: RM6 – High Rise Apartment Housing

Proposed Zone: RM5 – Medium Density Multiple Housing

1.0 Recommendation

WHEREAS the BC Provincial Government has mandated that all Land Use Contracts under the jurisdiction of a local government and in the Province of British Columbia be terminated by 2024;

AND WHEREAS the BC Provincial Government has provided a legislated process for the early termination of land use contracts when the local government has adopted a zoning bylaw that will apply to the land at the time the termination bylaw comes into force;

THEREFORE, BE IT RESOLVED THAT as the underlying RM6 – High Rise Apartment Housing zone for Lot A, District Lot 137, ODYD, Plan KAP27186, located at 1421 Sutherland Avenue, Kelowna, BC, under Land Use Contract LUC78-1005 does not meet the land use requirements under City of Kelowna Zoning Bylaw No. 8000;

THAT Application No. LUCT 19-0017 to terminate LUC78-1005 from Lot A, District Lot 137, ODYD, Plan KAP27186, located at 1421 Sutherland Avenue, Kelowna, BC, be considered by Council;

AND THAT Rezoning Application No. Z19-0085 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification for Lot A, District Lot 137, ODYD, Plan KAP27186, located at 1421 Sutherland Avenue, Kelowna, BC, from the RM6 – High Rise Apartment Housing zone to RM5 – Medium Density Multiple Housing be considered by Council;

AND THAT the Land Use Contract Termination Bylaw be forwarded to a Public Hearing for further consideration;

AND THAT Council, in accordance with the *Local Government Act* s.464(2), waive the Public Hearing for zoning Bylaw No. 11893;

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered subsequent to the approval of Ministry of Transportation and Infrastructure.

2.0 Purpose

To consider an application for the early termination of Land Use Contract LUC78-1005 and rezone the subject property to the RM5 – Medium Density Multiple Housing zone.

3.0 Development Planning

Staff are bringing forth and recommending this Land Use Contract (LUC78-1005) be terminated and for the subject property to be rezoned. The underlying zone is RM6 – High Rise Apartment Housing and does not fit in the established neighborhood. Under the current Land Use Contract its uses are regulated in accordance with the R-5 (High Density) Multi-Family Residential zone in Zoning Bylaw No. 4500. The Zoning Bylaw has since been updated and obtains different uses, requirements and zonings. The equivalent of R-5 in the current Zoning Bylaw, No. 8000, is RM5 – Medium Density Multiple Housing. Therefore, Staff are proposing to adopt RM5 – Medium Density Multiple Housing to the subject property. This zone is in accordance with the Official Community Plan.

The existing Land Use Contract (LUC) affects 1 property at 1421 Sutherland Avenue, and currently restricts the use to one multi-family residential building. The Land Use Contract uses and regulations fit within the RM5 – Medium Density Multiple Housing zone.

4.0 Proposal

4.1 Background

Land Use Contracts were a tool regularly used in the 1970's before it was eliminated on November 15th 1978. The purpose of the tool was to allow local governments to arrive at agreements with specific developers to grant development rights over and above what was allowed under current zoning. This was typically done in exchange for commitments by developers to help finance the infrastructure costs of development.

Issues have arisen, specifically with the continued application of land use contracts as they supersede any subsequent bylaw dealing with land use and development including: Zoning Bylaws, Development Cost Charge Bylaws, and Development Permits. The Local Government Act was amended in 2014 stating all land use contracts in the province will be terminated as of June 30th 2024. Land use contracts will remain in force until that date unless terminated early by the municipality. By June 20th 2022, local governments must have appropriate zoning regulations in place to replace land use contracts upon their termination. However, LUC terminations (unlike LUC discharges) do not apply when Council adopts the bylaw. Terminations require a one-year grace period as outlined by the Local Government Act.

4.2 Notification

Local governments must provide notice to each owner that the termination of land use contract is occurring and must provide notice of what the new zoning regulations apply to the land. The municipality must send additional letters after the one-year grace period is complete informing the property owners of which land use regulations apply to their properties.

Staff are recommending Council Notification Policy #367 including early notification and development signage be waived for all Land Use Contract terminations. Public consultation in this case is not recommended as the notification policy is a City initiative. Staff are suggesting the standard development

notification, as outlined above, be sent to properties affected by the LUC under consideration for termination.

4.3 Site Context

The subject property has a total area of 3,440 m² and is located at 1421 Sutherland Avenue. The property is designated MRM – Multiple Unit Residential (Medium Density) in the Official Community Plan and the surrounding area is residential.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	P1 – Major Institutional	Senior Care
East	LUC75-26 RU6 – Two Dwelling Housing (Rezoning application being tracked to rezone to RM5 – Medium Density Multiple Housing)	Multi-Family Residential Building
South	RU6 – Two Dwelling Housing	Residential Subdivision
West	RM3 – Low Density Multiple Housing	Multi-Family Residential Building

Subject Property Map: 1421 Sutherland Avenue



5.0 Current Development Policies

5.1 Council Policy No. 282 – Strategy for Elimination of Remaining Land Use Contracts

Council Policy No. 282. Includes the following statement:

That the City of Kelowna initiate proceedings to discharge the contracts subject to consultation with affected owners of the land and subject to prior approval by council with regard to affected contracts;

5.2 Kelowna Official Community Plan (OCP)

Chapter 4: Future Land Use

Multiple Unit Residential (Medium Density) (MRM). Townhouses, garden apartments, and apartment buildings. Complementary uses (i.e. care centres, minor public services/utilities, and neighbourhood parks) which are integral components of urban neighbourhoods would also be permitted. Building densities would be consistent with the provisions of the RM4 – Transitional Low Density Housing and RM5 – Medium Density Multiple Housing zones of the Zoning Bylaw and may include CD Comprehensive Development zoning for similar densities or land uses.

6.0 Technical Comments

6.1 Development Engineering Department

No Concerns

6.2 Ministry of Transportation and Infrastructure

No Concerns

7.0 Application Chronology

N/A

Report prepared by: Jenna Ratzlaff, Planner

Reviewed by: Laura Bentley, Urban Planning & Development Policy Manager

Approved for Inclusion: Terry Barton, Development Planning Department Manager

CITY OF KELOWNA

BYLAW NO. 11892

LUCT19-0017

Early Termination of Land Use Contract – LUC78-1005 1421 Sutherland Avenue

WHEREAS a land use contract (the "Land Use Contract LUC78-1005) is registered at the Kamloops Land Title Office under the charge numbers N65578 against lands in the City of Kelowna particularly known and described as in Schedule "A" attached (the "Lands"), located on Sutherland Avenue, Kelowna, B.C.;

AND WHEREAS Section 548 of the *Local Government Act* provides that a local government may impose an early termination to land use contracts registered in a Land Title Office that applies to land within the jurisdiction of the local government;

NOW THEREFORE, the Municipal Council of the City of Kelowna, in open meeting assembled, enacts as follows:

1. This Bylaw may be cited for all purposes as "Early Termination of Land Use Contract LUC78-1005 Bylaw";
2. Land Use Contract LUC78-1005 is hereby terminated as of the date of adoption; and
3. This bylaw will come into force and effect one year after the adoption date.

Read a first time by the Municipal Council this

Considered at a Public Hearing this

Read a second and third time by Municipal Council this

Adopted by the Municipal Council this

Mayor

City Clerk

Schedule A: LUC78-1005**Charge #: N65578**

No.	Legal Description	Address	Parcel Identifier Number	Land Use Contract	Underlying Zone
1	Lot A District Lot 137 ODYD Plan 27186	1421 Sutherland Ave	004-859-197	LUC78-1005	RM6 – High Rise Apartment Housing

CITY OF KELOWNA

BYLAW NO. 11893

Z19-0085 – 1421 Sutherland Avenue

A bylaw to amend the "City of Kelowna Zoning Bylaw No. 8000".

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts as follows:

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of parcels outlined in Schedules "B" attached and forming part of this bylaw located on Sutherland Avenue, Kelowna, B.C., from the RM6 – High Rise Apartment Housing zone to the RM5 – Medium Density Multiple Housing zone;
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Approved under the Transportation Act this

(Approving Officer – Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

**Schedule B: Proposed RM5 Zone
Charge #: N65578**

No.	Legal Description	Address	Parcel Identifier Number	Land Use Contract	Underlying Zone	Proposed Zone
1	Lot A District Lot 137 ODYD Plan 27186	1421 Sutherland Ave	004-859-197	LUC78-1005	RM6 – High Rise Apartment Housing	RM5 – Medium Density Multiple Housing

REPORT TO COUNCIL



Date: August 26, 2019

To: Council

From: City Manager

Department: Development Planning

Application: LUCT19-0018 / Z19-0086

Owner: Jabs Construction Ltd

Address: 1247 Sutherland Avenue

Applicant: City of Kelowna

Subject: Land Use Contract Termination and Rezoning Application

Existing OCP Designation: MXR – Mixed Use (Residential / Commercial)

Existing Zone: RM3 – Low Density Multiple Housing

Proposed Zone: RM5 – Medium Density Multiple Housing

1.0 Recommendation

WHEREAS the BC Provincial Government has mandated that all Land Use Contracts under the jurisdiction of a local government and in the Province of British Columbia be terminated by 2024;

AND WHEREAS the BC Provincial Government has provided a legislated process for the early termination of land use contracts when the local government has adopted a zoning bylaw that will apply to the land at the time the termination bylaw comes into force;

THEREFORE, BE IT RESOLVED THAT as the underlying RM3 – Low Density Multiple Housing zone for Lot A, District Lot 137, ODYD, Plan KAP29293, located at 1247 Sutherland Avenue, Kelowna, BC, under Land Use Contract LUC77-1086 does not meet the land use requirements under City of Kelowna Zoning Bylaw No. 8000;

THAT Application No. LUCT 19-0018 to terminate LUC77-1086 from Lot A, District Lot 137, ODYD, Plan KAP29293, located at 1247 Sutherland Avenue, Kelowna, BC, be considered by Council;

AND THAT Rezoning Application No. Z19-0086 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification for Lot A, District Lot 137, ODYD, Plan KAP29293, located at 1247 Sutherland Avenue, Kelowna, BC, Kelowna, BC from the RM3 – Low Density Multiple Housing zone to RM5 – Medium Density Multiple Housing be considered by Council;

AND THAT the Land Use Contract Termination Bylaw be forwarded to a Public Hearing for further consideration;

AND THAT Council, in accordance with the *Local Government Act* s.464(2), waive the Public Hearing for zoning Bylaw No. 11895;

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered subsequent to the approval of Ministry of Transportation and Infrastructure.

2.0 Purpose

To consider an application for the early termination of Land Use Contract LUC77-1086 and rezone the subject property to the RM5 – Medium Density Multiple Housing zone.

3.0 Development Planning

Staff are bringing forth and recommending this Land Use Contract (LUC77-1086) be terminated and for the subject property to be rezoned. The underlying zone is RM3 – Low Density Multiple Housing and does not fit in the established neighborhood. Under the current Land Use Contract, it allows for one multi-family residential building that consists of thirty-six (36) multi-family residential units. The equivalent of these uses in the current Zoning Bylaw, No. 8000, is RM5 - Medium Density Multiple Housing. Therefore, Staff are proposing to adopt RM5 – Medium Density Multiple Housing to the subject property. This zone is in accordance with the Official Community Plan Future Land Designation.

The existing Land Use Contract (LUC) affects 1 property at 1247 Sutherland Avenue. The Land Use Contract uses and regulations fit within the RM5 - Medium Density Multiple Housing zone.

4.0 Proposal

4.1 Background

Land Use Contracts were a tool regularly used in the 1970's before it was eliminated on November 15th 1978. The purpose of the tool was to allow local governments to arrive at agreements with specific developers to grant development rights over and above what was allowed under current zoning. This was typically done in exchange for commitments by developers to help finance the infrastructure costs of development.

Issues have arisen, specifically with the continued application of land use contracts as they supersede any subsequent bylaw dealing with land use and development including: Zoning Bylaws, Development Cost Charge Bylaws, and Development Permits. The Local Government Act was amended in 2014 stating all land use contracts in the province will be terminated as of June 30th 2024. Land use contracts will remain in force until that date unless terminated early by the municipality. By June 20th 2022, local governments must have appropriate zoning regulations in place to replace land use contracts upon their termination. However, LUC terminations (unlike LUC discharges) do not apply when Council adopts the bylaw. Terminations require a one-year grace period as outlined by the Local Government Act.

4.2 Notification

Local governments must provide notice to each owner that the termination of land use contract is occurring and must provide notice of what the new zoning regulations apply to the land. The municipality must send additional letters after the one-year grace period is complete informing the property owners of which land use regulations apply to their properties.

Staff are recommending Council Notification Policy #367 including early notification and development signage be waived for all Land Use Contract terminations. Public consultation in this case is not recommended as the notification policy is a City initiative. Staff are suggesting the standard development notification, as outlined above, be sent to properties affected by the LUC under consideration for termination.

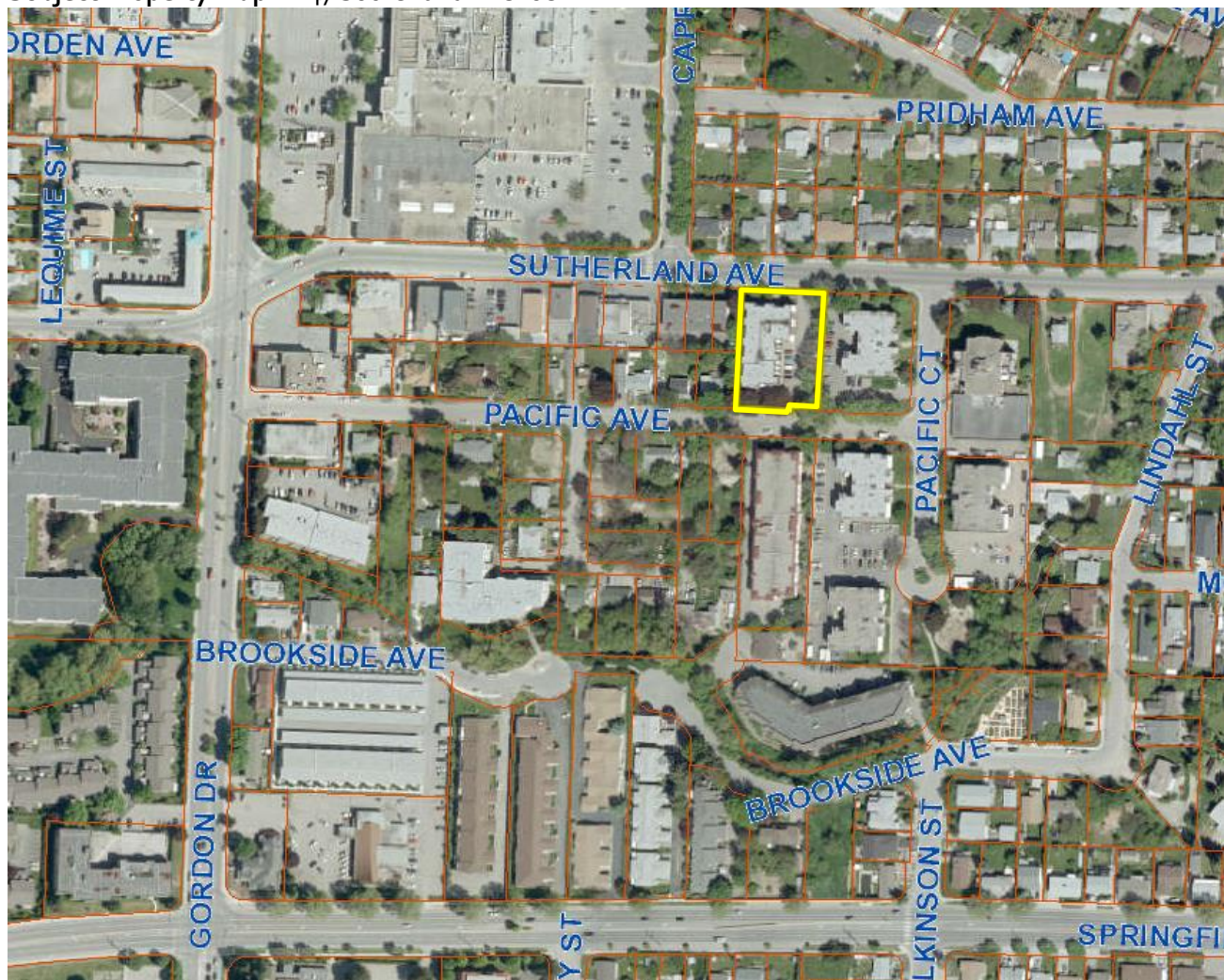
4.3 Site Context

The subject property has a total area of 2,995 m² and is located at 1247 Sutherland Avenue. The property is designated MRM – Multiple Unit Residential (Medium Density) in the Official Community Plan and the surrounding area is residential.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU6 – Two Dwelling Housing	Residential Subdivision
East	RM3 – Low Density Multiple Housing	Multi-Family Building
South	RM5 – Medium Density Multiple Housing	Multi-Family Building
West	RM5 – Medium Density Multiple Housing RU6 – Two Dwelling Housing	Multi-Family Building Residential Subdivision

Subject Property Map: 1247 Sutherland Avenue



5.0 Current Development Policies

5.1 Council Policy No. 282 – Strategy for Elimination of Remaining Land Use Contracts

Council Policy No. 282. Includes the following statement:

That the City of Kelowna initiate proceedings to discharge the contracts subject to consultation with affected owners of the land and subject to prior approval by council with regard to affected contracts;

5.2 Kelowna Official Community Plan (OCP)

Chapter 4: Future Land Use

Multiple Unit Residential (Medium Density) (MRM). Townhouses, garden apartments, and apartment buildings. Complementary uses (i.e. care centres, minor public services/utilities, and neighbourhood parks) which are integral components of urban neighbourhoods would also be permitted. Building densities would be consistent with the provisions of the RM4 – Transitional Low Density Housing and RM5 – Medium Density Multiple Housing zones of the Zoning Bylaw and may include CD Comprehensive Development zoning for similar densities or land uses.

6.0 Technical Comments

6.1 Development Engineering Department

No Concerns

6.2 Ministry of Transportation and Infrastructure

No Concerns

7.0 Application Chronology

N/A

Report prepared by: Jenna Ratzlaff, Planner

Reviewed by: Laura Bentley, Urban Planning & Development Policy Manager

Approved for Inclusion: Terry Barton, Development Planning Department Manager

CITY OF KELOWNA

BYLAW NO. 11894

LUCT19-0018

Early Termination of Land Use Contract – LUC77-1086 1247 Sutherland Avenue

WHEREAS a land use contract (the "Land Use Contract LUC77-1086") is registered at the Kamloops Land Title Office under the charge numbers N68275 against lands in the City of Kelowna particularly known and described as in Schedule "A" attached (the "Lands"), located on Sutherland Avenue, Kelowna, B.C.;

AND WHEREAS Section 548 of the *Local Government Act* provides that a local government may impose an early termination to land use contracts registered in a Land Title Office that applies to land within the jurisdiction of the local government;

NOW THEREFORE, the Municipal Council of the City of Kelowna, in open meeting assembled, enacts as follows:

1. This Bylaw may be cited for all purposes as "Early Termination of Land Use Contract LUC77-1086 Bylaw";
2. Land Use Contract LUC77-1086 is hereby terminated as of the date of adoption; and
3. This bylaw will come into force and effect one year after the adoption date.

Read a first time by the Municipal Council this

Considered at a Public Hearing this

Read a second and third time by Municipal Council this

Adopted by the Municipal Council this

Mayor

City Clerk

Schedule A: LUC77-1086 Charge #: N68275					
No.	Legal Description	Address	Parcel Identifier Number	Land Use Contract	Underlying Zone
1	Lot A District Lot 137 ODYD Plan 29293	1247 Sutherland Ave	003-979-369	LUC77-1086	RM3 – Low Density Multiple Housing

CITY OF KELOWNA

BYLAW NO. 11895

Z19-0086 – 1247 Sutherland Avenue

A bylaw to amend the "City of Kelowna Zoning Bylaw No. 8000".

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts as follows:

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of parcels outlined in Schedules "B" attached and forming part of this bylaw located on Sutherland Avenue, Kelowna, B.C., from the RM3 – Low Density Multiple Housing zone to the RM5 – Medium Density Multiple Housing zone;
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Approved under the Transportation Act this

(Approving Officer – Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

**Schedule B: Proposed RM5 Zone
Charge #: N68275**

No.	Legal Description	Address	Parcel Identifier Number	Land Use Contract	Underlying Zone	Proposed Zone
1	Lot A District Lot 137 ODYD Plan 29293	1247 Sutherland Ave	003-979-369	LUC77-1086	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing

REPORT TO COUNCIL



Date: August 26, 2019

To: Council

From: City Manager

Department: Development Planning

Application: LUCT19-0021 / Z19-0089 **Owner:** 1110 Lawrence Holdings Ltd

Address: 1110 Lawrence Avenue **Applicant:** City of Kelowna

Subject: Land Use Contract Termination and Rezoning Application

Existing OCP Designation: MRH - Multiple Unit Residential (High Density)

Existing Zone: RM3 – Low Density Multiple Housing

Proposed Zone: C4 – Urban Center Commercial

1.0 Recommendation

WHEREAS the BC Provincial Government has mandated that all Land Use Contracts under the jurisdiction of a local government and in the Province of British Columbia be terminated by 2024;

AND WHEREAS the BC Provincial Government has provided a legislated process for the early termination of land use contracts when the local government has adopted a zoning bylaw that will apply to the land at the time the termination bylaw comes into force;

THEREFORE, BE IT RESOLVED THAT as the underlying RM3 – Low Density Multiple Housing zone for Lot 1, District Lot 137, ODYD, Plan KAP26370, located at 1110 Lawrence Avenue, Kelowna, BC, under Land Use Contract LUC K73-65 does not meet the land use requirements under City of Kelowna Zoning Bylaw No. 8000;

THAT Application No. LUCT 19-0021 to terminate LUC K73-65 from Lot 1, District Lot 137, ODYD, Plan KAP26370, located at 1110 Lawrence Avenue, Kelowna, BC, be considered by Council;

AND THAT Rezoning Application No. Z19-0089 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification for Lot 1, District Lot 137, ODYD, Plan KAP26370, located at 1110 Lawrence Avenue, Kelowna, BC, Kelowna, BC from the RM3 – Low Density Multiple Housing zone to C4 – Urban Center Commercial zone be considered by Council;

AND THAT the Land Use Contract Termination Bylaw be forwarded to a Public Hearing for further consideration;

AND THAT Council, in accordance with the *Local Government Act* s.464(2), waive the Public Hearing for Zoning Bylaw No. 11899;

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered subsequent to the approval of Ministry of Transportation and Infrastructure.

2.0 Purpose

To consider an application for the early termination of Land Use Contract LUC K73-65 and rezone the subject property to the C₄ – Urban Center Commercial zone.

3.0 Development Planning

Staff are bringing forth and recommending this Land Use Contract (LUC K73-65) be terminated and for the subject property to be rezoned. The underlying zone is RM₃ – Low Density Multiple Housing and does not fit in the established neighborhood. Under the current Land Use Contract, it allows for private residential accommodation for senior citizens and citizens with special needs and commercial facilities. The Zoning Bylaw has since been updated and obtains different uses, requirements and zonings. Therefore, Staff are proposing to adopt the C₄ – Urban Center Commercial zone to the subject property.

The existing Land Use Contract (LUC) affects 1 property at 1110 Lawrence Avenue. The Land Use Contract uses and regulations fit within the C₄ – Urban Center Commercial zone.

4.0 Proposal

4.1 Background

Land Use Contracts were a tool regularly used in the 1970's before it was eliminated on November 15th 1978. The purpose of the tool was to allow local governments to arrive at agreements with specific developers to grant development rights over and above what was allowed under current zoning. This was typically done in exchange for commitments by developers to help finance the infrastructure costs of development.

Issues have arisen, specifically with the continued application of land use contracts as they supersede any subsequent bylaw dealing with land use and development including: Zoning Bylaws, Development Cost Charge Bylaws, and Development Permits. The Local Government Act was amended in 2014 stating all land use contracts in the province will be terminated as of June 30th 2024. Land use contracts will remain in force until that date unless terminated early by the municipality. By June 20th 2022, local governments must have appropriate zoning regulations in place to replace land use contracts upon their termination. However, LUC terminations (unlike LUC discharges) do not apply when Council adopts the bylaw. Terminations require a one-year grace period as outlined by the Local Government Act

4.2 Notification

Local governments must provide notice to each owner that the termination of land use contract is occurring and must provide notice of what the new zoning regulations apply to the land. The municipality must send additional letters after the one-year grace period is complete informing the property owners of which land use regulations apply to their properties.

Staff are recommending Council Notification Policy #367 including early notification and development signage be waived for all Land Use Contract terminations. Public consultation in this case is not recommended as the notification policy is a City initiative. Staff are suggesting the standard development notification, as outlined above, be sent to properties affected by the LUC under consideration for termination.

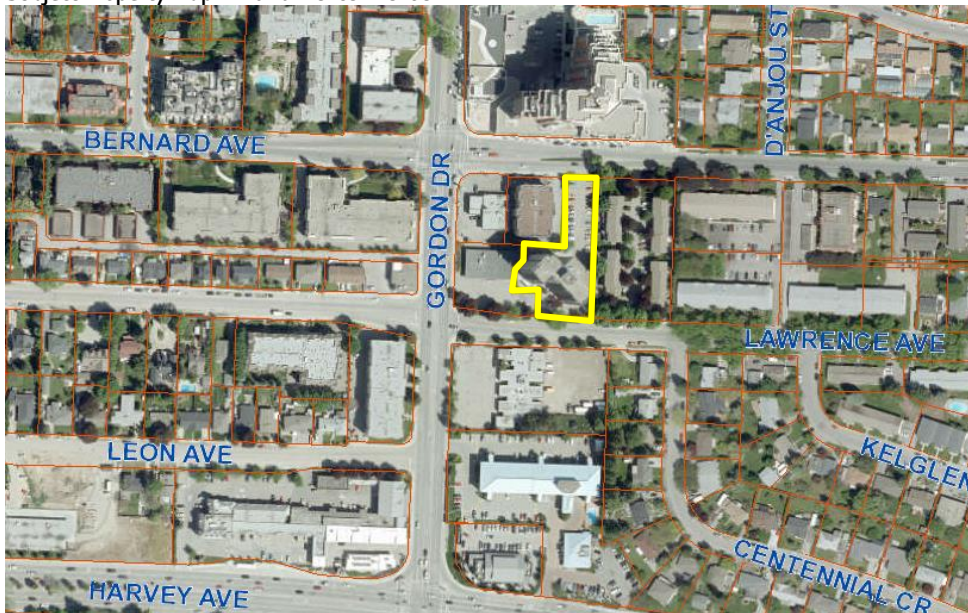
4.3 Site Context

The subject property has a total area of 3,076 m² and is located at 1110 Lawrence Avenue. The property is designated MRH - Multiple Unit Residential (High Density) in the Official Community Plan and the surrounding area is residential.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	CD17 – Mixed Use Commercial – High Density	Retail Stores / Multi-family Apartments
East	RM3 – Low Density Multiple Housing	Multi-family buildings
South	C4 – Urban Centre Commercial	Retail Stores
West	C4 – Urban Centre Commercial	Retail Stores

Subject Property Map: 1110 Lawrence Avenue



5.0 Current Development Policies

5.1 Council Policy No. 282 – Strategy for Elimination of Remaining Land Use Contracts

Council Policy No. 282. Includes the following statement:

That the City of Kelowna initiate proceedings to discharge the contracts subject to consultation with affected owners of the land and subject to prior approval by council with regard to affected contracts;

5.2 Kelowna Official Community Plan (OCP)

Chapter 4: Future Land Use

Multiple Unit Residential (High Density) (MRH). High rise apartments. Complementary uses (i.e. care centres, minor public services/utilities, and neighbourhood parks) which are integral components of urban neighbourhoods would also be permitted. Building densities and maximum heights would be consistent with the provisions of the RM6 – High Rise Apartment Housing zone of the Zoning Bylaw and may include CD Comprehensive Development zoning for similar densities or land uses.

6.0 **Technical Comments**

6.1 Development Engineering Department

No Concerns

6.2 Ministry of Transportation and Infrastructure

No Concerns

7.0 **Application Chronology**

N/A

Report prepared by: Jenna Ratzlaff, Planner

Reviewed by: Laura Bentley, Urban Planning & Development Policy Manager

Approved for Inclusion: Terry Barton, Development Planning Department Manager

Commented [CM1]: Minor application (no Director signoff required)

CITY OF KELOWNA

BYLAW NO. 11898

LUCT19-0021

Early Termination of Land Use Contract – LUCK73-65 1110 Lawrence Avenue

WHEREAS a land use contract (the "Land Use Contract LUCK73-65") is registered at the Kamloops Land Title Office under the charge numbers J71898 against lands in the City of Kelowna particularly known and described as in Schedule "A" attached (the "Lands"), located on Lawrence Avenue, Kelowna, B.C.;

AND WHEREAS Section 548 of the *Local Government Act* provides that a local government may impose an early termination to land use contracts registered in a Land Title Office that applies to land within the jurisdiction of the local government;

NOW THEREFORE, the Municipal Council of the City of Kelowna, in open meeting assembled, enacts as follows:

1. This Bylaw may be cited for all purposes as "Early Termination of Land Use Contract LUCK73-65 Bylaw";
2. Land Use Contract LUCK73-65 is hereby terminated as of the date of adoption; and
3. This bylaw will come into force and effect one year after the adoption date.

Read a first time by the Municipal Council this

Considered at a Public Hearing this

Read a second and third time by Municipal Council this

Adopted by the Municipal Council this

Mayor

City Clerk

Schedule A: LUCK73-65**Charge #:J71898**

No.	Legal Description	Address	Parcel Identifier Number	Land Use Contract	Underlying Zone
1	Lot 1 District Lot 137 ODYD District Plan 26370	1110 Lawrence Ave	005-140-234	LUCK73-65	RM3 – Low Density Multiple Housing

CITY OF KELOWNA

BYLAW NO. 11899

Z19-0089 – 1110 Lawrence Avenue

A bylaw to amend the "City of Kelowna Zoning Bylaw No. 8000".

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts as follows:

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of parcels outlined in Schedules "B" attached and forming part of this bylaw located on Lawrence Avenue, Kelowna, B.C., from the RM3 – Low Density Multiple Housing zone to the C4 – Urban Centre Commercial zone;
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Approved under the Transportation Act this

(Approving Officer – Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

**Schedule B: Proposed C4 Zone
Charge #: J71898**

No.	Legal Description	Address	Parcel Identifier Number	Land Use Contract	Underlying Zone	Proposed Zone
1	Lot 1 District Lot 137 ODYD Plan 26370	1110 Lawrence Ave	005-140-234	LUCK73-65	RM3 – Low Density Multiple Housing	C4 – Urban Centre Commercial

REPORT TO COUNCIL



Date: August 26, 2019

To: Council

From: City Manager

Department: Development Planning

Application: LUCT19-0022 / Z19-0090 **Owner:** Multiple Owners

Address: 1431 & 1441 Sutherland Avenue **Applicant:** City of Kelowna

Subject: Land Use Contract Termination and Rezoning Application

Existing OCP Designation: MRM – Multiple Unit Residential (Medium Density)

Existing Zone: RU6 – Two Dwelling Housing

Proposed Zone: RM5 – Medium Density Multiple Housing

1.0 Recommendation

WHEREAS the BC Provincial Government has mandated that all Land Use Contracts under the jurisdiction of a local government and in the Province of British Columbia be terminated by 2024;

AND WHEREAS the BC Provincial Government has provided a legislated process for the early termination of land use contracts when the local government has adopted a zoning bylaw that will apply to the land at the time the termination bylaw comes into force;

THEREFORE, BE IT RESOLVED THAT as the underlying RU6 – Two Dwelling Housing zone for the subject properties under Land Use Contract LUC75-26 outlined in 'Schedule A' does not meet the land use requirements under City of Kelowna Zoning Bylaw No. 8000;

THAT Application No. LUCT 19-0022 to terminate LUC75-26 from properties identified in 'Schedule A', located on Sutherland Avenue, Kelowna, BC, be considered by Council;

AND THAT Rezoning Application No. Z19-0090 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification for the subject properties identified in 'Schedule B', located on Sutherland Avenue, Kelowna, BC from the RU6 – Two Dwelling Housing zone to RM5 – Medium Density Multiple Housing be considered by Council;

AND THAT the Land Use Contract Termination Bylaw be forwarded to a Public Hearing for further consideration;

AND THAT Council, in accordance with the *Local Government Act* s.464(2), waive the Public Hearing for zoning Bylaw No. 11901;

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered subsequent to the approval of Ministry of Transportation and Infrastructure.

2.0 Purpose

To consider an application for the early termination of Land Use Contract LUC75-26 and revert the parcels to the new underlying RM5 – Medium Density Multiple Housing zones as identified in 'Schedule A and B'.

3.0 Development Planning

Staff are bringing forth and recommending this Land Use Contract (LUC75-26) be terminated and for the subject properties to be rezoned. The underlying zone is RU6 – Two Dwelling Housing and does not fit in the established neighborhood. Under the current Land Use Contract its uses are regulated in accordance with the R-5 (High Density) Multi-Family Residential zone in former Zoning Bylaw No. 4500. The Zoning Bylaw has since been updated and obtains different uses, requirements and zonings. The equivalent of R-5 in the current Zoning Bylaw, No. 8000, is RM5 – Medium Density Multiple Housing. Therefore, Staff are proposing to adopt RM5 – Medium Density Multiple Housing to the subject properties. This zone is in accordance with the Official Community Plan Future Land Use Designation.

The existing Land Use Contract (LUC) affects 2 properties at 1431 and 1441 Sutherland Avenue, and currently restricts the use to multi-family residential buildings. The Land Use Contract uses and regulations fit within the RM5 – Medium Density Multiple Housing zone.

4.0 Proposal

4.1 Background

Land Use Contracts were a tool regularly used in the 1970's before it was eliminated on November 15th 1978. The purpose of the tool was to allow local governments to arrive at agreements with specific developers to grant development rights over and above what was allowed under current zoning. This was typically done in exchange for commitments by developers to help finance the infrastructure costs of development.

Issues have arisen, specifically with the continued application of land use contracts as they supersede any subsequent bylaw dealing with land use and development including: Zoning Bylaws, Development Cost Charge Bylaws, and Development Permits. The Local Government Act was amended in 2014 stating all land use contracts in the province will be terminated as of June 30th 2024. Land use contracts will remain in force until that date unless terminated early by the municipality. By June 20th 2022, local governments must have appropriate zoning regulations in place to replace land use contracts upon their termination. However, LUC terminations (unlike LUC discharges) do not apply when Council adopts the bylaw. Terminations require a one-year grace period as outlined by the Local Government Act.

4.2 Notification

Local governments must provide notice to each owner that the termination of land use contract is occurring and must provide notice of what the new zoning regulations apply to the land. The municipality must send additional letters after the one-year grace period is complete informing the property owners of which land use regulations apply to their properties.

Staff are recommending Council Notification Policy #367 including early notification and development signage be waived for all Land Use Contract terminations. Public consultation in this case is not recommended as the notification policy is a City initiative. Staff are suggesting the standard development

notification, as outlined above, be sent to properties affected by the LUC under consideration for termination.

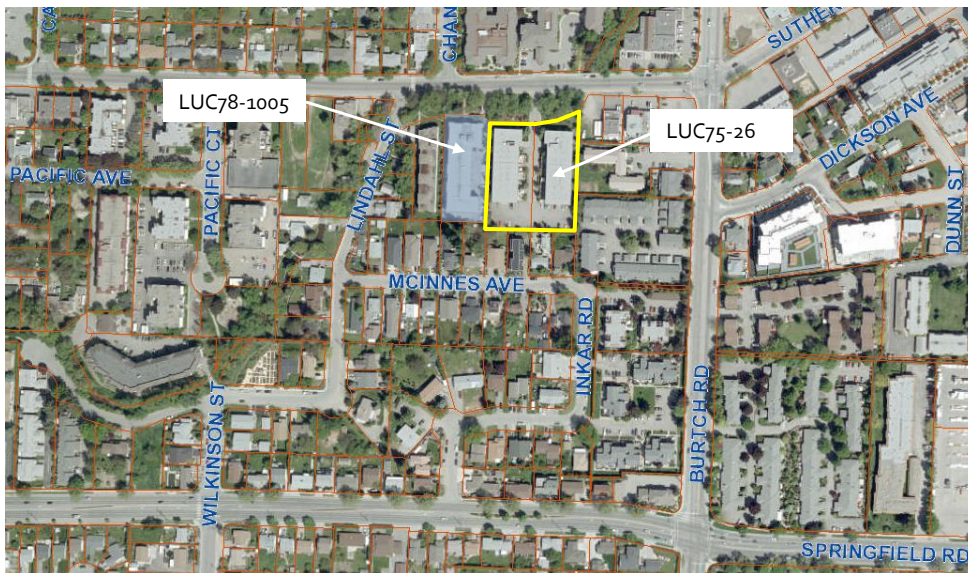
4.3 Site Context

The subject properties have a total area of 7,042 m² and are located at 1431 and 1441 Sutherland Avenue. The property is designated MRM – Multiple Unit Residential (Medium Density) in the Official Community Plan and the surrounding area is residential.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	P1 – Major Institutional	Senior Housing / Care
East	C3 – Community Commercial RM3 – Low Density Multiple Housing	Retail Stores Multi-family Residential
South	RU6 – Two Dwelling Housing RM1 – Four Dwelling Housing	Residential Subdivision
West	LUC78-1005 (LUCT and Rezoning Application being tracked to Termination the LUC and Rezone to RM3)	Multi-family Residential

Subject Property Map: 1431 & 1441 Sutherland Avenue



5.0 Current Development Policies

5.1 Council Policy No. 282 – Strategy for Elimination of Remaining Land Use Contracts

Council Policy No. 282. Includes the following statement:

That the City of Kelowna initiate proceedings to discharge the contracts subject to consultation with affected owners of the land and subject to prior approval by council with regard to affected contracts;

5.2 Kelowna Official Community Plan (OCP)

Chapter 4: Future Land Use

Multiple Unit Residential (Medium Density) (MRM). Townhouses, garden apartments, and apartment buildings. Complementary uses (i.e. care centres, minor public services/utilities, and neighbourhood parks) which are integral components of urban neighbourhoods would also be permitted. Building densities would be consistent with the provisions of the RM4 – Transitional Low Density Housing and RM5 – Medium Density Multiple Housing zones of the Zoning Bylaw and may include CD Comprehensive Development zoning for similar densities or land uses.

6.0 Technical Comments

6.1 Development Engineering Department

No Concerns

6.2 Ministry of Transportation and Infrastructure

No Concerns

7.0 Application Chronology

N/A

Report prepared by: Jenna Ratzlaff, Planner

Reviewed by: Laura Bentley, Urban Planning & Development Policy Manager

Approved for Inclusion: Terry Barton, Development Planning Department Manager

Commented [CM1]: Minor application (no Director signoff required)

Attachments:

Schedule A: Properties affected by LUC75-26

Schedule B: Properties to be rezoned to RM5

Schedule A: LUC75-26 Charge #: N57506					
No.	Legal Description	Address	Parcel Identifier Number	Land Use Contract	Underlying Zone
1	Lot 1 District Lot 137 ODYD Plan 29754	1431 Sutherland Ave	004-191-757	LUC75-26	RU6 – Two Dwelling Housing
2	Lot 1 District Lot 137 ODYD Plan 29754	1441 Sutherland Ave	004-191-781	LUC75-26	RU6 – Two Dwelling Housing

Schedule B: Proposed RM5 Zone
Charge #: N57506

No.	Legal Description	Address	Parcel Identifier Number	Land Use Contract	Underlying Zone	Proposed Zone
1	Lot 1 District Lot 137 ODYD Plan 29754	1431 Sutherland Ave	004-191-757	LUC75-26	RU6 – Two Dwelling Housing	RM5 – Medium Density Multiple Housing
2	Lot 1 District Lot 137 ODYD Plan 29754	1441 Sutherland Ave	004-191-781	LUC75-26	RU6 – Two Dwelling Housing	RM5 – Medium Density Multiple Housing

CITY OF KELOWNA

BYLAW NO. 11900

LUCT19-0022

Early Termination of Land Use Contract – LUC75-26 1431 & 1441 Sutherland Avenue

WHEREAS a land use contract (the "Land Use Contract LUC75-26) is registered at the Kamloops Land Title Office under the charge numbers N57506 against lands in the City of Kelowna particularly known and described as in Schedule "A" attached (the "Lands"), located on Sutherland Avenue, Kelowna, B.C.;

AND WHEREAS Section 548 of the *Local Government Act* provides that a local government may impose an early termination to land use contracts registered in a Land Title Office that applies to land within the jurisdiction of the local government;

NOW THEREFORE, the Municipal Council of the City of Kelowna, in open meeting assembled, enacts as follows:

1. This Bylaw may be cited for all purposes as "Early Termination of Land Use Contract LUC75-26 Bylaw";
2. Land Use Contract LUC75-26 is hereby terminated as of the date of adoption; and
3. This bylaw will come into force and effect one year after the adoption date.

Read a first time by the Municipal Council this

Considered at a Public Hearing this

Read a second and third time by Municipal Council this

Adopted by the Municipal Council this

Mayor

City Clerk

Schedule A: LUC75-26 Charge #: N57506					
No.	Legal Description	Address	Parcel Identifier Number	Land Use Contract	Underlying Zone
1	Lot 1 District Lot 137 ODYD Plan 29754	1431 Sutherland Ave	004-191-757	LUC75-26	RU6 – Two Dwelling Housing
2	Lot 2 District Lot 137 ODYD Plan 29754	1441 Sutherland Ave	004-191-781	LUC75-26	RU6 – Two Dwelling Housing

CITY OF KELOWNA

BYLAW NO. 11901

Z19-0090 – 1431 & 1441 Sutherland Avenue

A bylaw to amend the "City of Kelowna Zoning Bylaw No. 8000".

