

# City of Kelowna

## Public Hearing

### AGENDA



Tuesday, April 20, 2021  
6:00 pm  
Council Chamber  
City Hall, 1435 Water Street

Pages

1. Due to COVID-19 a Public Hearing Agenda will also include Regular Meeting Items
2. Call to Order the Public Hearing - START TIME 6:00 PM - Aberdeen St, Burnett St, Glenwood Ave, Woodlawn St - OCP21-0001 (BL12188) Z20-0083 (BL12189) - Multiple Owners

THE CHAIR WILL CALL THE HEARING TO ORDER:

The purpose of the Hearing is to hear from the public on matters contained in the various bylaws which, if adopted, will amend *Kelowna 2030* - Official Community Plan Bylaw No. 10500 and Zoning Bylaw No. 8000.

After the close of the Public Hearing, Council will then debate and vote on the proposed bylaws at the Regular Meeting that follows.

Council has been provided with the information, correspondence, petitions or reports that have been received concerning the subject bylaws. This information is available to the public online at [Kelowna.ca/council](http://Kelowna.ca/council) or by request to the Office of the City Clerk.

For those participating this evening, or who have already submitted letters to Council, a reminder that this Hearing is open to the public and all representations to Council form part of the public record. A live audio-video feed is being broadcast and recorded on [kelowna.ca](http://kelowna.ca).

In accordance with Order of the Provincial Health Officer on Gatherings and Events, applicants and the public are not permitted to attend in person. Participation by applicants and the public will be by electronic means only. Thank you for your co-operation.

Following the close of the Public Hearing, no further information from the applicant or members of the public will be accepted by Council.

### 3. Individual Bylaw Submissions

- 3.1. START TIME 6:00 PM - Aberdeen St, Burnett St, Glenwood Ave, Woodlawn St - OCP21-0001 (BL12188) Z20-0083 (BL12189) - Multiple Owners

4 - 34

To rezone 70 properties in the Hospital Area to the RU7 – Infill Housing zone and to

change the future land use designation of these lots to SIH – Sensitive Infill Housing to accompany the change in zone. Also, to consider rezoning 44 additional properties to the RU7- Infill Housing zone that had previously been identified as having high potential to be incorporated in the zone.

**4. Termination**

**5. Call to Order the Regular Meeting**

**6. Bylaws Considered at Public Hearing**

- 6.1. START TIME 6:00 PM - Aberdeen St, Burnett St, Glenwood Ave and Woodlawn St - BL12188 (OCP21-0001) - Multiple Owners** 35 - 41

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

To give Bylaw No. 12188 a second and third reading and adopt in order to change the future land use designations of the subject properties from the S2RES - Single/Two Unit Residential designation to the SIH - Sensitive Infill Housing designation.

- 6.2. START TIME 6:00 PM - Aberdeen St, Burnett St, Glenwood Ave and Woodlawn St - BL12189 (Z20-0083) - Multiple Owners** 42 - 47

To give Bylaw No. 12189 a second and third reading and adopt in order to rezone the subject properties from the RU6 - Two Dwelling Housing zone to the RU7 - Infill Housing zone.

**7. Termination**

**8. Procedure on each Bylaw Submission**

- (a) Brief description of the application by City Staff (Development Planning);
- (b) The applicant has up to 15 minutes to make representation to Council regarding the project.
- (c) The Chair will call for representation from the public participating online as follows:
  - (i) Any person wishing to make representation during the Hearing will have the opportunity to do so.
  - (ii) Speakers have up to 5 minutes to share their remarks.
- (d) Final calls for representation (ask three times). Unless Council directs that the Public Hearing on the bylaw in question be held open, the Chair shall state to participants that the Public Hearing on the Bylaw is closed.
- (e) Once the public has had an opportunity to comment, the applicant is given up to 10 minutes to respond to any questions raised.

(f) Questions of staff by members of Council must be asked before the Public Hearing is closed and not during debate of the bylaw at the Regular Meeting, unless for clarification.

Note: Any applicant or member of the public may use electronic visual aids to assist in their presentation or questions. The participant must be able to share their screen to display the item.

# Report to Council



**Date:** March 22, 2021

**To:** Council

**From:** City Manager

**Department:** Development Planning

**Application:** OCP21-0001 Z20-0083

**Owner:** Multiple Owners

**Address:** Aberdeen St, Burnett St,  
Glenwood Ave, Woodlawn St

**Applicant:** City of Kelowna

**Subject:** RU7 – Infill Housing, Additional City-Initiated Rezoning

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## **1. Recommendation:**

THAT Council receives, for information, the report from the Development Planning Department dated March 22, 2021, with respect to rezoning select properties to the RU7 Infill Housing zone;

AND THAT Official Community Plan Map Amendment Application No. OCP21-0001 to amend Map 4.1 in the Kelowna 2030 – Official Community Plan Bylaw No. 10500 by changing the Future Land Use designation of the lots listed in Schedule "A" from the S2RES - Single / Two Unit Residential designation to the SIH – Sensitive Infill Housing designation, be considered by Council;

AND THAT the Official Community Plan Map Amending Bylaw be forwarded to a Public Hearing for further consideration;

AND THAT Rezoning Application No. Z20-0083 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of the lots listed in Schedule "A" from the RU6 – Two Dwelling Housing zone to the RU7 – Infill Housing zone, be considered by Council;

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

AND FURTHER THAT Council direct Staff to consult with the property owners of 44 additional properties under consideration for rezoning to the RU7 zone as outlined in the RU7 Rezoning Report from the Development Planning Department, dated March 22, 2021.

## **2. Purpose:**

To rezone 70 properties in the Hospital Area to the RU7 – Infill Housing zone in accordance with previous Council direction; and to change the future land use designation of these lots to SIH – Sensitive Infill Housing to accompany the change in zone. Also, to consider rezoning 44 additional

properties to the RU7- Infill Housing zone that had previously been identified as having high potential to be incorporated in the zone.

### **3. Background:**

On January 16, 2017, Council adopted the RU7 – Infill Housing zone and its associated design guidelines and processes. The RU7 zone was designed to better accommodate a diversity of housing forms, better known as 'missing middle' housing, in areas of the Urban Core that had previously accommodated only single and two unit housing. Among the zone's prominent features are the following: the zone was designed to allow for between 2-4 units on a single lot, depending on lot size; to allow for relaxed parking requirements; and to exhibit high-quality design, based on an open design competition.

On January 16, 2017, Council also rezoned over 800 properties in the city to the new RU7 zone. The 800+ properties were located in neighbourhoods near Downtown and South Pandosy, where the new zone was deemed to be most appropriate. These properties are shown in Attachment A. From the beginning, numerous other properties in these neighbourhoods were identified as having high potential to be rezoned to RU7. However, for a host of reasons, it was decided to wait until a further date to consider rezoning these properties.

### **4. Adding Select Properties to the RU7 Zone**

#### **4a. Properties in the Hospital Area**

A significant number of properties identified early on as having high potential to be rezoned to the RU7 zone are located in the vicinity of the Kelowna General Hospital (KGH). Since staff were then planning a comprehensive plan for the Hospital Area to address land use, it was decided to wait until the Hospital Area Plan was complete to determine which properties to recommend rezoning to RU7.

Once complete, the Hospital Area Plan determined that 70 properties are appropriate to be rezoned to RU7 at this stage. The 70 properties were presented to Council on January 28, 2019, and Council endorsed the staff recommendation to rezone these properties. The properties are shown in Map 1 below and listed in Appendix A. Updated consultation with the Development Engineering Department has confirmed that the additional density can be accommodated in the area, and there may be an opportunity to include some green infrastructure as redevelopment occurs to handle stormwater drainage. One recommendation of this Report is that Council give 1<sup>st</sup> and 2<sup>nd</sup> Reading to the Bylaw to rezone these properties to RU7, and that the Bylaw be forwarded to Public Hearing.

Map 1.