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts as follows:

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of parcels outlined in Schedules "B" attached and forming part of this bylaw located on Sutherland Avenue, Kelowna, B.C., from the RU6– Two Dwelling Housing zone to the RM5 – Medium Density Multiple Housing zone;
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Approved under the Transportation Act this

(Approving Officer – Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

**Schedule B: Proposed RM5 Zone
Charge #: N57506**

No.	Legal Description	Address	Parcel Identifier Number	Land Use Contract	Underlying Zone	Proposed Zone
1	Lot 1 District Lot 137 ODYD Plan 29754	1431 Sutherland Ave	004-191-757	LUC75-26	RU6 – Two Dwelling Housing	RM5 – Medium Density Multiple Housing
2	Lot 2 District Lot 137 ODYD Plan 29754	1441 Sutherland Ave	004-191-781	LUC75-26	RU6 – Two Dwelling Housing	RM5 – Medium Density Multiple Housing

REPORT TO COUNCIL



Date: August 26, 2019

To: Council

From: City Manager

Department: Development Planning

Application: LUCT19-0023 / Z19-0091

Owner: H Zamonsky Insurance Ltd

Address: 894 Wilson Avenue

Applicant: City of Kelowna

Subject: Land Use Contract Termination and Rezoning Application

Existing OCP Designation: SIH – Sensitive Infill Housing (Low Density)

Existing Zone: RU7 – Infill Housing

Proposed Zone: RM3 – Low Density Multiple Housing

1.0 Recommendation

WHEREAS the BC Provincial Government has mandated that all Land Use Contracts under the jurisdiction of a local government and in the Province of British Columbia be terminated by 2024;

AND WHEREAS the BC Provincial Government has provided a legislated process for the early termination of land use contracts when the local government has adopted a zoning bylaw that will apply to the land at the time the termination bylaw comes into force;

THEREFORE, BE IT RESOLVED THAT as the underlying RU7 – Infill Housing zone for Lot A, District Lot 138, ODYD, Plan KAP29862, located at 894 Wilson Avenue, Kelowna, BC, under Land Use Contract LUC77-1043 does not meet the land use requirements under City of Kelowna Zoning Bylaw No. 8000;

THAT Application No. LUCT19-0023 to terminate LUC77-1043 from Lot A, District Lot 138, ODYD, Plan KAP29862, located at 894 Wilson Avenue, Kelowna, BC, be considered by Council;

AND THAT Rezoning Application No. Z19-0091 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification for Lot A, District Lot 138, ODYD, Plan KAP29862, located at 894 Wilson Avenue, Kelowna, BC, Kelowna, BC from the RU7 – Infill Housing zone to RM3 – Low Density Multiple Housing zone be considered by Council;

AND THAT the Land Use Contract Termination Bylaw be forwarded to a Public Hearing for further consideration;

AND FURTHER THAT Council, in accordance with the *Local Government Act*, s.464(2), waive the Public Hearing for Zoning Bylaw No. 11903.

2.0 Purpose

To consider an application for the early termination of Land Use Contract LUC77-1043 and rezone the subject property to the new underlying RM3 – Low Density Multiple Housing zone.

3.0 Development Planning

Staff are bringing forth and recommending this Land Use Contract (LUC77-1043) be terminated and for the subject property to be rezoned. The underlying zone is RU7 – Infill Housing and does not fit with the current land use. Under the current Land Use Contract, it allows for one Senior Citizen home that consists of sixteen (16) residential suites. The equivalent of these uses in the current Zoning Bylaw, No. 8000, is RM3 - Low Density Multiple Housing. Therefore, Staff are proposing to adopt RM3 – Low Density Multiple Housing to the subject property. This zone is in accordance with the Official Community Plan.

The existing Land Use Contract (LUC) affects 1 property at 894 Wilson Avenue. The Land Use Contract uses and regulations fit within the RM3 - Low Density Multiple Housing zone.

4.0 Proposal

4.1 Background

Land Use Contracts were a tool regularly used in the 1970's before it was eliminated on November 15th 1978. The purpose of the tool was to allow local governments to arrive at agreements with specific developers to grant development rights over and above what was allowed under current zoning. This was typically done in exchange for commitments by developers to help finance the infrastructure costs of development.

Issues have arisen, specifically with the continued application of land use contracts as they supersede any subsequent bylaw dealing with land use and development including: Zoning Bylaws, Development Cost Charge Bylaws, and Development Permits. The Local Government Act was amended in 2014 stating all land use contracts in the province will be terminated as of June 30th 2024. Land use contracts will remain in force until that date unless terminated early by the municipality. By June 20th 2022, local governments must have appropriate zoning regulations in place to replace land use contracts upon their termination. However, LUC terminations (unlike LUC discharges) do not apply when Council adopts the bylaw. Terminations require a one-year grace period as outlined by the Local Government Act.

4.2 Notification

Local governments must provide notice to each owner that the termination of land use contract is occurring and must provide notice of what the new zoning regulations apply to the land. The municipality must send additional letters after the one-year grace period is complete informing the property owners of which land use regulations apply to their properties.

Staff are recommending Council Notification Policy #367 including early notification and development signage be waived for all Land Use Contract terminations. Public consultation in this case is not recommended as the notification policy is a City initiative. Staff are suggesting the standard development notification, as outlined above, be sent to properties affected by the LUC under consideration for termination.

4.3 Site Context

The subject property has a total area of 1,538 m² and is located at 894 Wilson Avenue. The property is designated SIH – Sensitive Infill Housing (Low Density) in the Official Community Plan and the surrounding area is residential.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU7 – Infill Housing	Residential Subdivision
East	P2 – Education and Minor Institutional	Church
South	RU7 – Infill Housing	Residential Subdivision
West	RU7 – Infill Housing	Residential Subdivision

Subject Property Map: 894 Wilson Avenue



5.0 **Current Development Policies**

5.1 Council Policy No. 282 – Strategy for Elimination of Remaining Land Use Contracts

Council Policy No. 282. Includes the following statement:

That the City of Kelowna initiate proceedings to discharge the contracts subject to consultation with affected owners of the land and subject to prior approval by council with regard to affected contracts;

5.2 Kelowna Official Community Plan (OCP)

Chapter 4: Future Land Use

Sensitive Infill Housing (Low Density) (SIH). A variety of housing types and tenures (fee simple, strata, rental), including, but not limited to, single detached homes, semi-detached homes, duplexes, triplexes, four-plexes, and combinations thereof, along with those complementary uses, that are integral components of complete, walkable neighbourhoods. The design of sensitive infill housing should respect the character of the neighbourhood, having limited massing, a positive relationship to the street, and high-quality green space. Densities and standards for housing within this designation should be consistent with the RU7 zone.

6.0 Technical Comments

N/A

7.0 Application Chronology

N/A

Report prepared by: Jenna Ratzlaff, Planner

Reviewed by: Laura Bentley, Urban Planning & Development Policy Manager

Approved for Inclusion: Terry Barton, Development Planning Department Manager

CITY OF KELOWNA

BYLAW NO. 11902

LUCT19-0023

Early Termination of Land Use Contract – LUC77-1043 894 Wilson Avenue

WHEREAS a land use contract (the "Land Use Contract LUC77-1043") is registered at the Kamloops Land Title Office under the charge numbers N27353 against lands in the City of Kelowna particularly known and described as in Schedule "A" attached (the "Lands"), located on Wilson Avenue, Kelowna, B.C.;

AND WHEREAS Section 548 of the *Local Government Act* provides that a local government may impose an early termination to land use contracts registered in a Land Title Office that applies to land within the jurisdiction of the local government;

NOW THEREFORE, the Municipal Council of the City of Kelowna, in open meeting assembled, enacts as follows:

1. This Bylaw may be cited for all purposes as "Early Termination of Land Use Contract LUC77-1043 Bylaw";
2. Land Use Contract LUC77-1043 is hereby terminated as of the date of adoption; and
3. This bylaw will come into force and effect one year after the adoption date.

Read a first time by the Municipal Council this

Considered at a Public Hearing this

Read a second and third time by Municipal Council this

Adopted by the Municipal Council this

Mayor

City Clerk

Schedule A: LUC77-1043**Charge #: N27353**

No.	Legal Description	Address	Parcel Identifier Number	Land Use Contract	Underlying Zone
1	Lot A District Lot 138 ODYD Plan 29862	894 Wilson Ave	004-141-202	LUC77-1043	RU7 – Infill Housing

CITY OF KELOWNA

BYLAW NO. 11903

Z19-0091 – 894 Wilson Avenue

A bylaw to amend the "City of Kelowna Zoning Bylaw No. 8000".

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts as follows:

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of parcels outlined in Schedules "B" attached and forming part of this bylaw located on Wilson Avenue, Kelowna, B.C., from the RU7 – Infill Housing zone to the RM3 – Low Density Multiple Housing zone;
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

Schedule B: Proposed RM3 Zone

Charge #: N27353

No.	Legal Description	Address	Parcel Identifier Number	Land Use Contract	Underlying Zone	Proposed Zone
1	Lot A District Lot 138 ODYD Plan 29862	894 Wilson Ave	004-141-202	LUC77-1043	RU7 – Infill Housing	RM3 – Low Density Multiple Housing

REPORT TO COUNCIL



Date: August 26, 2019
To: Council
From: City Manager
Department: Development Planning
Application: LUCT19-0024 / Z19-0092 **Owner:** Wally Knopf
Address: 2949-2951 Richter Street **Applicant:** City of Kelowna
Subject: Land Use Contract Termination and Rezoning Application

Existing OCP Designation: MRL – Multiple Unit Residential (Low Density)
Existing Zone: RU6 – Two Dwelling Housing
Proposed Zone: RM1 – Four Dwelling Housing

1.0 Recommendation

WHEREAS the BC Provincial Government has mandated that all Land Use Contracts under the jurisdiction of a local government and in the Province of British Columbia be terminated by 2024;

AND WHEREAS the BC Provincial Government has provided a legislated process for the early termination of land use contracts when the local government has adopted a zoning bylaw that will apply to the land at the time the termination bylaw comes into force;

THEREFORE, BE IT RESOLVED THAT as the underlying RU6 – Two Dwelling Housing zone for Lot 5, District Lot 135, ODYD, Plan KAP3632, located at 2949-2951 Richter Avenue, Kelowna, BC, under Land Use Contract LUC78-1001 does not meet the land use requirements under City of Kelowna Zoning Bylaw No. 8000;

THAT Application No. LUCT 19-0024 to terminate LUC77-1036 from Lot 5, District Lot 135, ODYD, Plan KAP3632, located at 2949-2951 Richter Avenue, Kelowna, BC, be considered by Council;

AND THAT Rezoning Application No. Z19-0092 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification for Lot 5, District Lot 135, ODYD, Plan KAP3632, located at 2949-2951 Richter Avenue, Kelowna, BC, Kelowna, BC from the RU6 – Two Dwelling Housing zone to RM1 – Four Dwelling Housing zone be considered by Council;

AND THAT the Land Use Contract Termination Bylaw be forwarded to a Public Hearing for further consideration;

AND FURTHER THAT Council, in accordance with the *Local Government Act* s.464(2), waive the Public Hearing for Zoning Bylaw No. 11907.

2.0 Purpose

To consider an application for the early termination of Land Use Contract LUC77-1036 and rezone the subject property to the new underlying RM1 – Four Dwelling Housing zone.

3.0 Development Planning

Staff are bringing forth and recommending this Land Use Contract (LUC 77-1036) be terminated and for the subject property to be rezoned. Under the current Land Use Contract its uses are regulated in accordance with the R-2 (Duplex and Semi-Detached Residential) zone in former Zoning Bylaw No. 4500. The Zoning Bylaw has since been updated and obtains different uses, requirements and zonings. The equivalent of R-2 in the current Zoning Bylaw No. 8000, is RU6 – Two Dwelling Housing. However, RU6 zoning is not adequate as the zone is not in accordance with the Official Community Plan. Therefore, Staff are proposing to adopt RM1 – Four Dwelling Housing to the subject property.

The existing Land Use Contract (LUC) affects 1 property located at 2949-2951 Richter Street, and currently restricts the use to duplex and semi-detached residential homes. The Land Use Contract uses and regulations fit within the RM1 – Four Dwelling Housing zone.

4.0 Proposal

4.1 Background

Land Use Contracts were a tool regularly used in the 1970's before it was eliminated on November 15th 1978. The purpose of the tool was to allow local governments to arrive at agreements with specific developers to grant development rights over and above what was allowed under current zoning. This was typically done in exchange for commitments by developers to help finance the infrastructure costs of development.

Issues have arisen, specifically with the continued application of land use contracts as they supersede any subsequent bylaw dealing with land use and development including: Zoning Bylaws, Development Cost Charge Bylaws, and Development Permits. The Local Government Act was amended in 2014 stating all land use contracts in the province will be terminated as of June 30th 2024. Land use contracts will remain in force until that date unless terminated early by the municipality. By June 20th 2022, local governments must have appropriate zoning regulations in place to replace land use contracts upon their termination. However, LUC terminations (unlike LUC discharges) do not apply when Council adopts the bylaw. Terminations require a one-year grace period as outlined by the Local Government Act

4.2 Notification

Local governments must provide notice to each owner that the termination of land use contract is occurring and must provide notice of what the new zoning regulations apply to the land. The municipality must send additional letters after the one-year grace period is complete informing the property owners of which land use regulations apply to their properties.

Staff are recommending Council Notification Policy #367 including early notification and development signage be waived for all Land Use Contract terminations. Public consultation in this case is not recommended as the notification policy is a City initiative. Staff are suggesting the standard development notification, as outlined above, be sent to properties affected by the LUC under consideration for termination.

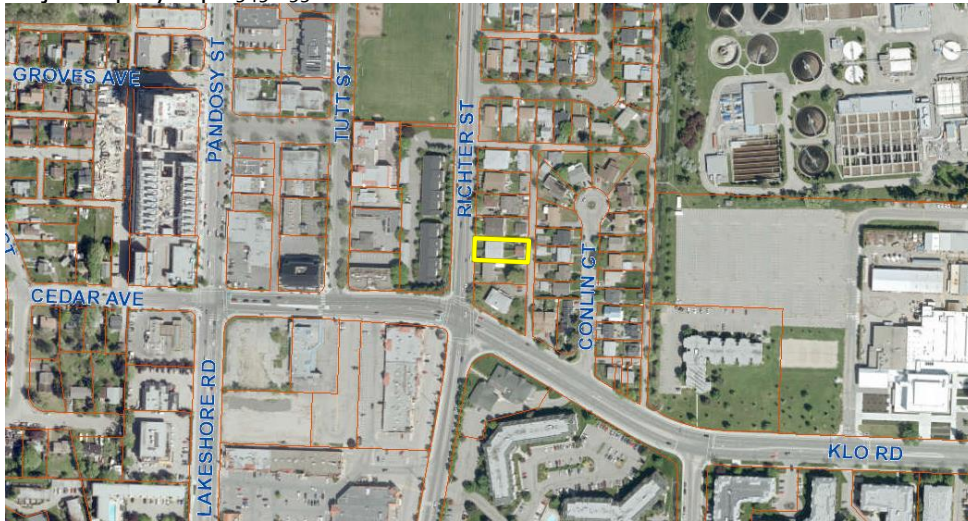
4.3 Site Context

The subject property has a total area of 877 m² and is located at 2949-2951 Richter Street. The property is designated MRL – Multiple Unit Residential (Low Density) in the Official Community Plan and the surrounding area is residential.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RM1 – Four Dwelling Housing	Residential Subdivision
East	RU7 – Infill Housing	Residential Subdivision
South	RM1 – Four Dwelling Housing	Residential Subdivision
West	RM3 – Low Density Multiple Housing	Multi-Family Residential

Subject Property Map: 2949-2951 Richter Street



5.0 Current Development Policies

5.1 Council Policy No. 282 – Strategy for Elimination of Remaining Land Use Contracts

Council Policy No. 282. Includes the following statement:

That the City of Kelowna initiate proceedings to discharge the contracts subject to consultation with affected owners of the land and subject to prior approval by council with regard to affected contracts;

5.2 Kelowna Official Community Plan (OCP)

Chapter 4: Future Land Use

Multiple Unit Residential (Low Density) (MRL). Townhouses, garden apartments, apartments, buildings containing three or more residential units. Complementary uses (i.e. care centres, minor public services/utilities, and neighbourhood parks), that are integral components of urban neighbourhoods would also be permitted.

Building densities would be consistent with the provisions of the RM1 – Four-plex Housing, RM2 – Low Density Row Housing, or RM3 – Low Density Multiple Housing zones of the Zoning Bylaw and may include CD Comprehensive Development zoning for similar densities or land uses.

6.o Technical Comments

N/A

7.o Application Chronology

N/A

Report prepared by: Jenna Ratzlaff, Planner

Reviewed by: Laura Bentley, Urban Planning & Development Policy Manager

Approved for Inclusion: Terry Barton, Development Planning Department Manager

Commented [CM1]: Minor application (no Director signoff required)

CITY OF KELOWNA

BYLAW NO. 11906

LUCT19-0024

Early Termination of Land Use Contract – LUC77-1036 2949-2951 Richter Street

WHEREAS a land use contract (the “Land Use Contract LUC77-1036”) is registered at the Kamloops Land Title Office under the charge numbers M62194 against lands in the City of Kelowna particularly known and described as in Schedule “A” attached (the “Lands”), located on Sutherland Avenue, Kelowna, B.C.;

AND WHEREAS Section 548 of the *Local Government Act* provides that a local government may impose an early termination to land use contracts registered in a Land Title Office that applies to land within the jurisdiction of the local government;

NOW THEREFORE, the Municipal Council of the City of Kelowna, in open meeting assembled, enacts as follows:

1. This Bylaw may be cited for all purposes as “Early Termination of Land Use Contract LUC77-1036 Bylaw”;
2. Land Use Contract LUC77-1036 is hereby terminated as of the date of adoption; and
3. This bylaw will come into force and effect one year after the adoption date.

Read a first time by the Municipal Council this

Considered at a Public Hearing this

Read a second and third time by Municipal Council this

Adopted by the Municipal Council this

Mayor

City Clerk

Schedule A: LUC77-1036**Charge #: M62194**

No.	Legal Description	Address	Parcel Identifier Number	Land Use Contract	Underlying Zone
1	Lot 5 District Lot 135 ODYD Plan 3632	2949-2951 Richter St	010-738-088	LUC77-1036	RU6 – Two Dwelling Housing

CITY OF KELOWNA

BYLAW NO. 11907

Z19-0092 – 2949-2951 Richter Street

A bylaw to amend the "City of Kelowna Zoning Bylaw No. 8000".

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts as follows:

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of parcels outlined in Schedules "B" attached and forming part of this bylaw located on Richter Street, Kelowna, B.C., from the RU6 – Two Dwelling Housing zone to the RM1 – Four Dwelling Housing zone;
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

Schedule B: Proposed RM1 Zone

Charge #: M62194

No.	Legal Description	Address	Parcel Identifier Number	Land Use Contract	Underlying Zone	Proposed Zone
1	Lot 5 District Lot 135 ODYD Plan 3632	2949-2951 Richter St	010-738-088	LUC77-1036	RU6 – Two Dwelling Housing	RM1 – Four Dwelling Housing

REPORT TO COUNCIL



Date: August 26, 2019

To: Council

From: City Manager

Department: Development Planning

Application: LUCT19-0019 / Z19-0087

Owner: Keycam Holdings Ltd

Address: 520-528 Hollywood Road South

Applicant: City of Kelowna

Subject: Land Use Contract Termination and Rezoning Application

Existing OCP Designation: MRL – Multiple Unit Residential (Low Density)

Existing Zone: C1 – Local Commercial

Proposed Zone: RM3 – Low Density Multiple Housing

1.0 Recommendation

WHEREAS the BC Provincial Government has mandated that all Land Use Contracts under the jurisdiction of a local government and in the Province of British Columbia be terminated by 2024;

AND WHEREAS the BC Provincial Government has provided a legislated process for the early termination of land use contracts when the local government has adopted a zoning bylaw that will apply to the land at the time the termination bylaw comes into force;

THEREFORE, BE IT RESOLVED THAT as the underlying C1 – Local Commercial zone for Lot 2, Section 22 Township 26, ODYD, Plan KAP22192, located at 520-528 Hollywood Road South, Kelowna, BC, under Land Use Contract LUC78-1001 does not meet the land use requirements under City of Kelowna Zoning Bylaw No. 8000;

THAT Application No. LUCT 19-0019 to terminate LUC78-1001 from Lot 2, Section 22 Township 26, ODYD, Plan KAP22192, located at 520-528 Hollywood Road South, Kelowna, BC, be considered by Council;

AND THAT Rezoning Application No. Z19-0087 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification for Lot 2, Section 22 Township 26, ODYD, Plan KAP22192, located at 520-528 Hollywood Road South, Kelowna, BC, Kelowna, BC from the C1 – Local Commercial zone to RM3 – Low Density Multiple Housing zone be considered by Council;

AND THAT the Land Use Contract Termination Bylaw be forwarded to a Public Hearing for further consideration;

AND THAT Council, in accordance with the *Local Government Act* s.464(2), waive the Public Hearing for zoning Bylaw No. 11897;

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered subsequent to the approval of Ministry of Transportation and Infrastructure;

2.0 Purpose

To consider an application for the early termination of Land Use Contract LUC78-1001 and rezone the subject property to the RM3 – Low Density Multiple Housing zone.

3.0 Development Planning

Staff are bringing forth and recommending this Land Use Contract (LUC78-1001) be terminated and for the subject property to be rezoned. The existing Land Use Contract (LUC) affects 1 property at 520-528 Hollywood Road South. The underlying zone is C1 – Local Commercial and does not fit in the established neighborhood. Under the current Land Use Contract its uses are regulated in accordance with the C-1 (Local Commercial) zone in Zoning Bylaw No. 4500. The Zoning Bylaw has since been updated and obtains different uses, requirements and zonings. The equivalent of C1 in the new the Zoning Bylaw, No. 8000, is C1 – Local Commercial. However, C1 zoning is not appropriate for the subject as it is not in accordance with the OCP Future Land Use designation, MRL – Low Density Multiple Housing. The current use is residential units therefore, Staff are proposing to adopt RM3 – Low Density Multiple Housing to the subject property. This zone is in accordance with the Official Community Plan.

4.0 Proposal

4.1 Background

Land Use Contracts were a tool regularly used in the 1970's before it was eliminated on November 15th 1978. The purpose of the tool was to allow local governments to arrive at agreements with specific developers to grant development rights over and above what was allowed under current zoning. This was typically done in exchange for commitments by developers to help finance the infrastructure costs of development.

Issues have arisen, specifically with the continued application of land use contracts as they supersede any subsequent bylaw dealing with land use and development including: Zoning Bylaws, Development Cost Charge Bylaws, and Development Permits. The Local Government Act was amended in 2014 stating all land use contracts in the province will be terminated as of June 30th 2024. Land use contracts will remain in force until that date unless terminated early by the municipality. By June 20th 2022, local governments must have appropriate zoning regulations in place to replace land use contracts upon their termination. However, LUC terminations (unlike LUC discharges) do not apply when Council adopts the bylaw. Terminations require a one-year grace period as outlined by the Local Government Act.

4.2 Notification

Local governments must provide notice to each owner that the termination of land use contract is occurring and must provide notice of what the new zoning regulations apply to the land. The municipality must send additional letters after the one-year grace period is complete informing the property owners of which land use regulations apply to their properties.

Staff are recommending Council Notification Policy #367 including early notification and development signage be waived for all Land Use Contract terminations. Public consultation in this case is not recommended as the notification policy is a City initiative. Staff are suggesting the standard development notification, as outlined above, be sent to properties affected by the LUC under consideration for termination.

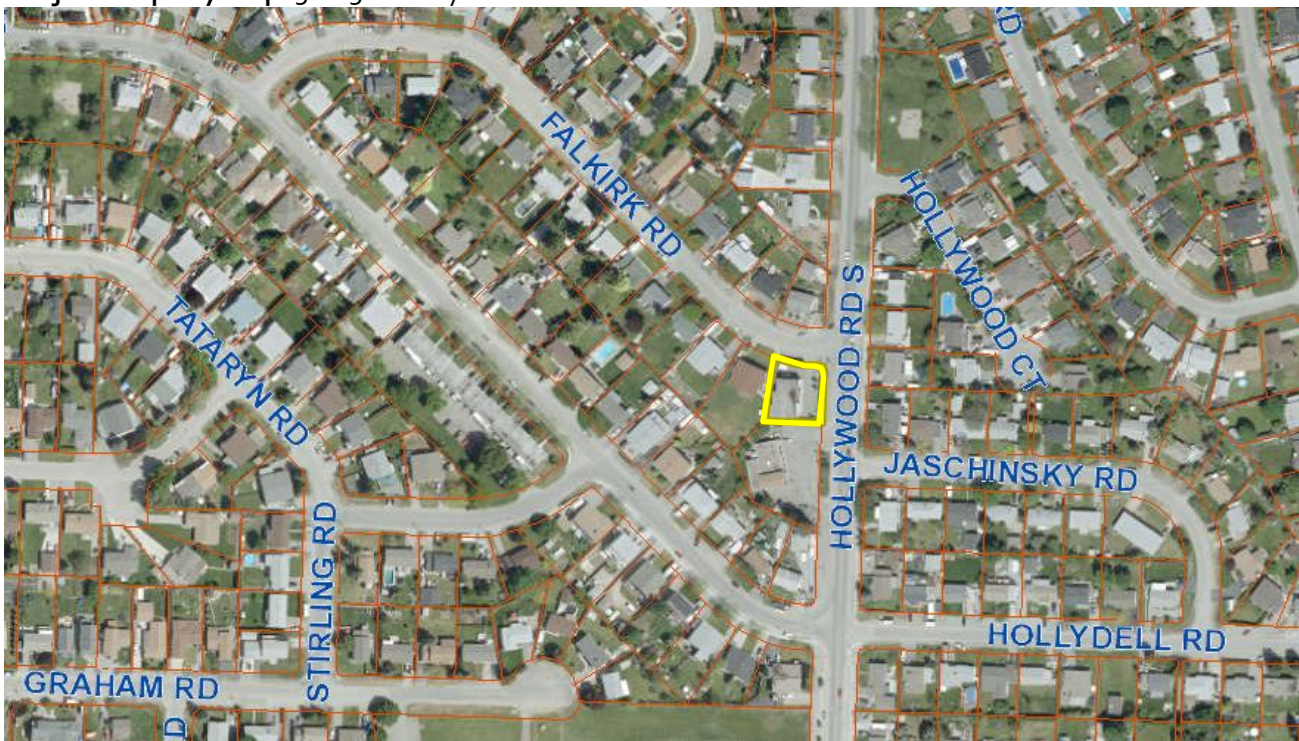
4.3 Site Context

The subject property has a total area of 920 m² and is located at 520-528 Hollywood Road South. The property is designated MRL – Multiple Unit Residential (Low Density) in the Official Community Plan and the surrounding area is residential.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1 – Large Lot Housing	Residential Subdivision
East	RU1 – Large Lot Housing	Residential Subdivision
South	C1 – Local Commercial	Retail Stores / Apartments
West	RU6 – Two Dwelling Housing	Residential Subdivision

Subject Property Map: 520-528 Hollywood Road South



5.0 **Current Development Policies**

5.1 Council Policy No. 282 – Strategy for Elimination of Remaining Land Use Contracts

Council Policy No. 282. Includes the following statement:

That the City of Kelowna initiate proceedings to discharge the contracts subject to consultation with affected owners of the land and subject to prior approval by council with regard to affected contracts;

5.2 Kelowna Official Community Plan (OCP)

Chapter 4: Future Land Use

Multiple Unit Residential (Low Density) (MRL). Townhouses, garden apartments, apartments, buildings containing three or more residential units. Complementary uses (i.e. care centres, minor public services/utilities, and neighbourhood parks), that are integral components of urban neighbourhoods would also be permitted. Building densities would be consistent with the provisions of the RM1 – Four-plex Housing, RM2 – Low Density Row Housing, or RM3 – Low Density Multiple Housing zones of the Zoning Bylaw and may include CD Comprehensive Development zoning for similar densities or land uses.

6.0 **Technical Comments**

6.1 Development Engineering Department

No Concerns

6.2 Ministry of Transportation and Infrastructure

No Concerns

7.0 **Application Chronology**

N/A

Report prepared by: Jenna Ratzlaff, Planner

Reviewed by: Laura Bentley, Urban Planning & Development Policy Manager

Approved for Inclusion: Terry Barton, Development Planning Department Manager

CITY OF KELOWNA

BYLAW NO. 11896

LUCT19-0019

Early Termination of Land Use Contract – LUC78-1001 520-528 Hollywood Road South

WHEREAS a land use contract (the "Land Use Contract LUC78-1001) is registered at the Kamloops Land Title Office under the charge numbers N71531 against lands in the City of Kelowna particularly known and described as in Schedule "A" attached (the "Lands"), located on Hollywood Road South, Kelowna, B.C.;

AND WHEREAS Section 548 of the *Local Government Act* provides that a local government may impose an early termination to land use contracts registered in a Land Title Office that applies to land within the jurisdiction of the local government;

NOW THEREFORE, the Municipal Council of the City of Kelowna, in open meeting assembled, enacts as follows:

1. This Bylaw may be cited for all purposes as "Early Termination of Land Use Contract LUC78-1001 Bylaw";
2. Land Use Contract LUC78-1001 is hereby terminated as of the date of adoption; and
3. This bylaw will come into force and effect one year after the adoption date.

Read a first time by the Municipal Council this

Considered at a Public Hearing this

Read a second and third time by Municipal Council this

Adopted by the Municipal Council this

Mayor

City Clerk

Schedule A: LUC78-1001**Charge #: N71531**

No.	Legal Description	Address	Parcel Identifier Number	Land Use Contract	Underlying Zone
1	Lot 2 Section 22 Township 26 ODYD Plan 22192	520-528 Hollywood Rd S	001-712-179	LUC78-1001	C1 – Local Commercial

CITY OF KELOWNA
BYLAW NO. 11897
Z19-0087
520-528 Hollywood Road South

A bylaw to amend the "City of Kelowna Zoning Bylaw No. 8000".

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts as follows:

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of parcels outlined in Schedules "B" attached and forming part of this bylaw located on Hollywood Road South, Kelowna, B.C., from the C1 – Local Commercial zone to the RM3 – Low Density Multiple Housing zone;
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Approved under the Transportation Act this

(Approving Officer – Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

Schedule B: Proposed RM3 Zone
Charge #: N71531

No.	Legal Description	Address	Parcel Identifier Number	Land Use Contract	Underlying Zone	Proposed Zone
1	Lot 2 Section 22 Township 26 ODYD Plan 22192	1421 Sutherland Ave	001-712-179	LUC78-1001	C1 – Local Commercial	RM3 – Low Density Multiple Housing

REPORT TO COUNCIL



Date: August 26, 2019

To: Council

From: City Manager

Department: Development Planning

Application: LUCT19-0016 / Z19-0084

Owner: Multiple Owners

Address: 2040 Gordon Drive & 1050
Springfield Road

Applicant: City of Kelowna

Subject: Land Use Contract Termination and Rezoning Application

Existing OCP Designation: MRL – Multiple Unit Residential (Low Density)
MRM – Multiple Unit Residential (Medium Density)

Existing Zone: RU6 – Two Dwelling Housing

Proposed Zone: RM3 – Low Density Multiple Housing
RM5 – Medium Density Multiple Housing

1.0 Recommendation

WHEREAS the BC Provincial Government has mandated that all Land Use Contracts under the jurisdiction of a local government and in the Province of British Columbia be terminated by 2024;

AND WHEREAS the BC Provincial Government has provided a legislated process for the early termination of land use contracts when the local government has adopted a zoning bylaw that will apply to the land at the time the termination bylaw comes into force;

THEREFORE, BE IT RESOLVED THAT as the underlying RU6 – Two Dwelling Housing zone for the subject properties under Land Use Contract LUC77-1027 and LUC78-1030 outlined in 'Schedule A' does not meet the land use requirements under City of Kelowna Zoning Bylaw No. 8000;

THAT Application No. LUCT 19-0016 to terminate LUC77-1027 and LUC78-1030 from properties identified in 'Schedule A', located on Gordon Drive and Springfield Road, Kelowna, BC, be considered by Council;

AND THAT Rezoning Application No. Z19-0084 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification for the subject properties identified in 'Schedule B', located on Springfield Road, Kelowna, BC from the RU6 – Two Dwelling Housing zone to RM3 – Low Density Multiple Housing be considered by Council;

AND THAT Rezoning Application No. Z19-0084 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification for the subject property identified in 'Schedule C', located on Gordon

Drive, Kelowna, BC from the RU6 – Two Dwelling Housing zone to RM5 – Medium Density Multiple Housing be considered by Council;

AND THAT the Land Use Contract Termination Bylaw be forwarded to a Public Hearing for further consideration;

AND THAT Council, in accordance with the *Local Government Act* s.464(2), waive the Public Hearing for zoning Bylaw No. 11863;

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered subsequent to the approval of Ministry of Transportation and Infrastructure;

2.0 Purpose

To consider an application for the early termination of Land Use Contract LUC77-1027 and LUC78-1030 and rezone the parcels to the RM3 – Low Density Multiple Housing and RM5 – Medium Density Multiple Housing zones as identified in 'Schedule A, B and C'.

3.0 Development Planning

Staff are bringing forth and recommending this Land Use Contract (LUC77-1027 and LUC78-1030) be terminated and for the subject properties to be rezoned. The underlying zoning (RU6 – Two Dwelling Housing) does not fit within the established neighbourhood and is not appropriate to support the existing land use. Staff are proposing to adopt the adjacent RM3 – Low Density Multiple Housing to the subject properties identified in 'Schedule B'. In addition, staff are proposing to also adopt the RM5 – Medium Density Multiple Housing zone for the subject properties identified in 'Schedule C'. Two rezonings are required as the two properties have different development forms and Future Land Uses.



RM3 Properties (Refer to 'Schedule B')



RM5 Property (Refer to 'Schedule C')

The existing Land Use Contract (LUC) affects two properties at 2040 Gordon Drive and 1050 Springfield Road, and currently restricts the use to multi-family residential buildings with heights of one to three storey's. The Land Use Contract uses and regulations fit within the RM3 – Low Density Multiple Housing and RM5 – Medium Density Multiple Housing zones.

4.0 Proposal

4.1 Background

Land Use Contracts were a tool regularly used in the 1970's before it was eliminated on November 15th 1978. The purpose of the tool was to allow local governments to arrive at agreements with specific developers to grant development rights over and above what was allowed under current zoning. This was typically done in exchange for commitments by developers to help finance the infrastructure costs of development.

Issues have arisen, specifically with the continued application of land use contracts as they supersede any subsequent bylaw dealing with land use and development including: Zoning Bylaws, Development Cost Charge Bylaws, and Development Permits. The Local Government Act was amended in 2014 stating all land use contracts in the province will be terminated as of June 30th 2024. Land use contracts will remain in force until that date unless terminated early by the municipality. By June 20th 2022, local governments must have appropriate zoning regulations in place to replace land use contracts upon their termination. However, LUC terminations (unlike LUC discharges) do not apply when Council adopts the bylaw. Terminations require a one-year grace period as outlined by the Local Government Act.

4.2 Notification

Local governments must provide notice to each owner that the termination of land use contract is occurring and must provide notice of what the new zoning regulations apply to the land. The municipality must send additional letters after the one-year grace period is complete informing the property owners of which land use regulations apply to their properties.

Staff are recommending Council Notification Policy #367 including early notification and development signage be waived for all Land Use Contract terminations. Public consultation in this case is not recommended as the notification policy is a City initiative. Staff are suggesting the standard development notification, as outlined above, be sent to properties affected by the LUC under consideration for termination.

4.3 Site Context

The subject property has a total area of 12,454 m² and is located at 2040 Gordon Drive and 1050 Springfield Road. The property is designated MRL – Multiple Unit Residential (Low Density) and MRM – Multiple Unit Residential (Medium Density) in the Official Community Plan and the surrounding area is residential.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	P3 – Parks & Open Space RM5 – Medium Density Multiple Housing	Millbridge Park Multi-family Residential
East	RM3 – Low Density Multiple Housing C4 – Urban Central commercial	Multi-family Residential Commercial Stores
South	P2 – Public Institutional	Elementary School
West	P3 – Parks & Open Space RM3 – Low Density Multiple Housing	Millbridge Park Multi-family Residential

Subject Property Map: 2040 Gordon Drive and 1050 Springfield Road



5.0 Current Development Policies

5.1 Council Policy No. 282 – Strategy for Elimination of Remaining Land Use Contracts

Council Policy No. 282. Includes the following statement:

That the City of Kelowna initiate proceedings to discharge the contracts subject to consultation with affected owners of the land and subject to prior approval by council with regard to affected contracts;

5.2 Kelowna Official Community Plan (OCP)

Chapter 4: Future Land Use

Multiple Unit Residential (Low Density) (MRL). Townhouses, garden apartments, apartments, buildings containing three or more residential units. Complementary uses (i.e. care centres, minor public services/utilities, and neighbourhood parks), that are integral components of urban neighbourhoods would also be permitted. Building densities would be consistent with the provisions of the RM1 – Four-plex Housing, RM2 – Low Density Row Housing, or RM3 – Low Density Multiple Housing zones of the Zoning Bylaw and may include CD Comprehensive Development zoning for similar densities or land uses.

Multiple Unit Residential (Medium Density) (MRM). Townhouses, garden apartments, and apartment buildings. Complementary uses (i.e. care centres, minor public services/utilities, and neighbourhood parks) which are integral components of urban neighbourhoods would also be permitted. Building densities would be consistent with the provisions of the RM4 – Transitional Low Density Housing and RM5 – Medium Density Multiple Housing zones of the Zoning Bylaw and may include CD Comprehensive Development zoning for similar densities or land uses.

6.0 Technical Comments

6.1 Development Engineering Department

No Concerns

6.2 Ministry of Transportation and Infrastructure

No Concerns

7.0 Application Chronology

N/A

Report prepared by: Jenna Ratzlaff, Planner

Reviewed by: Laura Bentley, Urban Planning & Development Policy Manager

Approved for Inclusion: Terry Barton, Development Planning Department Manager

Attachments:

Schedule A: Properties affected by LUC77-1027 and LUC78-1030

Schedule B: Properties to be rezoned to RM₃

Schedule C: Property to be rezoned to RM₅

Schedule A: LUC 77-1027 & LUC78-1030 Charge #: N37850 & N57914					
No.	Legal Description	Address	Parcel Identifier Number	Land Use Contract	Underlying Zone
1	Land Use Contract Registration Number: N37850 Common Property Strata Plan KAS278	1050 Springfield Rd	N/A	LUC77-1027 & LUC78-1030	N/A
2	Strata Lot 52 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	153-1050 Springfield Rd	002-523-531	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing
3	Strata Lot 17 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	111-1050 Springfield Rd	002-523-108	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing
4	Strata Lot 56 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	149-1050 Springfield Rd	002-523-604	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing
5	Strata Lot 13 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	107-1050 Springfield Rd	002-222-868	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing
6	Strata Lot 26 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	126-1050 Springfield Rd	001-523-221	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing
7	Strata Lot 23 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	123-1050 Springfield Rd	002-523-183	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing
8	Strata Lot 4 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	104-1050 Springfield Rd	002-522-934	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing
9	Strata Lot 7 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	119-1050 Springfield Rd	002-522-993	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing
10	Strata Lot 18 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	112-1050 Springfield Rd	002-523-132	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing
11	Strata Lot 54 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	151-1050 Springfield Rd	002-523-558	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing

12	Strata Lot 28 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	128-1050 Springfield Rd	002-523-248	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing
13	Strata Lot 37 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	137-1050 Springfield Rd	002-523-353	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing
14	Strata Lot 48 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	157-1050 Springfield Rd	002-523-485	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing
15	Strata Lot 8 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	120-1050 Springfield Rd	002-523-027	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing
16	Strata Lot 16 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	110-1050 Springfield Rd	002-267-977	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing
17	Strata Lot 22 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	116-1050 Springfield Rd	002-523-175	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing
18	Strata Lot 11 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	135-1050 Springfield Rd	002-523-329	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing
19	Strata Lot 9 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	121-1050 Springfield Rd	001-471-708	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing
20	Strata Lot 57 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	148-1050 Springfield Rd	002-523-612	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing
21	Strata Lot 47 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	158-1050 Springfield Rd	002-523-477	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing
22	Strata Lot 34 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	134-1050 Springfield Rd	002-523-311	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing
23	Strata Lot 42 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	142-1050 Springfield Rd	002-523-400	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing
24	Strata Lot 27 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	127-1050 Springfield Rd	001-650-726	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing

25	Strata Lot 36 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	136-1050 Springfield Rd	002-523-345	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing
26	Strata Lot 51 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	154-1050 Springfield Rd	002-523-523	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing
27	Strata Lot 1 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	101-1050 Springfield Rd	002-522-896	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing
28	Strata Lot 38 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	138-1050 Springfield Rd	002-523-370	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing
29	Strata Lot 40 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	130-1050 Springfield Rd	002-056-747	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing
30	Strata Lot 31 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	131-1050 Springfield Rd	002-523-281	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing
31	Strata Lot 6 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	118-1050 Springfield Rd	002-522-969	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing
32	Strata Lot 41 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	141-1050 Springfield Rd	002-523-396	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing
33	Strata Lot 14 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	108-1050 Springfield Rd	002-523-078	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing
34	Strata Lot 58 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	147-1050 Springfield Rd	002-523-639	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing
35	Strata Lot 45 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	145-1050 Springfield Rd	002-523-451	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing
36	Strata Lot 10 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	122-1050 Springfield Rd	002-523-035	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing
37	Strata Lot 39 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	139-1050 Springfield Rd	002-523-388	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing

38	Strata Lot 49 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	156-1050 Springfield Rd	002-523-493	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing
39	Strata Lot 55 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	150-1050 Springfield Rd	002-523-574	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing
40	Strata Lot 19 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	113-1050 Springfield Rd	002-523-141	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing
41	Strata Lot 53 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	152-1050 Springfield Rd	002-523-540	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing
42	Strata Lot 5 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	117-1050 Springfield Rd	002-522-942	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing
43	Strata Lot 32 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	132-1050 Springfield Rd	002-523-299	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing
44	Strata Lot 44 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	144-1050 Springfield Rd	002-523-434	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing
45	Strata Lot 12 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	106-1050 Springfield Rd	001-776-088	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing
46	Strata Lot 2 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	102-1050 Springfield Rd	002-522-918	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing
47	Strata Lot 24 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	124-1050 Springfield Rd	002-523-205	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing
48	Strata Lot 20 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	114-1050 Springfield Rd	001-728-300	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing
49	Strata Lot 33 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	133-1050 Springfield Rd	002-523-302	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing
50	Strata Lot 21 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	115-1050 Springfield Rd	002-523-167	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing

51	Strata Lot 3 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	103-1050 Springfield Rd	002-522-926	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing
52	Strata Lot 25 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	125-1050 Springfield Rd	002-523-213	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing
53	Strata Lot 43 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	143-1050 Springfield Rd	002-523-418	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing
54	Strata Lot 50 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	155-1050 Springfield Rd	001-935-917	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing
55	Strata Lot 46 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	146-1050 Springfield Rd	002-523-469	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing
56	Strata Lot 30 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	130-1050 Springfield Rd	001-836-391	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing
57	Strata Lot 15 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	109-1050 Springfield Rd	002-523-094	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing
58	Strata Lot 29 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	129-1050 Springfield Rd	002-523-256	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing
59	Lot B Section 19 Township 26 ODYD District Plan 29691	2040 Gordon Drive	004-200-446	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing

Schedule B: Proposed RM3 Zone
Charge #: N37850 & N57914

No.	Legal Description	Address	Parcel Identifier Number	Land Use Contract	Underlying Zone	Proposed Zone
1	Strata Lot 52 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	153-1050 Springfield Rd	002-523-531	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing	RM3 – Low Density Multiple Housing
2	Strata Lot 17 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	111-1050 Springfield Rd	002-523-108	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing	RM3 – Low Density Multiple Housing
3	Strata Lot 56 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	149-1050 Springfield Rd	002-523-604	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing	RM3 – Low Density Multiple Housing
4	Strata Lot 13 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	107-1050 Springfield Rd	002-222-868	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing	RM3 – Low Density Multiple Housing
5	Strata Lot 26 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	126-1050 Springfield Rd	001-523-221	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing	RM3 – Low Density Multiple Housing
6	Strata Lot 23 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	123-1050 Springfield Rd	002-523-183	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing	RM3 – Low Density Multiple Housing
7	Strata Lot 4 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	104-1050 Springfield Rd	002-522-934	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing	RM3 – Low Density Multiple Housing
8	Strata Lot 7 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	119-1050 Springfield Rd	002-522-993	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing	RM3 – Low Density Multiple Housing
9	Strata Lot 18 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	112-1050 Springfield Rd	002-523-132	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing	RM3 – Low Density Multiple Housing
10	Strata Lot 54 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	151-1050 Springfield Rd	002-523-558	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing	RM3 – Low Density Multiple Housing

11	Strata Lot 28 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	128-1050 Springfield Rd	002-523-248	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing	RM3 – Low Density Multiple Housing
12	Strata Lot 37 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	137-1050 Springfield Rd	002-523-353	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing	RM3 – Low Density Multiple Housing
13	Strata Lot 48 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	157-1050 Springfield Rd	002-523-485	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing	RM3 – Low Density Multiple Housing
14	Strata Lot 8 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	120-1050 Springfield Rd	002-523-027	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing	RM3 – Low Density Multiple Housing
15	Strata Lot 16 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	110-1050 Springfield Rd	002-267-977	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing	RM3 – Low Density Multiple Housing
16	Strata Lot 22 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	116-1050 Springfield Rd	002-523-175	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing	RM3 – Low Density Multiple Housing
17	Strata Lot 11 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	135-1050 Springfield Rd	002-523-329	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing	RM3 – Low Density Multiple Housing
18	Strata Lot 9 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	121-1050 Springfield Rd	001-471-708	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing	RM3 – Low Density Multiple Housing
19	Strata Lot 57 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	148-1050 Springfield Rd	002-523-612	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing	RM3 – Low Density Multiple Housing
20	Strata Lot 47 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	158-1050 Springfield Rd	002-523-477	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing	RM3 – Low Density Multiple Housing

21	Strata Lot 34 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	134-1050 Springfield Rd	002-523-311	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing	RM3 – Low Density Multiple Housing
22	Strata Lot 42 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	142-1050 Springfield Rd	002-523-400	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing	RM3 – Low Density Multiple Housing
23	Strata Lot 27 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	127-1050 Springfield Rd	001-650-726	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing	RM3 – Low Density Multiple Housing
24	Strata Lot 36 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	136-1050 Springfield Rd	002-523-345	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing	RM3 – Low Density Multiple Housing
25	Strata Lot 51 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	154-1050 Springfield Rd	002-523-523	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing	RM3 – Low Density Multiple Housing
26	Strata Lot 1 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	101-1050 Springfield Rd	002-522-896	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing	RM3 – Low Density Multiple Housing
27	Strata Lot 38 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	138-1050 Springfield Rd	002-523-370	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing	RM3 – Low Density Multiple Housing
28	Strata Lot 40 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	130-1050 Springfield Rd	002-056-747	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing	RM3 – Low Density Multiple Housing
29	Strata Lot 31 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	131-1050 Springfield Rd	002-523-281	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing	RM3 – Low Density Multiple Housing
30	Strata Lot 6 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	118-1050 Springfield Rd	002-522-969	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing	RM3 – Low Density Multiple Housing

31	Strata Lot 41 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	141-1050 Springfield Rd	002-523-396	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing	RM3 – Low Density Multiple Housing
32	Strata Lot 14 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	108-1050 Springfield Rd	002-523-078	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing	RM3 – Low Density Multiple Housing
33	Strata Lot 58 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	147-1050 Springfield Rd	002-523-639	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing	RM3 – Low Density Multiple Housing
34	Strata Lot 45 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	145-1050 Springfield Rd	002-523-451	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing	RM3 – Low Density Multiple Housing
35	Strata Lot 10 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	122-1050 Springfield Rd	002-523-035	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing	RM3 – Low Density Multiple Housing
36	Strata Lot 39 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	139-1050 Springfield Rd	002-523-388	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing	RM3 – Low Density Multiple Housing
37	Strata Lot 49 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	156-1050 Springfield Rd	002-523-493	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing	RM3 – Low Density Multiple Housing
38	Strata Lot 55 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	150-1050 Springfield Rd	002-523-574	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing	RM3 – Low Density Multiple Housing
39	Strata Lot 19 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	113-1050 Springfield Rd	002-523-141	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing	RM3 – Low Density Multiple Housing
40	Strata Lot 53 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	152-1050 Springfield Rd	002-523-540	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing	RM3 – Low Density Multiple Housing

41	Strata Lot 5 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	117-1050 Springfield Rd	002-522-942	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing	RM3 – Low Density Multiple Housing
42	Strata Lot 32 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	132-1050 Springfield Rd	002-523-299	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing	RM3 – Low Density Multiple Housing
43	Strata Lot 44 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	144-1050 Springfield Rd	002-523-434	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing	RM3 – Low Density Multiple Housing
44	Strata Lot 12 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	106-1050 Springfield Rd	001-776-088	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing	RM3 – Low Density Multiple Housing
45	Strata Lot 2 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	102-1050 Springfield Rd	002-522-918	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing	RM3 – Low Density Multiple Housing
46	Strata Lot 24 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	124-1050 Springfield Rd	002-523-205	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing	RM3 – Low Density Multiple Housing
47	Strata Lot 20 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	114-1050 Springfield Rd	001-728-300	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing	RM3 – Low Density Multiple Housing
48	Strata Lot 33 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	133-1050 Springfield Rd	002-523-302	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing	RM3 – Low Density Multiple Housing
49	Strata Lot 21 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	115-1050 Springfield Rd	002-523-167	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing	RM3 – Low Density Multiple Housing
50	Strata Lot 3 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	103-1050 Springfield Rd	002-522-926	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing	RM3 – Low Density Multiple Housing

51	Strata Lot 25 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	125-1050 Springfield Rd	002-523-213	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing	RM3 – Low Density Multiple Housing
52	Strata Lot 43 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	143-1050 Springfield Rd	002-523-418	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing	RM3 – Low Density Multiple Housing
53	Strata Lot 50 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	155-1050 Springfield Rd	001-935-917	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing	RM3 – Low Density Multiple Housing
54	Strata Lot 46 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	146-1050 Springfield Rd	002-523-469	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing	RM3 – Low Density Multiple Housing
55	Strata Lot 30 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	130-1050 Springfield Rd	001-836-391	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing	RM3 – Low Density Multiple Housing
56	Strata Lot 15 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	109-1050 Springfield Rd	002-523-094	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing	RM3 – Low Density Multiple Housing
57	Strata Lot 29 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	129-1050 Springfield Rd	002-523-256	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing	RM3 – Low Density Multiple Housing

Schedule C: Proposed RM5 Zone Charge #: N37850 & N57914						
No.	Legal Description	Address	Parcel Identifier Number	Land Use Contract	Underlying Zone	Proposed Zone
1	Lot B Section 19 Township 26 ODYD District Plan 29691	2040 Gordon Drive	004-200-446	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing	RM5 – Medium Density Multiple Housing

CITY OF KELOWNA

BYLAW NO. 11862

LUCT19-0016

Early Termination of Land Use Contract – LUC77-1027 & LUC78-1030 1050 Springfield Road and 2040 Gordon Drive

WHEREAS a land use contract (the "Land Use Contracts LUC77-1027 and LUC78-1030) is registered at the Kamloops Land Title Office under the charge numbers N37850 and N57914 against lands in the City of Kelowna particularly known and described as in Schedule "A" attached (the "Lands"), located on Springfield Road and Gordon Drive, Kelowna, B.C.;

AND WHEREAS Section 548 of the *Local Government Act* provides that a local government may impose an early termination to land use contracts registered in a Land Title Office that applies to land within the jurisdiction of the local government;

NOW THEREFORE, the Municipal Council of the City of Kelowna, in open meeting assembled, enacts as follows:

1. This Bylaw may be cited for all purposes as "Early Termination of Land Use Contracts LUC77-1027 and LUC78-1030 Bylaw";
2. Land Use Contract LUC77-1027 and LUC78-1030 is hereby terminated as of the date of adoption; and
3. This bylaw will come into force and effect one year after the adoption date.

Read a first time by the Municipal Council this

Considered at a Public Hearing this

Read a second and third time by Municipal Council this

Adopted by the Municipal Council this

Mayor

City Clerk

Schedule A: LUC77-1027 and LUC78-1030 Charge #: N37850 and N57914					
No.	Legal Description	Address	Parcel Identifier Number	Land Use Contract	Underlying Zone
1	Land Use Contract Common Property Strata Plan KAS278 Registration Number: N37850	1050 Springfield Rd	N/A	LUC77-1027 & LUC78-1030	
2	Strata Lot 52 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	153-1050 Springfield Rd	002-523-531	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing
3	Strata Lot 17 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	111-1050 Springfield Rd	002-523-108	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing
4	Strata Lot 56 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	149-1050 Springfield Rd	002-523-604	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing
5	Strata Lot 13 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	107-1050 Springfield Rd	002-222-868	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing
6	Strata Lot 26 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	126-1050 Springfield Rd	001-523-221	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing
7	Strata Lot 23 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	123-1050 Springfield Rd	002-523-183	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing
8	Strata Lot 4 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	104-1050 Springfield Rd	002-522-934	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing
9	Strata Lot 7 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	119-1050 Springfield Rd	002-522-993	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing
10	Strata Lot 18 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	112-1050 Springfield Rd	002-523-132	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing
11	Strata Lot 54 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	151-1050 Springfield Rd	002-523-558	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing

12	Strata Lot 28 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	128-1050 Springfield Rd	002-523-248	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing
13	Strata Lot 37 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	137-1050 Springfield Rd	002-523-353	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing
14	Strata Lot 48 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	157-1050 Springfield Rd	002-523-485	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing
15	Strata Lot 8 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	120-1050 Springfield Rd	002-523-027	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing
16	Strata Lot 16 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	110-1050 Springfield Rd	002-267-977	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing
17	Strata Lot 22 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	116-1050 Springfield Rd	002-523-175	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing
18	Strata Lot 11 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	135-1050 Springfield Rd	002-523-329	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing
19	Strata Lot 9 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	121-1050 Springfield Rd	001-471-708	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing
20	Strata Lot 57 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	148-1050 Springfield Rd	002-523-612	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing
21	Strata Lot 47 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	158-1050 Springfield Rd	002-523-477	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing
22	Strata Lot 34 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	134-1050 Springfield Rd	002-523-311	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing
23	Strata Lot 42 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	142-1050 Springfield Rd	002-523-400	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing
24	Strata Lot 27 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	127-1050 Springfield Rd	001-650-726	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing

25	Strata Lot 36 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	136-1050 Springfield Rd	002-523-345	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing
26	Strata Lot 51 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	154-1050 Springfield Rd	002-523-523	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing
27	Strata Lot 1 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	101-1050 Springfield Rd	002-522-896	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing
28	Strata Lot 38 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	138-1050 Springfield Rd	002-523-370	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing
29	Strata Lot 40 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	130-1050 Springfield Rd	002-056-747	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing
30	Strata Lot 31 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	131-1050 Springfield Rd	002-523-281	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing
31	Strata Lot 6 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	118-1050 Springfield Rd	002-522-969	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing
32	Strata Lot 41 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	141-1050 Springfield Rd	002-523-396	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing
33	Strata Lot 14 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	108-1050 Springfield Rd	002-523-078	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing
34	Strata Lot 58 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	147-1050 Springfield Rd	002-523-639	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing
35	Strata Lot 45 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	145-1050 Springfield Rd	002-523-451	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing
36	Strata Lot 10 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	122-1050 Springfield Rd	002-523-035	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing
37	Strata Lot 39 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	139-1050 Springfield Rd	002-523-388	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing

38	Strata Lot 49 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	156-1050 Springfield Rd	002-523-493	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing
39	Strata Lot 55 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	150-1050 Springfield Rd	002-523-574	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing
40	Strata Lot 19 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	113-1050 Springfield Rd	002-523-141	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing
41	Strata Lot 53 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	152-1050 Springfield Rd	002-523-540	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing
42	Strata Lot 5 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	117-1050 Springfield Rd	002-522-942	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing
43	Strata Lot 32 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	132-1050 Springfield Rd	002-523-299	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing
44	Strata Lot 44 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	144-1050 Springfield Rd	002-523-434	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing
45	Strata Lot 12 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	106-1050 Springfield Rd	001-776-088	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing
46	Strata Lot 2 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	102-1050 Springfield Rd	002-522-918	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing
47	Strata Lot 24 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	124-1050 Springfield Rd	002-523-205	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing
48	Strata Lot 20 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	114-1050 Springfield Rd	001-728-300	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing
49	Strata Lot 33 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	133-1050 Springfield Rd	002-523-302	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing
50	Strata Lot 21 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	115-1050 Springfield Rd	002-523-167	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing

51	Strata Lot 3 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	103-1050 Springfield Rd	002-522-926	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing
52	Strata Lot 25 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	125-1050 Springfield Rd	002-523-213	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing
53	Strata Lot 43 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	143-1050 Springfield Rd	002-523-418	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing
54	Strata Lot 50 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	155-1050 Springfield Rd	001-935-917	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing
55	Strata Lot 46 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	146-1050 Springfield Rd	002-523-469	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing
56	Strata Lot 30 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	130-1050 Springfield Rd	001-836-391	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing
57	Strata Lot 15 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	109-1050 Springfield Rd	002-523-094	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing
58	Strata Lot 29 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	129-1050 Springfield Rd	002-523-256	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing
59	Lot B Section 19 Township 26 ODYD District Plan 29691	2040 Gordon Drive	004-200-446	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing

CITY OF KELOWNA

BYLAW NO. 11863

Z19-0084 – 1050 Springfield Road and 2040 Gordon Drive

A bylaw to amend the "City of Kelowna Zoning Bylaw No. 8000".

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts as follows:

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of parcels outlined in Schedule "B" attached and forming part of this bylaw located on Springfield Road and Gordon Drive, Kelowna, B.C., from the RU6 – Two Dwelling Housing zone to the RM3 – Low Density Multiple Housing and the RM5 – Medium Density Multiple Housing zones;
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Approved under the Transportation Act this

(Approving Officer – Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

Schedule B: Proposed RM3 Zone Charge #: N37850 and N57914						
No.	Legal Description	Address	Parcel Identifier Number	Land Use Contract	Underlying Zone	Proposed Zone
1	Strata Lot 52 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	153-1050 Springfield Rd	002-523-531	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing	RM3 – Low Density Multiple Housing
2	Strata Lot 17 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	111-1050 Springfield Rd	002-523-108	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing	RM3 – Low Density Multiple Housing
3	Strata Lot 56 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	149-1050 Springfield Rd	002-523-604	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing	RM3 – Low Density Multiple Housing
4	Strata Lot 13 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	107-1050 Springfield Rd	002-222-868	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing	RM3 – Low Density Multiple Housing
5	Strata Lot 26 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	126-1050 Springfield Rd	001-523-221	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing	RM3 – Low Density Multiple Housing
6	Strata Lot 23 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	123-1050 Springfield Rd	002-523-183	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing	RM3 – Low Density Multiple Housing
7	Strata Lot 4 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	104-1050 Springfield Rd	002-522-934	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing	RM3 – Low Density Multiple Housing
8	Strata Lot 7 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	119-1050 Springfield Rd	002-522-993	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing	RM3 – Low Density Multiple Housing
9	Strata Lot 18 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	112-1050 Springfield Rd	002-523-132	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing	RM3 – Low Density Multiple Housing
10	Strata Lot 54 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	151-1050 Springfield Rd	002-523-558	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing	RM3 – Low Density Multiple Housing

11	Strata Lot 28 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	128-1050 Springfield Rd	002-523-248	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing	RM3 – Low Density Multiple Housing
12	Strata Lot 37 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	137-1050 Springfield Rd	002-523-353	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing	RM3 – Low Density Multiple Housing
13	Strata Lot 48 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	157-1050 Springfield Rd	002-523-485	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing	RM3 – Low Density Multiple Housing
14	Strata Lot 8 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	120-1050 Springfield Rd	002-523-027	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing	RM3 – Low Density Multiple Housing
15	Strata Lot 16 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	110-1050 Springfield Rd	002-267-977	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing	RM3 – Low Density Multiple Housing
16	Strata Lot 22 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	116-1050 Springfield Rd	002-523-175	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing	RM3 – Low Density Multiple Housing
17	Strata Lot 11 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	135-1050 Springfield Rd	002-523-329	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing	RM3 – Low Density Multiple Housing
18	Strata Lot 9 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	121-1050 Springfield Rd	001-471-708	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing	RM3 – Low Density Multiple Housing
19	Strata Lot 57 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	148-1050 Springfield Rd	002-523-612	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing	RM3 – Low Density Multiple Housing
20	Strata Lot 47 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	158-1050 Springfield Rd	002-523-477	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing	RM3 – Low Density Multiple Housing

21	Strata Lot 34 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	134-1050 Springfield Rd	002-523-311	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing	RM3 – Low Density Multiple Housing
22	Strata Lot 42 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	142-1050 Springfield Rd	002-523-400	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing	RM3 – Low Density Multiple Housing
23	Strata Lot 27 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	127-1050 Springfield Rd	001-650-726	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing	RM3 – Low Density Multiple Housing
24	Strata Lot 36 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	136-1050 Springfield Rd	002-523-345	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing	RM3 – Low Density Multiple Housing
25	Strata Lot 51 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	154-1050 Springfield Rd	002-523-523	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing	RM3 – Low Density Multiple Housing
26	Strata Lot 1 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	101-1050 Springfield Rd	002-522-896	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing	RM3 – Low Density Multiple Housing
27	Strata Lot 38 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	138-1050 Springfield Rd	002-523-370	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing	RM3 – Low Density Multiple Housing
28	Strata Lot 40 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	130-1050 Springfield Rd	002-056-747	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing	RM3 – Low Density Multiple Housing
29	Strata Lot 31 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	131-1050 Springfield Rd	002-523-281	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing	RM3 – Low Density Multiple Housing
30	Strata Lot 6 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	118-1050 Springfield Rd	002-522-969	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing	RM3 – Low Density Multiple Housing

31	Strata Lot 41 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	141-1050 Springfield Rd	002-523-396	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing	RM3 – Low Density Multiple Housing
32	Strata Lot 14 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	108-1050 Springfield Rd	002-523-078	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing	RM3 – Low Density Multiple Housing
33	Strata Lot 58 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	147-1050 Springfield Rd	002-523-639	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing	RM3 – Low Density Multiple Housing
34	Strata Lot 45 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	145-1050 Springfield Rd	002-523-451	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing	RM3 – Low Density Multiple Housing
35	Strata Lot 10 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	122-1050 Springfield Rd	002-523-035	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing	RM3 – Low Density Multiple Housing
36	Strata Lot 39 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	139-1050 Springfield Rd	002-523-388	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing	RM3 – Low Density Multiple Housing
37	Strata Lot 49 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	156-1050 Springfield Rd	002-523-493	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing	RM3 – Low Density Multiple Housing
38	Strata Lot 55 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	150-1050 Springfield Rd	002-523-574	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing	RM3 – Low Density Multiple Housing
39	Strata Lot 19 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	113-1050 Springfield Rd	002-523-141	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing	RM3 – Low Density Multiple Housing
40	Strata Lot 53 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	152-1050 Springfield Rd	002-523-540	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing	RM3 – Low Density Multiple Housing

41	Strata Lot 5 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	117-1050 Springfield Rd	002-522-942	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing	RM3 – Low Density Multiple Housing
42	Strata Lot 32 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	132-1050 Springfield Rd	002-523-299	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing	RM3 – Low Density Multiple Housing
43	Strata Lot 44 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	144-1050 Springfield Rd	002-523-434	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing	RM3 – Low Density Multiple Housing
44	Strata Lot 12 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	106-1050 Springfield Rd	001-776-088	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing	RM3 – Low Density Multiple Housing
45	Strata Lot 2 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	102-1050 Springfield Rd	002-522-918	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing	RM3 – Low Density Multiple Housing
46	Strata Lot 24 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	124-1050 Springfield Rd	002-523-205	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing	RM3 – Low Density Multiple Housing
47	Strata Lot 20 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	114-1050 Springfield Rd	001-728-300	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing	RM3 – Low Density Multiple Housing
48	Strata Lot 33 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	133-1050 Springfield Rd	002-523-302	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing	RM3 – Low Density Multiple Housing
49	Strata Lot 21 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	115-1050 Springfield Rd	002-523-167	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing	RM3 – Low Density Multiple Housing
50	Strata Lot 3 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	103-1050 Springfield Rd	002-522-926	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing	RM3 – Low Density Multiple Housing

51	Strata Lot 25 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	125-1050 Springfield Rd	002-523-213	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing	RM3 – Low Density Multiple Housing
52	Strata Lot 43 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	143-1050 Springfield Rd	002-523-418	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing	RM3 – Low Density Multiple Housing
53	Strata Lot 50 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	155-1050 Springfield Rd	001-935-917	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing	RM3 – Low Density Multiple Housing
54	Strata Lot 46 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	146-1050 Springfield Rd	002-523-469	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing	RM3 – Low Density Multiple Housing
55	Strata Lot 30 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	130-1050 Springfield Rd	001-836-391	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing	RM3 – Low Density Multiple Housing
56	Strata Lot 15 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	109-1050 Springfield Rd	002-523-094	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing	RM3 – Low Density Multiple Housing
57	Strata Lot 29 Section 19 Township 26 ODYD Strata Plan K278 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	129-1050 Springfield Rd	002-523-256	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing	RM3 – Low Density Multiple Housing

Schedule B: Proposed RM5 Zone Charge #: N37850 and N57914						
No.	Legal Description	Address	Parcel Identifier Number	Land Use Contract	Underlying Zone	Proposed Zone
1	Lot B Section 19 Township 26 ODYD District Plan 29691	2040 Gordon Drive	004-200-446	LUC77-1027 & LUC78-1030	RU6 – Two Dwelling Housing	RM5 – Medium Density Multiple Housing

REPORT TO COUNCIL



Date: August 26, 2019

To: Council

From: City Manager

Department: Development Planning

Application: LUCT19-0020 / Z19-0088

Owner: Multiple Owners

Address: 1912 & 1915 Pacific Court

Applicant: City of Kelowna

Subject: Land Use Contract Termination and Rezoning Application

Existing OCP Designation: MXR – Mixed Use (Residential / Commercial)

Existing Zone: RM₃ – Low Density Multiple Housing

Proposed Zone: RM₅ – Medium Density Multiple Housing

1.0 Recommendation

WHEREAS the BC Provincial Government has mandated that all Land Use Contracts under the jurisdiction of a local government and in the Province of British Columbia be terminated by 2024;

AND WHEREAS the BC Provincial Government has provided a legislated process for the early termination of land use contracts when the local government has adopted a zoning bylaw that will apply to the land at the time the termination bylaw comes into force;

THEREFORE, BE IT RESOLVED THAT as the underlying RM₃ – Low Density Multiple Housing zone for the subject properties under Land Use Contract BL-3534 outlined in 'Schedule A' does not meet the land use requirements under City of Kelowna Zoning Bylaw No. 8000;

THAT Application No. LUCT 19-0020 to terminate BL-3534 from properties identified in 'Schedule A', located on Pacific Court, Kelowna, BC, be considered by Council;

AND THAT Rezoning Application No. Z19-0088 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification for the subject properties identified in 'Schedule B', located on Pacific Court, Kelowna, BC from the RM₃ – Low Density Multiple Housing zone to RM₅ – Medium Density Multiple Housing zone be considered by Council;

AND THAT the Land Use Contract Termination Bylaw be forwarded to a Public Hearing for further consideration;

AND THAT Council, in accordance with the *Local Government Act* s.464(2), waive the Public Hearing for Zoning Bylaw No. 11884;

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered subsequent to the approval of Ministry of Transportation and Infrastructure.

2.0 Purpose

To consider an application for the early termination of Land Use Contract BL-3534 and rezone the parcels to the RM5 – Medium Density Multiple Housing zone as identified in 'Schedule A and B'.

3.0 Development Planning

Staff are bringing forth and recommending this Land Use Contract (BL-3534) be terminated and for the subject properties to be rezoned. The underlying zoning (RM3 – Low Density Multiple Housing) is not appropriate to support the existing land use. Staff are proposing to adopt the adjacent RM5 – Medium Density Multiple Housing zone. This zone is in accordance with the Official Community Plan Future Land Use Designation.

The existing Land Use Contract (LUC) affects two properties at 1912 Pacific Court and 1915 Pacific Court, and currently restricts the use to multi-family residential buildings with a height of 15m (50ft) or less. The Land Use Contract uses and regulations fit within the RM5 – Medium Density Multiple Housing zone.

4.0 Proposal

4.1 Background

Land Use Contracts were a tool regularly used in the 1970's before it was eliminated on November 15th 1978. The purpose of the tool was to allow local governments to arrive at agreements with specific developers to grant development rights over and above what was allowed under current zoning. This was typically done in exchange for commitments by developers to help finance the infrastructure costs of development.

Issues have arisen, specifically with the continued application of land use contracts as they supersede any subsequent bylaw dealing with land use and development including: Zoning Bylaws, Development Cost Charge Bylaws, and Development Permits. The Local Government Act was amended in 2014 stating all land use contracts in the province will be terminated as of June 30th 2024. Land use contracts will remain in force until that date unless terminated early by the municipality. By June 20th 2022, local governments must have appropriate zoning regulations in place to replace land use contracts upon their termination. However, LUC terminations (unlike LUC discharges) do not apply when Council adopts the bylaw. Terminations require a one-year grace period as outlined by the Local Government Act.

4.2 Notification

Local governments must provide notice to each owner that the termination of land use contract is occurring and must provide notice of what the new zoning regulations apply to the land. The municipality must send additional letters after the one-year grace period is complete informing the property owners of which land use regulations apply to their properties.

Staff are recommending Council Notification Policy #367 including early notification and development signage be waived for all Land Use Contract terminations. Public consultation in this case is not recommended as the notification policy is a City initiative. Staff are suggesting the standard development notification, as outlined above, be sent to properties affected by the LUC under consideration for termination.

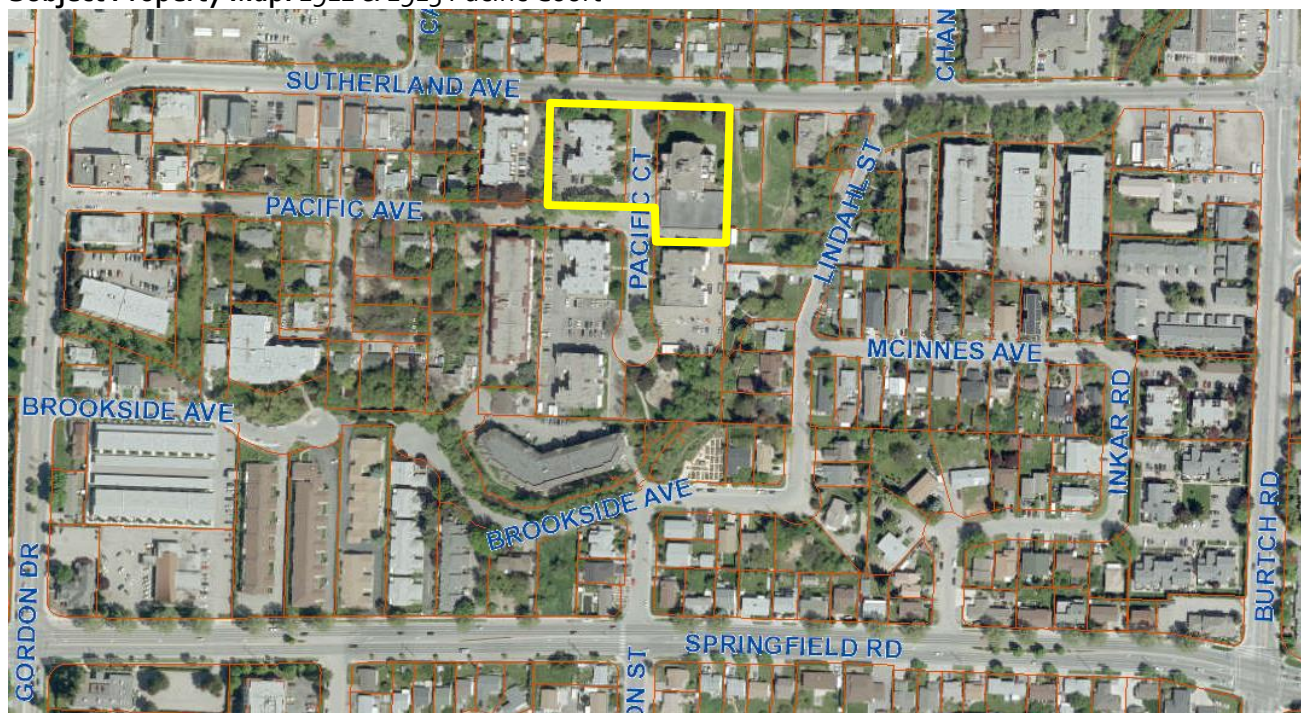
4.3 Site Context

The subject property has a total area of 7,585 m² and is located at 1912 and 1915 Pacific Court. The property is designated MXR – Mixed Use (Residential / Commercial) in the Official Community Plan and the surrounding area is residential.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU6 – Two Dwelling Housing	Residential Subdivision
East	RM3 – Low Density Multiple Housing	Multi-family building
South	RM5 – Medium Density Multiple Housing	Multi-family building
West	RM3 – Low Density Multiple Housing	Multi-family building

Subject Property Map: 1912 & 1915 Pacific Court



5.0 **Current Development Policies**

5.1 Council Policy No. 282 – Strategy for Elimination of Remaining Land Use Contracts

Council Policy No. 282. Includes the following statement:

That the City of Kelowna initiate proceedings to discharge the contracts subject to consultation with affected owners of the land and subject to prior approval by council with regard to affected contracts;

5.2 Kelowna Official Community Plan (OCP)

Chapter 4: Future Land Use

Mixed Use (Residential / Commercial) (MXR). Developments that provide for commercial floor space on the ground floor or above, with additional potential for residential units above the ground floor. For Urban Centres

other than the City Centre, building densities should decrease as the distance from the core of the Urban Centre increases.

6.0 Technical Comments

6.1 Development Engineering Department

No Concerns

6.2 Ministry of Transportation and Infrastructure

No Concerns

7.0 Application Chronology

N/A

Report prepared by: Jenna Ratzlaff, Planner

Reviewed by: Laura Bentley, Urban Planning & Development Policy Manager

Approved for Inclusion: Terry Barton, Development Planning Department Manager

Attachments:

Schedule A: Properties affected by BL-3534

Schedule B: Properties to be rezoned to RM5

Schedule A: BL-3534 Charge #: H63425					
No.	Legal Description	Address	Parcel Identifier Number	Land Use Contract	Underlying Zone
1	Lot A District Lot 137 ODYD Plan 23658	1912 Pacific Ct	006-281-699	BL - 3534	RM3 – Low Density Multiple Housing
2	Strata Lot 1 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	101-1915 Pacific Ct	002-720-752	BL - 3534	RM3 – Low Density Multiple Housing
3	Strata Lot 2 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	102-1915 Pacific Ct	002-720-787	BL - 3534	RM3 – Low Density Multiple Housing
4	Strata Lot 3 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	103-1915 Pacific Ct	002-720-809	BL - 3534	RM3 – Low Density Multiple Housing
5	Strata Lot 4 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	104-1915 Pacific Ct	002-007-754	BL - 3534	RM3 – Low Density Multiple Housing
6	Strata Lot 5 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	105-1915 Pacific Ct	002-720-817	BL - 3534	RM3 – Low Density Multiple Housing
7	Strata Lot 6 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	106-1915 Pacific Ct	002-720-833	BL - 3534	RM3 – Low Density Multiple Housing
8	Strata Lot 7 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	107-1915 Pacific Ct	002-720-841	BL - 3534	RM3 – Low Density Multiple Housing
9	Strata Lot 8 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	108-1915 Pacific Ct	002-720-850	BL - 3534	RM3 – Low Density Multiple Housing
10	Strata Lot 9 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	201-1915 Pacific Ct	002-329-697	BL - 3534	RM3 – Low Density Multiple Housing
11	Strata Lot 10 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	202-1915 Pacific Ct	002-720-868	BL - 3534	RM3 – Low Density Multiple Housing

12	Strata Lot 11 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	203-1915 Pacific Ct	002-720-892	BL - 3534	RM3 – Low Density Multiple Housing
13	Strata Lot 12 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	204-1915 Pacific Ct	002-720-914	BL - 3534	RM3 – Low Density Multiple Housing
14	Strata Lot 13 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	205-1915 Pacific Ct	002-720-922	BL - 3534	RM3 – Low Density Multiple Housing
15	Strata Lot 14 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	206-1915 Pacific Ct	002-720-931	BL - 3534	RM3 – Low Density Multiple Housing
16	Strata Lot 15 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	207-1915 Pacific Ct	002-002-931	BL - 3534	RM3 – Low Density Multiple Housing
17	Strata Lot 16 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	208-1915 Pacific Ct	002-720-949	BL - 3534	RM3 – Low Density Multiple Housing
18	Strata Lot 17 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	301-1915 Pacific Ct	002-720-957	BL - 3534	RM3 – Low Density Multiple Housing
19	Strata Lot 18 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	302-1915 Pacific Ct	002-720-981	BL - 3534	RM3 – Low Density Multiple Housing
20	Strata Lot 19 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	303-1915 Pacific Ct	002-720-990	BL - 3534	RM3 – Low Density Multiple Housing
21	Strata Lot 20 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	304-1915 Pacific Ct	002-721-007	BL - 3534	RM3 – Low Density Multiple Housing
22	Strata Lot 21 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	305-1915 Pacific Ct	002-721-015	BL - 3534	RM3 – Low Density Multiple Housing
23	Strata Lot 22 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	306-1915 Pacific Ct	002-721-643	BL - 3534	RM3 – Low Density Multiple Housing
24	Strata Lot 23 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	307-1915 Pacific Ct	002-721-651	BL - 3534	RM3 – Low Density Multiple Housing

25	Strata Lot 24 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	308-1915 Pacific Ct	002-721-660	BL - 3534	RM3 – Low Density Multiple Housing
26	Strata Lot 25 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	401-1915 Pacific Ct	002-721-678	BL - 3534	RM3 – Low Density Multiple Housing
27	Strata Lot 26 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	402-1915 Pacific Ct	002-721-694	BL - 3534	RM3 – Low Density Multiple Housing
28	Strata Lot 27 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	403-1915 Pacific Ct	002-721-708	BL - 3534	RM3 – Low Density Multiple Housing
29	Strata Lot 28 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	404-1915 Pacific Ct	002-721-716	BL - 3534	RM3 – Low Density Multiple Housing
30	Strata Lot 29 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	405-1915 Pacific Ct	002-721-732	BL - 3534	RM3 – Low Density Multiple Housing
31	Strata Lot 30 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	406-1915 Pacific Ct	002-721-767	BL - 3534	RM3 – Low Density Multiple Housing
32	Strata Lot 31 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	407-1915 Pacific Ct	002-731-783	BL - 3534	RM3 – Low Density Multiple Housing
33	Strata Lot 32 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	408-1915 Pacific Ct	002-721-791	BL - 3534	RM3 – Low Density Multiple Housing
34	Strata Lot 33 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	501-1915 Pacific Ct	002-721-805	BL - 3534	RM3 – Low Density Multiple Housing
35	Strata Lot 34 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	502-1915 Pacific Ct	002-721-821	BL - 3534	RM3 – Low Density Multiple Housing
36	Strata Lot 35 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	503-1915 Pacific Ct	002-721-830	BL - 3534	RM3 – Low Density Multiple Housing
37	Strata Lot 36 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	504-1915 Pacific Ct	002-721-872	BL - 3534	RM3 – Low Density Multiple Housing

Schedule B: Proposed RM5 Zone
Charge #: H63425

No.	Legal Description	Address	Parcel Identifier Number	Land Use Contract	Underlying Zone	Proposed Zone
1	Lot A District Lot 137 ODYD Strata Plan KAP23658	1912 Pacific Ct	006-281-699	BL - 3534	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
2	Strata Lot 1 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	101-1915 Pacific Ct	002-720-752	BL - 3534	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
3	Strata Lot 2 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	102-1915 Pacific Ct	002-720-787	BL - 3534	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
4	Strata Lot 3 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	103-1915 Pacific Ct	002-720-809	BL - 3534	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
5	Strata Lot 4 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	104-1915 Pacific Ct	002-007-754	BL - 3534	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
6	Strata Lot 5 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	105-1915 Pacific Ct	002-720-817	BL - 3534	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
7	Strata Lot 6 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	106-1915 Pacific Ct	002-720-833	BL - 3534	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
8	Strata Lot 7 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	107-1915 Pacific Ct	002-720-841	BL - 3534	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
9	Strata Lot 8 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	108-1915 Pacific Ct	002-720-850	BL - 3534	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
10	Strata Lot 9 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	201-1915 Pacific Ct	002-329-697	BL - 3534	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
11	Strata Lot 10 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	202-1915 Pacific Ct	002-720-868	BL - 3534	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing

12	Strata Lot 11 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	203-1915 Pacific Ct	002-720-892	BL - 3534	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
13	Strata Lot 12 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	204-1915 Pacific Ct	002-720-914	BL - 3534	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
14	Strata Lot 13 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	205-1915 Pacific Ct	002-720-922	BL - 3534	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
15	Strata Lot 14 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	206-1915 Pacific Ct	002-720-931	BL - 3534	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
16	Strata Lot 15 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	207-1915 Pacific Ct	002-002-931	BL - 3534	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
17	Strata Lot 16 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	208-1915 Pacific Ct	002-720-949	BL - 3534	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
18	Strata Lot 17 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	301-1915 Pacific Ct	002-720-957	BL - 3534	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
19	Strata Lot 18 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	302-1915 Pacific Ct	002-720-981	BL - 3534	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
20	Strata Lot 19 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	303-1915 Pacific Ct	002-720-990	BL - 3534	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
21	Strata Lot 20 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	304-1915 Pacific Ct	002-721-007	BL - 3534	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
22	Strata Lot 21 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	305-1915 Pacific Ct	002-721-015	BL - 3534	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
23	Strata Lot 22 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	306-1915 Pacific Ct	002-721-643	BL - 3534	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
24	Strata Lot 23 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	307-1915 Pacific Ct	002-721-651	BL - 3534	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing

25	Strata Lot 24 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	308-1915 Pacific Ct	002-721-660	BL - 3534	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
26	Strata Lot 25 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	401-1915 Pacific Ct	002-721-678	BL - 3534	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
27	Strata Lot 26 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	402-1915 Pacific Ct	002-721-694	BL - 3534	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
28	Strata Lot 27 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	403-1915 Pacific Ct	002-721-708	BL - 3534	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
29	Strata Lot 28 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	404-1915 Pacific Ct	002-721-716	BL - 3534	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
30	Strata Lot 29 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	405-1915 Pacific Ct	002-721-732	BL - 3534	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
31	Strata Lot 30 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	406-1915 Pacific Ct	002-721-767	BL - 3534	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
32	Strata Lot 31 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	407-1915 Pacific Ct	002-731-783	BL - 3534	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
33	Strata Lot 32 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	408-1915 Pacific Ct	002-721-791	BL - 3534	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
34	Strata Lot 33 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	501-1915 Pacific Ct	002-721-805	BL - 3534	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
35	Strata Lot 34 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	502-1915 Pacific Ct	002-721-821	BL - 3534	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
36	Strata Lot 35 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	503-1915 Pacific Ct	002-721-830	BL - 3534	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
37	Strata Lot 36 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	504-1915 Pacific Ct	002-721-872	BL - 3534	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing

CITY OF KELOWNA

BYLAW NO. 11883

LUCT19-0020

Early Termination of Land Use Contract – Bylaw No. 3534 1912 & 1915 Pacific Court

WHEREAS a land use contract (the “Land Use Contract Bylaw No. 3534”) is registered at the Kamloops Land Title Office under the charge numbers H63425 against lands in the City of Kelowna particularly known and described as in Schedule “A” attached (the “Lands”), located on Pacific Court Kelowna, B.C.;

AND WHEREAS Section 548 of the *Local Government Act* provides that a local government may impose an early termination to land use contracts registered in a Land Title Office that applies to land within the jurisdiction of the local government;

NOW THEREFORE, the Municipal Council of the City of Kelowna, in open meeting assembled, enacts as follows:

1. This Bylaw may be cited for all purposes as “Early Termination of Land Use Contract Bylaw No. 3534”;
2. Land Use Contract Bylaw No. 3534 and all amendments thereto, are hereby repealed and the Land Use Contract is terminated as of the date of adoption; and
3. This bylaw will come into force and effect one year after the adoption date.