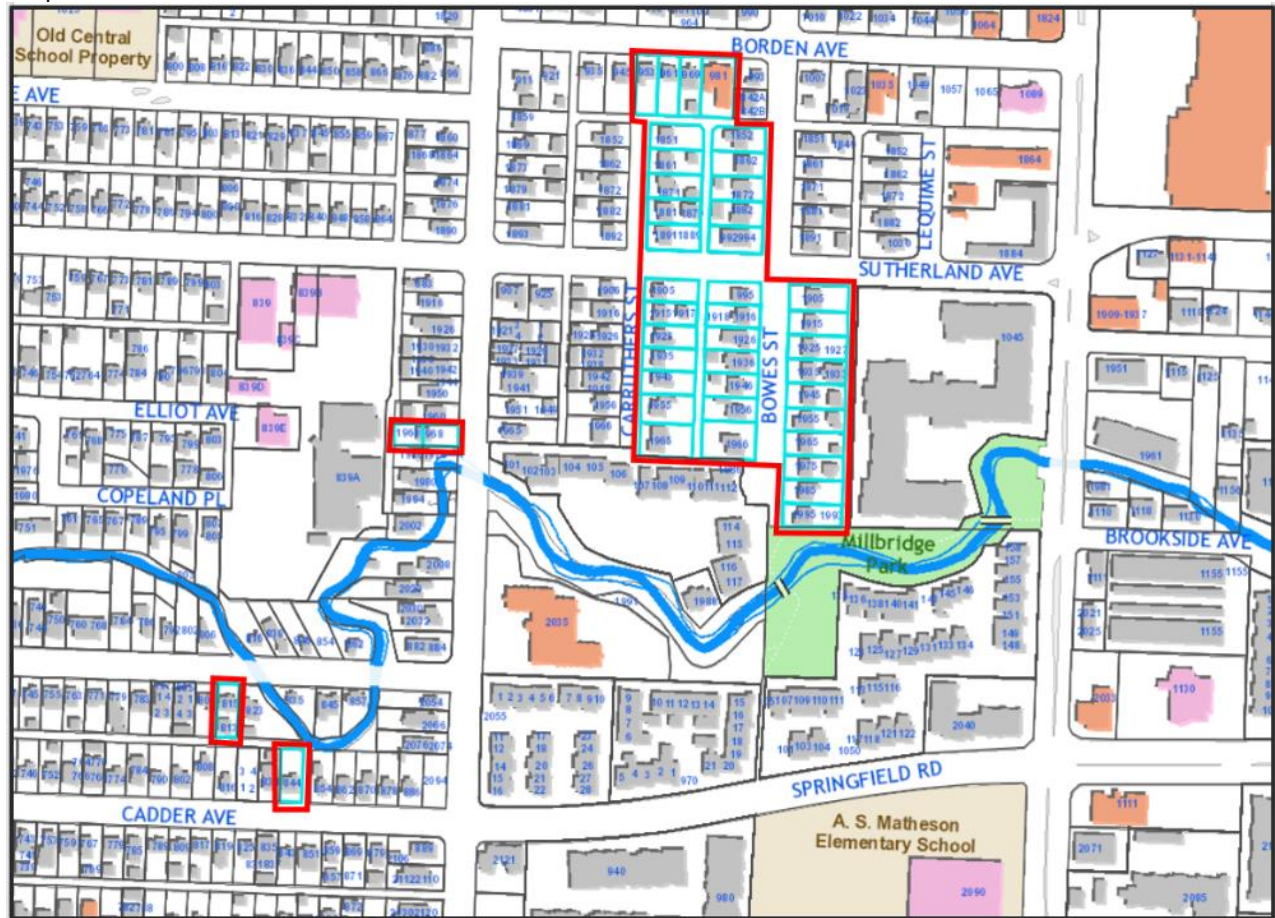


#### 4b. Additional Properties

Aside from the properties in the Hospital Area, several other properties in neighbourhoods near Downtown were also identified early on as having high potential to be rezoned to RU7. For various reasons, mostly related to site specific issues, it was decided to wait until a further review of these properties could be completed before any might be recommended to be rezoned to RU7. The site specific issues considered included lot size; access to a laneway; proximity to major corridors; proximity to community amenities; and complications caused by proximity to Mill Creek.

The review of these properties is now complete and those considered to be appropriate candidates to rezone to RU7 have been identified. The 44 properties are shown in Maps 2 & 3 below. Staff recommend that the property owners of these lots be consulted regarding the proposed rezoning. Specifically, Staff would send a mail-out informing the property owners of the proposed rezoning, and offer opportunities for giving feedback. Staff would then report back to Council with the results of the public consultation process, and further recommendations for moving forward.

Map 2:



Map 3.



## 5. Summary

The RU7 zone has largely proven to be a successful way to integrate missing middle housing forms into existing neighbourhoods close to transit, services and amenities. The RU7 zone continues to expand the variety of housing options available to Kelowna residents in these zoned areas.

This report recommends rezoning 70 properties in the Hospital Area to the RU7 zone in accordance with direction previously given by Council. Staff have also identified 44 additional properties that are suitable to be rezoned to RU7 and recommend that the City begin consultations with landowners.

## 6. Internal Circulation:

Policy & Planning Department Manager  
 Development Planning Department Manager  
 Planning Manager  
 Building & Permitting Manager  
 Development Engineering Manager

Submitted by: A.D. Thibeault

**Approved for inclusion:** Terry Barton, Development Planning Department Manager

cc:



**Attachments:**

Schedule A: Legal and Civic Addresses of Lots to be Rezoned and Future Land Use Changed

Attachment A: Map of Lots Originally Zoned RU7 – Infill Housing

Attachment B: Engineering Memo

# SCHEDULE

A

This forms part of application

# OCP21-0001 Z20-0083



City of  
**Kelowna**  
COMMUNITY PLANNING

RU7 Hospital Area Rezoning Civic Addresses and Legal Addresses

Planner  
Initials

AT

2155 Aberdeen St	LOT 1 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 4303
2156 Aberdeen St	LOT 37 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 1172
2159 Aberdeen St	LOT 2 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 4303
2163 Aberdeen St	LOT 3 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 4303
2165 Aberdeen St	LOT 4 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 4303
2166 Aberdeen St	LOT 36 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 1172
2175 Aberdeen St	LOT 5 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT AND DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 4303
2180 Aberdeen St	LOT 35 SECTION 29 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 1172
2184 Aberdeen St	LOT 34 SECTION 29 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 1172
2192 Aberdeen St	LOT 33 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 1172
2200-2202 Aberdeen St	LOT 32 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 1172
2206 Aberdeen St	LOT 31 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 1172
2212 Aberdeen St	LOT 30 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 1172
2219 Aberdeen St	LOT 6 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 4303
2221 Aberdeen St	LOT 7 DISTRICT LOT 136 AND OF SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 4303
2222 Aberdeen St	LOT 29 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 1172
2227 Aberdeen St	LOT 8 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 4303
2231-2233 Aberdeen St	LOT 9 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 4303
2232 Aberdeen St	LOT 28 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 1172
2238-2240 Aberdeen St	LOT 27 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 1172
2242 Aberdeen St	LOT 26 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 1172
2245 Aberdeen St	LOT 10 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 4303
2256 Aberdeen St	LOT 25 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 1172
2259 Aberdeen St	LOT 11 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 4303
2262 Aberdeen St	LOT 24 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 1172
2264 Aberdeen St	LOT 23 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 1172
2267 Aberdeen St	LOT 12 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 4303
2150 Burnett St	LOT 13 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 11811
2170 Burnett St	LOT 11 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 11811
2180 Burnett St	LOT 10 DISTRICT LOT 136 AND SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 11811

# SCHEDULE

A

This forms part of application

# OCP21-0001 Z20-0083



2220 Burnett St	LOT 7 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 11811
2250 Burnett St	LOT 4 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 11811
729 Glenwood Ave	LOT 1 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN KAP74953
735 Glenwood Ave	LOT A SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 16129
793 Glenwood Ave	LOT 38 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 1172
2157 Woodlawn St	LOT 1 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 1172
2161 Woodlawn St	LOT 2 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 1172
2164 Woodlawn St	LOT B SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 16129
2165 Woodlawn St	LOT 3 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 1172
2177 Woodlawn St	LOT 4 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 1172
2178 Woodlawn St	LOT 4 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 3171
2184-2186 Woodlawn St	LOT 5 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 3171
2187 Woodlawn St	LOT 5 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 1172
2191-2193 Woodlawn St	LOT 6 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 1172
2194 Woodlawn St	LOT 6 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 3171
2203 Woodlawn St	LOT 7 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 1172
2209 Woodlawn St	LOT 8 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 1172
2214 Woodlawn St	LOT 4 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 3238
2215 Woodlawn St	LOT 9 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 1172
2223 Woodlawn St	LOT 10 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 1172
2226 Woodlawn St	LOT 4 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 2726
2231-2233 Woodlawn St	LOT 11 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 1172
2234 Woodlawn St	LOT 5 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 2726
2241-2243 Woodlawn St	LOT 12 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 1172
2246 Woodlawn St	LOT 6 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 2726
2247 Woodlawn St	LOT 13 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 1172
2252 Woodlawn St	LOT 3 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 3250
2253-2255 Woodlawn St	LOT 14 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 1172
2258 Woodlawn St	LOT 4 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 3250
2263 Woodlawn St	LOT 15 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 1172
2268-2270 Woodlawn St	LOT 5 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 3250
2271 Woodlawn St	LOT 16 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 1172
2274 Woodlawn St	LOT 2 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 3766