Read a first time by the Municipal Council this

Considered at a Public Hearing this

Read a second and third time by Municipal Council this

Adopted by the Municipal Council this

Mayor

City Clerk

Schedule A: BL3534 Charge #: H63425					
No.	Legal Description	Address	Parcel Identifier Number	Land Use Contract	Underlying Zone
1	Lot A District Lot 137 ODYD Plan 23658	1912 Pacific Ct	006-281-699	BL3534	RM3 – Low Density Multiple Housing
2	Strata Lot 1 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	101-1915 Pacific Ct	002-720-752	BL3534	RM3 – Low Density Multiple Housing
3	Strata Lot 2 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	102-1915 Pacific Ct	002-720-787	BL3534	RM3 – Low Density Multiple Housing
4	Strata Lot 3 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	103-1915 Pacific Ct	002-720-809	BL3534	RM3 – Low Density Multiple Housing
5	Strata Lot 4 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	104-1915 Pacific Ct	002-007-754	BL3534	RM3 – Low Density Multiple Housing
6	Strata Lot 5 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	105-1915 Pacific Ct	002-720-817	BL3534	RM3 – Low Density Multiple Housing
7	Strata Lot 6 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	106-1915 Pacific Ct	002-720-833	BL3534	RM3 – Low Density Multiple Housing
8	Strata Lot 7 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	107-1915 Pacific Ct	002-720-841	BL3534	RM3 – Low Density Multiple Housing
9	Strata Lot 8 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	108-1915 Pacific Ct	002-720-850	BL3534	RM3 – Low Density Multiple Housing
10	Strata Lot 9 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	201-1915 Pacific Ct	002-329-697	BL3534	RM3 – Low Density Multiple Housing
11	Strata Lot 10 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	202-1915 Pacific Ct	002-720-868	BL3534	RM3 – Low Density Multiple Housing

12	Strata Lot 11 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	203-1915 Pacific Ct	002-720-892	BL3534	RM3 – Low Density Multiple Housing
13	Strata Lot 12 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	204-1915 Pacific Ct	002-720-914	BL3534	RM3 – Low Density Multiple Housing
14	Strata Lot 13 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	205-1915 Pacific Ct	002-720-922	BL3534	RM3 – Low Density Multiple Housing
15	Strata Lot 14 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	206-1915 Pacific Ct	002-720-931	BL3534	RM3 – Low Density Multiple Housing
16	Strata Lot 15 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	207-1915 Pacific Ct	002-002-931	BL3534	RM3 – Low Density Multiple Housing
17	Strata Lot 16 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	208-1915 Pacific Ct	002-720-949	BL3534	RM3 – Low Density Multiple Housing
18	Strata Lot 17 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	301-1915 Pacific Ct	002-720-957	BL3534	RM3 – Low Density Multiple Housing
19	Strata Lot 18 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	302-1915 Pacific Ct	002-720-981	BL3534	RM3 – Low Density Multiple Housing
20	Strata Lot 19 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	303-1915 Pacific Ct	002-720-990	BL3534	RM3 – Low Density Multiple Housing
21	Strata Lot 20 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	304-1915 Pacific Ct	002-721-007	BL3534	RM3 – Low Density Multiple Housing
22	Strata Lot 21 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	305-1915 Pacific Ct	002-721-015	BL3534	RM3 – Low Density Multiple Housing
23	Strata Lot 22 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	306-1915 Pacific Ct	002-721-643	BL3534	RM3 – Low Density Multiple Housing
24	Strata Lot 23 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	307-1915 Pacific Ct	002-721-651	BL3534	RM3 – Low Density Multiple Housing

25	Strata Lot 24 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	308-1915 Pacific Ct	002-721-660	BL3534	RM3 – Low Density Multiple Housing
26	Strata Lot 25 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	401-1915 Pacific Ct	002-721-678	BL3534	RM3 – Low Density Multiple Housing
27	Strata Lot 26 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	402-1915 Pacific Ct	002-721-694	BL3534	RM3 – Low Density Multiple Housing
28	Strata Lot 27 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	403-1915 Pacific Ct	002-721-708	BL3534	RM3 – Low Density Multiple Housing
29	Strata Lot 28 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	404-1915 Pacific Ct	002-721-716	BL3534	RM3 – Low Density Multiple Housing
30	Strata Lot 29 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	405-1915 Pacific Ct	002-721-732	BL3534	RM3 – Low Density Multiple Housing
31	Strata Lot 30 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	406-1915 Pacific Ct	002-721-767	BL3534	RM3 – Low Density Multiple Housing
32	Strata Lot 31 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	407-1915 Pacific Ct	002-731-783	BL3534	RM3 – Low Density Multiple Housing
33	Strata Lot 32 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	408-1915 Pacific Ct	002-721-791	BL3534	RM3 – Low Density Multiple Housing
34	Strata Lot 33 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	501-1915 Pacific Ct	002-721-805	BL3534	RM3 – Low Density Multiple Housing
35	Strata Lot 34 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	502-1915 Pacific Ct	002-721-821	BL3534	RM3 – Low Density Multiple Housing
36	Strata Lot 35 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	503-1915 Pacific Ct	002-721-830	BL3534	RM3 – Low Density Multiple Housing
37	Strata Lot 36 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	504-1915 Pacific Ct	002-721-872	BL3534	RM3 – Low Density Multiple Housing

CITY OF KELOWNA

BYLAW NO. 11884

Z19-0088 – 1912 and 1915 Pacific Court

A bylaw to amend the "City of Kelowna Zoning Bylaw No. 8000".

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts as follows:

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of parcels outlined in Schedules "B" attached and forming part of this bylaw located on Pacific Court, Kelowna, B.C., from the RM3 – Low Density Multiple Housing zone to the RM5 – Medium Density Multiple Housing zone;
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Approved under the Transportation Act this

(Approving Officer – Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

Schedule B: Proposed RM5 Zone Charge #: H63425						
No.	Legal Description	Address	Parcel Identifier Number	Land Use Contract	Underlying Zone	Proposed Zone
1	Lot A District Lot 137 ODYD Strata Plan KAP23658	1912 Pacific Ct	006-281-699	BL3534	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
2	Strata Lot 1 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	101-1915 Pacific Ct	002-720-752	BL3534	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
3	Strata Lot 2 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	102-1915 Pacific Ct	002-720-787	BL3534	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
4	Strata Lot 3 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	103-1915 Pacific Ct	002-720-809	BL3534	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
5	Strata Lot 4 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	104-1915 Pacific Ct	002-007-754	BL3534	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
6	Strata Lot 5 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	105-1915 Pacific Ct	002-720-817	BL3534	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
7	Strata Lot 6 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	106-1915 Pacific Ct	002-720-833	BL3534	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
8	Strata Lot 7 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	107-1915 Pacific Ct	002-720-841	BL3534	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
9	Strata Lot 8 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	108-1915 Pacific Ct	002-720-850	BL3534	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
10	Strata Lot 9 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	201-1915 Pacific Ct	002-329-697	BL3534	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
11	Strata Lot 10 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	202-1915 Pacific Ct	002-720-868	BL3534	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing

12	Strata Lot 11 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	203-1915 Pacific Ct	002-720-892	BL3534	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
13	Strata Lot 12 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	204-1915 Pacific Ct	002-720-914	BL3534	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
14	Strata Lot 13 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	205-1915 Pacific Ct	002-720-922	BL3534	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
15	Strata Lot 14 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	206-1915 Pacific Ct	002-720-931	BL3534	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
16	Strata Lot 15 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	207-1915 Pacific Ct	002-002-931	BL3534	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
17	Strata Lot 16 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	208-1915 Pacific Ct	002-720-949	BL3534	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
18	Strata Lot 17 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	301-1915 Pacific Ct	002-720-957	BL3534	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
19	Strata Lot 18 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	302-1915 Pacific Ct	002-720-981	BL3534	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
20	Strata Lot 19 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	303-1915 Pacific Ct	002-720-990	BL3534	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
21	Strata Lot 20 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	304-1915 Pacific Ct	002-721-007	BL3534	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
22	Strata Lot 21 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	305-1915 Pacific Ct	002-721-015	BL3534	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
23	Strata Lot 22 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	306-1915 Pacific Ct	002-721-643	BL3534	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
24	Strata Lot 23 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	307-1915 Pacific Ct	002-721-651	BL3534	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing

25	Strata Lot 24 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	308-1915 Pacific Ct	002-721-660	BL3534	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
26	Strata Lot 25 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	401-1915 Pacific Ct	002-721-678	BL3534	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
27	Strata Lot 26 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	402-1915 Pacific Ct	002-721-694	BL3534	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
28	Strata Lot 27 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	403-1915 Pacific Ct	002-721-708	BL3534	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
29	Strata Lot 28 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	404-1915 Pacific Ct	002-721-716	BL3534	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
30	Strata Lot 29 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	405-1915 Pacific Ct	002-721-732	BL3534	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
31	Strata Lot 30 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	406-1915 Pacific Ct	002-721-767	BL3534	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
32	Strata Lot 31 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	407-1915 Pacific Ct	002-731-783	BL3534	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
33	Strata Lot 32 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	408-1915 Pacific Ct	002-721-791	BL3534	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
34	Strata Lot 33 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	501-1915 Pacific Ct	002-721-805	BL3534	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
35	Strata Lot 34 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	502-1915 Pacific Ct	002-721-821	BL3534	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
36	Strata Lot 35 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	503-1915 Pacific Ct	002-721-830	BL3534	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing
37	Strata Lot 36 District Lot 137 ODYD Strata Plan K77 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	504-1915 Pacific Ct	002-721-872	BL3534	RM3 – Low Density Multiple Housing	RM5 – Medium Density Multiple Housing

Report to Council



Date: August 26, 2019
To: Council
From: City Manager
Subject: Grant Award - Royal Bank of Canada (RBC) Foundation of BC
Department: Utility Services

Recommendation:

THAT Council receive for information the report from Utility Services dated August 26, 2019, regarding a grant award from the Royal Bank of Canada (RBC) Foundation of BC;

AND THAT the Financial Plan be amended to include a \$25,000 grant awarded to the City of Kelowna on behalf of the Royal Bank of Canada (RBC) Foundation of BC as outlined in the grant award report dated August 26, 2019.

Purpose:

To amend the Financial Plan and accept a \$25,000 Blue Water Grant from RBC to support the development of an innovative water use calculation software program and improve water conservation efforts.

Background:

The Water Regulation Bylaw 10480 requires property owners to submit a Landscape Water Conservation Report (LWCR) for approval when installing or retrofitting irrigation systems larger than 100 m² to ensure that water conservation measures and appropriate landscape design are implemented. A recent survey indicates that compliance is low (18%) relative to the number of new irrigation systems being installed. This is partly due to the perceived onerous process of filling out and submitting the current LWCR form in its current format.

In order to make the LWCR process more accessible and user friendly, an innovative online water calculation version was conceived. This will allow applicants to easily navigate and input irrigation design information to ensure that they select appropriate irrigation fixtures, water conscious materials, and utilize appropriate soil amendments in order to meet the City Bylaw water budget requirements. The tool will also generate a customized LWCR, to be submitted electronically, that will notify the owner and the City whether the design proposal complies with the Bylaw.

Discussion:

The on-line water calculator will be developed with the assistance of the Partnership for Water Sustainability in B.C. (PWSBC), a not-for-profit society that works to promote and protect natural water resources. This organization has programming experience in this area and a mandate to bridge water related partnerships between provincial and local governments. The online tool will serve as a model to other water conservation groups or municipalities in B.C.

RBC was approached as a potential funding partner through their Blue Water Project, which supports community environmental projects. The City was informed of the grant award on July 30, 2019, which requires Council approval for fund transfer. This RBC grant will be used for the PWSBC costs related to the software development. The City contribution will be primarily staff time for project management and \$5,000 from our water conservation budget.

A cheque presentation ceremony would be organized by RBC representatives and publicly promoted by both the City of Kelowna and RBC.

Conclusion:

This is a privileged opportunity to have a recognized, external organization provide a one-time financial donation to a City sponsored environmental protection initiative.

Internal Circulation:

Finance

Communications

Business and Entrepreneurial Development

Considerations applicable to this report:***Financial/Budgetary Considerations:***

Approval of the donation amount would increase the City's revenue budget by \$25,000.

Communications Comments:

Partnership promotion through social media and other media releases

Considerations not applicable to this report:***Legal/Statutory Authority:******Legal/Statutory Procedural Requirements:******Existing Policy:******External Agency/Public Comments:***

Submitted by:

Ed Hoppe – Water Quality and Customer Care Supervisor

Approved for inclusion:



cc: Financial Planning Manager

Report to Council



Date: August 26, 2019
To: Council
From: City Manager
Subject: Grant Funding for Homelessness
Department: Active Living and Culture

Recommendation:

THAT Council receives for information the report from Active Living and Culture dated August 26, 2019, regarding grant funding for homelessness from the United Way Southern Interior BC;

AND THAT Council approves receiving the \$197,128.54, designated to address homelessness and related issues, from the United Way Southern Interior BC as outlined in the report dated August 26, 2019;

AND THAT Council supports a \$197,128.54 grant to the Central Okanagan Journey Home Society to support the Society's work of addressing homelessness in Kelowna;

AND THAT the Financial Plan be amended to include receiving and granting of this \$197,128.54.

Purpose:

To obtain Council's support to receive \$197,128.54, designated to address homelessness and related issues, from the United Way Southern Interior BC and grant the funds to the Central Okanagan Journey Home Society.

Background:

The Central Okanagan Journey Home Society (COJHS) is in the process of applying for charitable status through Revenue Canada. Having this status will provide the COJHS opportunities to pursue various grants with charitable status as a requirement, receive donations from private donors and issue tax receipts in return. This status is an important aspect to their fundraising program.

The United Way Southern Interior BC has received donations directed toward homelessness and related issues and is providing the funding to the City who facilitated the process leading to the Journey Home Strategy, Kelowna's 5-year plan to address homelessness in our community. The City supports

the work of COJHS as it implements the Journey Home Strategy and will provide this funding as a grant to further the Society's work in our community.

Internal Circulation:

Divisional Director, Active Living & Culture
Divisional Director, Financial Services
Communications Advisor

Considerations not applicable to this report:

Legal/Statutory Authority
Legal/Statutory Procedural Requirements
Existing Policy
Financial/Budgetary Considerations
External Agency/Public Comments
Communications Comments

Submitted by: Sue Wheeler, Social Development Manager

Approved for inclusion:



J. Gabriel, Divisional Director, Active Living & Culture

Report to Council



Date: August 26, 2019
To: Council
From: City Manager
Subject: Rental Housing Inventory
Department: Policy and Planning

Recommendation:

THAT Council receives, for information, the report from the Policy and Planning Department dated August 26, 2019, with respect to the Rental Housing Inventory;

AND THAT Council directs staff to investigate and engage on the proposed action items identified in the Rental Housing Inventory Implementation Table as outlined in the Rental Housing Inventory report dated August 26, 2019.

Purpose:

To provide Council with an overview of the Rental Housing Inventory for the city of Kelowna.

Background:

The City of Kelowna's [Healthy Housing Strategy](#) (2018) aims to address the community's most pressing housing issues, rental housing being one of them. "*Research and inventory existing purpose-built rental housing*¹" was identified as one of the 19 recommended actions within the Strategy's key directions.

For many residents, rental housing is their long-term housing solution. For others, it is a stepping stone toward home ownership. As the ownership market becomes more difficult to enter, the rental market is expected to grow in importance. Between 2011 and 2016, 73 per cent of new households in Kelowna were renter households. This compares to 32 per cent in the previous five years². This robust demand for rental is clear, with very low vacancy rates, 0.6 in 2016³ to a slight increase to 1.9 in 2018⁴, across the rental market and prices on the rise in both the rental and ownership markets.

¹ "Purpose-Built Rental Housing" means a self-contained building(s) containing five or more Dwelling Units that are intended to be used for rental housing. Purpose-built rental housing meets an identified need for housing in the City and does not include buildings that are stratified. Bylaw No. 9561 – Revitalization Tax Exemption Program Bylaw

² Statistics Canada, Kelowna (CSD) Community Profiles, 2006-2016.

³ CMHC fall 2017 Rental Market Survey – Kelowna.

Traditionally, the most affordable rental stock is the stock that exists today. Protecting our existing stock of purpose-built rental housing is important if rental housing is going to remain available at a variety of price points. Before clear actions can be recommended and resourced, further research was required into this segment of the local housing system.

Through this project, referred to as the Rental Housing Inventory, staff compiled a detailed inventory of the existing purpose-built market rental stock and purpose-built subsidized rental stock including: building age, units by type (market or subsidized), and number of bedrooms. Prior to the Rental Housing Inventory, the City did not have an up-to-date and complete inventory of its market and subsidized rental buildings⁵.

An inventory has now been created based on BC Assessment data and cross-referenced with the City's business license list, to obtain a more fulsome picture of the current multi-unit purpose-built rental stock. The inventory is intended to be integrated with City systems and made publicly available through two layers in Kelowna Map Viewer System.

Rental Inventory Key Findings:

The inventory shows that Kelowna has a total of 8,090 purpose-built rental units, 82 per cent (6,667) of which are primary market rentals and 18 per cent (1,423) are subsidized rentals⁶.

Market Rentals:

- 6,667 rental units within 146 buildings; this includes 6,591 units that have been broken down by unit size⁷.
- The 1 bedroom and 2 bedroom units make up 80 per cent of the total market rental units.
- 3+ bedroom units making up 3 per cent of the total market rental units.
- 63 per cent of all market rental buildings were built before 1980.
- Geographically, 75 per cent of market rentals are located within the Core Area; 45 per cent of market rentals are located within an Urban Centre.

Subsidized Rentals:

- 1,423 subsidized rental units within 29 buildings; this includes 1,305 that have been broken down by unit size.
- The 1 bedroom and 2 bedroom units make up 76 per cent of the total subsidized rental units.

⁴ [Rental Market Report – British Columbia Highlights – Date Released - 2018](#)

⁵ Data related to emergency shelters, short-term supportive housing and long-term supportive housing is forthcoming through the [Journey Home Strategy](#) – Implementation.

⁶ The Rental Housing Inventory notes the total number of primary market rentals in Kelowna to be 6,667 rental units (2019). The City of Kelowna [Housing Needs Assessment](#) notes the total number of primary market rentals in Kelowna was 4,804 (2016). This increase is likely due to the influx of new market rental units that came online between 2016-2019.

⁷ Break down by unit size is not available for all buildings. The details about new buildings takes a couple of years to show up in the BC Assessment's building information table.

- 3+ bedroom units make up 16 per cent of the total subsidized rental units.
- 50 per cent of all subsidized rental buildings were built between 1980-1990.
- Geographically, 84 per cent of subsidized rentals are located within the Core Area; 49 per cent of subsidized rentals are located within an Urban Centre.

Additional Stakeholder Engagement:

In addition to the quantitative data that was collected through the Rental Housing Inventory, staff collected qualitative/anecdotal data through stakeholder engagement using the City's online engagement platform, Get Involved Kelowna. Kelowna property owners and/or managers were invited to share their experience of rental housing. A public online questionnaire was open for three-and-a-half weeks in Spring 2019. Engagement was promoted through two City in Action notices in The Daily Courier newspaper.

The rental inventory showed that 57 per cent of all purpose-built rental buildings are 40 years old or older and may, therefore, be requiring substantial upgrades in the coming years. Input gathered from primary market and subsidized rental property owners and managers suggest that most property owners and managers do maintain their buildings over time. In fact, the questionnaire results showed that 77 per cent of respondents (39/51) will be upgrading their buildings within the next 10 years, with windows/doors, exterior aesthetics, interior aesthetics and energy efficient upgrades being the four most pressing upgrades. Despite these positive results, major upgrades required to older rental buildings are expected to pose a growing challenge in the coming years.

Notably, accessibility/universal design upgrades were not prioritized by rental property owners/managers who responded to the questionnaire as a pressing capital upgrade. However, by 2040, 25 per cent of Kelowna's residents will be 65+ and almost 40 per cent of seniors will be 80 years or older (Healthy Housing Strategy). As Kelowna's population ages, it is important to consider accessibility and/or universal design in purpose-built rental housing. Encouraging accessible/universal design in purpose-built rental housing aligns with the goals of both the City of Kelowna's [Community for All Action Plan](#) and the [Healthy Housing Strategy](#).

Moreover, anecdotal comments and responses received through the questionnaire indicate that financial support and funding opportunities from all levels of government play a key role in the protection of existing rental housing.

Highlights:

Several important observations have been made through this inventory:

- A significant number of market rental units are over 40 years old which increases the need for major capital improvements;

- Family-friendly 3-bedroom units are in short supply among market rentals but are better represented in subsidized rental buildings;
- Most property owners do see the need to maintain their rental buildings primarily to keep status quo or complete the necessary repairs;
- Improvements such as energy efficiency upgrades and accessibility upgrades do not seem to be prioritized; and
- Funding or financing opportunities from all levels of government is instrumental in maintaining, improving and ultimately, protecting existing rental stock.

Next Steps:

Traditionally, the most affordable rental stock is the stock that exists today. The theory here is that new stock, subject to new construction and land prices, will be more expensive to rent than older, existing stock. Protecting this stock from redevelopment becomes even more important if we are going to ensure that adequate rental housing is available at a wide range of price points.

Staff will continue to work with senior levels of government and key stakeholders to promote the protection of rental buildings through policies and regulations, funding opportunities and partnerships to ensure these key assets are protected and improved over time.

The Rental Housing Inventory has identified six actions to be initiated within three years, as listed in the Implementation Table on page 28, to ensure existing rental housing stock is improved and protected.

Implementation Table:

ACTION	LEAD	PROPOSED YEAR	ESTIMATED NEW BUDGET
Continue to update and monitor Rental Inventory and Map Viewer System.	City of Kelowna (Policy & Planning, Development Planning and Information Services)	Ongoing	No additional budget required
Host a workshop to connect property owners/managers of existing rental buildings to funding and financial opportunities.	City of Kelowna (Policy & Planning), BC Housing, CMHC, and Fortis	Fall, 2019	No additional budget required
Explore Revitalization Tax Exemptions for existing purpose-built rental building as an incentive in exchange for major upgrades.	City of Kelowna (Policy & Planning and Finance)	Fall, 2019 - 2020	TBD

Explore the development of rental-only zoning through the Official Community Plan update process to protect existing rental housing from redevelopment.	City of Kelowna (Policy & Planning and Development Planning)	2020	TBD
Explore density bonus provisions for rental housing in multi-family and commercial zones to encourage new rental housing.	City of Kelowna (Policy & Planning and Development Planning)	2021	TBD
Continue to explore additional incentives and regulations.	City of Kelowna (Policy & Planning)	Ongoing	No additional budget required

Internal Circulation:

Planning & Development Services, Divisional Director
 Development Planning, Urban Planning & Development Policy Manager
 Active Living & Culture, Social Development Manager
 Revenue, Revenue Supervisor
 Real Estate, Real Estate Department Manager
 Application Systems, Applications Systems Manager
 Community Engagement, Communications Advisor
 Applications Systems, Business Systems Analyst
 Long Range Policy Planning, Planning Specialist
 Policy & Planning, Community Energy Specialist
 Policy & Planning, Sustainability Coordinator

Considerations applicable to this report:

Existing Policy:

Official Community Plan (OCP)

The OCP identifies housing as one of the ten goals for creating a sustainable future:

2. Address Housing Needs of All Residents. Address housing needs of all residents by working towards an adequate supply of a variety of housing.

Chapter 5 - Development Process

Objective 5.9 *Support the creation of affordable and safe rental, non-market and/or special needs housing.*

Chapter 10 – Social Sustainability

Objective 10.3 *Support the creation of affordable and safe rental, non-market and/or special needs housing.*

Financial/Budgetary Considerations:

Action items identified in the Implementation Table that require budget will be addressed on a case by case basis.

Considerations not applicable to this report:

Legal/Statutory Authority:

Legal/Statutory Procedural Requirements:

External Agency/Public Comments:

Communications Comments:

Submitted by:

L. Sanbrooks – Planner II, Policy and Planning Department

Approved for inclusion:



Danielle Noble-Brandt, Policy and Planning Department Manager

cc:

Planning & Development Services, Divisional Director
Development Planning, Urban Planning & Development Policy Manager
Active Living & Culture, Social Development Manager
Revenue, Revenue Supervisor
Real Estate, Real Estate Department Manager
Application Systems, Applications Systems Manager
Community Engagement, Communications Advisor
Applications Systems, Business Systems Analyst

Attachments:

Rental Housing Inventory

Rental Housing Inventory



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Executive Summary

The City of Kelowna's [Healthy Housing Strategy](#) (2018) aims to address the community's most pressing housing issues, rental housing being one of them. "*Research and inventory existing purpose-built rental housing*¹" was identified as one of the 19 recommended actions within the Strategy's key directions. Protecting our existing stock of purpose-built rental housing is important if rental housing is going to remain available at a variety of price points. Before clear actions can be recommended and resourced, further research was required into this segment of the local housing system.

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An inventory has now been created based on BC Assessment data and cross-referenced with the City's business license list, to obtain a more fulsome picture of the current multi-unit rental stock. The inventory is intended to be integrated with City systems and made publicly available through two accessible map layers in Kelowna Map Viewer System.

Rental Inventory Key Findings:

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- Geographically, 75 per cent of market rentals are located within the Core Area; 45 per cent of market rentals are located within an Urban Centre.

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² The Rental Housing Inventory notes the total number of primary market rentals in Kelowna to be 6,667 rental units (2019). The City of Kelowna [Housing Needs Assessment](#) notes the total number of primary market rentals in Kelowna was 4,804 (2016). This increase is likely due to the influx of new market rental units that came online between 2016-2019.

³ Break down by unit size is not available for all buildings. The details about new buildings takes a couple of years to show up in the BC Assessment's building information table.

Subsidized Rentals:

- 1,423 subsidized rental units within 29 buildings; this includes 1,305 that have been broken down by unit size.
- The 1 bedroom and 2 bedroom units make up 76 per cent of the total subsidized rental units.
- 3+ bedroom units make up 16 per cent of the total subsidized rental units.
- 50 per cent of all subsidized rental buildings were built between 1980-1990.
- Geographically, 84 per cent of subsidized rentals are located within the Core Area; 49 per cent of subsidized rentals are located within an Urban Centre.

Additional Stakeholder Engagement:

In addition to the quantitative data that was collected through the Rental Housing Inventory, staff collected qualitative/anecdotal data through stakeholder engagement using the City's online engagement platform, Get Involved Kelowna. Kelowna property owners and/or managers were invited to share their experience of rental housing. A public online questionnaire was open for three-and-a-half weeks in Spring 2019. Engagement was promoted through two City in Action notices in The Daily Courier newspaper.

The rental inventory showed that 57 per cent of all purpose-built rental buildings are 40 years old or older and may, therefore, be requiring substantial upgrades in the coming years. Input gathered from primary market and subsidized rental property owners and managers suggest that most property owners and managers do maintain their buildings over time. In fact, the questionnaire results showed that 77 per cent of respondents (39/51) will be upgrading their buildings within the next 10 years, with windows/doors, exterior aesthetics, interior aesthetics and energy efficient upgrades being the four most pressing upgrades. Despite these positive results, required major upgrades to older rental buildings is expected to pose a growing challenge in the coming years.

Notably, accessibility/universal design upgrades were not prioritized by rental property owners/managers who responded to the questionnaire as a pressing capital upgrade. However, by 2040, 25 per cent of Kelowna's residents will be 65+ and almost 40 per cent of seniors will be 80 years or older (Healthy Housing Strategy). As Kelowna's population ages, it is important to consider accessibility and/or universal design in purpose-built rental housing. Encouraging accessible/universal design in purpose-built rental housing aligns with the goals of both the City of Kelowna's Community for All Action Plan and the Healthy Housing Strategy.

Moreover, anecdotal comments and responses received through the questionnaire indicate that financial support and funding opportunities from all levels of government plays a key role in the protection of existing rental housing.

Highlights:

Several important observations have been made through this inventory:

- A significant number of market rental units are over 40 years old which increases the need for major capital improvements;

- Family-friendly 3-bedroom units are in short supply among market rentals but are better represented in subsidized rental buildings;
- Most property owners do see the need to maintain their rental buildings primarily to keep status quo or complete the necessary repairs;
- Improvements such as energy efficiency upgrades and accessibility upgrades do not seem to be prioritized; and
- Funding or financing opportunities from all levels of government is instrumental in maintaining, improving and ultimately, protecting existing rental stock.

Next Steps:

Traditionally, the most affordable rental stock is the stock that exists today. The theory here is that new stock, subject to new construction and land prices, will be more expensive to rent than older, existing stock. Protecting this stock from redevelopment becomes even more important if we are going to ensure that adequate rental housing is available at a wide range of price points.

Staff will continue to work with senior levels of government and key stakeholders to promote the protection of rental buildings through policies and regulations, funding opportunities and partnerships. The Rental Housing Inventory report outlines specific steps to achieve these results.

1. Introduction

Rental housing plays a vital role in Kelowna's housing system. For many residents, it is their long-term housing solution. For others, it is a stepping stone toward home ownership. As the ownership market becomes more difficult to enter, the rental market is expected to grow in importance. Between 2011 and 2016, 73 per cent of new households in Kelowna were renter households. This compares to 32 per cent in the previous five years⁴. This robust demand for rental is clear, with very low vacancy rates, 0.6 in 2016⁵ to a slight increase to 1.9 in 2018⁶, across the rental market and prices on the rise in both the rental and ownership markets.

Additionally, for over 30 years there has been very little senior government support for rentals, contributing to a lack of supply of purpose-built rentals. As home ownership is pushed out of reach for many citizens, secure rentals will play an increasingly important role in the system.

1.1 The Wheelhouse

As a foundation for defining housing categories, the Wheelhouse is used as a key organizing element to demonstrate the diversity of housing required for a community. The Wheelhouse is circular and promotes equity and inclusion, recognizing that people may move across categories of the Wheelhouse throughout their lives and that home ownership is not the end goal for all residents.

Rental Housing is captured within two sections of the Wheelhouse:

- 1) *Rental Housing (Market Housing)*
- 2) *Subsidized Housing (Supported Housing).*



Figure 1: The Wheelhouse

⁴ Statistics Canada, Kelowna (CSD) Community Profiles, 2006-2016.

⁵ CMHC fall 2017 Rental Market Survey – Kelowna.

⁶ [Rental Market Report – British Columbia Highlights – Date Released - 2018](#)

Rental Housing (Market Housing) is divided into two general categories: the primary rental market and the secondary rental market. The primary rental market is defined as five or more purpose-built units constructed for the purpose of long-term rental tenure, typically in apartments or townhomes. For this reason, they provide the greatest stability for renters and their families. The secondary rental market is defined as private housing contributing to the rental market and includes many forms of housing such as apartments, townhomes, secondary suites, carriage homes, and single-family dwellings. These units are an important part of the rental market but offer less long-term stability for tenants⁷.

Subsidized Housing (Supported Housing) includes subsidized rental housing. This type of housing is operated by non-profit housing providers, BC Housing and cooperatives who provide supplemented rents through ongoing government subsidies for low income households.

2. Rental Housing Inventory Relationship to Healthy Housing Strategy

The City of Kelowna's Healthy Housing Strategy⁸ (2018) aims to address the community's most pressing housing issues, one of which is a persistent shortage of rental housing supply, particularly affordable rental housing. "*Research and inventory existing purpose-built rental housing*"⁹ was identified as one of the 19 recommended actions within the Strategy's key directions.

Through this project, referred to as the Rental Housing Inventory, staff compiled a detailed inventory of the existing purpose-built market rental stock and purpose-built subsidized rental stock. Prior to the Rental Housing Inventory, the City did not have an up-to-date and complete inventory of its market and subsidized rental buildings. An inventory has now been created based on BC Assessment data and cross-referenced with the City's business license list, to obtain a more fulsome picture of the current multi-unit rental stock. The inventory has been integrated with City systems and made publicly available (see section 6. Kelowna Map Viewer Updates).

The study also aimed to look at policies, regulations, and incentives at the Provincial and Federal level to determine funding opportunities and protection measures to preserve Kelowna's existing purpose-built rental housing stock. This study is especially timely given that the senior levels of government have prioritized funding into the reinvestment of rental buildings.

⁷ The Rental Housing Inventory does not include the secondary rental market.

⁸ [Healthy Housing Strategy](#)

⁹ "Purpose-Built Rental Housing" means a self-contained building(s) containing five or more Dwelling Units that are intended to be used for rental housing. Purpose-built rental housing meets an identified need for housing in the City and does not include buildings that are stratified. Bylaw No. 9561 – Revitalization Tax Exemption Program Bylaw

3. Best Practices Research

Prior to collecting and analyzing the City of Kelowna data, staff reviewed two recent rental studies; the [Metro Vancouver Purpose-Built Rental Housing: Inventory and Risk Analysis](#) (2012) and the [City of Victoria Market Rental Revitalization Study \(MaRRS\)](#) (2018).

The Metro Vancouver Purpose-Built Rental Housing: Inventory and Risk Analysis was an inventory of purpose-built rental housing in the Metro Vancouver region designed to evaluate the rental housing that is at risk of demolition and redevelopment to alternate uses such as condominium developments. The findings in the Inventory and Risk Analysis indicates that there are several property characteristics that could potentially be good indicators of whether an existing rental property is at risk of demolition and redevelopment.

The City of Victoria Market Rental Revitalization Study (MaRRS) was designed to achieve the overarching action of “Protect existing rental stock” outlined in the Victoria Housing Strategy 2016-2025. The study’s role was to look at policies, regulations, and incentives to preserve Victoria’s stock of pre-2000 market rental housing that typically provides lower rental rates than newer purpose-built rentals, but that may also require significant upgrades for safety, liveability, energy performance, and seismic resilience.

In addition to the Rental Inventory itself, the key takeaways from the MaRRS included direction to pursue a Rental Property Standards of Maintenance Bylaw and Tenant Assistance Policy.

Moreover, the Study outlined energy and seismic upgrade analysis and identified possible incentives that aligned with the City’s Climate Action goals.

In addition to being an important component of the city’s housing stock, aging market rental apartment buildings also represent a large proportion of the city’s buildings-related GHG emissions and, in some cases, are seismically deficient. While energy performance upgrades require capital expenditures, there are also associated benefits, including lower operating expenses, improved tenant comfort and indoor environmental. (Insert from the MaRRS – p. 4-5)

These two studies provided supplemental information for the development of Kelowna’s Rental Housing Inventory. Understanding the work of other local governments within BC helped inform the engagement approach as well as the opportunities to protect the existing rental stock.

4. Inventory and Condition of Rental Buildings (Phase 1)

Methodology

The purpose of Kelowna's Rental Housing Inventory is to show the location of market rental buildings and subsidized rental buildings as well as the number of units in each building and the age of each building. BC Assessment 2019 data was the primary data source for the inventory. The list was cross-referenced with the City of Kelowna's business license list to retrieve information about owner/operators. It is important to note that strata-titled properties, cooperative housing properties, secondary suites, duplexes, and triplexes have been excluded from the inventory.¹⁰

Prior to this project, the City did not have a database of quantifiable information about its market rental housing and subsidized rental housing. The purpose of establishing a complete inventory of rental buildings in the city is thus four-fold:

- Create a current, updatable, and publicly accessible database to integrate into the City's GIS-based data system for future reference and analysis. Such a database will be a vital resource for the development of targeted regulations, policies, and incentives, as well as to help inform other ongoing work such as neighbourhood planning and housing planning efforts;
- Connect with property owners and managers of existing rental buildings to determine challenges and opportunities to maintain and/or upgrade rental stock;
- Connect property owners and managers of existing rental buildings with National and Provincial funding opportunities; and
- Provide information to inform policy and regulatory options to protect existing rental buildings, such as **Rental-Only Zoning**¹¹.

¹⁰ As this is a model, data may not be absolute.

¹¹ Rental-Only Zoning (Residential Rental Tenure Zoning) gives new legislative authority to limit housing tenure to rental in multi-family residential zones. [Residential Rental Tenure Zoning – Bulletin](#)

Deep Dive - Rental-Only Zoning

The *Local Government Statutes (Residential Rental Tenure Zoning), Amendment Act, 2018, S.B.C. 2018, c. 26* makes amendments to the *Local Government Act* and *Vancouver Charter*.

On May 31, 2018, Rental-Only Zoning (Residential Rental Tenure Zoning) came into effect.

The legislation provides local governments with a new authority to zone for residential rental tenure (i.e. rental housing), and enact zoning bylaws that:

- require that new housing in residential areas be developed as rental units; and
- ensure that existing areas of rental housing are preserved as such.

The new rental zoning authority can only be used where multi-family residential use is a permitted use. Within these areas, local governments can now:

- set different rules in relation to restricting the form of tenure of housing units for different zones and locations within a zone; and
- require that a certain number, portion or percentage of housing units in a building be rental.

Prior to this authority coming into effect, local governments in B.C. were not permitted to zone for rental housing.

Rental Housing Inventory

The inventory shows that Kelowna has a total of 8,090 purpose-built rental units, of which 82 per cent (6,667) are market rentals and 18 per cent (1,423) are subsidized rentals¹².

The building stock inventory identified construction pre-1980 as a major contributor to the current market rental building stock, while construction between 1980-1990 was a major contributor to the current subsidized rental building stock.

Notably, in the early 1990s the Federal Government began a process of divestment and retrenchment in terms of housing investment. Up to that point the Federal Government contributed financially to social housing units and provided tax incentives to encourage private sector investment in rental housing. Hence, for over 30 years there has been very little senior government support for these areas of the Wheelhouse, contributing to a lack of supply of purpose-built rentals (GAP 8: Limited supply and high demand for purpose-built rentals. Housing Needs Assessment, p.65).

¹² The Rental Housing Inventory notes the total number of primary market rentals in Kelowna to be 6056 rental units (2019). The City of Kelowna [Housing Needs Assessment](#) notes the total number of primary market rentals in Kelowna was 4,804 (2016). This increase is likely due to the influx of new market rental units that came online between 2016-2019.

Primary Market Rental Buildings

The Inventory shows that Kelowna has a total of 6,667 primary market rental units within 146 buildings; this includes 6,591 units that have been broken down by unit size¹³. The 1 bedroom and 2 bedroom units make up 80 per cent of the total market rental units, with 3+ bedroom units making up just three per cent of the total market rental units available in Kelowna (see Figure 2 below). Moreover, the vacancy rate for 3 bedroom + units is still very low at 1.5 per cent as of October, 2018, which is a slight increase from the 0.0 per cent vacancy in 2015, 2016, and 2017¹⁴. This number further supports the Healthy Housing Strategy Recommendation: *Investigate opportunities to increase the amount of three-bedroom rental units and family-oriented home ownership models* (GAP 7: Need for greater housing diversity. Housing Needs Assessment, p.65).

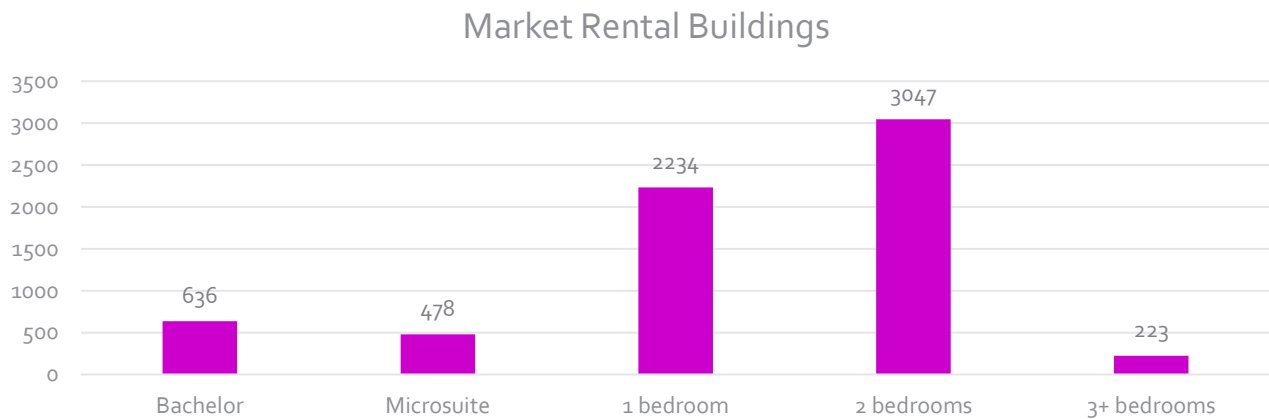


Figure 2: The number of primary market rental units by unit size

¹³ Break down by unit size is not available for all buildings. The details about new buildings takes a couple of years to show up in the BC Assessment's building information table.

¹⁴ CMHC Rental Market Survey – Kelowna (CY), 2018 [https://www03.cmhc-schl.gc.ca/hmip-pimh/en#Profile/5935010/4/Kelowna%20\(CY\)%20\(British%20Columbia\)](https://www03.cmhc-schl.gc.ca/hmip-pimh/en#Profile/5935010/4/Kelowna%20(CY)%20(British%20Columbia))

As illustrated in Figure 3 below, the majority (63 per cent) of all market rental buildings have been built before 1980, making them nearly 40 years old or older. Notably, it is the older buildings that require the most updates, increasing the financial burden on property managers and owners. These buildings are aging, and some require significant reinvestment to preserve them as a vital component of the market rental housing stock in the City.