# SCHEDULE

A

This forms part of application

# OCP21-0001 Z20-0083

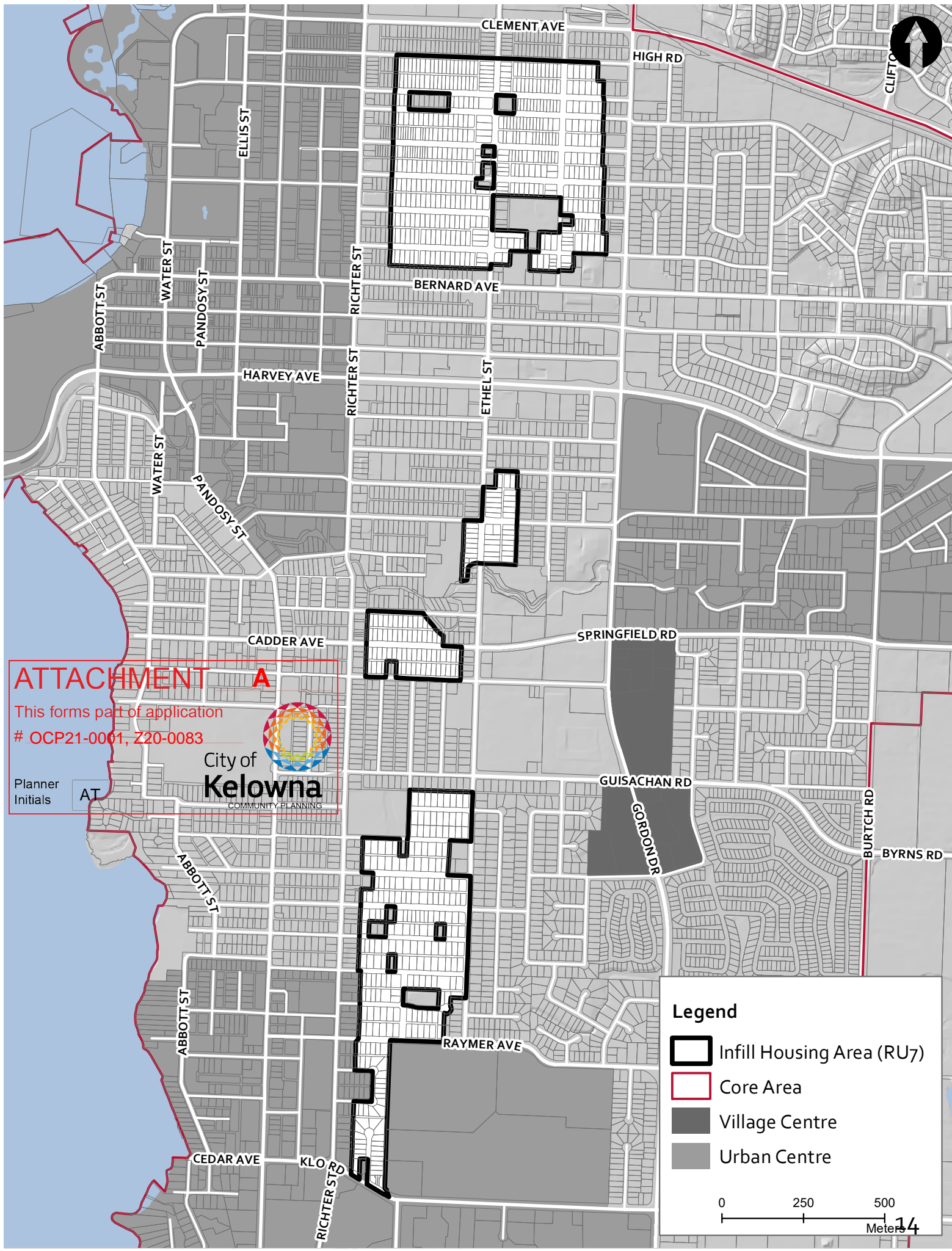


City of  
Kelowna  
COMMUNITY PLANNING

2158 Burnett St	STRATA LOT 1 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN EPS1219 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
2160 Burnett St	STRATA LOT 2 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN EPS1219 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
2188 Burnett St	STRATA LOT 2 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS2968 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
2190 Burnett St	STRATA LOT 1 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS2968 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
2208 Burnett St	STRATA LOT 2 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS3290 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
2210 Burnett St	STRATA LOT 1 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS3290 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
2228 Burnett St	STRATA LOT 1 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS3295 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
2230 Burnett St	STRATA LOT 2 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS3295 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
2236 Burnett St	STRATA LOT 2 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN EPS5106 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
2240 Burnett St	STRATA LOT 1 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN EPS5106 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
2260 Burnett St	STRATA LOT 1 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN EPS231 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

2266 Burnett St	STRATA LOT 2 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN EPS231 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
2200 Woodlawn St	STRATA LOT 1 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN EPS6280 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
2206 Woodlawn St	STRATA LOT 2 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN EPS6280 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

<b>SCHEDULE</b>		<b>A</b>
This forms part of application		
# <b>OCP21-0001 Z20-0083</b>		
Planner Initials	<b>AT</b>	 City of <b>Kelowna</b> <small>COMMUNITY PLANNING</small>







# ATTACHMENT A

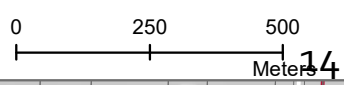
This forms part of application  
# OCP21-0001, Z20-0083

Planner  
Initials  
AT



## Legend

-  Infill Housing Area (RU7)
-  Core Area
-  Village Centre
-  Urban Centre



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## CITY OF KELOWNA

# MEMORANDUM

**Date:** November 17, 2020  
**File No.:** Z20-0083  
**To:** Urban Planning (AT)  
**From:** Development Engineering Manager (JK)  
**Subject:** Aberdeen St., Burnett St., Glenwood Ave., Woodlawn St.

**ATTACHMENT**

**B**

This forms part of application

# OCP21-0001, Z20-0083

Planner  
Initials

AT



RU6 to RU7

The Development Engineering Branch has the following comments and requirements associated with this application. The road and utility upgrading requirements outlined in this report will be a requirement of this development. A City initiative to rezone 70 properties in the Hospital Area from the RU6 Two Dwelling Housing zone to the RU7 Infill Housing zone.

### 1) SITE-RELATED ISSUES

- a) Aberdeen St. road cross-section should be designed to a SS-R7.
- b) Burnett St. road cross-section should be designed to a SS-R3. An evenly reduced boulevard on both sides of Burnett St. will achieve the SS-R3 design based off the centreline.
- c) Woodlawn St. road cross-section should be designed to a SS-R4 with a 15.0m ROW. 0.57m road dedication will be required along all properties on each side on Woodlawn St.
- d) This proposed subdivision may require the installation of centralized mail delivery equipment. Please contact Arif Bhatia, Delivery Planning Officer, Canada Post Corporation, 530 Gaston Avenue, Kelowna, BC V1Y 2K0 to obtain further information and to determine suitable location(s) within the development.
- e) Consideration for garbage collection and emergency services should be addressed prior to rezoning of this area.

### 2) ROAD IMPROVEMENTS

- a) All properties within this rezoning application will be required to pay a cash-in-lieu payment for their frontage works based off a City of Kelowna calculation from Development Engineering prior to the Building Permit being issued.
- b) Lane upgrades will be required as this will now be the primary access for this RU7 area.

### 3) WATER

- a) Comments from Utility Planning
  - i. The existing potable water supply network servicing the subject area provides adequate capacity during existing and future scenarios, even when including

the proposed rezoning of the 70 properties in question. No capacity upgrades are recommended at this time. Given the existing materials and age, it is noted that some of the existing infrastructure will be coming to the end of its ultimate usable service life during the 2030 future scenario.

#### 4) **SANITARY**

##### a) Comments from Utility Planning

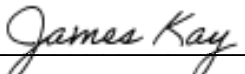
- i. The existing sanitary sewer network servicing the subject area provides adequate hydraulic capacity during existing and future scenarios, even when including the proposed rezoning of the 70 properties in question. It is noted that design capacity is nearly reached during the proposed future scenario; and given the flat nature of the existing sewers in the area, any further densification will likely trigger upsizing of the downstream sewers leading to Lift Station. Background research on the Birch Lift Station confirms that the current configuration of the station and its respective force-main would provide adequate hydraulic capacity for the future scenario with approximately 50 l/s firm capacity. Given the existing materials and age, it is noted that the existing infrastructure will be coming to the end of its ultimate usable service life during the 2040 future scenario.