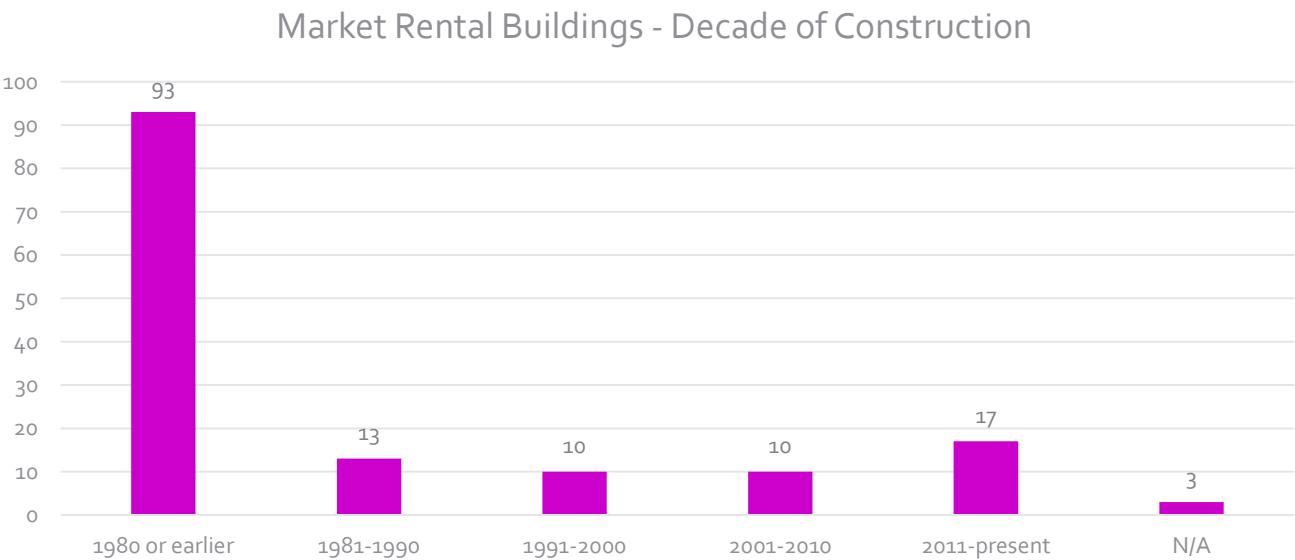


Figure 3: The number of market rental buildings by decade of construction.



(Market Rental Building, Kelowna).

Older buildings typically provide lower rental rates than newer purpose-built rentals, but may also require significant upgrades for safety, energy efficiency, accessibility, and livability. Due to a confluence of factors, such as a low rental vacancy rate, the cost of major capital repairs, lower rents and long-standing tenancies, and a rapid and marked increase in land values, tenants in these buildings could be at a higher risk of living in substandard housing conditions or losing their housing due to major repairs, redevelopment, or ownership changes.

Subsidized Rental Buildings

The Inventory shows that Kelowna has a total of 1423 subsidized rental units within 29 buildings; this includes 1305 units that have been broken down by unit size. Similar to the primary market rentals, the majority (76 per cent) of subsidized rentals are 1 or 2 bedroom units. However, in comparison to the total number of 3+ bedroom market rental units, 3+ bedroom subsidized rental units make up 16 per cent of the total subsidized rental units.

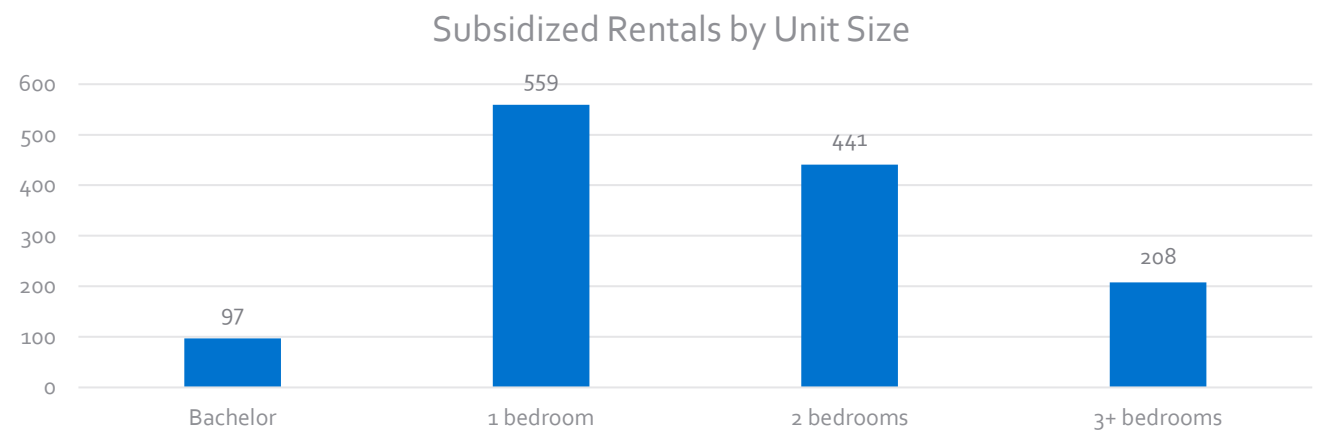


Figure 4: The number of subsidized rental units by unit size



(Subsidized Rental Building, Kelowna)

Figure 5 below summarizes the subsidized rental buildings by age. Over 50 per cent of the buildings were built between 1980 and 1990. Between 1991-2000 there was a significant decrease in new builds, with even fewer new builds between 2001-2010. In 2011 to 2019, there was an increase of new subsidized rental buildings. This could be a result of the extremely low vacancy rate which demonstrated the dire need for rental housing in Kelowna.

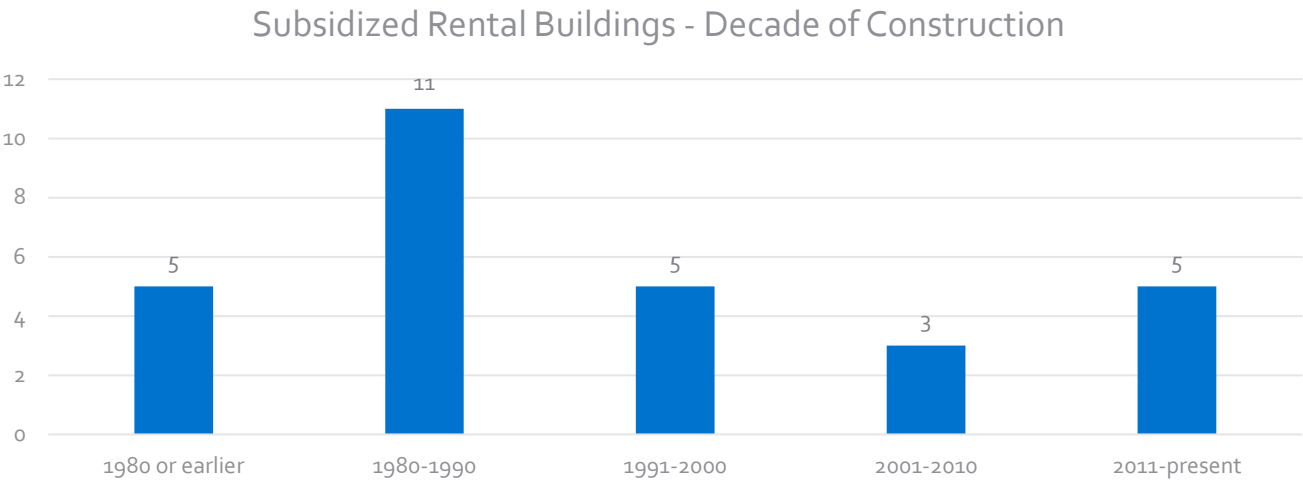


Figure 5: The number of subsidized rental buildings by decade of construction.

Through a detailed inventory of Kelowna’s rental housing stock, several observations relating to building age and unit size are worth noting. Particularly, a significant share of market rental units are over 40 years old which increases the need for major capital improvements and, ultimately, increases the risk of redevelopment. In comparison, subsidized rental units are a bit newer and less likely to need major capital improvements in the near future. In terms of unit size, family-friendly 3-bedroom units are in short supply among market rentals but are better represented in subsidized rental buildings.

5. Rental Inventory by Location

Within Kelowna, 75 per cent of market rentals are located within the Core Area and within that number, 45 per cent are located within an Urban Centre (see Map 1: Rental Housing Inventory on the following page). Eighty-four per cent of subsidized rentals are located within the Core Area, and within that number 49 per cent are located within an Urban Centre (Map 1: Rental Housing Inventory – p. 15). Interestingly, the purpose-built rental buildings that are located outside the Core Area are primarily found within Village Centres, such as near the University of British Columbia, Okanagan or within the Glenmore Village Centre. Also, important to note that rental buildings are primarily situated near transit, employment and amenities.

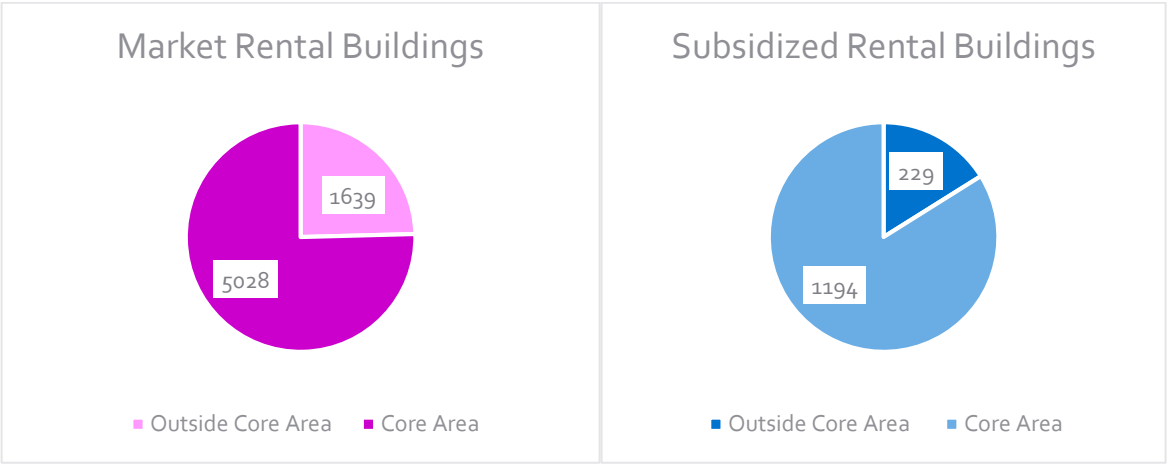
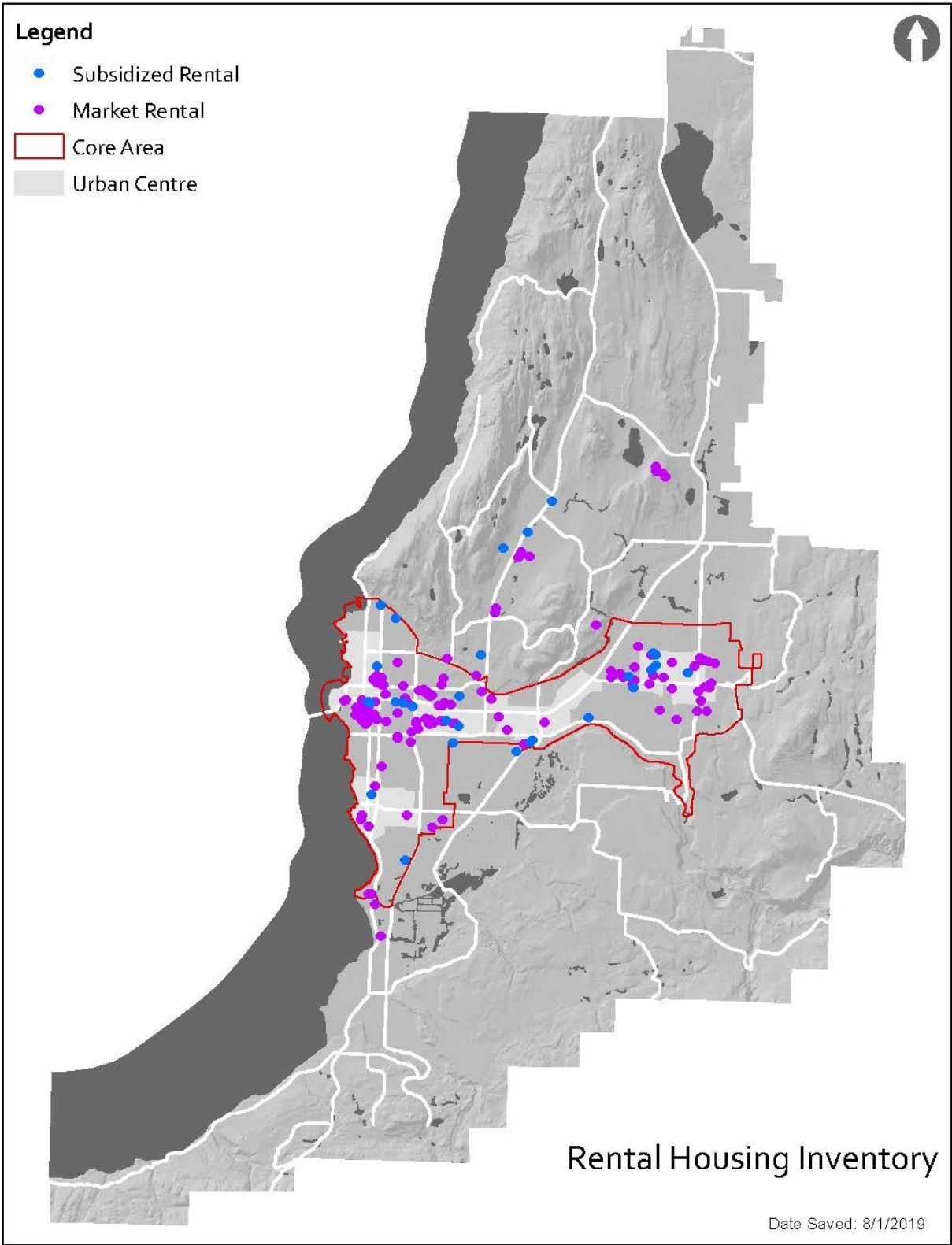


Figure 6: Market rental by location

Figure 7: Subsidized rental by location



(Market Rental Building, Kelowna) – Photo credit Michael Hintringer Photography

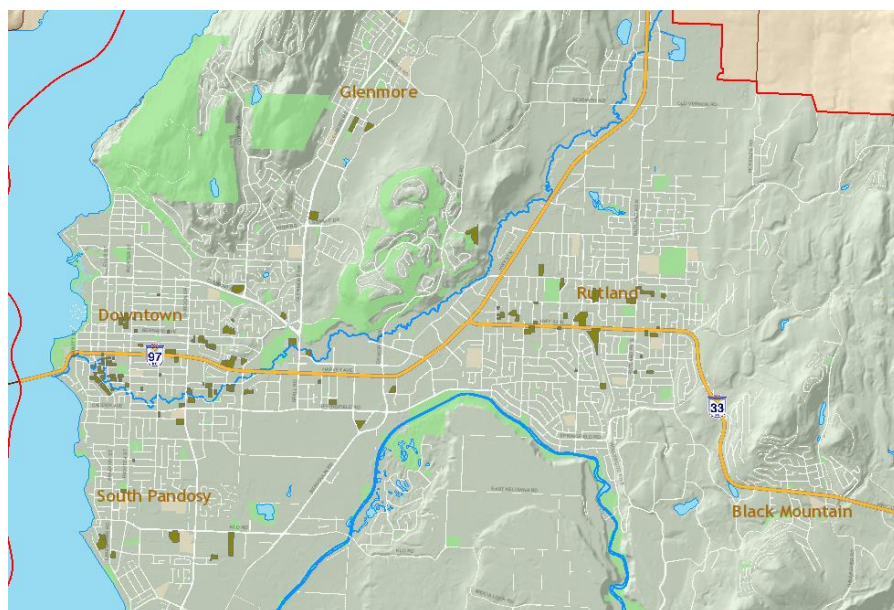


Map 1: Rental Housing Inventory

6. Kelowna Map Viewer Updates

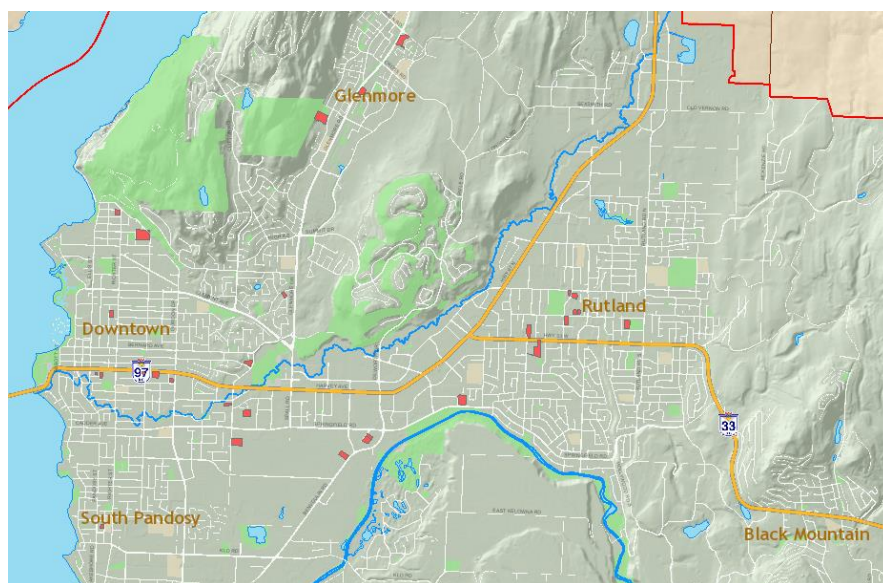
Using the data gathered in the Rental Housing Inventory, staff have prepared two publicly accessible map layers in Kelowna Map Viewer system. These layers provide a real-time overview of the rentals in Kelowna. The two map layers are:

1) Primary Market Rental Buildings



Map 2: Primary Market Rental Buildings – Map Layer

2) Subsidized Rental Buildings



Map 3: Subsidized Rental Buildings – Map Layer

At this point in time, the Rental Housing Inventory data provides the foundation for the primary market rental buildings and the subsidized rental buildings. City staff will update the Kelowna Map Viewer system using data gathered from BC Assessment on an annual basis.

7. Stakeholder Engagement (Phase 2)

In addition to the quantifiable data that was collected through the Rental Housing Inventory (Phase 1), staff collected qualitative/anecdotal data through stakeholder engagement (Phase 2). Using the City's online engagement platform, Get Involved Kelowna, an online questionnaire was created that targeted property owners and/or managers of existing primary market or subsidized rentals. The online questionnaire ran from March 27, 2019 to April 21, 2019. Engagement was promoted through two City in Action notices in The Daily Courier newspaper. The intent of the questionnaire was:

- To cross-check the existing data collected from BC Assessment and the City of Kelowna business licenses (i.e. number of units in a building);
- To gain a better understanding of the current maintenance and upgrade practices; and
- To identify the challenges and/or barriers that property owners and/or managers face with existing primary market or subsidized rentals.

Please note that results from open questionnaires such as this are a collection of opinions and perceptions of interested or potentially affected residents and do not represent a statistically valid, random sample of all Kelowna citizens. This report contains results from an open public questionnaire; therefore, due to the opt-in and open method, results are qualitative in nature and cannot be said to represent views of all Kelowna citizens.

Property Owner and Manager Input

Input gathered from market and subsidized rental property owners and managers suggest that most property owners and managers do upgrade and maintain their buildings as needed over time. Fifty-two per cent of subsidized rental building property owners/managers completed the questionnaire; whereas, only 25 per cent of market rental property owners/managers completed in the questionnaire.

Figure 6 below summarizes landlord and property manager assessments of the current condition of their rental building components. The assessments indicated that windows and doors as well as exterior aesthetics scored the highest in terms of repairs or replacement required. In terms of minor repairs required, this was more evenly distributed between plumbing / hot water systems, balconies / decks and interior aesthetics.

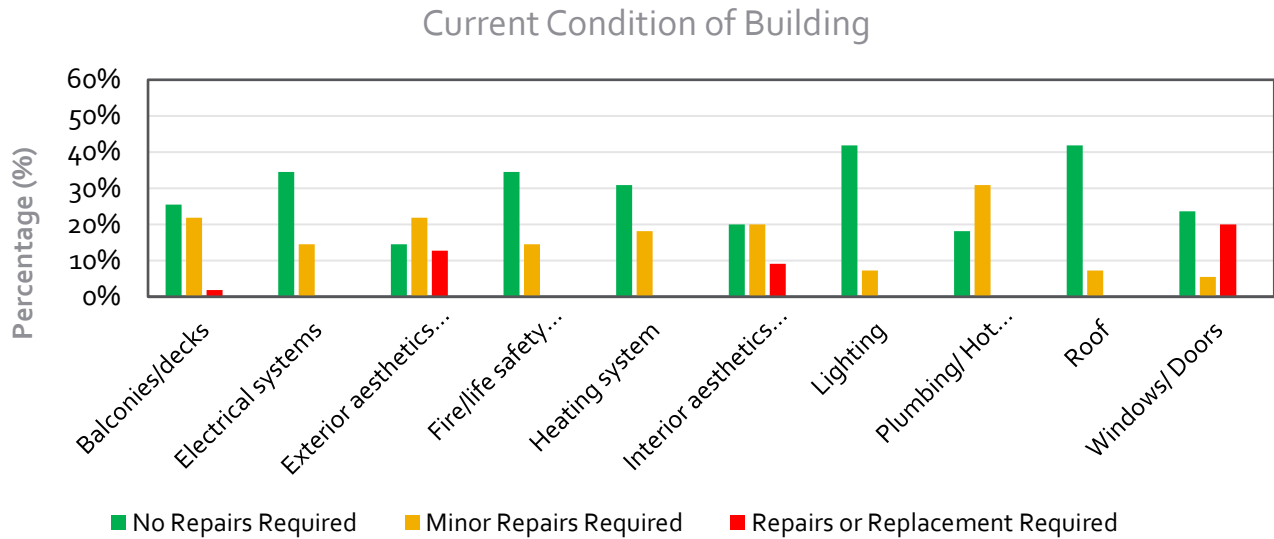


Figure 8: Questionnaire respondents' rating of current building component condition

Figure 9 below summarizes the types of capital upgrades property owners and managers report having completed within the last 10 years. This data supports anecdotal reports that most property owners do invest in upgrading and maintaining their properties over time.

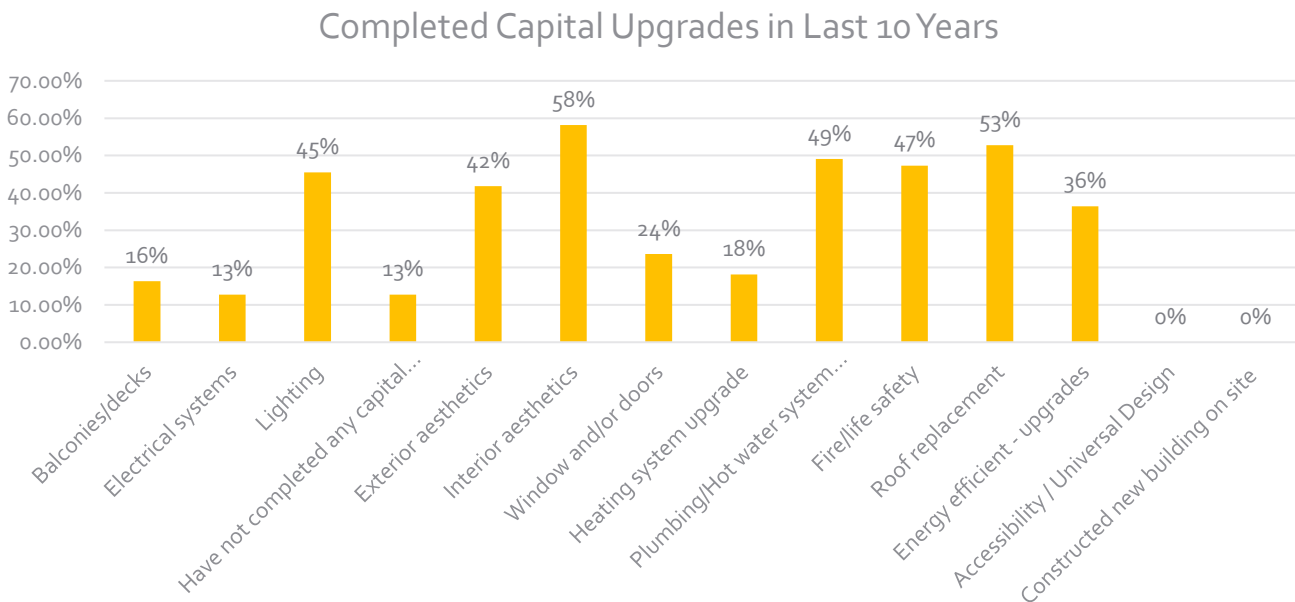


Figure 9: Questionnaire response to the question: What types of capital projects have you completed at your rental property/properties in the last 10 years (check all that apply)?

Deep Dive - Accessibility / Universal Design

For the first time in Kelowna's history, 2016 Census data shows that the percentage of seniors (65+) is higher than the percentage of youth (0-19 year olds). By 2040, 25 per cent of Kelowna's residents will be 65+ and almost 40 per cent of seniors will be 80 years or older. As Kelowna's population ages, it is important to consider accessibility and /or universal design in purpose-built rental housing. Universal design is the design of buildings that make them accessible to people of all ages and abilities. Universal design allows people to age in place, as their home can be modified to meet their current and future needs.

The questionnaire results indicate that rental property owners / managers have not completed any accessibility / universal design upgrades in the past 10 years (see Figure 7 above). Moreover, the questionnaire results suggests that the rental property owners / managers have not considered completing any accessibility / universal design upgrades in the next 10 years (see Figure 8 below). However, as part of some of the current funding programs, accessibility requirements must be included to receive the funding. Encouraging accessible / universal design in purpose-built rental housing aligns with the goals of both the City of Kelowna's [Community for All Action Plan](#) and the [Healthy Housing Strategy](#).

As illustrated in *Figure 10* below, interior aesthetics and exterior aesthetics scored the highest when property owners and managers were asked what type of capital upgrades that they are most likely to complete in the next 10 years. 24 per cent of the respondents noted energy efficiency upgrades and none of the respondents noted accessibility or universal design upgrades. The lack of recent or planned investment in accessibility could have a detrimental effect on Kelowna's aging senior population or those with mobility challenges. Anecdotally, developers have identified that it is the costs associated with making units accessible that is the main reason for not investing in these types of capital upgrades.

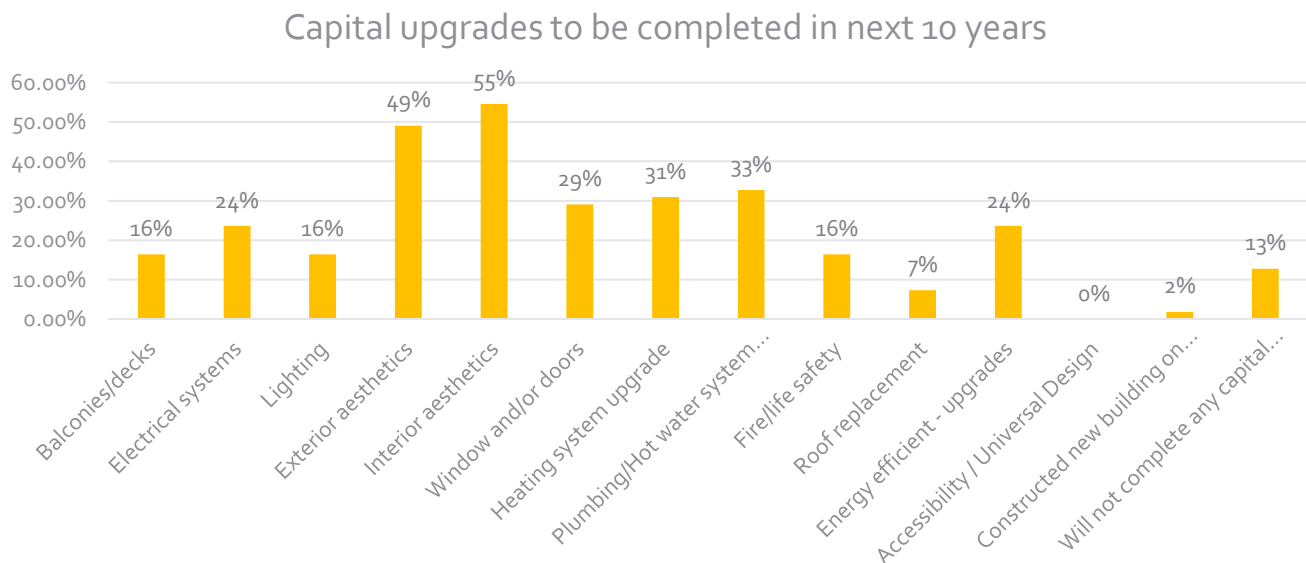


Figure 10: Questionnaire response to the question: What types of capital projects are you most likely to complete in the next 10 years (check all that apply)?

Deep Dive - Energy Efficiency

While the questionnaire results indicate that some rental property owners / managers in Kelowna have completed energy efficiency upgrades in the last 10 years (36 per cent of respondents) (see Figure 7) and/or plan on completing energy efficiency upgrades in the next 10 years (24 per cent of respondents) (see Figure 8), it is likely that market barriers/failures have prevented more upgrades and will continue to hinder the adoption of energy efficiency upgrades unless these barriers/failures are addressed. Current initiatives to address energy efficiency in the rental housing market is discussed in Section 7.

Energy efficiency in the building sector presents an opportunity to address three energy-related problems: energy security, climate change, and equity. Despite the opportunities and technological advances that have made energy efficiency upgrades feasible and more affordable, there remains an “energy efficiency gap” (de T’Serclaes & Jollands, 2007). This gap is even more prominent in the rental housing market, where multiple market barriers/failures inhibit energy efficiency improvements. The market barriers/failures range from inadequate access to capital, information asymmetry (energy users do not have enough information to know how energy efficient the equipment is) and split-incentives (de T’Serclaes & Jollands, 2007).

Among the barriers, the split-incentive problem is the most common and unique to rental housing (Melvin, 2018; Burfurd, Gangadharan, & Nemes, 2012). In situations when the tenant pays the energy utility bills, the landlord/owner responsible for investing in energy efficient upgrades (e.g., more wall insulation, LED lighting, a higher efficiency furnace, etc.) is not the party who enjoys the energy savings from the initial investment; thus, the landlord may be less willing to pay for upgrades (Melvin, 2018). If the landlord does pay the utility bills, then he/she may be more willing to pay for efficiency upgrades, but the tenant then has no economic incentive to reduce their energy usage. This is described as the “rebound effect” where the percentage of energy savings from efficiency gains are often offset by increased energy use (Wrigley & Crawford, 2017). In either scenario, this split incentive barrier has hindered energy efficiency adoption in the rental housing market world-wide.

Additional feedback:

Finally, respondents were also asked what motivations drive capital upgrades in their rental property(ies). 75 per cent of respondents noted to maintain asset and 58 per cent noted to repair, whereas only 16 per cent noted to improve asset to be competitive.

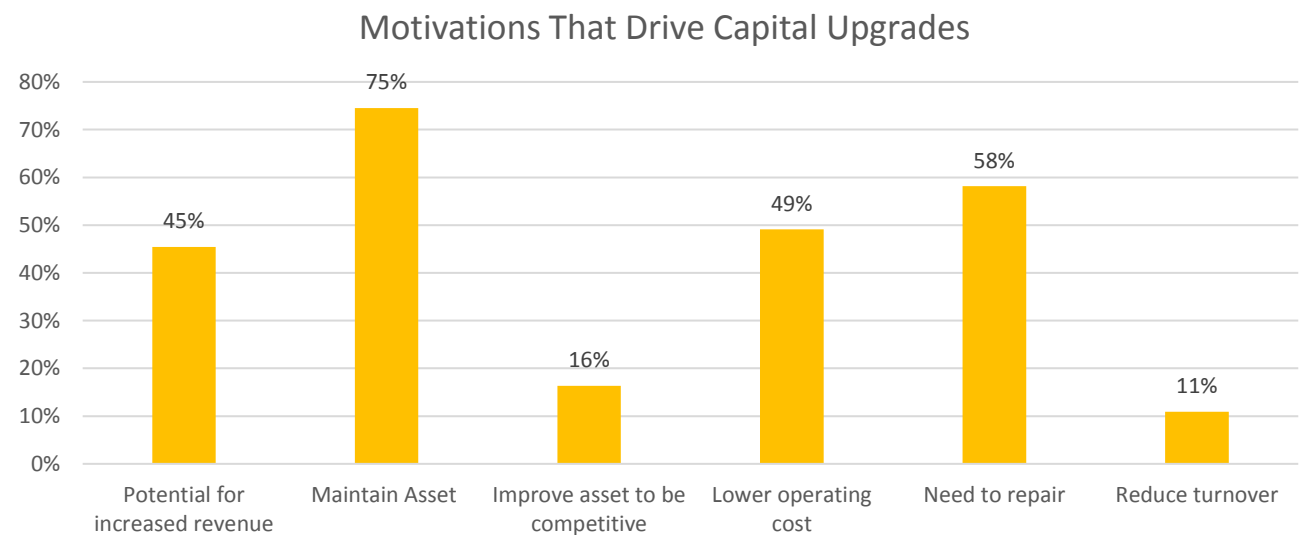


Figure 11: Questionnaire response to the question: What are some motivations to drive capital upgrades in your rental property (check all that apply)?

The rental inventory questionnaire showed that 57 per cent of all purpose-built rental buildings are 40 years old or older and will, therefore, be requiring substantial upgrades in the coming years. To address these issues, the questionnaire results showed that 77 per cent of respondents will be upgrading their buildings within the next 10 years.

Other challenges that were identified by the questionnaire respondents include the lack of coordination of the various levels of government when engaging in a capital projects as well as the difficulty to navigate the administration processes that each level of government requires. One subsidized rental building property owner/manager respondent also identified the challenges that stem from property taxes:

"Property taxes form a substantial part of the annual operating budget of non-profit societies and limit the amount of money that can be put towards much needed capital improvements to continue keeping the project functioning and viable as an affordable housing solution for the future."

With this said, most of the property owners who responded do see the need to maintain their rental buildings primarily to keep status quo or complete the necessary repairs, however, improvements such as energy efficiency upgrades and accessibility upgrades do not seem to be prioritized to the same level. It is evident from the responses received that additional funding or financing opportunities from all levels of government is instrumental in maintaining, improving and ultimately, protecting existing rental stock.

8. Funding and Financing Opportunities for existing rental building stock

Funding and financial incentives are key to ensuring the existing rental stock is not only protected but also improved so that it can respond effectively to the changing needs and demands of our community. As outlined below, municipal, provincial and federal governments, as well as utility providers all play a key role in providing tools and incentives for the protection of the existing rental stock.

Municipal Government

The City of Kelowna offers housing incentives in strategic ways to ensure that the type of housing (e.g.: rental, ownership) and the location of new housing achieve its long-term and overall community objectives. Specifically, the City of Kelowna Healthy Housing Strategy identifies the promotion and the protection of rental housing as one of its four key directions. Currently, the City has two main incentives for new purpose-built rental housing: The Rental Housing Grants Program and the Rental Housing Tax Exemptions.

- Rental Housing Grants Program. The City offers developers of new purpose-built rental housing the opportunity to obtain grant funding as a measure to offset Development Cost Charges. Approved grants are applied against the Development Cost Charges at time of Building Permit.
- Rental Housing Tax Exemptions. The program provides eligible new purpose-built rental housing projects with relief from a share of municipal property taxes. This program is guided by the City's [Revitalization Tax Exemption Bylaw No. 9561](#).

Presently, the City does not have any financial incentives for the protection/improvements of existing purpose-built rental building stock. However, the Healthy Housing Strategy does identify the revision of tax incentives for purpose-built rental housing as one of the recommended action items within the direction "Promote and protect rental housing." What is more, within the Healthy Housing Strategy's direction "Strengthen partnerships and align investments," the City has recognized its role as a conduit to connect rental property owners with funding opportunities from other agencies and higher levels of government. This connection helps to direct the available funding to buildings in Kelowna.

In addition to the City of Kelowna's Healthy Housing Strategy, the Provincial¹⁵ and the Federal¹⁶ governments have also recently released housing strategies which include funding towards protection/retrofitting rental housing.

¹⁵ [Provincial Housing Strategy](#)

¹⁶ [National Housing Strategy](#)

Provincial Government

The Province of BC is focused on making life more affordable for British Columbians through strategic direction from the 2019/20 Mandate letter provided by the Minister of Municipal Affairs and Housing. Key Direction includes:

- Continue to implement, support and report on BC Housing-related programs delivered through the Budget 2018 Homes for B.C.: 30-point Plan for Affordable Housing in British Columbia including the Building BC: Supportive Housing Fund, Indigenous Housing Fund, Community Housing Fund and Women's Transition Housing Fund;
- Facilitate partnerships through the new HousingHub division to create market-based and affordable housing for middle income and working households;
- Support the work of the Province and the Minister of Social Development and Poverty Reduction in leading the prevention and response to homelessness, including the implementation of the Homelessness Action Plan; and

The 30-point Plan details a \$6.6 billion investment into affordable housing over 10 years, where many of the strategies will be addressed by BC Housing to fill current housing gaps in the market, including homes for growing families and seniors, housing options for women and children fleeing violence, individuals experiencing or at risk of homelessness and housing for Indigenous Peoples.

Strategy 24 of the 30-point Plan specifically speaks to "extending the life quality, and affordability of existing affordable housing", which is to invest \$1.1 billion over 10 years into seismic and fire-safety upgrades and essential business repairs through the Capital Renewal Funding program. This investment is the largest funding in refits and renovations of social housing in BC in more than 20 years and is in addition to BC Housing's (the provincial Crown corporation) ongoing budget of \$32 million per year for repairs and improvements to existing stock. This ensures existing social housing continues to be safe and secure and will also lower carbon emissions and cut energy costs for non-profit providers and residents alike.

Federal Government

The federal government is re-engaging in affordable housing through the National Housing Strategy. It provides a platform for the public, private and non-profit sectors to come together. The goal of this strategy is to make sure Canadians across the country can access housing that meets their needs and that they can afford. Over the next 10 years, the Strategy aims to cut chronic homelessness in half, remove 530,000 families from housing need and invest in the construction of up to 125,000 new affordable homes.

To ensure existing rental housing is not lost to disrepair and to develop new, high-performing affordable housing integrated with supports and services, the federal government is creating a \$15.9-billion federally managed **National Housing Co-Investment Fund**. The National Housing Co-Investment Fund alone is expected to create up to 60,000 new units of housing and repair up to 240,000 units of existing affordable and community housing.

Moreover, Canada Mortgage and Housing Corporation (CMHC), Canada's authority on housing, currently

offers the following programs to improve existing rental buildings. Some of the programs are geared to affordable projects, while others are open to standard primary market rentals.

- CMHC Mortgage Loan Insurance
 - [Mortgage Loan Insurance: Standard Rental Housing \(new and existing\)](#). CMHC mortgage insurance offers flexible tools to build, buy or refinance standard multi-unit rental housing.
 - [Mortgage Loan Insurance: Affordable Housing \(new and existing\)](#). CMHC mortgage insurance offers many flexible tools to help you build, repair or improve rental housing. These include:
- [Seed Preservation and Preservation Funding](#) (renovations of existing social housing that is under or was under an operating agreement). Provides non-repayable contributions to support costs related to preservation activities. This can include a Building Condition Audit/Assessment, capital replacement reserve planning, an operating viability analysis and more.

Fortis BC

In addition to the programs available from the Municipal, Provincial and Federal governments, utility companies also have energy efficiency funding for upgrades to existing rental stock. As the local natural gas and electricity service provider in the Kelowna area, FortisBC has multiple initiatives that assist property owners and building managers in reducing energy consumption. The two main programs that could support property owners and building managers include the [Rental Apartment Efficiency Program](#) and the [Energy Conservation Assistance Program](#) (for income-qualified households). Moreover, FortisBC offers financial rebates to upgrade to high-efficiency heating systems, appliances and products.

9. Next Steps

Based on the findings of this report compiled using the information in the Rental Housing Inventory, Best Practices research and the Rental Housing Inventory questionnaire responses, next steps include:

- Hosting a public workshop for property owners/managers of the primary market rental buildings and subsidized rental buildings in Kelowna to connect them with the provincial, national, Fortis BC funding opportunities for their rental buildings in Fall 2019.
- Exploring the possibility of Revitalization Tax Exemptions for existing purpose-built rental building stock as per the Healthy Housing Strategy recommendations.
- Exploring the development of rental-only zoning through the Official Community Plan update process.
- Exploring opportunities to develop density bonus provisions for rental housing in commercial zones.
- Continuing to explore additional incentives and regulations to preserve existing rental housing stock, ensure capital improvements are completed, protect tenancies and prevent renovations, subject to Council approval

10. Conclusions

Suffering from a very low vacancy rate and years of underinvestment from both private and public sectors, rental housing is at the forefront of Kelowna's housing challenges. As home ownership grows out of reach for many, and housing preferences shift, rental will not simply be a temporary state prior to ownership but will be a key permanent pillar of the healthy housing stock.

Traditionally, the most affordable rental stock is the stock that exists today. The theory is that new stock, subject to new construction and land prices, will be more expensive to rent than older, existing stock. Protecting this stock from redevelopment becomes even more important if the City is going to ensure that adequate rental housing is available at a wide range of price points.

The Rental Housing Inventory provides the foundation to understand better the existing rental stock in Kelowna and helps to inform the policy and regulatory changes that may be needed to protect existing purpose-built market rental stock and purpose-built subsidized rental stock.

Several important observations have been made through this inventory:

- A significant number of market rental units are over 40 years old which increases the need for major capital improvements;
- Family-friendly 3-bedroom units are in short supply among market rentals but are better represented in subsidized rental buildings;
- Most property owners do see the need to maintain their rental buildings primarily to keep status quo or complete the necessary repairs;
- Improvements such as energy efficiency upgrades and accessibility upgrades do not seem to be prioritized; and
- Funding or financing opportunities from all levels of government is instrumental in maintaining, improving and ultimately, protecting existing rental stock.

The City will continue to work with senior levels of government and key stakeholders to promote and protect rental buildings through policies and regulations, funding opportunities and partnerships to ensure these key assets are protected and improved over time.

The Rental Housing Inventory has identified six actions to be initiated within three years, as listed in the Implementation Table on page 28, to ensure existing rental housing stock is improved and protected.

Implementation Table

ACTION	LEAD	PROPOSED YEAR	ESTIMATED NEW BUDGET
Continue to update and monitor Rental Inventory and Map Viewer System.	City of Kelowna (Policy & Planning, Development Planning and Information Services)	Ongoing	No additional budget required
Host a workshop to connect property owners/managers of existing rental buildings to funding and financial opportunities.	City of Kelowna (Policy & Planning), BC Housing, CMHC, and Fortis	Fall, 2019	No additional budget required
Explore Revitalization Tax Exemptions for existing purpose-built rental building as an incentive in exchange for major upgrades.	City of Kelowna (Policy & Planning and Finance)	Fall, 2019 - 2020	TBD
Explore the development of rental-only zoning through the Official Community Plan update process to protect existing rental housing from redevelopment.	City of Kelowna (Policy & Planning and Development Planning)	2020	TBD
Explore density bonus provisions for rental housing in multi-family and commercial zones to encourage new rental housing.	City of Kelowna (Policy & Planning and Development Planning)	2021	TBD
Continue to explore additional incentives and regulations.	City of Kelowna (Policy & Planning)	Ongoing	No additional budget required

11. Endnotes

Burfurd, I., Gangadharan, L., & Nemes, V. (2012). Stars and standards: energy efficiency in rental markets. *Journal of Environmental Economics and Management*, 64, 153-168.

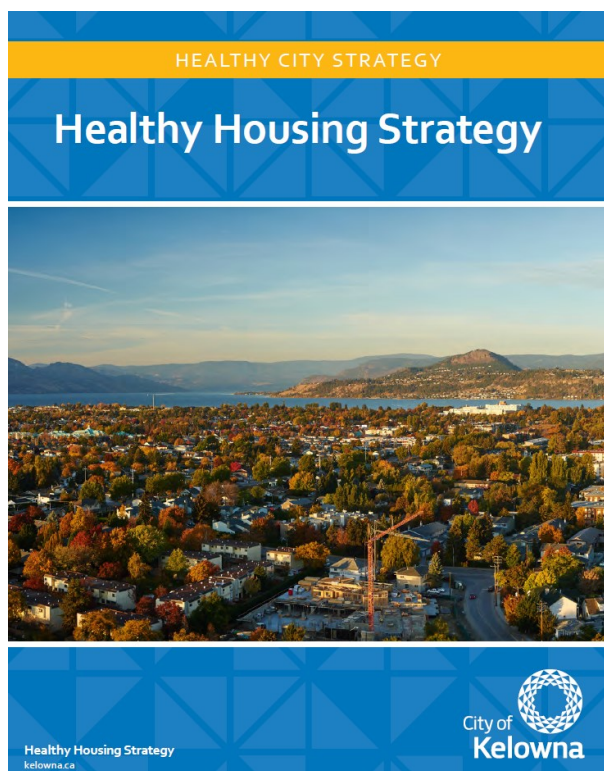
de T'Serclaes, P., & Jollands, N. (2007). Mind the gap: quantifying principal-agent problems in energy efficiency.

Melvin, J. (2018). The split incentives energy efficiency problem: evidence of underinvestment by landlords. *Energy Policy*, 115, 342-352.

Wrigley, K., & Crawford, R. H. (2017). Identifying policy solutions for improving the energy efficiency of rental properties. *Energy Policy*, 108, 369-378.

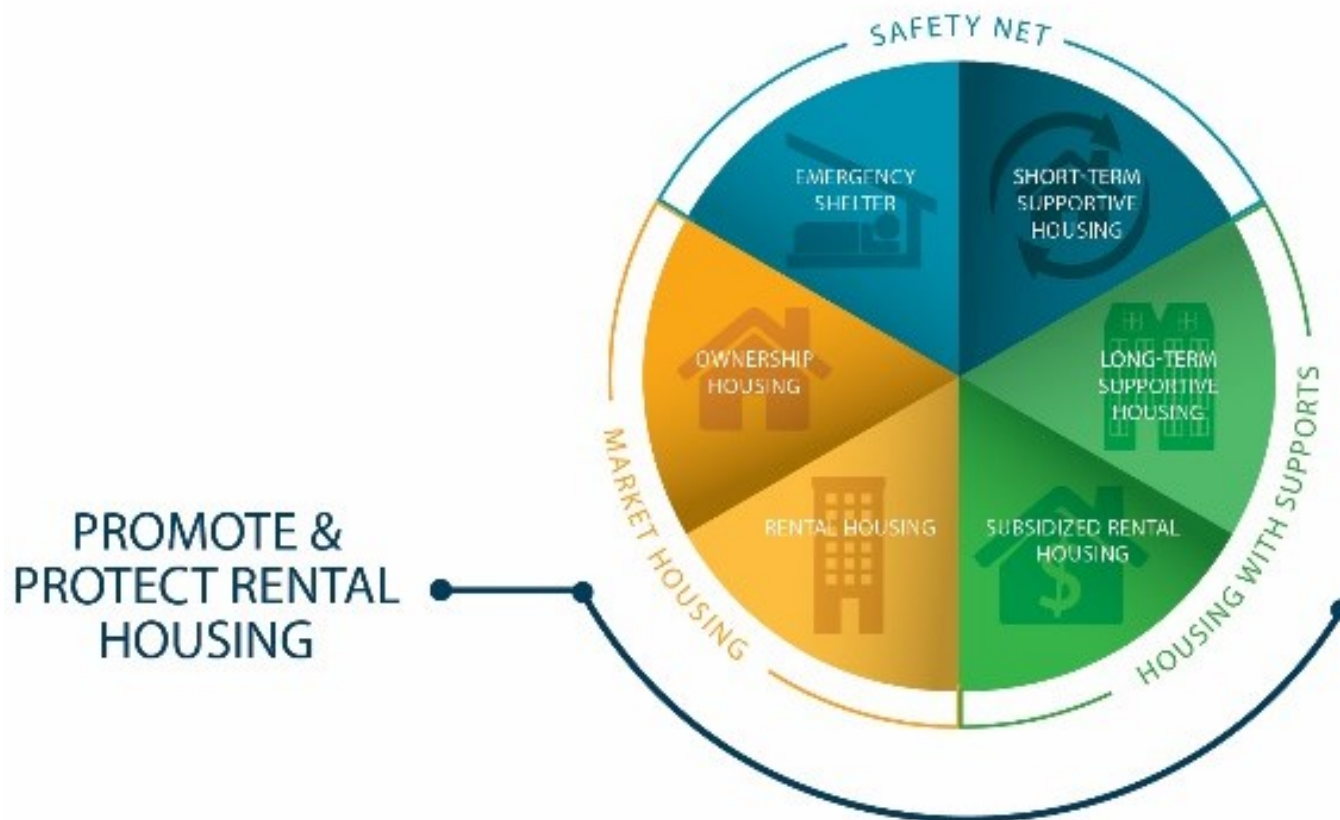
Rental Housing Inventory

Healthy Housing Strategy



1. Promote and protect rental housing;
2. Improve housing affordability and reduce barriers for affordable housing;
3. Build the right supply; and
4. Strengthen partnerships and align investments.

Promote & Protect Rental Housing

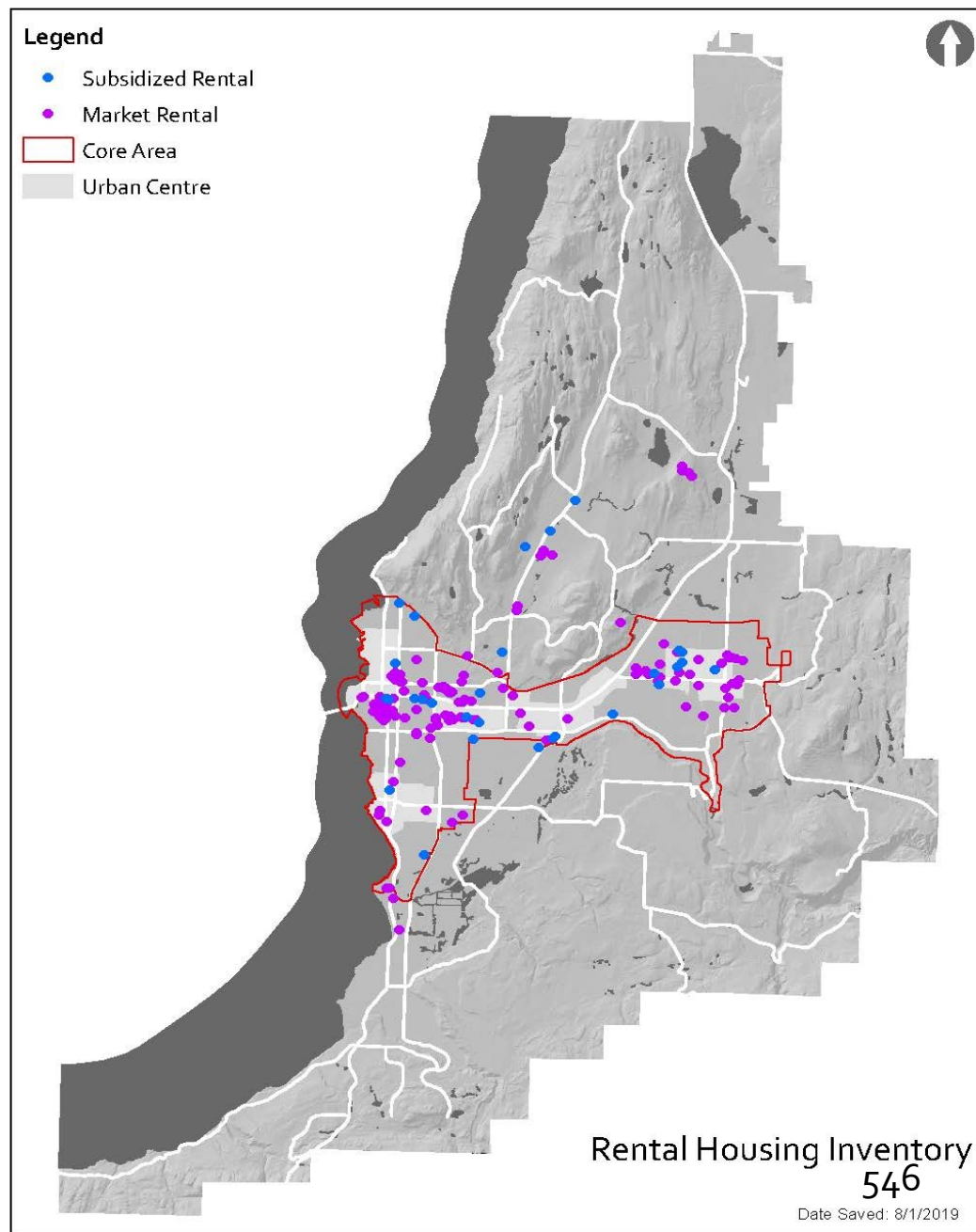


Research and inventory existing purpose-built rental housing

- Create current, updatable, and publicly accessible database;
- Connect with property owners and managers to determine challenges and opportunities to maintain and/or upgrade rental stock;
- Connect property owners and managers to funding opportunities; and
- Provide information to inform policy and regulatory options to protect existing rental buildings.

Key Findings

- 8,090 purpose-built rentals
 - 82% market
 - 18 % subsidized
- 75 % located within the Core Area
- 45 % located within an Urban Centre



Key Findings cont.

Primary Market Rentals	Subsidized Rentals
6,667 units within 146 buildings	1,423 units within 29 buildings
1 & 2 bedroom units = 80% of total units	1 & 2 bedroom units = 76% of total units 3+ bedroom units = 16% of total units
63% built before 1980	50% built between 1980-1990
75% located within Core Area	84% located within Core Area
45% located within an Urban Centre	49% located within an Urban Centre

Stakeholder Engagement - Questionnaire

Questionnaire response to the question: What types of capital projects are you most likely to complete in the next 10 years?

1. Interior Aesthetics (55%)
2. Exterior Aesthetic (49%)
3. Plumbing / Hot water system (33%)

Stakeholder Engagement – Questionnaire cont.

Questionnaire response to the question: What are some motivations to drive capital upgrades in your rental property?

1. Maintain asset (75%)
2. Need to repair (58%)
3. Lower operating costs (49%)

Highlights

- 93 (63%) of market rental units are over 40 years old;
- Family-friendly 3-bedroom units are in short supply;
- Most property owners do see the need to maintain their rental buildings;
- Energy efficiency upgrades and accessibility upgrades do not seem to be prioritized; and
- Funding or financing opportunities from all levels of government is instrumental.

Next Steps

1. Update and monitor Rental Inventory and Map Viewer System.
2. Host a workshop to connect property owners/managers to funding.
3. Explore Revitalization Tax Exemptions.
4. Explore Rental-Only Zoning.
5. Explore density bonus provisions.
6. Continue to explore additional incentives and regulations.

Healthy Housing Strategy

By investing in housing programs, policies, regulations, and partnerships, the community as a whole can create a healthy housing system – one that will benefit not just the residents of today, but future generations as well.



(Market Rental Building, Kelowna)
Photo credit Michael Hintringer Photography



Questions?

For more information, visit kelowna.ca.

Healthy City Strategy

kelowna.ca/planningprojects

Report to Council



Date: August 26, 2019
To: Council
From: City Manager
Subject: Early Adoption Initiative – Tall wood Mass Timber Construction
Department: Development Services

Recommendation:

THAT Council receives for information, the report from the Development Services Department dated August 26, 2019, regarding participation in the Early Adoption Initiative for Mass Timber Construction;

AND THAT Council direct staff to submit an Expression of Interest to the Office of Housing and Construction Standards within the Ministry of Municipal Affairs and Housing, for the Early Adoption Initiative for Mass Timber Construction.

Purpose:

To endorse City's participation in the Early Adoption Initiative of encapsulated mass timber buildings from 7 to 12 storeys in height in Kelowna

Background:

On March 13, 2019 the Provincial Government announced they would be proactively adopting building code changes that allow the safe construction of taller wood buildings, which are currently allowed up to six storeys.

The federal 2020 National Building Code is expected to allow mass timber construction up to 12 storeys and will be reflected in the next edition of the BC Building Code. The technology has been reviewed by the National Building Code committees, as well as by experts such as fire safety specialists, structural engineers, architects, scientists and builders.

Mass timber building is one where the primary load-bearing structure is made of either solid or engineered wood. Encapsulated mass timber is where the mass timber components are surrounded by fire-resistant materials like drywall. Mass timber buildings can be one-fifth the weight of comparable concrete buildings, while still meeting performance standards for safety, structural resilience and fire protection.

This Provincial initiative also has positive economic implications, as it encourages innovation through value-added wood products, helping to grow local and global markets, while promoting climate-friendly construction and supporting B. C's forest-dependent communities. Other benefits as a result of this initiative include construction cost-savings and ease of assembly for the

development industry. For example, a crew of nine constructed the 18 storey tall wood building “Brock Commons” at UBC with four months ahead of schedule – 70 days after prefabricated components arrived onsite (On-Site, Canada’s Construction Magazine, June 2018).

Discussion:

Eligible local governments throughout B.C. are invited by the Office of Housing and Construction Standards to become early adopters of mass-timber technology for construction of buildings up to 12 storeys, up from the current allowance of six storeys.

Any local government currently regulated under the BC Building Code is eligible provided they meet the stipulated criteria as follows:

- There is City Council support for the initiative;
- The Planning, Building and Fire departments are supportive of participating in the process;
- The lead building official holds a Level 3 Certification from the Building Officials’ Association of BC; and
- The jurisdiction’s land-use bylaws support buildings greater than six storey in height.

The following sub-sections will review how the City of Kelowna meets the Province’s eligibility criteria, except for Council’s support, as this is the overall purpose of this report.

The City of Kelowna’s Planning, Building and Fire Departments are supportive of participating in this innovative and progressive opportunity. Both the Building Department and Fire Department are supportive of participating in the process, as it will allow both departments to learn and become more educated about the upcoming building code changes in advance of the provincial adoption of the 2020 National Building Code.

The proposed Provincial initiative is feasible, as the City of Kelowna’s Building Department currently employs 11, Level 3 certified Building Officials as Building Inspectors and Permit Coordinators which is the highest number of competency level per capita throughout BC. With regards to the building design and construction for these projects, the Mass Timber Strategy refers to the 2018 B.C. Building Code – Division B: Acceptable Solutions Notes to Part 3 – Fire Protection, Occupant Safety and Accessibility. This requires the building design to be in full compliance with the building code articles in Division B. Where a Ministerial Order has been granted, defined projects will be permitted exceptions to some current code requirements including, but not limited to, building height. These exceptions and revised code requirements will be provided to the local authorities who express interest in this initiative by the Ministry of Municipal Affairs and Housing.

Conclusion:

The Province of British Columbia, through its Ministry of Municipal Affairs and Housing, is seeking early adopters for mass timber construction in advance of changes to the BC Building Code. The City of Kelowna is eligible and desires to participate in this request. It is therefore recommended that Council endorse the City’s participation in the Early Adoption Initiative for Mass Timber Construction.

Internal Circulation:

Fire Department, Community Planning, Policy & Planning and Building & Permitting

Considerations applicable to this report:

Legal/Statutory Authority:

Section 3 of the *Building Act*, SBC 2015, c.2, regulate the construction of encapsulated mass timber buildings from 7 to 12 storeys in height.

Existing Policy:

The zoning bylaw would currently allow the potential for 12 storey wood framed buildings without variances on select parcels in the downtown, midtown, and capri-landmark urban centres.

Policy 5.22.11 - Housing Mix. Support a greater mix of housing unit size, form and tenure in new multi-unit residential and mixed-use developments.

Policy 7.3.1 - Housing Mix. Deliver services and infrastructure and create financial structures that will support the aim of having 57% of new housing units in the form of townhouses and apartments.

This policy will also support the direction of Imagine Kelowna to grow vibrant urban centers and limit sprawl.

Financial/Budgetary Considerations:

As the Province is only seeking expressions of interest currently, there are no anticipated financial impacts to the City.

Considerations not applicable to this report:

Legal/Statutory Procedural Requirements:

External Agency/Public Comments:

Communications Comments:

Submitted by:

Mo Bayat,

Development Services Department Director

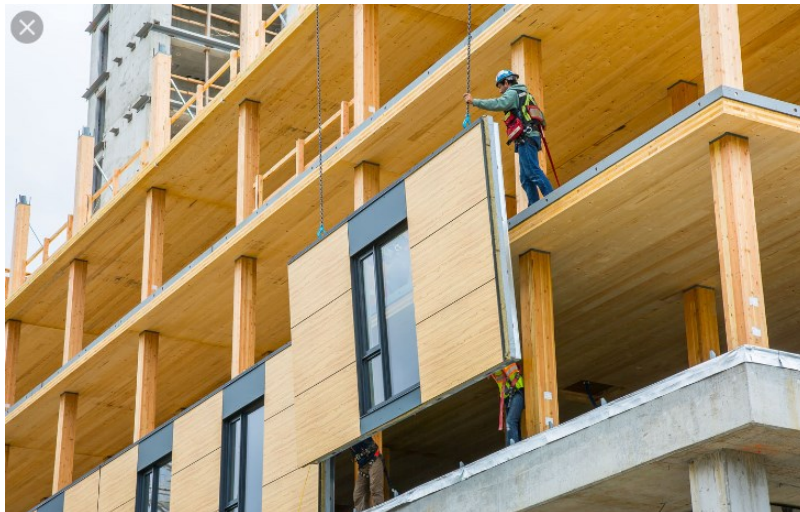
Approved for inclusion:



Ryan Smith, Divisional Director, Planning & Development

cc: Fire Chief
Deputy Fire Chief
Planning Manager
Sustainability Coordinator
Building & Permitting Manager

Up to 12 Storey Tall Wood Building - Early Adoption Initiative



What are the **current** BCBC & NBC requirements?

- ▶ 6 Storey max height allowance for wood frame

Taller than 6 storey construction requirements:

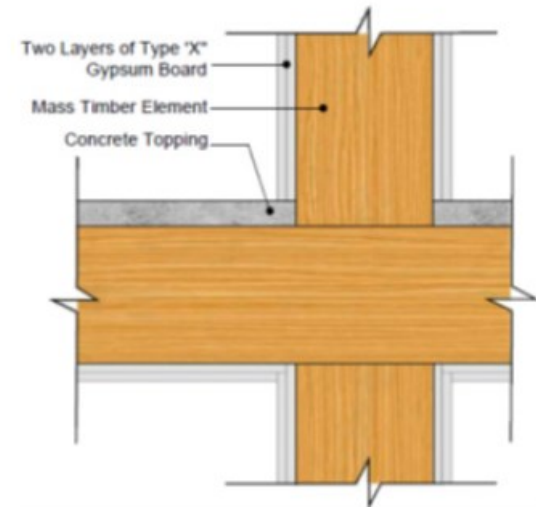
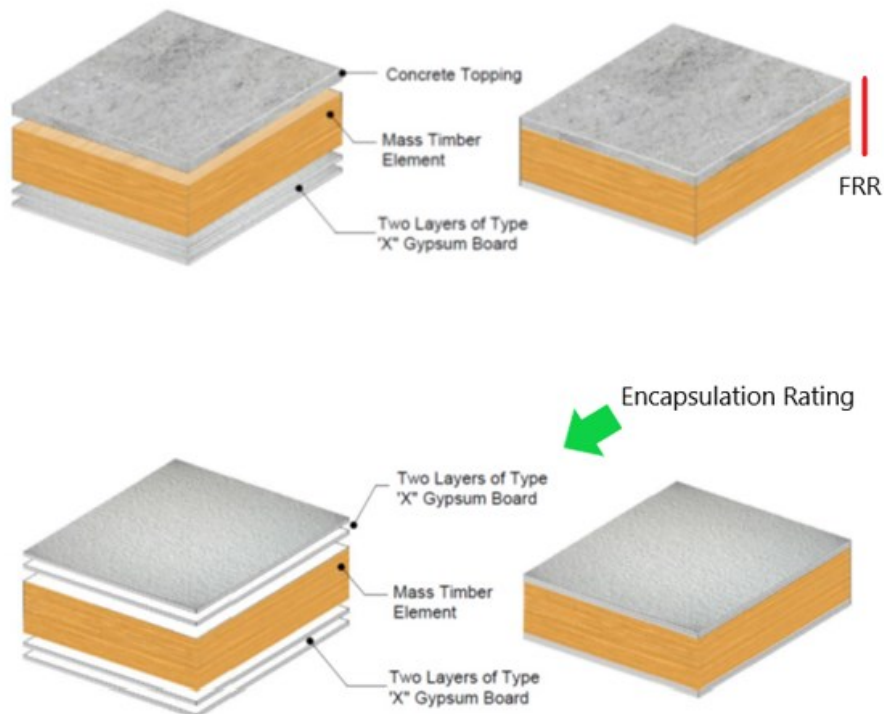
- ▶ “Noncombustible construction”
- ▶ Fire-resistance rating of structural members minimum of 2 hours
- ▶ Automatic fire sprinklers
- ▶ Unlimited height, unlimited area

What are the **proposed** BCBC & NBC requirements?

Encapsulated Mass Timber Construction (EMTC) requirements:

- ▶ 2 hours Fire-Resistance Rating of structural members
- ▶ Automatic fire sprinklers
- ▶ Limited Height of max 12 storey & 42m to top floor
- ▶ Limited Bldg area of 6,000 m² for Group C
- ▶ Encapsulation rating of 55 min

How is the encapsulation rating achieved?



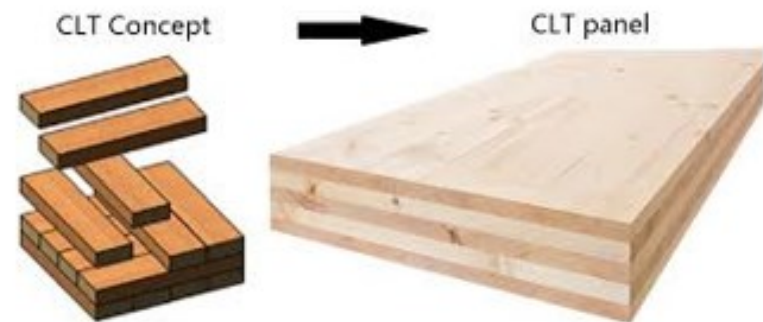
Source: Morrison Hershfield (2018)

What is the structure of EMTC?

► NEW CLASS or ADDITIONAL OPTION

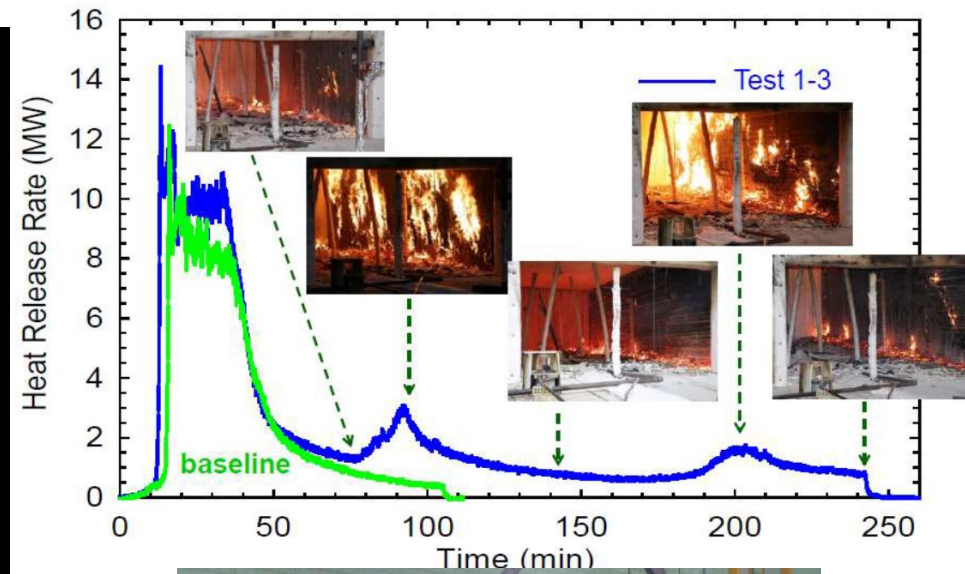
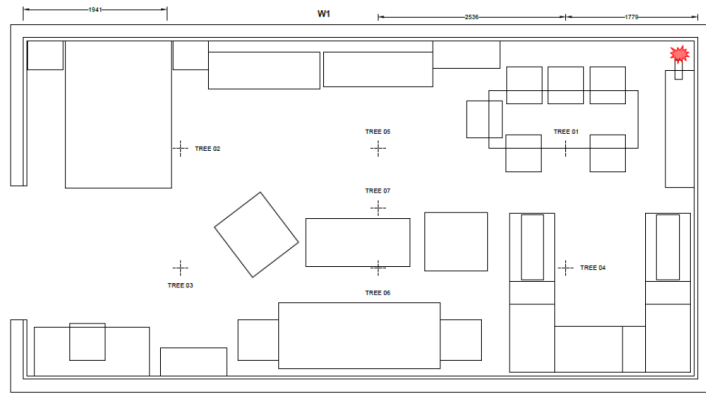


Source: Structurlam Mass Timber Corporation (2019)



Source: ASCE (2013)

EMTC & Glued Laminated Beam & Post Fire Tests by NRC



City of Kelowna

What are the Municipal Eligibility requirements?

- ▶ City Council's support for the initiative;
- ▶ Building and fire departments support the participation;
- ▶ At least one building official holds a Level 3 competency certification from the Building Officials' Association of BC; and
- ▶ The jurisdiction's land-use bylaws support buildings greater than six storeys in height

What are the benefits for the City?

- ▶ Brand new additional construction method to choose from
- ▶ Approx. 1/5 the weight of comparable concrete building
- ▶ Positive economic implications
- ▶ Helping to grow local and global markets
- ▶ Ease of assembly for the development industry
- ▶ Learning opportunity for city staff prior to BCBC change
- ▶ Climate-friendly construction

Report to Council



Date: August 26, 2019
To: Council
From: City Manager
Subject: Amendments to Bylaw No. 7878
Department: Business Licensing

Recommendation:

THAT Council receives for information, the report from Business Licensing dated August 26, 2019, recommending that Council give reading consideration to BL11918 – Amendment No. 18 to the Business Licence and Regulation Bylaw No. 7878;

AND THAT BL11918 being Amendment No. 18 to the Business Licence and Regulation Bylaw No. 7878 be forwarded for reading consideration.

AND THAT Council directs staff to give notice by placing an advertisement in City In-Action to allow written comments from the public to be submitted to the Business Licence Manager no later than **4pm, Tuesday, September 3, 2019.**

Purpose:

To amend licence type codes, to introduce new fees and to update forms.

Background:

The Business Licence and Regulation Bylaw No. 7878 has been in effect since 1996. This Bylaw has been identified for updating, but this set of proposed amendments is not intended to be a complete revision. More research and consultation are required before a comprehensive restructuring of the entire Bylaw can occur. The aim of BL11918 – Amendment No. 18 is to implement necessary changes to modernize and immediately increase the effectiveness of the current Bylaw which will facilitate the implementation of new software.

Discussion:

The following paragraphs describe the type of changes proposed to Business License Bylaw No.7878.

Licence Type Codes

The required addition of 12 new licence type codes will place almost 20% of all active business licences into proper categories, removing them from the current "Unclassified" type code. The existing Bylaw does not properly align with the types of businesses that are operating within our City. It includes business categories such as circuses and shoe shine stands but lacks the scope to include any technology or web-based business models. Examples of other unaccounted for business types include fitness and recreation, creative arts and all animal related occupations (other than veterinarians).

Separating nearly 1900 unclassified licences into more specific licence types will give the City and the public a better overview of the types of businesses that are operating here, and will provide more dynamic statistics for reporting and identifying trends in the business community. There will be no impact on licence fees as the newly created type codes will retain the same fee as the previous unclassified category. The unclassified category will remain in the Bylaw for temporary use where new business types come into the City, until an amendment for that type can be brought forward.

In many cases the existing licence categories are broken down into multiple type codes based on the fee calculation, some examples are banks, child care centers, retail, manufacturing and wholesale locations. There are also instances of numerous individual type codes for specific occupations in a category. Examples of this are the contractor and professionals categories which offer a wide selection of occupations in those areas, but are not all encompassing and still contain an "other" type code. To simplify the Bylaw the general categories can be consolidated into one type code and the particular occupation for licences can be recorded using [NAICS codes](#) (North American Industry Classification System). The number of business licence type codes will be reduced by approximately 100 after consolidating and reconfiguring the existing licence type codes. Offering an updated and simplified collection of type codes will make it easier for staff and customers to identify and select the correct business categories at the time of application.

New Fees

The following new fees are being proposed:

Application Fee – This fee is for all new business licence applications to the City. It is a flat rate fee of \$25 that will cover the review and processing of the initial business licence application.

Application fees in other municipalities:

- Vancouver \$58
- Burnaby \$50
- Armstrong \$35
- Vernon \$25, \$50, or \$100 (non-resident, home based or resident business)

Late Payment Penalty Charge – This fee will be applied to all business licence accounts that have not paid their annual renewal fee by the specified due date. It is a flat rate fee of \$25 that will cover the staff time required to follow-up and distribute reminder notices to pursue delinquent accounts. There were approximately 3000 unpaid business licence accounts in the City of Kelowna after the January 15th 2019 due date, where the total number of active business licences was approximately 9500. As of July 2019 there were still more than 900 business licences with unpaid annual fees. Implementing a late payment penalty charge should reduce the number of overdue balances as it encourages businesses to submit payment on time.

Late Payment fees in other municipalities:

- Vancouver \$40 or 10% of licence fee (whichever is greater)
- West Kelowna \$25
- Penticton \$50
- Summerland 10% of licence fee

Conclusion:

The aim of BL11918 – Amendment No. 18 is to implement necessary changes to modernize and immediately increase the effectiveness of the current Bylaw which will facilitate the implementation of new software. The City's new Planning, Building and Licensing management software will improve customer experience and options for submitting applications online. Additional bylaw restructuring may be necessary over the next year as the City moves other parts of its development and building permitting application system online.

Considerations applicable to this report:

Internal Circulation:

Development Planning
Development Services

Legal/Statutory Authority:

Community Charter

Section 59 (2) & (3) Powers to require and prohibit – Council must give notice of its intention by providing an opportunity for persons who consider themselves affected by the bylaw to make representations to Council.

Section 60 – Business Licence Authority

Financial/Budgetary Considerations:

The fee structure changes proposed may result in additional revenue generation to cover the services provided. A budget amendment will be submitted through the budget process if revenues increase or decrease.

External Agency/Public Comments:

The proposed changes have been circulated to the Kelowna Chamber of Commerce and no concerns were expressed.

Considerations not applicable to this report:

Legal/Statutory Procedural Requirements:

Existing Policy:

Communications Comments:

Submitted by:

G.Wise, Business Licensing Manager

Approved for inclusion:



Ryan Smith, Divisional Director of Planning and Development



Business License Bylaw No.7878 (amendment)

August 26, 2019



Business License Bylaw No.7878 - Update

- ▶ Proposed bylaw amendments related to business systems replacement project
 - ▶ Will allow online Business License applications and improved customer service
 - ▶ Immediate changes to bylaw required to complement new system
 - ▶ Overall reduction in type codes
 - ▶ Fee structure changes
- ▶ Major bylaw overhaul will also begin soon with broader business input

License type codes

- ▶ Add 12 new type codes to better sort existing licenses
- ▶ Overall reduction in type codes (that are similar)

Fees

- ▶ New Business License Application fee (proposed)
- ▶ Late payment penalty



Questions?

For more information, visit kelowna.ca.

CITY OF KELOWNA

BYLAW NO. 11918

Amendment No. 18 to Business Licence and Regulation Bylaw No. 7878

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts that the City of Kelowna Business Licence and Regulation Bylaw No. 7878 be amended as follows:

1. THAT Section 2. DEFINITIONS be amended by:

a) deleting the definition for "**Applicant**" that reads:

"**Applicant**" means any person who makes application for any licence under the provisions of this Bylaw;"

And replace it with:

"**Applicant**" means any person or business owner (licencee) who makes an application for any licence under the provisions of this Bylaw;"

b) deleting the definition for "**Beauty parlour**" that reads:

"**Beauty parlour**" means any building, room or place where the **business** of hairdressing, scalp treatment, manicuring or face treatment is carried on;"

And replacing it with:

"**Beauty parlour and/or aesthetic services**" means any building, room or place where the **business** of spas, aesthetic salons, nail or face treatments, tanning salons, tattoo studios, piercing parlours, and similar or related business is carried on;"

c) adding a new definition in its appropriate location for "**Farm Retail Sales**" that reads:

"**Farm Retail Sales**" means a **business** licenced for retailing agricultural products on a farm. This **use** does not include the retail sale or dispensing of **cannabis**;"

d) deleting the definition for "Fruit Stand" in its entirety that reads"

"**Fruit stand**" means a **business** licenced to sell farm produce;"

e) deleting the definition for "Manufacturer" that reads:

"**Manufacturer**" means a person who carries on, maintains, owns or operates the **business**, trade, occupation or calling of assembling, manufacturing, producing, finishing, altering, repairing articles, goods, substances or thing or any part thereof and includes a brick-yard, cannery, concrete block **manufacturer**, fish curing plant, foundry, processing plant, machine shop, oil refinery, pole mill, sawmill, sheet metal works, shingle mill, ship-builder, steel fabricating plant, tie mill, tinsmith, furniture making, wood fabricating plant, and wood-working shop;"

And replace it with:

"**Manufacturer**" means a person who carries on, maintains, owns or operates a business that includes processing of raw materials; the manufacturing or assembling of semi-finished or finished goods, products or equipment that require onsite storage of parts and products. Typical uses include but are not limited

to food and beverage manufacturing (including wineries, breweries and cideries), textiles and clothing, chemical and pharmaceuticals, computer and electronic products, printing operations, concrete manufacturer, machine shop, sawmill, steel/metal fabrication plant, furniture making, paper or wood product plants, and plastic and rubber processing plants. This use does not include the production of cannabis or cannabis derivatives.”

2. AND THAT Section 5. LICENCE APPLICATION AND FEE be amended as follows:

a) deleting sub-section 5.1 that reads:

“An application for an initial licence for a **business** shall be made on the application form set out in Schedule 'B' and shall be signed by an owner or operator of the **business**, or the owner or operator’s agent duly authorized in writing.”

And replacing it with:

“An application for an initial licence for a **business** shall be signed for by an owner or operator of the **business**, or the owner or operator’s agent duly authorized in writing.”

b) deleting sub-section 5.2 that reads:

“Every application for an initial licence for a resident **business** or home occupation shall include a detailed description of the **premises** in or upon which the **applicant** intends to carry on **business**. All such licences shall be subject to the provisions of the **City** of Kelowna Zoning Bylaw No. 8000 as amended or replaced from time to time.”

And replacing it with:

“Every application for an initial licence for a resident **business** or home occupation shall be subject to the provisions of the **City** of Kelowna Zoning Bylaw No. 8000 as amended or replaced from time to time.”

c) deleting sub-section 5.5 that reads:

“The application form shall be delivered to the **licence inspector** and shall be accompanied by the fee prescribed in Schedule 'A' and any inspection forms and confirmations required under this bylaw.”

And replacing it with:

“The application shall be accompanied by the application fee of \$25.00 and any inspection forms and confirmations required under this bylaw.”

3. AND THAT Section 6. PRO-RATING OF LICENCE FEE be amended by adding in its appropriate location a new sub-section 6.2 that reads:

“Except as provided in Section 6.1, in the case of licences that operate on a per day basis, or have a fee other than annual, there will be no pro-ration.”

4. AND THAT Section 7. FORM OF LICENCE be amended by deleting sub-section 7.1 that reads:

“Every licence granted pursuant to this bylaw shall be in the form outlined on Schedule 'C' attached to and forming part of this bylaw and shall state that the holder is licenced to carry on the **business** stipulated in such licence in a lawful manner for the period specified in the licence at the place stated in the licence.”

And replacing it with:

“Every licence granted pursuant to this bylaw shall be in the form prescribed by the Business Licence Manager and shall state that the holder is licenced to carry on the **business** stipulated in such licence in a lawful manner for the period specified in the licence at the place stated in the licence.”

5. AND THAT Section 8. TRANSFER sub-section 8.1 be deleted that reads:
- “Any person proposing to obtain a transfer of a licence with respect to a change of **premises** shall make application in the form of Schedule 'C', attached to this bylaw, and the powers, conditions, requirements, and procedures relating to the initial licence application apply, except as to fees.”
- And replaced with:
- “Any person proposing to obtain a transfer of a licence with respect to a change of **premises** or business ownership shall make an application for such changes, and the powers, conditions, requirements, and procedures relating to the initial licence application apply, except as to fees.”
6. AND THAT Section 9. EFFECT OF LICENCE, sub-section 9.1 be deleted that reads:
- “A licence authorizes only the person named in the licence to carry on only the **business** described in the licence, and only at the **premises** or locations described in the licence.”
- And replaced with:
- “A licence authorizes only the person named in the licence to carry on only the **business** described in the licence, within any assigned licence conditions or restrictions, and only at the **premises** or locations described in the licence.”
7. AND THAT Section 10 LICENCE RENEWAL sub-section 10.1 be deleted that reads:
- “A licensee is responsible for submitting a licence renewal form and the annual licence fee outlined in Schedule 'A' prior to the expiration of the licence.”
- And replaced with:
- “A licensee is responsible for renewing their licence by submitting the annual licence fee prior to the renewal due date or they will be subject to a late payment penalty charge of \$25.00.”
8. AND THAT Section 11 CHANGES IN BUSINESS sub-section 11.2 be deleted that reads:
- “No licensee shall change any other condition upon which the licence fee is based without first making an application in the form of Schedule 'B' attached to this bylaw, paying an additional licence fee payable under the bylaw as a result of the changes, and obtaining a new licence.”
- And replaced with:
- “No licensee shall change any other condition upon which the licence fee is based without first advising the Business Licence Department of the change and paying any additional licence fees payable under the bylaw as a result of the changes and obtaining a new licence.”
9. AND THAT Schedule “A” – **BUSINESS LICENCING BYLAW NO. 7878** be deleted in its entirety and replaced with a new Schedule A as attached to and forming part of this bylaw as Appendix A;
10. AND THAT Schedule “B” – **Business Licence Application** and Schedule “C” **Business Licence Guide and Business Licence** be deleted in their entirety;
11. AND THAT Schedule “D” – Mobile Stores (downtown boundary) Map be deleted in its entirety and replaced with a new Schedule “D” **Boundary of Mobile Vendor Free Area** Map as attached to and forming part of this bylaw as Appendix B;

12. This bylaw may be cited for all purposes as "Bylaw No. 11918, being Amendment No. 18 to Business Licence and Regulation Bylaw No. 7878."
13. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first, second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

Appendix A:

SCHEDULE "A"

BUSINESS LICENCING BYLAW NO. 7878

BUSINESS CATEGORIES, LICENCE PERIODS AND FEES PAYABLE

ADVERTISING AND MARKETING

- 0110** From any person carrying on the **business** of promoting and selling products or services, including market research and producing advertisements, \$127.51 for each twelve (12) month licence period.

ANIMAL AND PET SERVICES

- 0120** From any person carrying on the **business** of kennels or boarding, grooming, dog walking, pet sitting and day care, and other similar or related animal services, other than Veterinary or retail businesses, \$127.51 for each twelve (12) month licence period.

ARCADES AND RECREATIONAL ENTERTAINMENT

- 0175** From any person carrying on the **business** of an amusement park, miniature golf course, roller rink, laser tag, paintball, arcade, virtual reality, escape rooms or other similar place of entertainment \$127.51 for each twelve (12) month licence period. Every person holding a licence under this section may also sell by retail without further licence: **confections, tobacco**, gifts and souvenirs.

AUCTIONS/AUCTIONEERS

- 0200** From any person selling property by auction (not being a Crown Officer selling Crown property by auction, or Sheriff, Sheriff's Office or Bailiff selling lands, goods or chattels under a judgement or in satisfaction of rent or taxes), \$190.61 for each twelve (12) month licence period.

AUTOMOBILE BODY REPAIR AND DETAILING

- 0300** From any person carrying on a **business** of automobile body repair and paint shop, detailing shop or car wash, \$127.51 for each twelve (12) month licence period.

AUTOMOBILE DEALER - New and Second Hand or Used

- 0400** From any person being a dealer in: Both new and second hand automobiles, motor cars or motor vehicles, \$247.00 for each twelve (12) month licence period; the holder of any licence under this paragraph shall also be entitled to carry on the **business** of selling automobile accessories such as batteries, tires, tubes, parts, petroleum products, lubricants and any items that might be used in connection with or become part of a motor vehicle, as well as repairing and storage of such vehicles without taking out any further licence therefor.