#### 5) **DRAINAGE**

- a) A neighbourhood SWMP design is recommended to avoid any unintended drainage/flood risk within this rezoning area.

#### 6) **POWER AND TELECOMMUNICATION SERVICES**

- a) All proposed service connections are to be installed underground. It is the developer's responsibility to make a servicing application with the respective electric power, telephone and cable transmission companies to arrange for these services, which would be at the applicant's cost.
- b) A full analysis of the full build out of this RU7 block should be completed by Forties electric to identify all upgrades that would be required, such as new transformer, pole locations, etc... This cost should be equally distributed to each development per road.

  
 James Kay, P. Eng.  
 Development Engineering Manager  
 AS

<b>ATTACHMENT</b>		<b>B</b>
This forms part of application		
# <u>OCP21-0001, Z20-0083</u>		
Planner Initials	<div style="border: 1px solid black; padding: 2px;">AT</div>	 <b>City of Kelowna</b> <small>COMMUNITY PLANNING</small>



# Z20-0083 & OCP21-0001 Multiple Addresses

Rezoning and OCP Amendment Application



# Proposal

- ▶ To rezone 70 properties in the Hospital Area to the RU7 – Infill Housing zone in accordance with previous Council direction;
- ▶ And to change the future land use designation of these lots to SIH – Sensitive Infill Housing to accompany the change in zone.
- ▶ Also, to consider rezoning 44 additional properties to the RU7- Infill Housing zone that had previously been identified as having high potential to be incorporated in the zone.