AUTOMOBILE DEALER - Second Hand or Used

0500 From any person being a dealer in a second hand or used automobile, motor cars or motor vehicles, \$127.51 for each twelve (12) month licence period.

AUTO WRECKER AND/OR JUNK DEALER

0600 From any person carrying on the **business** of an automobile wrecker, and/or junk dealer, \$212.10 for each twelve (12) month licence period.

BAKER

0700 From any person operating a bakery, bakeshop, or other place where bread, cakes, pastries, pies and/or other baker products are made or manufactured for sale. The holder of a licence under this paragraph is also entitled to sell his products by retail from the same location without taking out any further licence therefor. The amount to be levied or collected for each twelve (12) month licence period shall be based upon the following:

<u>FLOOR AREA OF PREMISES</u>	<u>FEES</u>
1 to 278 square metres	\$127.51 for each twelve (12) month licence period.
Over 278 square metres	\$155.69 for each twelve (12) month licence period.

BANKER/CREDIT UNION

0805 From any bank or person carrying on the **business** of a banker, or credit union the amount to be levied or collected for each twelve (12) month licence period shall be based upon the following:

<u>NUMBER OF EMPLOYEES</u>	<u>FEE</u>
1 to 25 employees	\$704.76 for each 12 month licence period.
26 to 50 employees	\$1,057.79 for each 12 month licence period.
Over 50 employees	\$1,409.52 each 12 month licence period.

BEAUTY PARLOUR AND/OR AESTHETIC SERVICES

0850 From any person carrying on the **business** of a **beauty parlour** or **aesthetic service**, as defined herein, excluding any person carrying on the **business** of a **hairstylist** under Section 2400 or 2500, \$127.51 for each twelve (12) month licence period. The holder of a licence under this paragraph may also sell by retail without further licence.

BODY-RUB, BODY-RUB PARLOUR OR BODY-PAINTING STUDIO

- 0900** From any person or individual carrying on the **business** of or operating a **body-rub parlour** or **body-painting studio**, or individual operating the **business** of performing Body-Rub, \$3,060.00 for each twelve (12) month licence period.

BOWLING ALLEY

- 1100** From any person operating a bowling alley, \$21.45 for each alley or runway with a minimum fee of \$28.43 for each twelve (12) month licence period plus \$23.35 inspection fee for a new licence. Any person holding a licence under this paragraph may also sell by retail **confections** and **tobacco** as defined in this bylaw without being required to hold any other licence, provided however that if a concession snack bar is operated as an adjunct to the primary operation, an additional fee for the concession snack bar shall be paid.

CARRIER - RESIDENT, NON-RESIDENT, TAXICAB

- 1300** From any person who operates a tour company, boat or air charter, or who hauls by way of vehicles of any description goods, wares, merchandise, and passengers from one place to another and having a premise or place of stopping and starting within the **City** and being so licensed and having the approval to carry on this type of **business** from the Motor Carrier Commission, \$106.05 for the first vehicle plus \$14.76 for each additional vehicle for every twelve (12) month licence period.

CASINO

- 1301** From any person or individual carrying on the **business** of or operating a **casino**, \$510.00 for each twelve (12) month licence period.

COMMUNICATIONS

- 1350** From any company or person carrying on the **business** of wired, wireless and satellite telecommunications, radio and television broadcasting and other similar or related industries, \$127.51 for each twelve (12) month licence period.

CONTRACTORS

- 1566** From any person who does work, performs any service or supplies material in contractor trades such as bricklaying/masonry, building, ceiling, cement/concrete, drywall, eaves trough, electrical, excavating, flooring, gas-fitting, insulation, painting/decorating/designing/staging, plumbing, refrigeration, HVAC, roofing, siding, swimming pools, sheet metal/aluminum, water/sewer line services or any other contractor **business** not otherwise specifically mentioned, \$127.51 for each twelve (12) month licence period.

CREATIVE OR PERFORMING ARTS

- 1650** From any person or individual carrying on a business as an artist, author or writer, comedian, musician, DJ and other similar or related creative or performing arts, \$127.51 for each twelve (12) month licence period.

CUSTOM BROKER

1700 From any person carrying on the **business** of a custom broker, \$77.86 for each twelve (12) month licence period.

DANCE HALL, BANQUET HALL, RENTAL HALL

1800 From any person operating any dance hall, banquet hall, rental hall or other **premises** of a similar nature, \$169.14 for each twelve (12) month licence period.

DATING SERVICE

1850 From any person or individual carrying on the **business** of or operating a **dating service**, \$546.53 for each twelve (12) month licence period.

DAY NURSERY, CHILD CARE CENTRE, BABY SITTING SERVICE

1902 Any person operating a day nursery, child care centre or a baby-sitting service shall pay a licence fee according to the following scale:

\$28.43 for each twelve (12) month licence period for a licence for 3 to 5 children.

\$42.95 for each twelve (12) month licence period for a licence for 6 to 10 children inclusive.

\$56.37 for each twelve (12) month licence period for 11 to 15 children inclusive.

\$71.16 for each twelve (12) month licence period for 16 or more children.

DEALER - Second Hand and Junk

2000 From any person carrying on the **business** of a second hand dealer or junk dealer, a second hand store, a junk store or shop, \$127.51 for each twelve (12) month licence period.

FITNESS AND RECREATIONAL SPORTS

2020 From any person or individual carrying on the **business** of personal trainer or operating a gym, yoga studio or any similar or related fitness facility, \$127.51 for each twelve (12) month licence period.

FLEA MARKET

- 2150** From any person carrying on the **business** of organizing and operating a **flea market** \$520.20 for each 12 month period, if operated and under the control of a non-profit society. A licence issued for such a **flea market** includes all merchants, vendors or participants registered to take part in the **flea market**.
- 2151** From any person carrying on the **business** of organizing and operating a **flea market**, \$1,560.60 for each 12 month period. A licence issued for such a **flea market** includes all merchants, vendors or participants registered to take part in the **flea market**.

FARM RETAIL SALES

- 2200** From any person carrying on the **business** of **farm retail sales** for the sale of agricultural or farm products, \$56.37 for each twelve (12) month licence period.

GARAGE

- 2202** From any person who carries on the **business** of a garage for the storage of automobiles, motor cars or motor vehicles in excess of two (2) vehicles, \$112.74 for each twelve (12) month licence period.
- 2204** From any person who carries on the **business** of a garage for the repair of automobiles, motor cars or motor vehicles, \$140.94 for each twelve (12) month licence period.

GASOLINE OR FUEL SERVICE STATION

- 2300** From any person carrying on the **business** of selling gasoline or other fuel, as well as the minor servicing and emergency repairs of automobiles, \$127.51 for each twelve (12) month licence period for the first four (4) gasoline or other fuel hoses, and \$14.76 for each twelve (12) month licence period for each additional two or part thereof gasoline or other fuel hoses. Every person holding a licence under this paragraph may also sell by retail without further licence, automobile accessories (as defined in Section 0400), **confections** and **tobacco** as defined in this bylaw, but a separate licence shall be required for **vending machines** and convenience stores located on the **premises**.

HAIRSTYLIST OR BARBER

- 2400** From any person carrying on the **business** of a **hairstylist**, as defined herein, \$28.43 for each chair, for each twelve (12) month licence period. The holder of a licence under this paragraph shall also be entitled to carry on a **business** of an itinerant hairdresser without taking out any further licence therefor.

HAIRSTYLIST - ITINERANT

- 2500** From any person carrying on the **business** of an itinerant **hairstylist**, being a person who performs hairstyling services elsewhere than in a hairstyling shop, \$28.43 for each twelve (12) month licence period, for each person performing such services.

HEALTH SERVICES

- 2550** From any person carrying on the **business** of care aid, home and senior support services, counselling, personal coaching, holistic healing, reiki, unregistered massage therapy or any similar or related health services, excluding any person carrying on a professional **business** under Section 5099, \$127.51 for each twelve (12) month licence period.

HOME HANDICRAFT FAIR

- 2600** From any person carrying on the **business** of organizing and operating a **home handicraft fair** where all the participants in such fair only offer for sale their own home handicrafts \$16.88 per merchant or space up to a maximum of \$337.75 per **home handicraft fair** for the duration of such fair. A licence issued for such a **home handicraft fair** includes all merchants registered to take part in the **home handicraft fair**.

INFORMATION TECHNOLOGY

- 2650** From any person carrying on the **business** of IT Services, data processing, hosting, computer systems design and programming, web design, graphic design, software publishing, and similar or related computer, networking or electronic companies, \$127.51 for each twelve (12) month licence period.

JOB PRINTER

- 2700** From any person carrying on the **business** of job printer, \$127.51 for each twelve (12) month licence period.

LAUNDRY

- 2800** From any person carrying on the **business** of a public laundry having three (3) or less employees, \$71.16 for each twelve (12) month licence period and from any person keeping or carrying on a public laundry having more than three (3) employees, \$127.51 for each twelve (12) month licence period.

LAUNDRY OR DRY CLEANER

- 2900** From any person keeping or carrying on the **business** of a self-serve laundry or dry cleaner, the amount to be levied or collected shall be based upon the extent of such **business** and computed as follows:
- \$7.04 for each machine with a minimum fee of \$28.43 for each twelve (12) month licence period.

LINEN/UNIFORM SUPPLY

- 3000** From any person carrying on the **business** of a linen or uniform supply, \$71.16 for each twelve (12) month licence period.

LIQUOR DELIVERY SERVICE

- 3100** From any person carrying on the **business** of a liquor delivery service, \$127.51 for each twelve (12) month licence period.

LIQUOR LICENSED ESTABLISHMENT

From any person carrying on the **business** of a Liquor Licensed Establishment, the amount to be levied for each twelve (12) month licence period shall be based upon the following:

- | | | |
|-------------|---|---|
| 3207 | Class A - Club, Recreational | \$255.69 |
| 3210 | Class A - non-profit Society | \$127.85 |
| 3215 | Class B - Dining Lounge with a Floor Area of 140 m ² or less | \$159.80 |
| 3220 | Class B - Dining Lounge with a Floor Area over 140 m ² (spirits only) | \$217.33 |
| 3225 | Class B - Dining Room with a Floor Area of 140 m ² or less (wine, beer, coolers) | \$147.02 |
| 3230 | Class B - Dining Room with a Floor Area over 140 m ² (wine, beer, coolers) | \$191.77 |
| 3235 | Class C - Cabaret | \$243.51 for each 100 m ² of usable area or portion thereof. |
| 3240 | Class D - Neighbourhood Public House | \$243.51 for each 100 m ² of usable floor area or portion thereof. |
| 3245 | Class E - Sport's Stadium and Concert Hall | \$127.85 |
| 3255 | Class G - Beer and Wine Store | \$639.22 |

MAIL ORDER OR OUTSIDE MERCHANT SALES

- 3300** From any person, who either on his own behalf or as agent for another in whole or in part, carries on a **mail order** or online sales business or sells, offers for sale, solicits, or takes orders for the sale of goods, wares, merchandise, foodstuffs, articles, or things to be afterwards delivered and supplied by any person not doing **business** in the **City** or that keeps stock outside the **City**, or solicits, or takes orders for any service to be afterwards performed on the **premises** of the customer, \$127.51 for each twelve (12) month licence period.

MANAGEMENT, ADMINISTRATION AND/OR CONSULTING

- 3340** From any person carrying on the **business** of a management company (other than property management), administrative office or consultant, \$127.51 for each twelve (12) month licence period.

MANAGEMENT COMPANY - PROPERTY

- 3350** From any person carrying on the **business** of acquiring, disposing of or managing in any way whatsoever, property, chattels or related affairs for or on behalf of any other person, except and unless the person carrying on such **business** is a licenced realtor in possession of a **business** licence under Section 7005 herein, \$127.51 for each twelve (12) month licence period.

MANUFACTURER

- 3405** From any person carrying on the **business** of a **manufacturer** (as defined in this bylaw), the amount to be levied or collected for each twelve (12) month licence period shall be based upon the following:

FLOOR AREA OF MANUFACTURING PREMISES

FEE

1 square metre to 464 square metres	\$140.94 for each twelve (12) month licence period.
465 square metres to 1,858 square metres	\$281.90 for each twelve (12) month licence period.
1,859 square metres to 3,716 square metres	\$422.85 for each twelve (12) month licence period.
Over 3,716 square metres	\$563.79 for each twelve (12) month licence period.

The holder of a licence under this **business** category shall also be entitled to sell his products by retail from the same location as the item being manufactured, without taking out any further licence therefor.

MOBILE STORE

- 3500** From any person carrying on a **business** as a **mobile store** with respect to any other goods, wares or merchandise, \$327.91 for each twelve (12) month licence period for the first **mobile store** and \$54.65 for each twelve month licence period for each additional **mobile store**.

NEWSPAPER PUBLISHER

- 3602** From any person carrying on the **business** of a registered daily newspaper publisher, \$563.79 for each twelve (12) month licence period.
- 3604** From any person carrying on the **business** of a bi-weekly newspaper publisher, whether same is registered, \$212.10 for each twelve (12) month licence period.
- 3606** From any person carrying on the **business** of a publisher, publishing newspapers other than those specified in sections 3602 and 3604, such as but not limited to newspapers, periodicals and/or magazines, \$99.33 for each twelve (12) month licence period; provided however, that the holder of a licence under this paragraph shall be entitled to sell his published material by retail from the **premises** on which he publishes without obtaining a further licence therefor.

PARKING LOT

- 3700** From any person who carries on the **business** of the rental of parking spaces for automobiles, motor cars, or motor vehicles, on any parking lot, \$28.43 for each twelve (12) month licence period for the first four (4) spaces available and \$71.16 for each twelve (12) month licence period if more than four (4) spaces are available for rental.

PAWNBROKER

- 3800** From any person carrying on the **business** of a pawnbroker, \$510.00 for each twelve (12) month licence period.

POOL ROOM/BILLIARD HALL

- 3900** From any person operating any public pool room or billiard hall, \$34.90 for each table for each twelve (12) month licence, not exceeding in whole the sum of \$175.85 for any one (1) premise in each twelve (12) month period. Any person holding a licence under this paragraph may also retail **confections** and **tobacco** as defined in this bylaw, without being required to hold any other licence; provided however, that if a concession snack bar is operating as an adjunct to the primary operation, an additional fee for the concession snack bar shall be paid.

PRIVATE HOSPITAL

- 4000** From any person operating a private hospital as defined in the "Hospital Act", being Chapter 200 of the Revised Statutes of British Columbia, 1996, as amended, \$2.67 for each bed let or available for letting with a minimum fee of \$28.43 for each twelve (12) month licence period.

PROFESSIONALS

5099

From any person carrying on any of the following professional **businesses**; Architect, Engineer, Barrister and Solicitor, Notary Public, Chiropractor, Doctor, Dentist, Optometrist, Pathologist, Psychiatrist, Surgeons, Veterinarians or any other professional **business** not otherwise specifically mentioned. For each duly accredited professional person engaged in the **business** whether as a partner, proprietor, member or employee thereof, the amount to be levied or collected for each twelve (12) month licence period shall be based upon the following:

NUMBER OF PROFESSIONAL FEES

1 to 2 professionals	\$140.94 for each twelve (12) month licence period.
3 to 5 professionals	\$353.04 for each twelve (12) month licence period.
6 to 10 professionals	\$563.79 for each twelve (12) month licence period.
11 to 20 professionals	\$916.84 for each twelve (12) month licence period.
Over 20 professionals	\$1,127.61 for each twelve (12) month licence period.

PUBLIC UTILITY COMPANY

6000

From any public or private utility company, including but not restricted to gas, electric light, telephone, telegraph, power, pipeline, water, motor-bus, radio, television, closed-circuit television, sewer collection and treatment, or any other company supplying utilities to the public, \$422.85 for each twelve (12) month licence period. In the event of a company carrying on more than one (1) kind of **business**, it shall be required to hold and pay for a separate licence for each **business**.

REAL ESTATE OR LAND AGENT

7005

From any person carrying on the **business** of a Real Estate or Land Agent, the amount to be levied for each twelve (12) month licence period shall be based upon the following:

NUMBER OF LICENSED SALESPERSONS

1 to 2 salespersons	\$106.05 for each 12-month licence period.
3 to 5 salespersons	\$190.61 for each 12 month licence period.
6 to 10 salespersons	\$281.90 for each 12 month licence period.

11 to 20 salespersons	\$422.85 for each 12 month licence period.
Over 20 salespersons	\$563.79 for each 12 month licence period.

RESTAURANT

7100 From any person owning or operating the **business** of mobile chef, caterer or meal and food preparation, that does not operate a **mobile store** or **premise** that is open to the public, \$127.51 for each twelve (12) month licence period.

7102 From any person owning or operating the **business** of restaurant, tea room, cafe, cafeteria, fish and chip shop, delicatessen, coffee shop, or other **premises** of a similar nature (excluding Class B Dining Lounge and Class B Dining Room), the amount to be levied for each twelve (12) month licence period shall be based upon the following:

<u>FLOOR AREA OF PREMISES</u>	<u>FEE</u>
1 to 140 square metres	\$127.51 for each twelve (12) month licence period.
Over 140 square metres	\$155.69 for each twelve (12) month licence period.

7106 From any person owning or operating the **business** of restaurant, tea room, cafe, cafeteria, fish and chip shop, delicatessen, coffee shop, or other **premises** of a similar nature (excluding Class B Dining Lounge and Class B Dining Room), which is combined with a retail **business**, the combined area of which is 47 square metres or less, \$71.16 for each twelve (12) month licence period.

RETAIL

7205 From any person selling by retail the amount to be levied or collected for each twelve (12) month licence period shall be based upon the following:

<u>FLOOR AREA OF RETAIL PREMISES</u>	<u>FEES</u>
1 square metre to 278 square metres	\$140.94 for each 12 month licence period.
279 square metres to 557 square metres	\$281.90 for each 12 month licence period.
558 square metres to 1,115 square metres	\$422.85 for each 12 month licence period.
1,116 square metres to 2,230 square metres	\$704.76 for each 12 month licence period.

Over 2,230 square metres

\$1,127.61 for each 12 month licence period.

HOTEL / APARTMENT

From any person owning or operating the **business** of hotel, motel, auto court, apartment, or other premises of a similar nature, the amount to be levied or collected for each twelve (12) month licence period shall be based upon the following:

7305	Hotel, motel, auto court (secondary use)	\$121.75 for each 100 m ² of usable floor area or portion thereof for secondary uses (pubs, lounges, restaurants, gift shops, meeting rooms) for each twelve (12) month licence period.
7306	Hotel, motel, auto court	\$5.03 for each unit with a minimum fee of \$27.50 for each twelve (12) month period.
7310	Apartment	\$8.37 for each suite with a minimum fee of \$27.50 for each twelve (12) month licence period.
7315	Bed and Breakfast	\$27.50 for each twelve (12) month licence period.
7320	Apartment owned and operated by non-profit societies providing rooms for rent for senior citizens and/or low-income families	\$1.36 for each suite with a minimum fee of \$27.50 for each twelve (12) month licence period.
7325	Private nursing home and rest home	\$5.03 for each room with a minimum fee of \$27.50 for each twelve (12) month licence period.

SALESPERSON

7350	Any person who: <ul style="list-style-type: none">(i) sells, or offers for sale, goods, wares, merchandise, or food-stuffs, or any other effects whatsoever that retail in the City by a door-to-door canvas;(ii) being the agent for another person, sells or offers for sale goods, wares, merchandise, or foodstuffs, or carries, or exposes samples, or patterns of any goods, wares, merchandise, or food-stuffs, to be afterwards delivered within the City to a person who is not a wholesaler, or retailer, in such goods, wares, merchandise or foodstuffs; or(iii) carries, or exposes samples or patterns or quotes prices for the selling of any goods, wares, merchandise, or foodstuffs, to be afterwards delivered within the City to any person,
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accordingly, a fee of \$71.16 for each twelve (12) month licence period.

SAND OR GRAVEL PIT, MINING AND RESOURCE EXTRACTION

7400 From any person carrying on the business of operating a sand/or gravel pit, mining, or resource extraction, \$212.10 for each twelve (12) month licence period.

SECURITY SERVICE/INVESTIGATIONS/COLLECTIONS/BAILIFF

7420 From any person carrying on the **business** of a Security Service and/or Investigations Service and/or Collections and/or Bailiff, \$140.94 for each twelve (12) month licence period.

SOCIAL ESCORT SERVICE

7430 From any person or individual carrying on the **business** of or operating a **social escort service**, \$3,060.00 for each twelve (12) month licence period.

SPECIAL EVENT

7450 From any person, persons, group, society, association, organization, or corporation holding a Special Event including but not restricted to a public show, cultural performance, awareness walks, exhibition or other similar event, \$34.90 for each day during the licence period.

THEATRES, HALLS AND ARENAS

7502 From any proprietor, lessee or manager of any theatre, including drive-in theatre, amusement hall, concert hall, music hall, opera house, rink, arena or other similar place of entertainment, according to the seating or automobile capacity and licensing period thereof as set out as follows:

<u>SEATING CAPACITY OR AUTOMOBILE VIEWING SPACES</u>	<u>LICENCE PERIOD</u>		
	<u>12 months</u>	<u>6 months</u>	<u>3 or less</u>
1 - 500	\$140.94	\$ 71.16	\$ 34.90
501 - 1000	\$281.90	\$140.94	\$ 71.16
1001 or over	\$422.85	\$212.10	\$106.05

Provided that where one building contains more than one theatre, hall or other place of entertainment within the scope of this paragraph, a separate licence shall be payable in respect for each such premise.

TRADE SHOW

7550 From any person carrying on the **business** of organizing and operating a **trade show** where the merchants participating in such **trade show** offer their goods, wares or merchandise for retail sale or wholesale, \$84.44 per merchant or space up to a maximum of \$1,688.75 per **trade show** for the duration of such show (the licence period). A licence issued for such a **trade show** includes all merchants registered to take part in the **trade show**.

TRAILER, MOBILE HOME, TENT OR AUTO COURT PARK OR CAMP

7600 From any person carrying on **business** as the owner of a trailer, mobile home, or tent campground, the amount to be levied or collected shall be levied upon the extent of such **business** and computed as follows:

- (i) \$5.03 for each additional space let or available for letting with a minimum fee of \$28.43 for each twelve (12) month licence period.

TRUST, INSURANCE, INVESTMENT, LOAN AND MORTGAGE COMPANY

7705 From any person carrying on the **business** of a trust company, insurance, financial advisor or planner, loan or mortgage agency, society or company, the amount to be levied or collected for each twelve (12) month licence period shall be based upon the following:

<u>NUMBER OF EMPLOYEES</u>	<u>FEES</u>
1 to 2 employees	\$140.94 for each twelve (12) month licence period.
3 to 5 employees	\$281.90 for each twelve (12) month licence period.
6 to 10 employees	\$422.85 for each twelve (12) month licence period.
11 to 20 employees	\$634.96 for each twelve (12) month licence period.
Over 20 employees	\$845.70 for each twelve (12) month licence period.

VENDING MACHINES

7804 From owners of **vending machines** of any goods, wares, merchandise or articles, or for providing music, games, amusement or service of any kind the amount to be levied or collected for each twelve (12) month licence period shall be \$28.43 for the first machine plus \$7.04 for each additional machine.

WAREHOUSING (INCLUDING MINI-STORAGE)

7850 From any person carrying on the **business** of warehousing products, equipment or other effects for which charges are made, following licence fees for every twelve (12) month licence period based on the floor area occupied by the warehouse **business**:

<u>FLOOR AREA OF WAREHOUSING PREMISES</u>	<u>FEES</u>
1 to 464 square metres	\$140.94 for each twelve (12) month licence period.

465 square metres to 1,858 square metres	\$281.90 for each twelve (12) month licence period.
1,859 square metres to 3,716 square metres	\$422.85 for each twelve (12) month licence period.
Over 3,716 square metres	\$563.79 for each twelve (12) month licence period.

WHOLESALE

7905

From any person owning or operating a wholesale **business**, the amount to be levied or collected for each twelve (12) month licence period shall be based upon the following:

<u>FLOOR AREA OF WHOLESALE PREMISES</u>	<u>FEES</u>
1 to 464 square metres	\$140.94 for each twelve (12) month licence period.
465 square metres to 1,858 square metres	\$281.90 for each twelve (12) month licence period.
1,859 square metres to 3,716 square metres	\$422.85 for each twelve (12) month licence period.
Over 3,716 square metres	\$563.79 for each twelve (12) month licence period.

The holder of a licence under this paragraph shall also be entitled to sell by retail from the same location without taking out any further licence therefor.

OTHER BUSINESS

From any person operating any of the following **businesses**, the amount hereinafter set out opposite each such **business** operated by him for each twelve (12) month licence period:

8000	Personal, Household and Other Services not otherwise specified in this Bylaw	\$127.51
8002	Accountant, Bookkeeper, Auditor and Public Stenographer	\$77.86
8006	Boat Rental and Mooring	\$71.16
8010	Canadian Newspaper Agency	\$56.37
8012	Car/Truck/Trailer/Recreation Vehicle Rental Service and/or Leasing Service	\$77.86
8014	Chimney Sweep	\$42.95
8016	Christmas Tree Sale	\$28.43

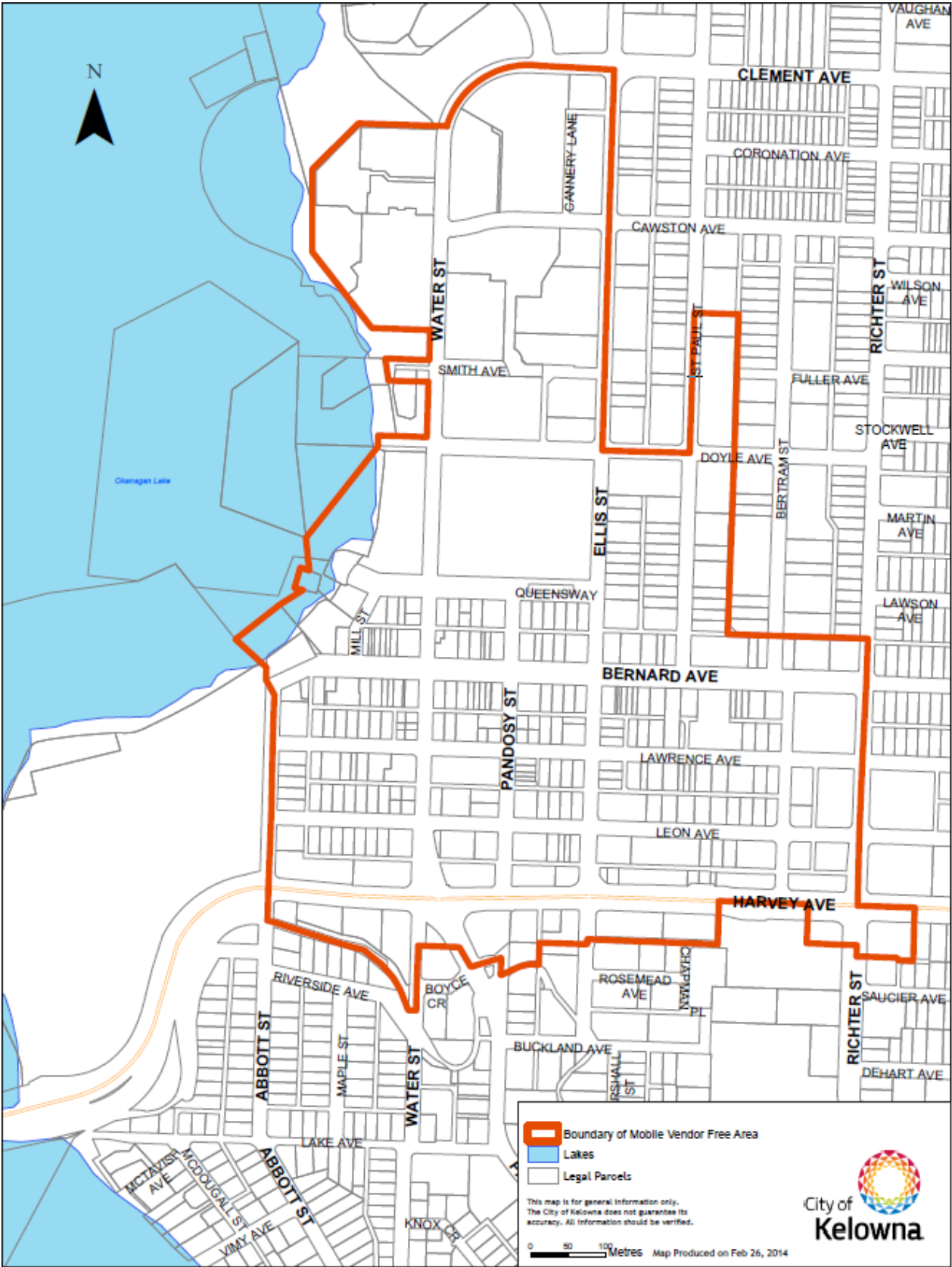
8020	Concession Snack Bar: Having a total floor area of not more than fifty (50) square metres operated as an adjunct to a primary operation which is the principal source of the patronage	\$63.09
8022	Dental Technician - laboratory or like service	\$127.51
8024	Drafting and Design Service	\$127.51
8026	Dry Cleaning	\$127.51
8027	Fuel Dealer (liquid fuels)	\$127.51
8028	Fuel Dealer (solid fuels)	\$42.95
8029	Furniture Repair and Refinishing	\$127.51
8030	Handicapped and/or Blind person, carrying on a home handicraft, home occupation or business for gain which is incidental and secondary to the use of the dwelling unit for residential purposes	No Charges
8032	Home handicrafts, where there are no employees of the person operating such business	\$34.90
8036	Janitor and/or Window Cleaning Service: where three (3) persons or less are employed where more than three (3) persons are employed	\$56.37 \$77.86
8040	Landscaping or gardening including sale of shrubs, plants, nursery and garden supplies	\$112.74
8042	Landscaping or Gardening	\$34.90
8044	Lumber Yard and/or Millwork Shop	\$127.51
8046	Machine Shop: where three (3) persons or less are employed where more than three (3) persons are employed	\$91.27 \$140.94
8050	Machine or Equipment Rental	\$127.51
8052	Machinery and Equipment Sales and service	\$127.51
8054	Magazine, Periodical or Book Sales business , that is selling, soliciting or taking orders for the sale of subscriptions for newspapers, magazines, periodicals, or books, whether of an educational character, or not	\$71.16
8056	Monumental Works and Memorial	\$63.09
8058	Mobile Home, Trailer, Recreational Vehicle and/or Boat Sales	\$127.51
8060	Office Equipment and Supplies, sales and service	\$127.51
8062	Photography, Audio and/or Video Engineering or Production	\$127.51

8064	Piano Tuning	\$77.86
8065	Commercial or Private Schools, or other training services	\$127.51
8066	Private Music Teaching, Dancing School, Hair Dressing School, and other related activities	\$49.66
8068	Rug or Upholstery Cleaners	\$63.09
8070	Saw Filing and/or Knife Sharpening	\$28.43
8072	Septic Tank and Grease Trap and Grease Trap Cleaners	\$63.09
8074	Service and Maintenance of Appliances or other equipment	\$127.51
8076	Shoe Repair	\$71.16
8078	Shoe Shine	\$28.43
8080	Sign Painter or Sign Writer	\$127.51
8081	Small Equipment and Appliance Sales and Service	\$127.51
8082	Tailor or Dressmaker	\$42.95 for each twelve (12) month licence period
8083	Thrift Store	\$28.43 for each twelve (12) month licence period
8084	Tire Rethreading Business	\$127.51
8086	Towing Service	\$127.51
8088	Travel Service and/or Tour Agent	\$127.51
8090	Tree Topping and/or Tree Spraying	\$63.09
8092	Undertaker and funeral Director, including the sale of monuments and memorials	\$127.51
8094	Upholstery	\$127.51
8096	Watch Repairing	\$77.86
8098	Welding Shop	\$127.51

8099	Yard Sale, Garage Sale, Carport Sale, Basement Sale, etc. provided however, the licence shall be issued for each individual sale and no licence is required for a person holding only (1) such sale in each licence year, and no person shall be granted more than three (3) licences in each licence year	\$28.43
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UNCLASSIFIED

9000	From any person following within the Municipality any profession, business , trade, occupation, employment or calling not herein-before enumerated, or who enters into or carries on any contract to perform any work or furnish any service or material, \$127.51 for each twelve (12) month licence period.
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Report to Council



Date: August 26, 2019
To: Council
From: City Manager
Subject: Transit Improvement Program (TIP) 3-year Memorandum of Understanding
Department: Integrated Transportation

Recommendation:

THAT Council receives for information, the report from the Transit and Programs Manager dated August 26, 2019, with respect to the Transit Improvement Program (TIP) 3-year Memorandum of Understanding (MOU);

AND THAT Council authorizes the Mayor and City Clerk to execute the 3-year Memorandum of Understanding on behalf of the City of Kelowna for transit service over the 2020 –2023 service years.

Purpose:

To provide Council with information and seek approval in principal for transit expansion planned from 2020-2023.

Background:

Each year, an MOU related to the TIP is signed by the Local Government setting out the City's intention to proceed. This is subject to annual City Council budget deliberations each fall, but the lag time associated with ordering buses, if required, means that BC Transit must commit to purchase up to one year in advance of actual receipt of an expansion bus. The MOU also allows BC Transit to include local expansion hours in its draft Service Plan to the Province to seek the matching funding required for new operating costs. Due to constraints at the transit operating centre, no expansion buses are planned for 2020/21.

Discussion:

Kelowna traffic patterns are the result of the daily travel decisions made by the City's 130,000 citizens. Where people live, how far they need to travel to get to work, school, or other services is the primary factor that influences how people choose to get around. Today, 79 per cent of residents commute by driving, while only 19 per cent commute by sustainable transportation modes such as walking, cycling, carpooling or taking transit (2016 Census). Over the next 20 years, by encouraging future growth in urban centres and making investments that make sustainable transportation options easier and more convenient, the City will be able to accommodate the increasing demand for travel while minimizing the need for costly roadway expansions. Increasing transit service hours and accompanying

infrastructure and amenities, including transit priority measures, will be a key component of this approach.

The TIP is reviewed by City staff in collaboration with BC Transit each year and expansion priorities are modified as necessary to reflect investment priorities and current conditions. The previously planned expansion of 5,000 hours described in the last MOU will not proceed in the 2020/21 period as it would trigger additional buses that cannot be accommodated at the current operations facility. Work to assess the servicing needs of the proposed new operations facility has commenced. With project completion a number of years off however, BC Transit is pursuing interim Paratransit fleet relocation, which would free capacity for expansions till the new facility is operational.

BC Transit conducted a Paratransit review in 2018/19 which provides an overview of current services, best-practices and a vision for system enhancements that will improve equity between the Conventional and Paratransit systems. Today, the days of operation and span of service differ between the two systems and incremental investments are proposed to address these inequities. Proposed expansions will be achieved by means of the Taxi Supplement Program which offers greater flexibility for users while providing a solution at a lower average cost per ride than traditional handyDART.

Three Year Proposed Service Expansion

2020/21 - Conventional Transit - Off-peak service improvements to the Core Transit Network.
Paratransit – Introduction of basic weekend handyDART service on Sunday.

To address ongoing passenger crowding and service reliability challenges on key Frequent Transit Network routes, 950 hours of expansion are proposed for 2020/21. This investment is the maximum that can be accommodated without triggering an expansion bus.

Respondents to a 2018 survey of Paratransit users identified introduction of basic Sunday services as the top expansion priority; an improvement also recommended in the Paratransit review. No Sunday service is offered today.

2021/22 – Conventional Transit - Key initiatives identified in the Transit Future Action Plan.
Paratransit – Expand handyDART service hour span of weekday service.

Transit speed and travel times continue to erode each year as traffic volumes on frequent and rapid transit corridors grows. The result is buses are unable to adhere to schedules which affects customer satisfaction and ultimately ridership. While investments in physical transit priority measures can help to avoid paying more to maintain the same frequency of service along increasingly slower routes, these measures take time to plan and implement. As the community grows, more substantial operating investments are also needed to ensure buses are able to meet posted schedules and capacity demands in today's conditions. Deferral of investments in 2020/21 resulting from operation centre constraints will place additional strain on already busy bus routes warranting a more substantial investment in 2021/22. In addition to general investment in various major routes, streamlining services in the Rutland area over time is a priority. The objective is to better align routes and service levels according to changing density and ridership potential. In addition to service enhancements in the area, the 11 Rutland will be routed into the new Rutland Transit Exchange.

Improving weekday service coverage hours on the Paratransit system was a high priority among respondents to the Paratransit customer survey. The Paratransit review recommends expanding weekday service hours to better align with those of the Conventional transit system.

2022/23 – Conventional Transit – Continuing to delivery on the Transit Future Action Plan. Paratransit – Expand weekend hours of handyDART service.

Continued investment in frequent and rapid routes to maintain service reliability and capacity with investment in higher-performing local coverage bus routes is envisioned for 2022/23. Select coverage routes have limited or no service through mid-day periods and on weekends. Routes that are meeting or exceeding performance standards would be candidates for service enhancements. With changes to travel patterns expected in the upper and lower mission upon the opening of the new Canyon Falls Middle School this fall, the structure of routes in the area will be reviewed to determine if restructuring is required.

Expansion of weekend service hours on the Paratransit system is the final recommendation of the Paratransit review and was also a popular expansion option among Paratransit survey respondents. This investment would complete the primary service expansion recommendations detailed within BC Transit's Paratransit review.

PROPOSED CONVENTIONAL EXPANSION INITIATIVES						
AOA Period	In Service Date	Annual Hours	Vehicle Requirements	Estimated Annual Revenue	Estimated Annual Total Costs	Estimated Annual Net Municipal Share
2020/21	Sep-20	950	0	\$21,576	\$101,067	\$32,303
		Description	Off-peak service improvements to the Core Transit Network to address passenger crowding and service reliability challenges			
2021/22	Sep-21	10,850	5	\$246,636	\$1,658,210	\$727,563
		Description	Initiatives from the Transit Future Action Plan including investing in Frequent and Rapid Routes with a focus on improving service to the Rutland area, investment to maintain service reliability, and expansion to bring Route 11 into the Rutland.			
NOTE: Due to identified operational constraints at the Kelowna facility, this option will be subject to further review and approval by BC Transit to ensure that additional vehicles can be accommodated.						
2022/23	Sep-22	5,950	3	\$135,284	\$805,985	\$350,134
		Description	Initiatives from the Transit Future Action Plan including investing in frequent and rapid routes, investment to maintain service reliability, investment in higher-performing local routes, and the Upper/Lower Mission Service Restructure			
NOTE: Due to identified operational constraints at the Kelowna facility, this option will be subject to further review and approval by BC Transit to ensure that additional vehicles can be accommodated.						

PROPOSED **CUSTOM (PARATRANSIT)** EXPANSION INITIATIVES

AOA Period	Estimated Revenue	Annual	Estimated Total Costs	Annual	Estimated Municipal Share	Annual	Net
2020/21	\$25,580		\$186,500		\$36,543		
	Description		Introduce basic weekend handyDART service on Sunday by means of Taxi Supplement.				
2021/22	\$69,980		\$535,000		\$108,229		
	Description		Expand the handyDART service hour span of weekday service to reflect Conventional hours of operation by means of Taxi Supplement.				
2022/23	\$34,990		\$267,000		\$53,948		
	Description		Expand the weekend hours of handyDART service to reflect the Conventional hours of operation by means of Taxi Supplement.				

Conclusion:

Transit will play a vital role achieving the vision and goals of the Transportation Master Plan so long as it is convenient, reliable, safe and equitable. Regular investment in service levels coupled with strategic transit infrastructure investments will ensure that transit is a key part of a diverse transportation landscape available to all residents of Kelowna.

Internal Circulation:

Strategic Transportation Planning Manager
Financial Services, Financial Analyst

Financial/Budgetary Considerations: Net cost for Conventional and Custom transit to be considered for the 2020 budget is estimated at \$22,949 with the full year annual estimated costs of \$68,846 to be considered for the 2021 budget. Net cost for Conventional and Custom transit to be considered for the 2021 budget is estimated at \$278,597 with the full year estimated annual cost of \$835,792 to be considered for the 2022 budget. Net cost for Conventional and Custom transit to be considered for the 2022 budget is estimated at \$134,694 with the full year annual estimated costs of \$404,082 to be considered for the 2023 budget.

External Agency/Public Comments: BC Transit has reviewed and approved the report and attachments.

Considerations not applicable to this report:

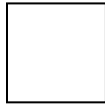
Legal/Statutory Authority
Legal/Statutory Procedural Requirements
Existing Policy
Personnel Implications
Communications Comments
Alternate Recommendation



J. Dombowsky, Transit and Programs Manager

Reviewed & approved by: R. Villarreal, Department Manager, Integrated Transportation

Approved for inclusion:



A. Newcombe, Divisional Director, Infrastructure

Attachment 1 - BC Transit TIPS MOU City of Kelowna 2020-2023

Attachment 2 - Transit Improvement Program MOU Presentation

cc: G. Davidson, Divisional Director, Financial Services
C. Fudge, Senior Manager Government Relations, BC Transit
M. Boyd, Planning Manager, BC Transit

August 12, 2019

Attn: Jerry Dombowsky
Transit and Programs Manager
City of Kelowna
1435 Water Street
Kelowna, BC V1Y 1J4

Re: 3 Year Expansion Initiatives

Dear Jerry,

As your transit system has service initiatives requiring expansion funding, we have attached a Memorandum of Understanding (MOU) to formalize the process of securing provincial funding on your behalf. This MOU summarizes specific initiatives for the subsequent three operating years of 2020-2021 through to 2022-2023. These initiatives are derived from recommendations outlined in the most recent service plan(s) received by your council/board and validated in collaboration with local government staff.

Expansion initiatives are an important component to sustaining and growing a successful transit system. This investment in your transit system comes with several considerations. To support council/board decision making, we have provided updated order-of-magnitude costing for each Conventional and Custom Transit initiative. These are based on either the estimated annual increase to revenue service hours or, where appropriate, the estimated increase to the Taxi Supplement budget for Custom Transit initiatives as written into the description.