# Development Process

Sept. 18, 2021

Development Application Submitted

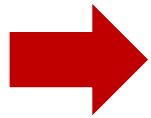


Staff Review & Circulation



Mar. 9, 2021

Public Notification Received



Mar. 22, 2021

Initial Consideration



Public Hearing  
Second & Third Readings



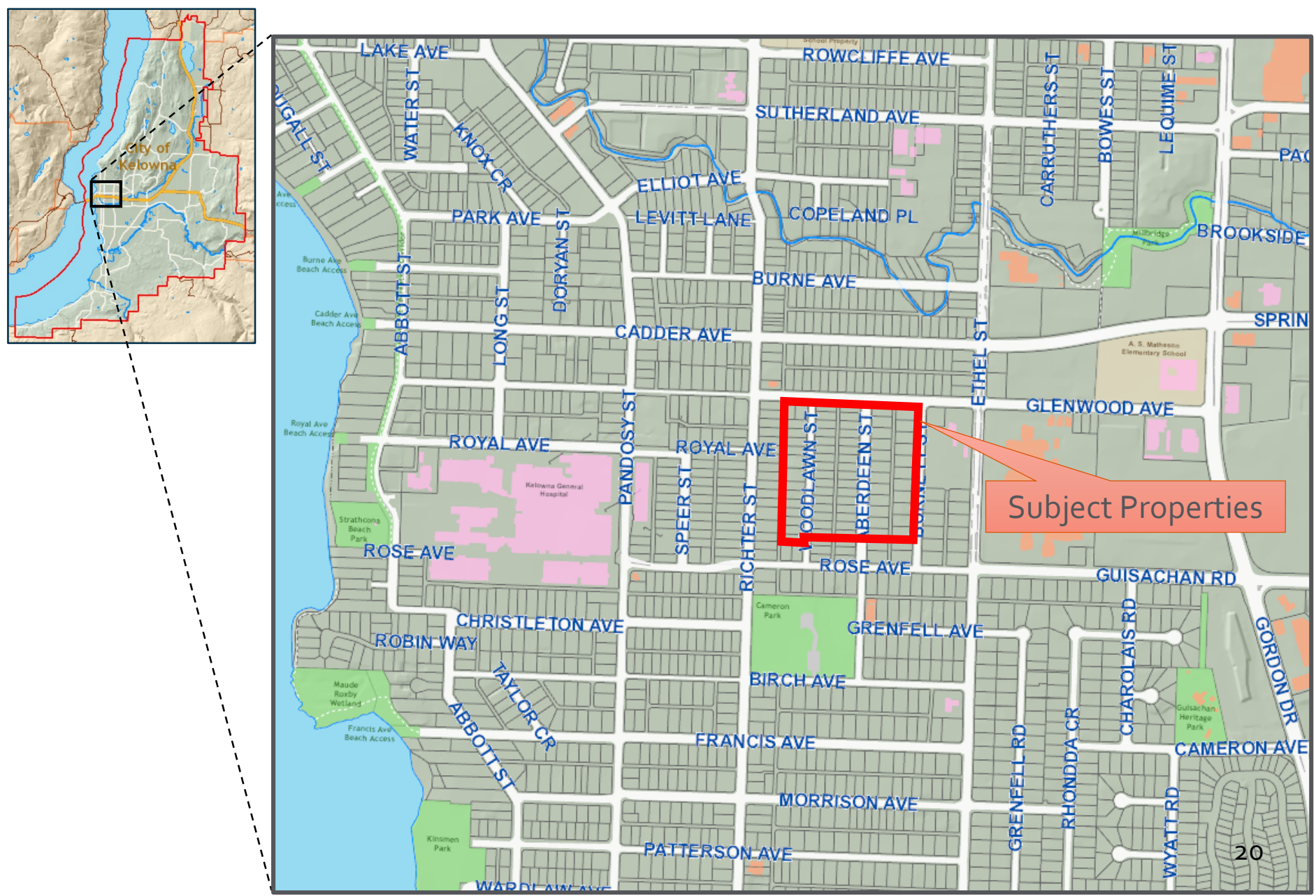
Final Reading  
DP & Variances



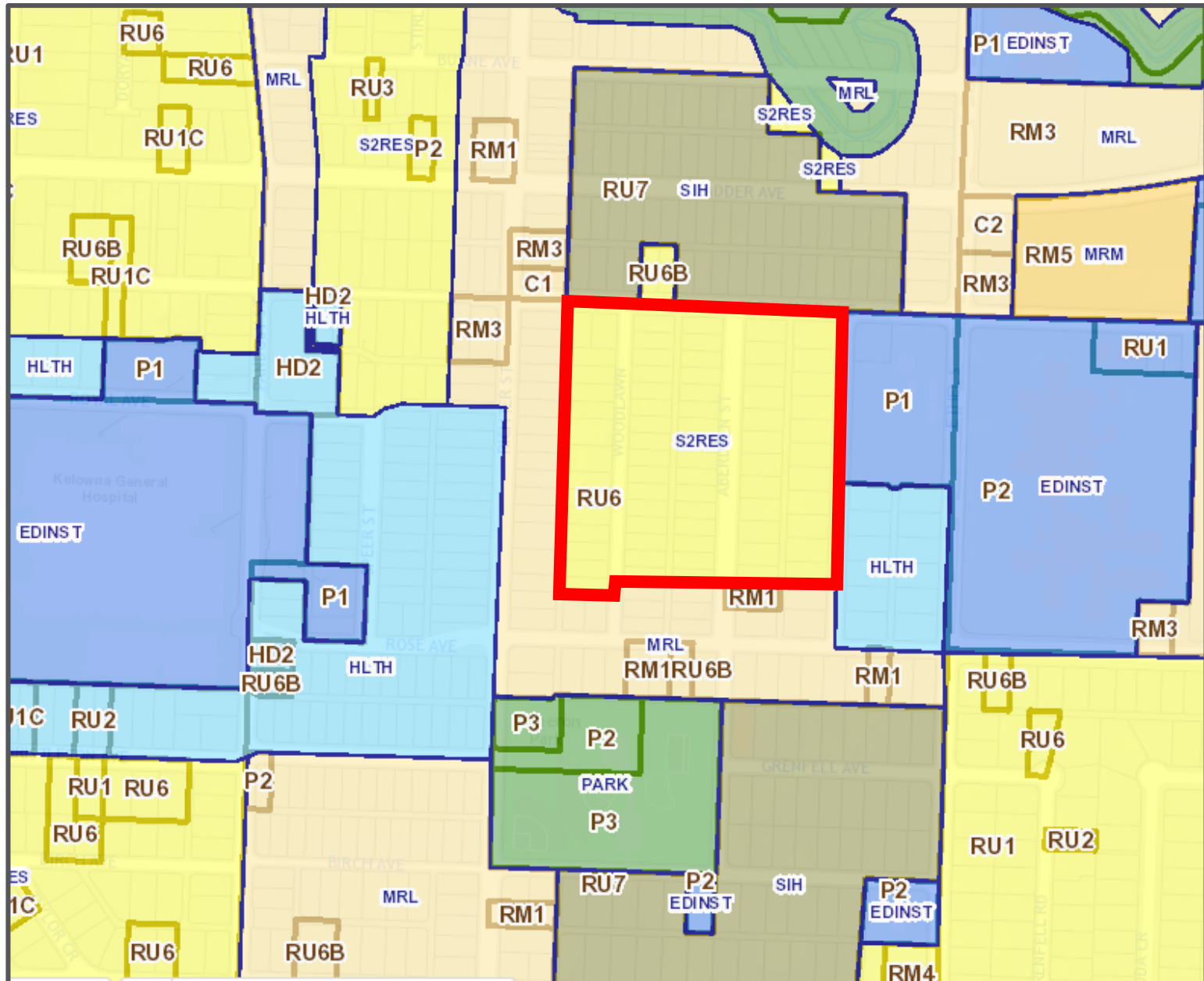
Building Permit

Council  
Approvals

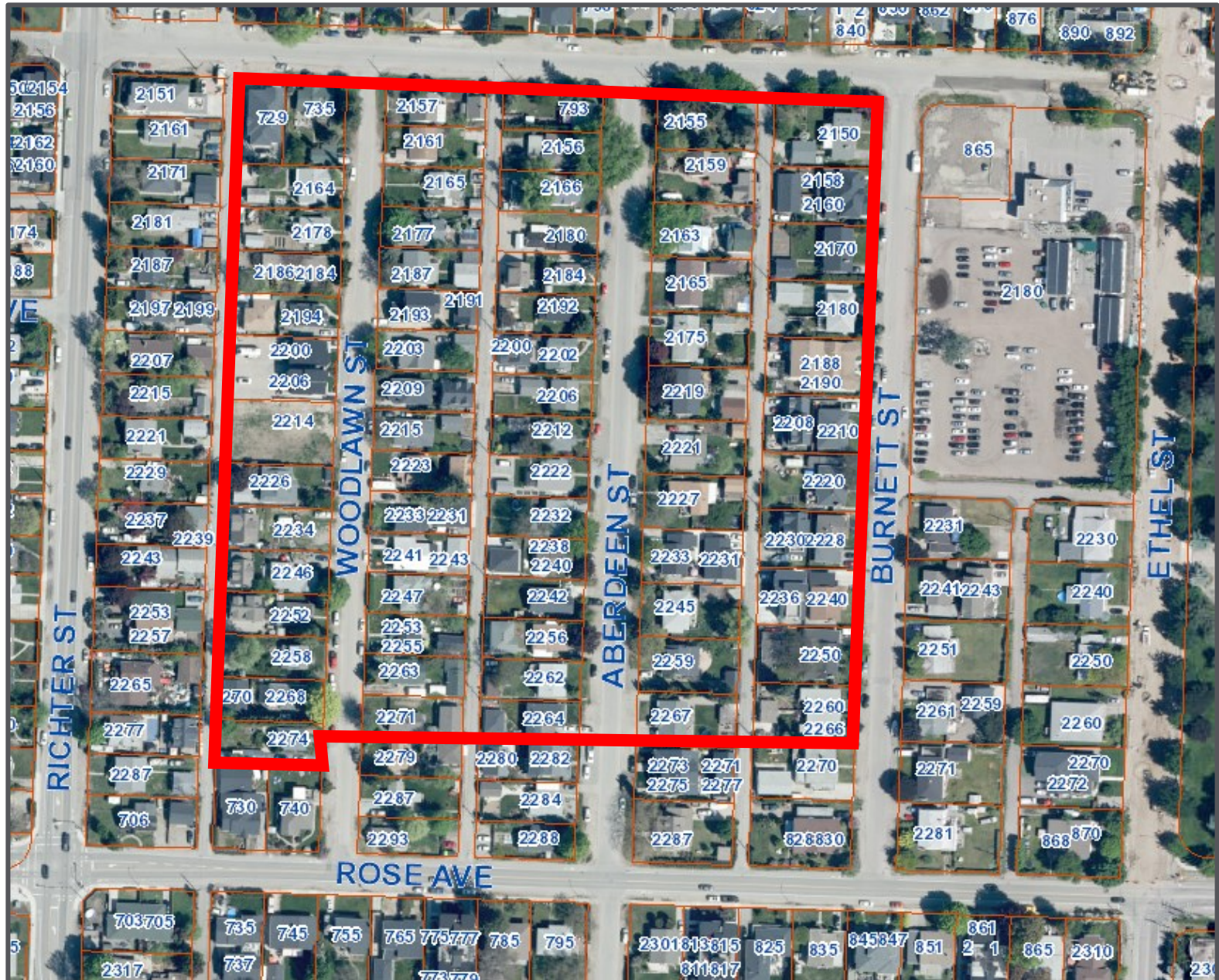
# Context Map



# OCP Future Land Use / Zoning



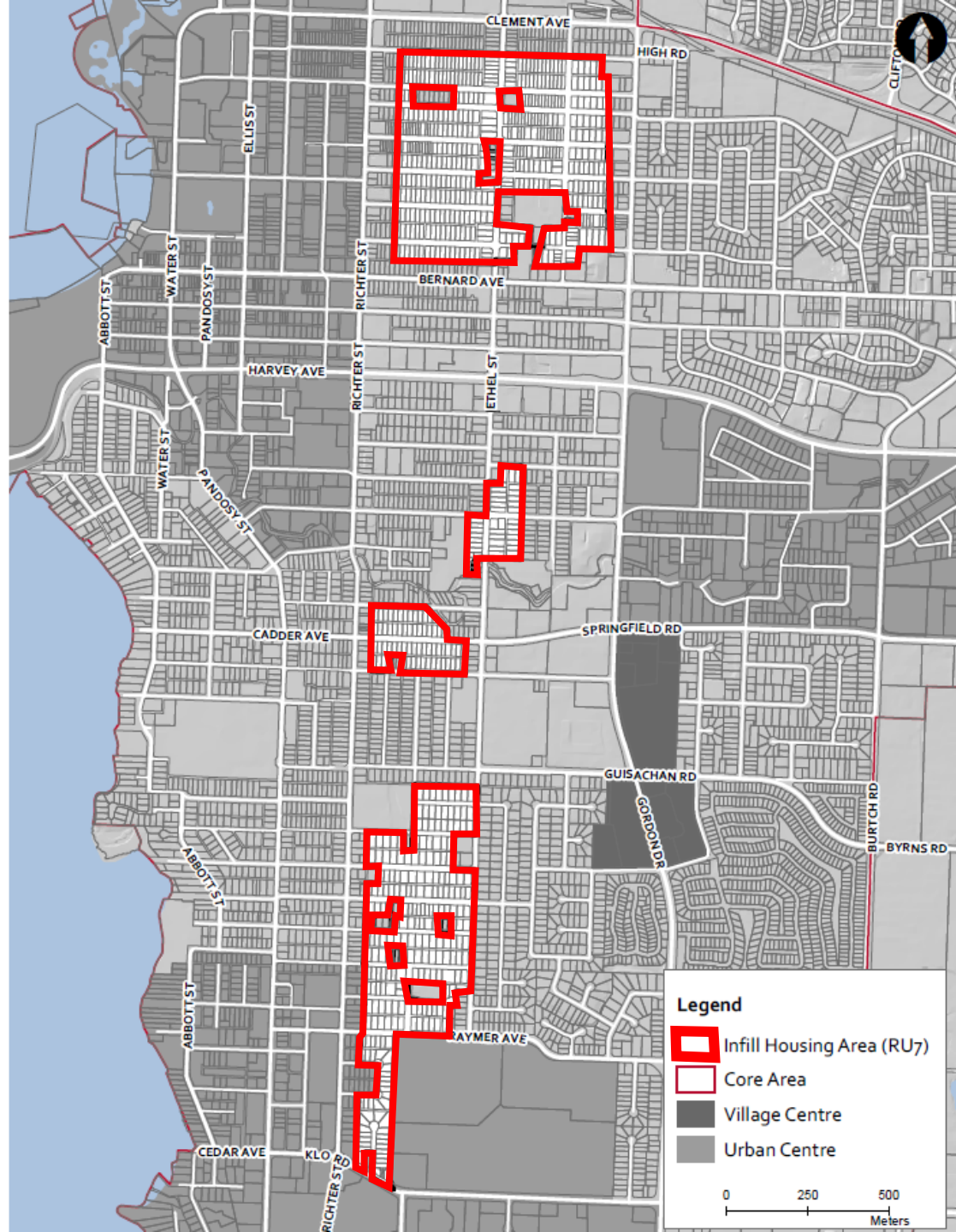
# Subject Property Map



# Background

- ▶ On January 16, 2017, Council adopted the RU7 – Infill Housing zone and its associated design guidelines and processes.
- ▶ The RU7 zone was designed to better accommodate a diversity of housing forms, better known as ‘missing middle’ housing
  - ▶ RU7 allows for up to 4 dwellings on a lot
- ▶ On January 16, 2017, Council also rezoned over 800 properties in the city to the new RU7 zone
  - ▶ Downtown & South Pandosy