There are a few key considerations when reviewing your initiatives. It is important to realize that where proposed expansion is dependent on other infrastructure investment, this dependency will be noted in the proposed expansion initiatives table. Similarly, if your expansion requires additional vehicles, this is also identified and is factored into your estimated total costs. Please keep in mind that should fleet be procured to support your initiative following agreement to the MOU and a determination is made that expansion is no longer desired by the local government, the lease fees related to the new vehicles will still be added to your operating budget for a minimum of a one-year period. Finally, in the event expansion requests exceed the available funding, it is important to note a prioritization process is used to determine which projects receive funding.

By communicating proposed expansion initiatives as far in advance as possible we are trying to achieve three important goals:

1. Ensure 3 year expansion initiatives are aligned with the expectations of local governments.
2. Attain a commitment from local governments that allow BC Transit to proceed with the procurement and management of resources necessary to implement transit service expansions.
3. Provide local government partners with enhanced 3 year forecasts that identify longer term funding requirements.

Upon confirmation of your council/board's commitment to the expansion initiatives, we will include your request in BC Transit's draft Service Plan to the Province to seek the matching funding required for operating and capital costs. If your proposed expansion requires additional vehicles in 2020-2021, a commitment from your council/board is required by June 28th, 2019 to ensure sufficient time for BC Transit to include your requirements in our procurement process.

Following confirmation of the provincial budget, I will confirm with you if sufficient funding was secured and initiate an implementation plan, including the development of more detailed costing based on routing and schedules. I look forward to working with you on the continued improvement of your transit service and encourage you to contact me if you have any questions regarding these proposed expansion initiatives.

Yours truly,



Chris Fudge
Senior Manager, Government Relations
BC Transit

Expansion Memorandum of Understanding

Date	August 12, 2019
Expiry	August 30 th , 2019
System	Kelowna Regional

Expansion Initiatives Agreement

The following outlines expansion initiatives identified for your transit system along with a high level annual costing based on the hourly rates of your system. Please confirm these initiatives are aligned with the expectations of your local government. Upon confirmation of your local government's intent to commit to the expansion and budget, we will proceed with the request to secure funding from the Province on your behalf.

PROPOSED CONVENTIONAL EXPANSION INITIATIVES						
AOA Period	In Service Date	Annual Hours	Vehicle Requirements	Estimated Annual Revenue	Estimated Annual Total Costs	Estimated Annual Net Municipal Share
2020/21	Sep-20	950	0	\$21,576	\$101,067	\$32,303
		Description	Off-peak service improvements to the Core Transit Network to address passenger crowding and service reliability challenges			
2021/22	Sep-21	10,850	5	\$246,636	\$1,658,210	\$727,563
		Description	Initiatives from the Transit Future Action Plan including investing in Frequent and Rapid Routes with a focus on improving service to the Rutland area, investment to maintain service reliability, and expansion to bring Route 11 into the Rutland Exchange.			
NOTE: Due to identified operational constraints at the Kelowna facility, this option will be subject to further review and approval by BC Transit to ensure that additional vehicles can be accommodated.						
2022/23	Sep-22	5,950	3	\$135,284	\$805,985	\$350,134
		Description	Initiatives from the Transit Future Action Plan including investing in frequent and rapid routes, investment to maintain service reliability, investment in higher-performing local routes, and the Upper/Lower Mission Service Restructure			
NOTE: Due to identified operational constraints at the Kelowna facility, this option will be subject to further review and approval by BC Transit to ensure that additional vehicles can be accommodated.						

PROPOSED CUSTOM (PARATRANSIT) EXPANSION INITIATIVES			
AOA Period	Estimated Annual Revenue	Estimated Annual Total Costs	Estimated Annual Net Municipal Share
2020/21	\$25,580	\$186,500	\$36,543
	Description	Introduce basic weekend handyDART service on Sunday by means of Taxi Supplement.	
2021/22	\$69,980	\$535,000	\$108,229
	Description	Expand the handyDART service hour span of weekday service to reflect Conventional hours of operation by means of Taxi Supplement.	
2022/23	\$34,990	\$267,000	\$53,948
	Description	Expand the weekend hours of handyDART service to reflect the Conventional hours of operation by means of Taxi Supplement.	

Approval

On behalf of the City of Kelowna, I am confirming to BC Transit to proceed with the request for funding to the province on our behalf for the 2020/21 fiscal year, and that we are committed to budget accordingly for the 3 year expansion but will review and confirm on an annual basis as per the advice provided and with the knowledge a more detailed budget will follow as service details are confirmed.

Signature: _____ Date: _____

Name: _____ Position: _____

Signature: _____ Date: _____

Name: _____ Position: _____

On behalf of BC Transit, prepared by



Signature: _____ Date: August 12, 2019

Name: **Chris Fudge** Position: **Senior Manager, Government Relations**



Transit Improvement Program – 2020-2023

August 26, 2019



Purpose

To provide Council with information regarding the Transit Improvement Program (TIP) and seek approval in principal for transit expansion planned from 2020-2023 detailed with the Memorandum of Understanding (MOU) from BC Transit.

Transit Improvement Program

- ▶ Details transit expansion priorities over a three-year horizon for both the Conventional and Paratransit systems.
- ▶ 3-year MOU is signed annually by the Local Government setting out the City's intention to proceed with expansions detailed in the TIP.
- ▶ Enables BC Transit to move forward with bus purchases if required and include local expansion hours in Provincial funding requests.

Transit Future Action Plan & Paratransit Service Review

- ▶ TFAP details transit investment priorities and guides decision making over a 5 year period (2018-2022).
- ▶ Paratransit services review – details state of services and enhancement priorities with the objective of improving productivity & reducing variability in service availability as compared to Conventional transit.

2020/21 Expansion Initiatives

PROPOSED CONVENTIONAL EXPANSION INITIATIVES						
AOA Period	In Service Date	Annual Hours	Vehicle Requirements	Estimated Annual Revenue	Estimated Annual Total Costs	Estimated Annual Net Municipal Share
2020/21	Sep-20	950	0	\$21,576	\$101,067	\$32,303
		Description	Off-peak service improvements to the Core Transit Network to address passenger crowding and service reliability challenges			

PROPOSED CUSTOM (PARATRANSIT) EXPANSION INITIATIVES			
AOA Period	Estimated Annual Revenue	Estimated Annual Total Costs	Estimated Annual Net Municipal Share
2020/21	\$25,580	\$186,500	\$36,543
	Description	Introduce basic weekend handyDART service on Sunday by means of Taxi Supplement.	

2021/22 Expansion Initiatives

PROPOSED CONVENTIONAL EXPANSION INITIATIVES						
AOA Period	In Service Date	Annual Hours	Vehicle Requirements	Estimated Annual Revenue	Estimated Annual Total Costs	Estimated Annual Net Municipal Share
2021/22	Sep-21	10,850	5	\$246,636	\$1,658,210	\$727,563
		Description	Initiatives from the Transit Future Action Plan including investing in Frequent and Rapid Routes with a focus on improving service to the Rutland area, investment to maintain service reliability, and expansion to bring Route 11 into the Rutland.			
NOTE: Due to identified operational constraints at the Kelowna facility, this option will be subject to further review and approval by BC Transit to ensure that additional vehicles can be accommodated.						

PROPOSED CUSTOM (PARATRANSIT) EXPANSION INITIATIVES			
AOA Period	Estimated Annual Revenue	Estimated Annual Total Costs	Estimated Annual Net Municipal Share
2021/22	\$69,980	\$535,000	\$108,229
	Description	Expand the handyDART service hour span of weekday service to reflect Conventional hours of operation by means of Taxi Supplement.	

2022/23 Expansion Initiatives

PROPOSED CONVENTIONAL EXPANSION INITIATIVES						
AOA Period	In Service Date	Annual Hours	Vehicle Requirements	Estimated Annual Revenue	Estimated Annual Total Costs	Estimated Annual Net Municipal Share
2022/23	Sep-22	5,950	3	\$135,284	\$805,985	\$350,134
		Description	Initiatives from the Transit Future Action Plan including investing in frequent and rapid routes, investment to maintain service reliability, investment in higher-performing local routes, and the Upper/Lower Mission Service Restructure			
NOTE: Due to identified operational constraints at the Kelowna facility, this option will be subject to further review and approval by BC Transit to ensure that additional vehicles can be accommodated.						

PROPOSED CUSTOM (PARATRANSIT) EXPANSION INITIATIVES			
AOA Period	Estimated Annual Revenue	Estimated Annual Total Costs	Estimated Annual Net Municipal Share
2022/23	\$34,990	\$267,000	\$53,948
	Description	Expand the weekend hours of handyDART service to reflect the Conventional hours of operation by means of Taxi Supplement.	

Recommendation

THAT Council authorizes the Mayor and City Clerk to execute the 3-year Memorandum of Understanding on behalf of the City of Kelowna for transit service over the 2020-2023 service years.



Questions?

Report to Council



Date: August 26, 2019
To: Council
From: City Manager
Subject: Transit 2019/2020 Annual Operating Agreement
Department: Revenue

Recommendation:

THAT Council approve the 2019/2020 Annual Operating Agreement between BC Transit and City of Kelowna for Conventional, Community, and Custom transit;

AND THAT the Mayor and City Clerk be authorized to execute the Transit Service Agreement between BC Transit and the City of Kelowna covering the period April 1, 2019 to March 31, 2020;

Purpose:

To receive Council approval for the transit 2019/2020 Annual Operating Agreement and receive Council authorization to sign the Annual Operating Agreement.

Background:

The Annual Operating Agreement (AOA) is submitted by BC Transit to the City of Kelowna and is effective for the period of April 1st to March 31st of the following year. The AOA is a summary of budgeted revenues and costs within the Kelowna Regional Transit System for BC Transit's fiscal year (March 31st yearend).

Each Local Government Partner within the Kelowna Regional Transit System submits the AOA to their Councils for approval.

Discussion:

When comparing the 2019/2020 AOA with the previously Council approved AOA, the main areas of increased costs are:

- the operating company's fixed costs
- increased hourly costs due to rate increases
- increases in fleet maintenance
- safety and security

Conventional Transit

Revenues are projected to increase by \$424,234, with City of Kelowna's portion at \$353,387. The 2019/20 AOA includes a \$287,171 increase in costs for Conventional transit. This represents a 1.3% increase from the 2018/19 Amended AOA presented to Council in March 2019. \$33,197 is the City of Kelowna's portion of the Local Government share of the cost increase. The impact of these revenue and costs projections is a total decrease in net costs of \$320,190 to the City of Kelowna's portion.

Community Transit

The 2019/20 AOA includes a \$170,260 increase in costs for Community transit: \$160,095 is related to operating costs; \$10,165 is related to increased lease fees. This represents a 5.87 % increase from the 2018/19 Amended AOA presented to Council in March 2019. \$40,166 is the City of Kelowna's portion of the Local Government share of the increase.

Custom Transit

The 2019/20 AOA also includes a \$109,787 increase in costs for Custom transit: \$60,189 is related to operating costs; \$49,598 is related to lease fees. This represents a 3.07% increase from 2018/19 AOA presented to Council in August 2018. The Custom Transit business unit was unaffected in the amended AOA, so changes are compared to the original 2018/19 AOA. \$51,330 is the City of Kelowna's portion of the Local Government share of the increase.

Conclusion:

The impact to the City of Kelowna for the Conventional, Community and Custom transit services for the 2019/20 AOA is a decrease to total net costs of \$228,694. The impacts of the 2019/2020 AOA were included in the City of Kelowna's 2019 Provisional Budget that Council approved in December 2018.

Internal Circulation:

Manager, Integrated Transportation
Manager, Transit and Programs
Divisional Director, Financial Services
Divisional Director, Infrastructure
Revenue Supervisor, Financial Services

Considerations applicable to this report:

Legal/Statutory Authority:

Annual Operating Agreement is required to authorize funding for payment of transit contractor.

Financial/Budgetary Considerations:

Existing budget provides for these annual operating requirements.

Considerations not applicable to this report:

Legal/Statutory Procedural Requirements:

Existing Policy:

External Agency/Public Comments:

Communications Comments:

Submitted by:

Matt Friesen, CPA, Financial Analyst, Financial Services

Approved for inclusion:



Genelle Davidson, CPA, CMA, Divisional Director,
Financial Services



Transit 2019/2020 Annual Operating Agreement



Transit 2019/2020 Annual Operating Agreement

- ▶ Effective April 1st to March 31st 2020
- ▶ Largest Tier 1 system among municipal systems
 - ▶ Provides 242,000 hours of service annually
 - ▶ BC Transit covers 46.7% of costs
 - ▶ Municipal partners cover 53.3% of costs

Transit 2019/2020 Annual Operating Agreement

- ▶ Municipal partners pay based on number of services hours
- ▶ Revenues are 100% retained by the municipal partners
 - ▶ Based on 75% passenger counts and 25% services hours
 - ▶ City of Kelowna receives 83.3% of total revenues

Transit 2019/2020 Annual Operating Agreement

- ▶ Cost impacts were included in the 2019 budget
- ▶ Main areas of increased costs:
 - ▶ Operating company's fixed costs
 - ▶ Increased hourly costs due to rate increases
 - ▶ Increases in fleet maintenance
 - ▶ Safety and security

Appendix 1

	2018/2019	2019/2020					
CONVENTIONAL TRANSIT	Amended AOA	AOA	Total Difference	Percentage Change	Local Gov't Portion	City of Kelowna Portion	
					53.31%		
REVENUE	\$6,459,874	\$6,884,108	\$424,234	6.60%	\$424,234	\$353,387	
Expenditures							
Total Operating Costs	\$19,323,021	\$19,852,355	\$529,334		\$282,188	\$234,052	
Total Lease Fees - Local Share	\$2,884,730	\$2,642,567	-\$242,163		-\$242,163	-\$200,855	
TOTAL COSTS	\$22,207,751	\$22,494,922	\$287,171	1.30%	\$40,025	\$33,197	
TOTAL NET COSTS						-\$320,190	1

	2018/2019	2019/2020					
COMMUNITY TRANSIT	Amended AOA	AOA	Total Difference	Percentage Change	Local Gov't Portion	City of Kelowna Portion	
					53.31%		
Expenditures							
Total Operating Costs	\$2,561,214	\$2,721,309	\$160,095		\$85,347	\$35,891	
Total Lease Fees - Local Share	\$343,212	\$353,377	\$10,165		\$10,165	\$4,275	
TOTAL COSTS	\$2,904,426	\$3,074,686	\$170,260	5.87%	\$95,512	\$40,166	1

	2018/2019	2019/2020					
CUSTOM TRANSIT	AOA	AOA	Total Difference	Percentage Change	Local Gov't Portion	City of Kelowna Portion	
					33.31%		
Expenditures							
Total Operating Costs	\$3,409,495	\$3,469,684	\$60,189		\$20,049	\$14,776	
Total Lease Fees - Local Share	\$172,977	\$222,575	\$49,598		\$49,598	\$36,554	
TOTAL COSTS	\$3,582,472	\$3,692,259	\$109,787	3.07%	\$69,647	\$51,330	1

Total Net Costs 1 -\$228,694 622



Questions?

**KELOWNA REGIONAL
ANNUAL OPERATING AGREEMENT**

between

THE CITY OF KELOWNA

and

BRITISH COLUMBIA TRANSIT

Effective

April 1, 2019

**INFORMATION CONTAINED IN THIS AGREEMENT IS SUBJECT TO THE
FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT. CONSULT
WITH THE AUTHORITY PRIOR TO RELEASING INFORMATION TO INDIVIDUALS
OR COMPANIES OTHER THAN THOSE WHO ARE PARTY TO THIS AGREEMENT.**

ANNUAL OPERATING AGREEMENT

BETWEEN:

THE CITY OF KELOWNA

(the "Municipality")

AND:

BRITISH COLUMBIA TRANSIT

(the "Authority")

WHEREAS the Authority is authorized to contract for transit services for the purpose of providing and maintaining those services and facilities necessary for the establishment, maintenance and operation of a public passenger transportation system in the Transit Service Area;

WHEREAS the Municipality is authorized to enter into one or more agreements with the Authority for transit services in the Transit Service Area;

WHEREAS the parties hereto have entered into a Transit Service Agreement which sets out the general rights and responsibilities of the parties hereto;

WHEREAS the Municipality and the Authority are authorized to share in the costs for the provision of a Public Passenger Transportation System pursuant to the *British Columbia Transit Act*;

AND WHEREAS the parties hereto wish to enter into an Annual Operating Agreement which sets out, together with the Transit Service Agreement, the specific terms and conditions for the Public Passenger Transportation System for the upcoming term.

NOW THEREFORE THIS AGREEMENT WITNESSETH that in consideration of the premises and of the covenants hereinafter contained, the parties covenant and agree with each other as follows:

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SECTION 1: DEFINITIONS

Unless agreed otherwise in the Annual Operating Agreement, the definitions set out in the Transit Service Agreement shall apply to this Annual Operating Agreement including:

- a) "Annual Operating Agreement" shall mean this Annual Operating Agreement and any Annual Operating Agreement Amendments negotiated and entered into by the parties subsequent hereto;
- b) "Transit Service Agreement" shall mean the Transit Service Agreement between the parties to this Annual Operating Agreement, including any amendments made thereto;

SECTION 2: INCORPORATION OF SCHEDULES

All schedules to this agreement are incorporated into the agreement, and form part of the agreement.

SECTION 3: INCORPORATION OF TRANSIT SERVICE AGREEMENT

Upon execution, this Annual Operating Agreement shall be deemed integrated into the Transit Service Agreement and thereafter the Transit Service Agreement and Annual Operating Agreement shall be read together as a single integrated document and shall be deemed to be the Annual Operating Agreement for the purposes of the *British Columbia Transit Act*, as amended from time to time.

SECTION 4: TERM AND RENEWAL

- a) The parties agree that the effective date of this agreement is to be April 1, 2019, whether or not the agreements have been fully executed by the necessary parties. Once this agreement and the associated Transit Service Agreement are duly executed, this agreement will replace all provisions in the existing Transit Service Agreement and Master Operating Agreement with respect to the rights and obligations as between the Authority and the Municipality.
- b) Upon commencement in accordance with Section 4(a) of this agreement, the term of this agreement shall be to March 31, 2020 except as otherwise provided herein. It is acknowledged by the parties that in the event of termination or non-renewal of the Annual Operating Agreement, the Transit Service Agreement shall likewise be so terminated or not renewed, as the case may be.
- c) Either party may terminate this agreement as follows:
 - a. Cancellation by the Authority: In the event that the Authority decides to terminate this Agreement for any reason whatsoever, the Authority shall provide at least one hundred and eighty (180) days prior written notice. Such notice to be provided in accordance with Section 10.
 - b. Cancellation by the Municipality: In the event that the Municipality decides to terminate this Transit Service Agreement for any reason whatsoever, and by extension the Annual Operating Agreement, the Municipality shall provide at least one hundred and eighty (180) days prior written notice. Such notice to be provided in accordance with Section 10.

SECTION 5: FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

This Agreement and the parties hereto are subject to the provisions of the *Freedom Of Information And Protection Of Privacy Act* ("FOIPPA"). Any information developed in the performance of this Agreement, or any personal information obtained, collected, stored pursuant to this Agreement, including database information, shall be deemed confidential and subject to

the provisions of the FOIPPA including the handling, storage, access and security of such information. Confidential information shall not be disclosed to any third party except as expressly permitted by the Authority or pursuant to the requirements of the FOIPPA.

SECTION 6: SETTLEMENT OF DISPUTES

In the event of any dispute arising between or among the parties as to their respective rights and obligations under this Agreement, or in the event of a breach of this Agreement, the parties agree to use their best efforts to find resolution through a mediated settlement. However, in the event that mediation is not successful in finding a resolution satisfactory to all parties involved, any party shall be entitled to give to the other notice of such dispute and to request arbitration thereof; and the parties may, with respect to the particular matter then in dispute, agree to submit the same to a single arbitrator in accordance with the applicable statutes of the Province of British Columbia.

SECTION 7: MISCELLANEOUS PROVISIONS

- a) Amendment: This agreement may only be amended in writing signed by the Municipality and the Authority and specifying the effective date of the amendment.
- b) Assignment: This Agreement shall not be assignable without prior written consent of the parties.
- c) Enurement: This Agreement shall be binding upon and enure to the benefit of the parties hereto and their respective successors.
- d) Operating Reserve Fund: In accordance with OIC 594, in fiscal year 2015/16, BC Transit established a Reserve Fund to record, for each local government, the contributions that BC Transit has received but has not yet earned.
 - a. BC Transit will invoice and collect on monthly Municipal invoices based on budgeted Eligible Expenses.
 - b. Any expenditure of monies from the Reserve Fund will only be credited towards Eligible Expenses for the location for which it was collected.
 - c. Eligible Expenses are comprised of the following costs of providing Public Passenger Transportation Systems:
 - i. *For Conventional Transit Service:*
 1. the operating costs incurred in providing Conventional Transit Service excluding interest and amortization;
 2. the amount of any operating lease costs incurred by BC Transit for Conventional Transit Services;
 3. the amount of the municipal administration charge not exceeding 2% of the direct operating costs payable under an Annual Operating Agreement;
 4. an amount of the annual operating costs of BC Transit not exceeding 8% of the direct operating costs payable under an Annual Operating Agreement;
 - ii. *For Custom Transit Service:*
 1. the operating costs incurred in providing Custom Transit Service excluding interest and amortization, but including the amount paid by BC Transit to redeem taxi saver coupons issued under the Taxi Saver Program after deducting from that amount the amount realized from the sale of those coupons;
 2. the amount of any operating lease costs incurred by BC Transit for Custom Transit Service;

3. the amount of the municipal administration charge not exceeding 2% of the direct operating costs payable under an Annual Operating Agreement; and,
 4. an amount of the annual operating costs of BC Transit not exceeding 8% of the direct operating costs payable under an Annual Operating Agreement;
- d. Eligible Expenses exclude the costs of providing third-party 100%-funded services; and,
 - e. BC Transit will provide an annual statement of account of the reserves received and utilized, including any interest earned for each local government.
- e) The parties agree that this agreement is in substantial compliance with all relevant legislative requirements to establish the rights and obligations of the parties as set out in the *British Columbia Transit Act*.

SECTION 8: GOVERNING LAW

This Agreement is governed by and shall be construed in accordance with the laws of the Province of British Columbia, with respect to those matters within provincial jurisdiction, and in accordance with the laws of Canada with respect to those matters within the jurisdiction of the government of Canada.

SECTION 9: COUNTERPARTS

This contract and any amendment hereto may be executed in counterparts, each of which shall be deemed to be an original and all of which shall be considered to be one and the same contract. A signed facsimile or pdf copy of this contract, or any amendment, shall be effective and valid proof of execution and delivery.

SECTION 10: NOTICES AND COMMUNICATIONS

All notices, claims and communications required or permitted to be given hereunder shall be in writing and shall be sufficiently given if personally delivered to a designated officer of the parties hereto to whom it is addressed or if mailed by prepaid registered mail to the Authority at:

BRITISH COLUMBIA TRANSIT

c/o President & CEO
P.O. Box 610
520 Gorge Road East
Victoria, British Columbia V8W 2P3

and to the Municipality at:

THE CITY OF KELOWNA

c/o Transit and Programs Manager
1435 Water Street
Kelowna, BC V1Y 1J4

and, if so mailed, shall be deemed to have been received five (5) days following the date of such mailing.

IN WITNESS WHEREOF, the parties have hereunto set their hand this ____ day of _____, 2019.

THE CITY OF KELOWNA

BRITISH COLUMBIA TRANSIT

BRIAN ANDERSON – VICE PRESIDENT,
OPERATIONS and CHIEF OPERATING OFFICER

ERINN PINKERTON – PRESIDENT and CHIEF
EXECUTIVE OFFICER

SCHEDULE "A": TARIFF AND FARES**Conventional Transit Fares:***Effective as of
Sept. 1, 2015*

- | | |
|--|----------|
| a) Single Cash Fares: | |
| i) Adult/College Student | \$2.50 |
| ii) Senior | \$2.50 |
| iii) Student | \$2.50 |
| iv) Child 4 or under - Free when accompanied by an adult. | |
| v) Accessible Transit Attendant - Free | |
| b) Tickets (sheet of 10): | |
| i) Adult/College Student | \$22.25 |
| ii) Senior/Student* | \$20.25 |
| c) One Day Pass: | |
| i) Adult/College Student | \$ 6.50 |
| ii) Senior | \$ 6.50 |
| iii) Student | \$ 6.50 |
| d) Monthly Pass: | |
| i) Adult | \$70.00 |
| ii) Senior* | \$45.00 |
| iii) Student* | \$45.00 |
| iv) College Student** | \$55.00 |
| v) College Semester Pass** | \$176.00 |
| e) U-Pass per semester | \$63.00 |
| f) Transfers: allow for unlimited travel for up to 90 minutes from the time of issue. | |
| g) BC Bus Pass valid for the current calendar year and available through the Government of British Columbia BC Bus Pass Program. | |
| h) CNIB Identification Card available from the local office of the CNIB. | |
| i) BC Transit Employee Bus Pass. | |
| * Reduced fare with valid ID for seniors aged 65 and over, and students in full-time attendance to grade 12. | |
| ** Reduced fare for full-time registered college students available only at Okanagan College and Sprott-Shaw Community College. | |

Custom Transit Fares:**Fares:***Effective as of September 1, 2015*

One-way trip

Registered User	\$ 2.50
Tickets (5)	\$12.50
Companion	\$ 2.50
Monthly Pass	\$75.00
Attendant accompanying registered user	no charge

Note: Visitors may register for temporary handyDART service. Proof of registration in another jurisdiction or proof of eligibility is required.

SCHEDULE "B": SERVICE SPECIFICATIONS

Kelowna Conventional Transit Service:

Effective April 1, 2018:

The Local Transit Service Area for Kelowna Conventional transit service shall be: shall be the municipal boundaries of the Corporation of the City of Kelowna in effect September 25, 1980, the corporate boundaries of the District of West Kelowna, the District of Peachland of the Regional District of Central Okanagan, the corporate boundaries of the District of Lake Country, and Central Okanagan West Electoral Area IR# 9 and IR# 10 and a portion Central Okanagan East Electoral Area (Ellison) only.

The Annual Service Level for the City of Kelowna's share of the Kelowna Conventional transit service shall be **140,000** Revenue Service Hours.

The Exception Days recognized annually for the Kelowna Conventional transit service are:

Exception Days	Service Level
Good Friday	Sunday
Easter Monday	Monday
Victoria Day	Sunday
Canada Day	Saturday
BC Day	Sunday
Labour Day	Sunday
Thanksgiving Day	Sunday
Remembrance Day	Sunday
Christmas Day	Sunday
Boxing Day	Saturday
New Years Day	Sunday
Family Day	Sunday

Kelowna Community Transit Service:

Effective April 1, 2018:

The Local Transit Service Area for Kelowna Community transit service shall be: shall be the municipal boundaries of the Corporation of the City of Kelowna in effect September 25, 1980, the corporate boundaries of the District of West Kelowna, the District of Peachland of the Regional District of Central Okanagan, the corporate boundaries of the District of Lake Country, and Central Okanagan West Electoral Area IR# 9 and IR# 10 and a portion Central Okanagan East Electoral Area (Ellison) only.

The Annual Service Level for the City of Kelowna's share of the Kelowna Community transit service shall be 13,000 Revenue Service Hours.

The Exception Days recognized annually for the Kelowna Community transit service are:

Exception Days	Service Level
Good Friday	Sunday
Easter Monday	Monday
Victoria Day	Sunday
Canada Day	Saturday
BC Day	Sunday
Labour Day	Sunday
Thanksgiving Day	Sunday
Remembrance Day	Sunday
Christmas Day	Sunday
Boxing Day	Saturday
New Years Day	Sunday
Family Day	Sunday

Kelowna Custom Transit Service:

Effective April 1, 2018:

The Local Transit Service Area for Kelowna Custom transit service shall be:

The boundaries of the Kelowna Custom (handyDART) Transit Service Area shall be the municipal boundaries of the Corporation of the City of Kelowna, the corporate boundaries of the City of West Kelowna, and the corporate boundaries of the District of Lake Country.

The Annual Service Level for the Kelowna Custom transit service shall be **38,800** Revenue Service Hours.

The Exception Days recognized annually for the Kelowna Custom transit service are:

Exception Days	Service Level
Good Friday	No Service
Easter Monday	No Service
Victoria Day	No Service
Canada Day	No Service
BC Day	No Service
Labour Day	No Service
Thanksgiving Day	No Service
Remembrance Day	No Service
Christmas Day	No Service
Boxing Day	No Service
New Years Day	No Service
Family Day	No Service

SCHEDULE “C”: BUDGET**Kelowna Conventional Transit Service:****KELOWNA CONVENTIONAL**

	OFFICIAL AOA 2019/20	CITY OF KELOWNA	CITY OF WEST KELOWNA	WESTBANK FIRST NATION	DISTRICT OF LAKE COUNTRY	CORD / ELLISON
TOTAL REVENUE	\$7,098,608	\$7,098,608	\$0	\$0	\$0	\$0
TOTAL OPERATING COSTS	\$19,852,355	\$16,442,237	\$1,758,236	\$507,466	\$1,123,725	\$20,691
TOTAL COSTS (including Local Government Share of Lease)	\$22,494,920	\$18,634,032	\$1,988,759	\$574,220	\$1,274,444	\$23,467
NET LOCAL GOVERNMENT SHARE OF COSTS	\$5,482,866	\$3,324,080	\$1,111,626	\$321,006	\$713,024	\$13,129
REVENUE SHARE		100.00%	0.00%	0.00%	0.00%	0.00%
COST SHARE (Not Including BRT)		82.94%	8.72%	2.53%	5.70%	0.11%
BRT SHARE		67.15%	26.34%	6.51%	0.00%	0.00%

Kelowna Community Transit Service:**KELOWNA COMMUNITY BUS**

	OFFICIAL AOA 2019/20	CITY OF KELOWNA	DISTRICT OF WEST KELOWNA	WESTBANK FIRST NATION	DISTRICT OF PEACHLAND	DISTRICT OF LAKE COUNTRY
TOTAL REVENUE	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL OPERATING COSTS	\$2,721,308	\$1,144,664	\$894,906	\$382,386	\$136,176	\$163,176
TOTAL COSTS (including Local Government Share of Lease)	\$3,074,686	\$1,293,305	\$1,011,115	\$432,041	\$153,860	\$184,365
NET LOCAL GOVERNMENT SHARE OF COSTS	\$1,719,327	\$723,201	\$565,403	\$241,592	\$86,036	\$103,095
COST SHARE		42.06%	32.89%	14.05%	5.00%	6.00%

Kelowna Custom Transit Service:**KELOWNA CUSTOM**

	BASE BUDGET 2019/20
TOTAL REVENUE	\$233,000
TOTAL OPERATING COSTS	\$3,469,682
TOTAL COSTS (including Local Government Share of Lease Fees)	\$3,692,256
NET LOCAL GOVERNMENT SHARE OF COSTS	\$1,059,911

Appendix 1

	2018/2019	2019/2020			Local Gov't Portion	City of Kelowna Portion
CONVENTIONAL TRANSIT	Amended AOA	AOA	Total Difference	Percentage Change	53.31%	
REVENUE	\$6,459,874	\$6,884,108	\$424,234	6.60%	\$424,234	\$353,387
Expenditures						
Total Operating Costs	\$19,323,021	\$19,852,355	\$529,334		\$282,188	\$234,052
Total Lease Fees - Local Share	\$2,884,730	\$2,642,567	-\$242,163		-\$242,163	-\$200,855
TOTAL COSTS	\$22,207,751	\$22,494,922	\$287,171	1.30%	\$40,025	\$33,197
TOTAL NET COSTS						-\$320,190

	2018/2019	2019/2020			Local Gov't Portion	City of Kelowna Portion
COMMUNITY TRANSIT	Amended AOA	AOA	Total Difference	Percentage Change	53.31%	
Expenditures						
Total Operating Costs	\$2,561,214	\$2,721,309	\$160,095		\$85,347	\$35,891
Total Lease Fees - Local Share	\$343,212	\$353,377	\$10,165		\$10,165	\$4,275
TOTAL COSTS	\$2,904,426	\$3,074,686	\$170,260	5.87%	\$95,512	\$40,166

	2018/2019	2019/2020			Local Gov't Portion	City of Kelowna Portion
CUSTOM TRANSIT	AOA	AOA	Total Difference	Percentage Change	33.31%	
Expenditures						
Total Operating Costs	\$3,409,495	\$3,469,684	\$60,189		\$20,049	\$14,776
Total Lease Fees - Local Share	\$172,977	\$222,575	\$49,598		\$49,598	\$36,554
TOTAL COSTS	\$3,582,472	\$3,692,259	\$109,787	3.07%	\$69,647	\$51,330

Total Net Costs						-\$228,694
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CITY OF KELOWNA

BYLAW NO. 11911

Amendment No. 6 to Housing Opportunities Reserve Fund Bylaw No. 8593

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts that the City of Kelowna Housing Opportunities Reserve Fund Bylaw No. 8593 be amended as follows:

1. THAT **Section 1 – TITLE**, 1.2 be amended by:

a) deleting sub-paragraph (a) that reads:

“(a) in the case of rental housing:

- i. that which is available for rent at or below the average rent for Kelowna, as determined annually by the Canada Mortgage and Housing Corporation’s “Rental Market Report”; or
- ii. Purpose-Built Rental Housing. A self-contained building(s) containing five or more Dwelling Units that are intended to be used for rental housing and does not include buildings that are stratified. Purpose-built rental housing meets an identified need for affordable housing in the city. Since rent is controlled within rental buildings under the Residential Tenancy Act, this is a form of affordable housing.”

And replace it with the following:

“(a) in the case of rental housing means a self-contained building(s) containing five or more Dwelling Units that are intended to be used for non-market rental housing that meets one of the following descriptions:

- i. Non-market rental housing units where a non-profit housing provider is the applicant;
- ii. Non-market rental housing units where a long-term operating agreement is in place between a for-profit developer and a non-profit housing provider for a minimum of 10 per cent of the total units within any individual rental housing project. Only the units that are managed by a non-profit are eligible for the grant.
- iii. Non-market rental housing units where a long-term operating agreement is in place between a for-profit developer and BC Housing.”

b) deleting the “(a)” before “in the case of owner-occupied housing” and replace it with (b);

c) deleting the definition ‘**Core Needs Housing**’ that reads:

‘**Core Needs Housing**’ means housing for households that, based on data from Statistics Canada or Canada Mortgage and Housing Corporation (CMHC) or British Columbia Housing Management Corporation (BCMHC), meet one or all of the following criteria:

- (a) household meets the definitions of core needs used by the British Columbia Housing Management Commission for Kelowna;
- (b) household income falls at or below Low Income Cut-Off level defined by Statistics Canada for urban areas greater than 100,000 people, based on household size;
- (c) household is receiving BC income assistance for Welfare to Work or Disability Benefits or qualifies for Targeted Rent Subsidy Programs (TRSP) operated by BC Housing, or dwelling is built with senior government funding to be affordable.

2. AND THAT **Section 4 USE OF RESERVE MONIES**, be amended by:

a) deleting in sub-section 4.1 (a) the following:

"(a) within, or in proximity, to an Urban Town Centre as defined in the **Official Community Plan**;
and

and replacing it with;

"(a) Within the Core Area, Glenmore Valley Village Centre or the University South Village Centre as defined in the **Official Community Plan**; and"

b) adding a new sub-section 4.6 in its appropriate location that reads:

"Projects receiving housing grants will be required to secure their dwelling units through a 10-year housing agreement with the City of Kelowna. In cases where the project has a long-term operating agreement in place with BC Housing, an agreement with the City of Kelowna will not be required."

3. This bylaw may be cited for all purposes as "Bylaw No. 11911, being Amendment No. 6 to Housing Opportunities Reserve Fund Bylaw No. 8593."

4. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first, second and third time by the Municipal Council this 12th day of August, 2019.

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

CITY OF KELOWNA

BYLAW NO. 11912

Amendment No. 7 to Revitalization Tax Exemption Program Bylaw No. 9561

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts that the City of Kelowna Revitalization Tax Exemption Bylaw No. 9561 be amended as follows:

1. THAT Section 4 be amended by deleting the phrase "entered into" following "relevant Agreement" and before "between the City".

2. AND THAT Section 5, sub-paragraph e be deleted that reads:

"For Purpose-Built Rental Housing Projects throughout the City, 100% of the Revitalization Amount on the parcel, for projects that are subject to a Housing Agreement (for up to 10 years) and where the proposed project is in compliance with the Official Community Plan Future Land Use designation at the time of the Revitalization Tax Exemption application. A tax incentive for rental housing will only be considered when the vacancy rate is at or below 3%,"

And replace it with;

"For Purpose-Built Rental Housing Projects within the Core Area, Glenmore Valley Village Centre and University South Village Centre as defined by the Official Community Plan (OCP), 100% of the Revitalization Amount on the parcel, for projects that are subject to a Housing Agreement (for a minimum of 10 years) and where the proposed project is in compliance with the OCP Future Land Use designation at the time of Revitalization Tax Exemption application."

3. AND THAT Section 6, be amended by adding a new sub-paragraph h in its appropriate location that reads:

"Projects pursuing exemptions for purpose-built rental housing will be required to secure their dwelling units through a 10-year housing agreement with the City of Kelowna. In cases where the project has a long-term operating agreement (15 years or greater) in place with the Provincial Rental Housing Corporation (BC Housing), an agreement with the City of Kelowna will not be required."

4. AND THAT **SCHEDULE "B" Revitalization Tax Exemption Agreement** be amended by deleting in No. 6, sub-paragraph e that reads:

"For Purpose-Built Rental Housing Projects throughout the City, 100% of the Revitalization Amount on the Parcel where the project is subject to a Housing Agreement (for up to 10 years) and is in compliance with the OCP Future Land Use designation as at May 30, 2011. A tax incentive for rental housing will only be considered when the vacancy rate is at or below 3%,"

And replace it with;

"For Purpose-Built Rental Housing Projects within the Core Area, Glenmore Valley Village Centre and University South Village Centre as defined by the OCP, 100% of the Revitalization Amount on the parcel, for projects that are subject to a Housing Agreement (for a minimum of 10 years) and where the proposed

project is in compliance with the OCP Future Land Use designation at the time of Revitalization Tax Exemption application."

5. AND THAT **SCHEDULE "C" Tax Exemption Certificate** be deleted in its entirety and replaced with a new Schedule "C" Tax Exemption Certificate.
6. This bylaw may be cited for all purposes as "Bylaw No. 11912, being Amendment No. 7 to Revitalization Tax Exemption Program Bylaw No. 9561."
7. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first, second and third time by the Municipal Council this 12th day of August, 2019.

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

Schedule "C"

Revitalization Tax Exemption Agreement No. _____

Date of Issuance by Revenue Department _____

Tax Exemption Certificate

In accordance with the City of Kelowna Revitalization Tax Exemption Program Bylaw No. 9561 (the "Bylaw"), and in accordance with a Revitalization Tax Exemption Agreement dated for reference the ____ day of _____, 20__ (the "Agreement") entered into between the City of Kelowna (the "City") and _____ (the "Owner"), the registered owner(s) of [insert legal description of property] _____ (the "Parcel):

A.) This certificate certifies that the Parcel is subject to a Revitalization Tax Exemption, for each of the taxation years 20__ to 20__ inclusive, equal to [\[choose one from below and insert applicable wording\]](#):

1. "Tax Incentive Area 1", 100% of the Revitalization Amount attributed to Building Permit No _____ between 20__ (the calendar year before the commencement of construction of the project) and 20__ (the calendar year in which the Revitalization Tax Exemption Certificate is issued);
2. "Tax Incentive Area 2,"
 - a. 100% of the Revitalization Amount attributed to Building Permit No _____ between 20__ (the calendar year before the commencement of construction of the project) and 20__ (the calendar year in which the Revitalization Tax Exemption Certificate is issued);
 - b. 75% of the Revitalization Amount attributed to Building Permit No _____ between 20__ (the calendar year before the commencement of construction of the project) and 20__ (the calendar year in which the Revitalization Tax Exemption Certificate is issued) which can be attributed to a residential land use,

and/or 50% of the Revitalization Amount attributed to Building Permit No _____ between 20__ (the calendar year before the commencement of construction of the project) and 20__ (the calendar year in which the Revitalization Tax Exemption Certificate is issued) which can be attributed to a commercial land use;
3. [deleted]
4. "Tax Incentive Area 3," 100% of the Revitalization Amount attributed to Building Permit No _____ between 20__ (the calendar year before the commencement of construction of the project) and 20__ (the calendar year in which the Revitalization Tax Exemption Certificate is issued);
5. Purpose-Built Rental Housing Project, 100% of the Revitalization Amount attributed to Building Permit No _____ between 20__ (the calendar year before the commencement of construction of the project) and 20__ (the calendar year in which the Revitalization Tax Exemption Certificate is issued).

B.) Any construction of a new improvement or alteration of an existing improvement, on the Parcel described above, undertaken prior to the application for a Revitalization Tax Exemption will not be eligible for consideration;

C.) The maximum Revitalization Tax Exemption authorized must not exceed the increase in the assessed value of improvements on the property resulting from the construction or alterations attributed to Building Permit No _____

_____ between 20__ (the calendar year before the commencement of construction of the project) and 20__ (the calendar year in which the Revitalization Tax Exemption Certificate is issued);

D.) The Property's assessed value of improvements must not be reduced below the amount assessed in the calendar year prior to construction or alteration, as a result of the Revitalization Tax Exemption.

The Revitalization Tax Exemption is provided under the following conditions:

1. The Owner does not breach any term, condition or provision of, and performs all obligations set out in, the Agreement and the Bylaw;
2. The Owner has not sold all or any portion of his or her equitable or legal fee simple interest in the Parcel without the transferee taking an assignment of the Agreement, and agreeing to be bound by it;
3. The Owner, or a successor in title to the Owner, has not allowed the property taxes for the Parcel to go into arrears or to become delinquent;
4. The Exempt Use (as defined in the Agreement) of the Project is not discontinued.

E.) If the Owner is subject to an operating agreement with the Provincial Rental Housing Corporation, the owner must comply with the terms of the operating agreement with the Provincial Rental Housing Corporation.

F.) If any of these conditions are not met, the Council of the City of Kelowna may cancel this Revitalization Tax Exemption Certificate. If such cancellation occurs, the Owner of the Parcel, or a successor in title to the Owner as the case may be, shall remit to the City an amount equal to the value of the exemption received after the date of the cancellation of the certificate.