# Properties Originally Zoned RU7



# Background

- ▶ Numerous other properties were identified as having high potential to be rezoned to RU7
- ▶ A significant number in the vicinity of the Kelowna General Hospital (KGH).
- ▶ Staff were then planning a comprehensive plan for the Hospital Area, and it was decided to wait until the Hospital Area Plan (with associated public consultation) was complete to determine which properties to recommend rezoning to RU7

# Background

- ▶ Once complete, the Hospital Area Plan determined that 70 properties are appropriate to be rezoned to RU7 at this stage
- ▶ The 70 properties were presented to Council on January 28, 2019
  - ▶ Council endorsed the Staff recommendation to rezone these properties
- ▶ Updated consultation with Dev. Engineering Dept. confirms the additional density can be accommodated in the area
  - ▶ May be an opportunity to include some green infrastructure as redevelopment occurs to handle stormwater drainage

# Project/technical details

- ▶ It is now asked that Council give 1<sup>st</sup> and 2<sup>nd</sup> Reading to the Bylaw to rezone these properties to RU7
  - ▶ With accompanying OCP Amendment to SIH – Sensitive Infill Housing
- ▶ And that the Bylaw be forwarded to Public Hearing

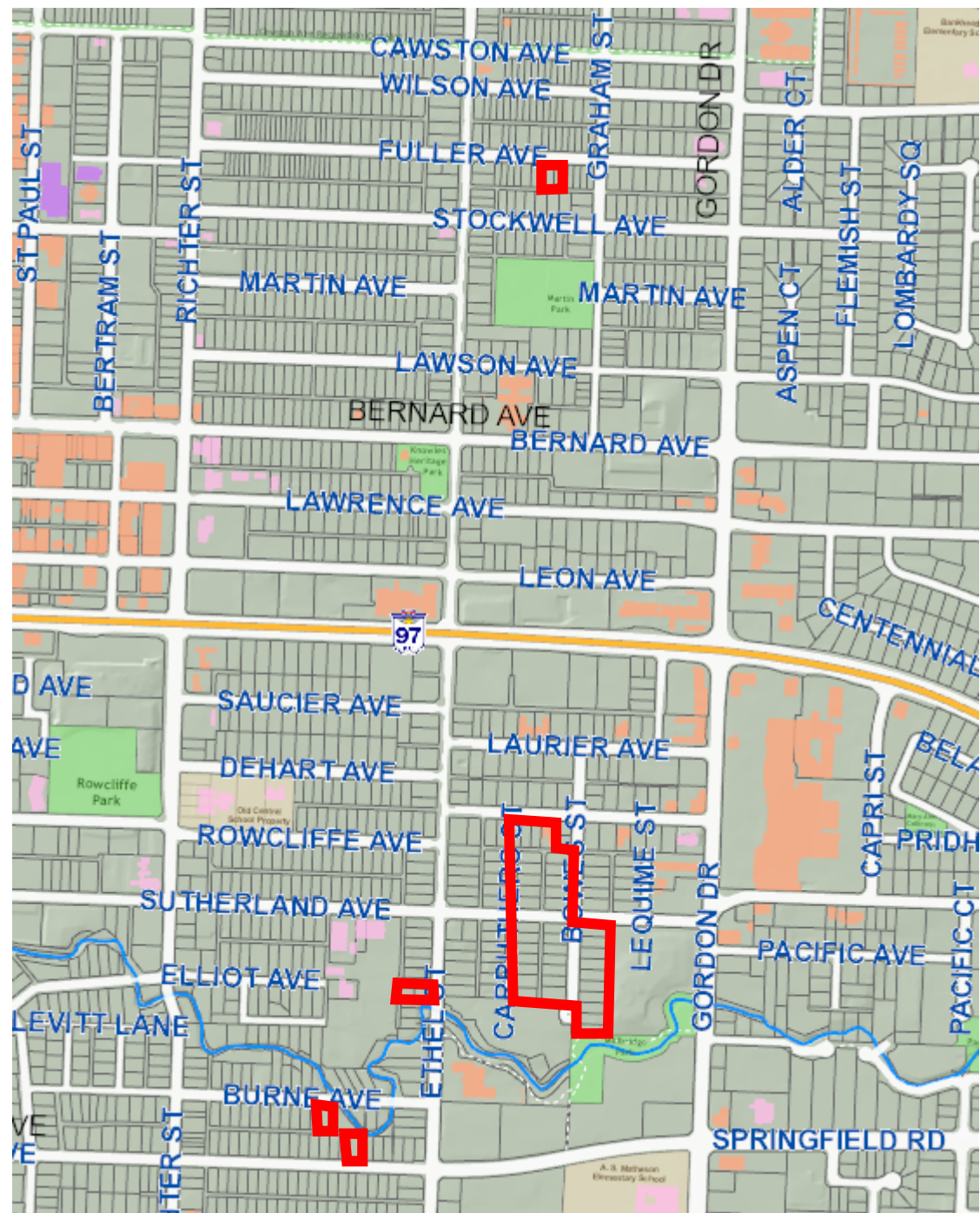
# Additional Properties

- ▶ Several other properties in neighbourhoods near Downtown were also identified early on as having high potential to be rezoned to RU7
- ▶ For site specific issues, it was decided to wait until a further review of these properties could be completed before any might be recommended to be rezoned to RU7
  - ▶ Lot size
  - ▶ Access to a laneway
  - ▶ Proximity to major corridors
  - ▶ Proximity to community amenities
  - ▶ Complications caused by proximity to Mill Creek

# Additional Properties

- ▶ After review, 44 additional properties have been identified as being appropriate to be incorporated in the RU7 zone.
- ▶ These properties are shown in the Map below:

# Additional Properties



# Additional Properties

- ▶ Staff recommend the property owners of these lots be consulted regarding the proposed rezoning
- ▶ Staff would then report back to Council with the results of the public consultation process, and further recommendations for moving forward

# Development Policy

- ▶ Rezoning properties to RU7 in select areas:
  - ▶ Promotes compact urban form as it makes use of existing infrastructure
  - ▶ Promotes sensitive infill in areas previously confined to single and two unit housing

# Staff Recommendation

- ▶ Staff support rezoning the 70 properties in the Hospital Area to RU7
- ▶ Additionally, Staff are in favour of beginning public consultation with the property owners of the 44 additional properties identified as being appropriate to be rezoned to RU7



## *Conclusion of Staff Remarks*

# CITY OF KELOWNA

## BYLAW NO. 12188

### Official Community Plan Amendment No. OCP21-0001 Aberdeen St, Burnett St, Glenwood Ave and Woodlawn St

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A bylaw to amend the "*Kelowna 2030* – Official Community Plan Bylaw No. 10500".

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

1. THAT Map 4.1 - **GENERALIZED FUTURE LAND USE** of "*Kelowna 2030* – Official Community Plan Bylaw No. 10500" be amended by changing the Generalized Future Land Use designation of parcels outlined in Schedule 'A' attached to and forming part of this bylaw, located on Aberdeen Street, Burnett Street, Glenwood Avenue and Woodlawn Street, Kelowna, B.C., from the S2RES – Single/Two Unit Residential designation to the SIH – Sensitive Infill Housing designation;
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 22<sup>nd</sup> day of March, 2021.

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

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Mayor

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City Clerk

Schedule A: OCP21-0001					
No.	Legal Description	Address	Parcel Identifier Number	Current Future Land Use	Proposed Future Land Use
1.	LOT 1 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 4303	2155 Aberdeen Street	010-561-935	S2RES – Single / Two Unit Residential	SIH - Sensitive Infill Housing (Low Density)
2.	LOT 37 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 1172	2156 Aberdeen Street	006-915-191	S2RES – Single / Two Unit Residential	SIH - Sensitive Infill Housing (Low Density)
3.	LOT 2 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 4303	2159 Aberdeen Street	010-561-943	S2RES – Single / Two Unit Residential	SIH - Sensitive Infill Housing (Low Density)
4.	LOT 3 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 4303	2163 Aberdeen Street	008-001-049	S2RES – Single / Two Unit Residential	SIH - Sensitive Infill Housing (Low Density)
5.	LOT 4 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 4303	2165 Aberdeen Street	010-561-951	S2RES – Single / Two Unit Residential	SIH - Sensitive Infill Housing (Low Density)
6.	LOT 36 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 1172	2166 Aberdeen Street	006-589-090	S2RES – Single / Two Unit Residential	SIH - Sensitive Infill Housing (Low Density)
7.	LOT 5 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT AND DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 4303	2175 Aberdeen Street	010-561-994	S2RES – Single / Two Unit Residential	SIH - Sensitive Infill Housing (Low Density)
8.	LOT 35 SECTION 29 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 1172	2180 Aberdeen Street	011-793-023	S2RES – Single / Two Unit Residential	SIH - Sensitive Infill Housing (Low Density)
9.	LOT 34 SECTION 29 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 1172	2184 Aberdeen Street	011-793-015	S2RES – Single / Two Unit Residential	SIH - Sensitive Infill Housing (Low Density)
10.	LOT 33 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 1172	2192 Aberdeen Street	011-793-007	S2RES – Single / Two Unit Residential	SIH - Sensitive Infill Housing (Low Density)
11.	LOT 32 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 1172	2200-2202 Aberdeen Street	011-792-990	S2RES – Single / Two Unit Residential	SIH - Sensitive Infill Housing (Low Density)
12.	LOT 31 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 1172	2206 Aberdeen Street	011-792-981	S2RES – Single / Two Unit Residential	SIH - Sensitive Infill Housing (Low Density)
13.	LOT 30 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 1172	2212 Aberdeen Street	006-814-093	S2RES – Single / Two Unit Residential	SIH - Sensitive Infill Housing (Low Density)
14.	LOT 6 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 4303	2219 Aberdeen Street	010-562-028	S2RES – Single / Two Unit Residential	SIH - Sensitive Infill Housing (Low Density)
15.	LOT 7 DISTRICT LOT 136 AND OF SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 4303	2221 Aberdeen Street	008-418-560	S2RES – Single / Two Unit Residential	SIH - Sensitive Infill Housing (Low Density)
16.	LOT 29 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 1172	2222 Aberdeen Street	001-476-904	S2RES – Single / Two Unit Residential	SIH - Sensitive Infill Housing (Low Density)
17.	LOT 8 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 4303	2227 Aberdeen Street	010-562-036	S2RES – Single / Two Unit Residential	SIH - Sensitive Infill Housing (Low Density)

18.	LOT 9 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 4303	2231-2233 Aberdeen Street	010-562-052	S2RES – Single / Two Unit Residential	SIH - Sensitive Infill Housing (Low Density)
19.	LOT 28 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 1172	2232 Aberdeen Street	011-792-973	S2RES – Single / Two Unit Residential	SIH - Sensitive Infill Housing (Low Density)
20.	LOT 27 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 1172	2238-2240 Aberdeen Street	001-657-861	S2RES – Single / Two Unit Residential	SIH - Sensitive Infill Housing (Low Density)
21.	LOT 26 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 1172	2242 Aberdeen Street	011-792-965	S2RES – Single / Two Unit Residential	SIH - Sensitive Infill Housing (Low Density)
22.	LOT 10 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 4303	2245 Aberdeen Street	010-562-061	S2RES – Single / Two Unit Residential	SIH - Sensitive Infill Housing (Low Density)
23.	LOT 25 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 1172	2256 Aberdeen Street	011-792-957	S2RES – Single / Two Unit Residential	SIH - Sensitive Infill Housing (Low Density)
24.	LOT 11 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 4303	2259 Aberdeen Street	008-420-203	S2RES – Single / Two Unit Residential	SIH - Sensitive Infill Housing (Low Density)
25.	LOT 24 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 1172	2262 Aberdeen Street	011-792-949	S2RES – Single / Two Unit Residential	SIH - Sensitive Infill Housing (Low Density)
26.	LOT 23 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 1172	2264 Aberdeen Street	005-486-211	S2RES – Single / Two Unit Residential	SIH - Sensitive Infill Housing (Low Density)
27.	LOT 12 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 4303	2267 Aberdeen Street	010-562-079	S2RES – Single / Two Unit Residential	SIH - Sensitive Infill Housing (Low Density)
28.	LOT 13 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 11811	2150 Burnett Street	009-456-490	S2RES – Single / Two Unit Residential	SIH - Sensitive Infill Housing (Low Density)
29.	LOT 11 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 11811	2170 Burnett Street	002-764-806	S2RES – Single / Two Unit Residential	SIH - Sensitive Infill Housing (Low Density)
30.	LOT 10 DISTRICT LOT 136 AND SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 11811	2180 Burnett Street	009-456-465	S2RES – Single / Two Unit Residential	SIH - Sensitive Infill Housing (Low Density)
31.	LOT 7 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 11811	2220 Burnett Street	009-456-431	S2RES – Single / Two Unit Residential	SIH - Sensitive Infill Housing (Low Density)
32.	LOT 4 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 11811	2250 Burnett Street	009-456-392	S2RES – Single / Two Unit Residential	SIH - Sensitive Infill Housing (Low Density)
33.	LOT 1 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN KAP74953	729 Glenwood Avenue	025-847-830	S2RES – Single / Two Unit Residential	SIH - Sensitive Infill Housing (Low Density)
34.	LOT A SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 16129	735 Glenwood Avenue	008-694-729	S2RES – Single / Two Unit Residential	SIH - Sensitive Infill Housing (Low Density)
35.	LOT 38 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 1172	793 Glenwood Avenue	008-939-292	S2RES – Single / Two Unit Residential	SIH - Sensitive Infill Housing (Low Density)
36.	LOT 1 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 1172	2157 Woodlawn Street	005-814-472	S2RES – Single / Two Unit Residential	SIH - Sensitive Infill Housing (Low Density)

37.	LOT 2 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 1172	2161 Woodlawn Street	001-993-275	S2RES – Single / Two Unit Residential	SIH - Sensitive Infill Housing (Low Density)
38.	LOT B SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 16129	2164 Woodlawn Street	008-694-737	S2RES – Single / Two Unit Residential	SIH - Sensitive Infill Housing (Low Density)
39.	LOT 3 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 1172	2165 Woodlawn Street	002-981-980	S2RES – Single / Two Unit Residential	SIH - Sensitive Infill Housing (Low Density)
40.	LOT 4 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 1172	2177 Woodlawn Street	001-717-723	S2RES – Single / Two Unit Residential	SIH - Sensitive Infill Housing (Low Density)
41.	LOT 4 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 3171	2178 Woodlawn Street	010-941-118	S2RES – Single / Two Unit Residential	SIH - Sensitive Infill Housing (Low Density)
42.	LOT 5 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 3171	2184-2186 Woodlawn Street	006-517-081	S2RES – Single / Two Unit Residential	SIH - Sensitive Infill Housing (Low Density)
43.	LOT 5 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 1172	2187 Woodlawn Street	011-792-825	S2RES – Single / Two Unit Residential	SIH - Sensitive Infill Housing (Low Density)
44.	LOT 6 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 1172	2191-2193 Woodlawn Street	011-792-841	S2RES – Single / Two Unit Residential	SIH - Sensitive Infill Housing (Low Density)
45.	LOT 6 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 3171	2194 Woodlawn Street	006-496-253	S2RES – Single / Two Unit Residential	SIH - Sensitive Infill Housing (Low Density)
46.	LOT 7 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 1172	2203 Woodlawn Street	011-792-850	S2RES – Single / Two Unit Residential	SIH - Sensitive Infill Housing (Low Density)
47.	LOT 8 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 1172	2209 Woodlawn Street	011-792-868	S2RES – Single / Two Unit Residential	SIH - Sensitive Infill Housing (Low Density)
48.	LOT 4 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 3238	2214 Woodlawn Street	010-873-724	S2RES – Single / Two Unit Residential	SIH - Sensitive Infill Housing (Low Density)
49.	LOT 9 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 1172	2215 Woodlawn Street	001-696-548	S2RES – Single / Two Unit Residential	SIH - Sensitive Infill Housing (Low Density)
50.	LOT 10 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 1172	2223 Woodlawn Street	011-792-876	S2RES – Single / Two Unit Residential	SIH - Sensitive Infill Housing (Low Density)
51.	LOT 4 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 2726	2226 Woodlawn Street	010-970-690	S2RES – Single / Two Unit Residential	SIH - Sensitive Infill Housing (Low Density)
52.	LOT 11 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 1172	2231-2233 Woodlawn Street	011-792-884	S2RES – Single / Two Unit Residential	SIH - Sensitive Infill Housing (Low Density)
53.	LOT 5 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 2726	2234 Woodlawn Street	010-970-711	S2RES – Single / Two Unit Residential	SIH - Sensitive Infill Housing (Low Density)
54.	LOT 12 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 1172	2241-2243 Woodlawn Street	011-792-892	S2RES – Single / Two Unit Residential	SIH - Sensitive Infill Housing (Low Density)
55.	LOT 6 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 2726	2246 Woodlawn Street	010-970-720	S2RES – Single / Two Unit Residential	SIH - Sensitive Infill Housing (Low Density)
56.	LOT 13 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 1172	2247 Woodlawn Street	011-792-906	S2RES – Single / Two Unit Residential	SIH - Sensitive Infill Housing (Low Density)

57.	LOT 3 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 3250	2252 Woodlawn Street	001-469-673	S2RES – Single / Two Unit Residential	SIH - Sensitive Infill Housing (Low Density)
58.	LOT 14 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 1172	2253-2255 Woodlawn Street	004-578-155	S2RES – Single / Two Unit Residential	SIH - Sensitive Infill Housing (Low Density)
59.	LOT 4 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 3250	2258 Woodlawn Street	003-442-349	S2RES – Single / Two Unit Residential	SIH - Sensitive Infill Housing (Low Density)
60.	LOT 15 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 1172	2263 Woodlawn Street	011-792-914	S2RES – Single / Two Unit Residential	SIH - Sensitive Infill Housing (Low Density)
61.	LOT 5 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 3250	2268-2270 Woodlawn Street	010-870-296	S2RES – Single / Two Unit Residential	SIH - Sensitive Infill Housing (Low Density)
62.	LOT 16 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 1172	2271 Woodlawn Street	001-585-533	S2RES – Single / Two Unit Residential	SIH - Sensitive Infill Housing (Low Density)
63.	LOT 2 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 3766	2274 Woodlawn Street	010-735-101	S2RES – Single / Two Unit Residential	SIH - Sensitive Infill Housing (Low Density)
64.	STRATA LOT 1 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN EPS1219 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V	2158 Burnett Street	029-066-298	S2RES – Single / Two Unit Residential	SIH - Sensitive Infill Housing (Low Density)
65.	STRATA LOT 2 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN EPS1219 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V	2160 Burnett Street	029-066-301	S2RES – Single / Two Unit Residential	SIH - Sensitive Infill Housing (Low Density)
66.	STRATA LOT 1 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS2968 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V	2190 Burnett Street	026-586-495	S2RES – Single / Two Unit Residential	SIH - Sensitive Infill Housing (Low Density)
67.	STRATA LOT 2 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS2968 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V	2188 Burnett Street	026-586-509	S2RES – Single / Two Unit Residential	SIH - Sensitive Infill Housing (Low Density)

68.	STRATA LOT 1 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS <sub>3290</sub> TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V	2210 Burnett Street	027-194-710	S2RES – Single / Two Unit Residential	SIH - Sensitive Infill Housing (Low Density)
69.	STRATA LOT 2 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS <sub>3290</sub> TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V	2208 Burnett Street	027-194-728	S2RES – Single / Two Unit Residential	SIH - Sensitive Infill Housing (Low Density)
70.	STRATA LOT 1 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS <sub>3295</sub> TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V	2228 Burnett Street	027-209-547	S2RES – Single / Two Unit Residential	SIH - Sensitive Infill Housing (Low Density)
71.	STRATA LOT 2 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS <sub>3295</sub> TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V	2230 Burnett Street	027-209-555	S2RES – Single / Two Unit Residential	SIH - Sensitive Infill Housing (Low Density)
72.	STRATA LOT 1 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN EPS <sub>5106</sub> TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V	2240 Burnett Street	031-051-383	S2RES – Single / Two Unit Residential	SIH - Sensitive Infill Housing (Low Density)
73.	STRATA LOT 2 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN EPS <sub>5106</sub> TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V	2236 Burnett Street	031-051-391	S2RES – Single / Two Unit Residential	SIH - Sensitive Infill Housing (Low Density)
74.	STRATA LOT 1 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN EPS <sub>231</sub> TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V	2260 Burnett Street	028-300-394	S2RES – Single / Two Unit Residential	SIH - Sensitive Infill Housing (Low Density)
75.	STRATA LOT 2 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN EPS <sub>231</sub> TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V	2266 Burnett Street	028-300-408	S2RES – Single / Two Unit Residential	SIH - Sensitive Infill Housing (Low Density)

76.	STRATA LOT 1 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN EPS6280 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V	2200 Woodlawn Street	030-942-934	S2RES – Single / Two Unit Residential	SIH - Sensitive Infill Housing (Low Density)
77.	STRATA LOT 2 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN EPS6280 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V	2206 Woodlawn Street	030-942-942	S2RES – Single / Two Unit Residential	SIH - Sensitive Infill Housing (Low Density)

# **CITY OF KELOWNA**

## **BYLAW NO. 12189**

### **Z20-0083**

#### **Aberdeen St, Burnett St, Glenwood Ave and Woodlawn St**

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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 to and forming part of this bylaw located on Aberdeen Street, Burnett Street, Glenwood Avenue and Woodlawn Street, Kelowna, BC from the RU6 – Two Dwelling Housing zone to the RU7 – Infill 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 22<sup>nd</sup> day of March, 2021.

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

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Mayor

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City Clerk

**Schedule B: Z20-0083**

<b>No.</b>	<b>Legal Description</b>	<b>Address</b>	<b>Parcel Identifier Number</b>	<b>Current Zoning</b>	<b>Proposed Zoning</b>
1.	LOT 1 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 4303	2155 Aberdeen Street	010-561-935	RU6 – Two Dwelling Housing	RU7 – Infill Housing
2.	LOT 37 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 1172	2156 Aberdeen Street	006-915-191	RU6 – Two Dwelling Housing	RU7 – Infill Housing
3.	LOT 2 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 4303	2159 Aberdeen Street	010-561-943	RU6 – Two Dwelling Housing	RU7 – Infill Housing
4.	LOT 3 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 4303	2163 Aberdeen Street	008-001-049	RU6 – Two Dwelling Housing	RU7 – Infill Housing
5.	LOT 4 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 4303	2165 Aberdeen Street	010-561-951	RU6 – Two Dwelling Housing	RU7 – Infill Housing
6.	LOT 36 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 1172	2166 Aberdeen Street	006-589-090	RU6 – Two Dwelling Housing	RU7 – Infill Housing
7.	LOT 5 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT AND DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 4303	2175 Aberdeen Street	010-561-994	RU6 – Two Dwelling Housing	RU7 – Infill Housing
8.	LOT 35 SECTION 29 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 1172	2180 Aberdeen Street	011-793-023	RU6 – Two Dwelling Housing	RU7 – Infill Housing
9.	LOT 34 SECTION 29 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 1172	2184 Aberdeen Street	011-793-015	RU6 – Two Dwelling Housing	RU7 – Infill Housing
10.	LOT 33 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 1172	2192 Aberdeen Street	011-793-007	RU6 – Two Dwelling Housing	RU7 – Infill Housing
11.	LOT 32 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 1172	2200-2202 Aberdeen Street	011-792-990	RU6 – Two Dwelling Housing	RU7 – Infill Housing
12.	LOT 31 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 1172	2206 Aberdeen Street	011-792-981	RU6 – Two Dwelling Housing	RU7 – Infill Housing
13.	LOT 30 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 1172	2212 Aberdeen Street	006-814-093	RU6 – Two Dwelling Housing	RU7 – Infill Housing
14.	LOT 6 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 4303	2219 Aberdeen Street	010-562-028	RU6 – Two Dwelling Housing	RU7 – Infill Housing
15.	LOT 7 DISTRICT LOT 136 AND OF SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 4303	2221 Aberdeen Street	008-418-560	RU6 – Two Dwelling Housing	RU7 – Infill Housing
16.	LOT 29 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 1172	2222 Aberdeen Street	001-476-904	RU6 – Two Dwelling Housing	RU7 – Infill Housing
17.	LOT 8 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 4303	2227 Aberdeen Street	010-562-036	RU6 – Two Dwelling Housing	RU7 – Infill Housing
18.	LOT 9 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 4303	2231-2233 Aberdeen Street	010-562-052	RU6 – Two Dwelling Housing	RU7 – Infill Housing

19.	LOT 28 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 1172	2232 Aberdeen Street	011-792-973	RU6 – Two Dwelling Housing	RU7 – Infill Housing
20.	LOT 27 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 1172	2238-2240 Aberdeen Street	001-657-861	RU6 – Two Dwelling Housing	RU7 – Infill Housing
21.	LOT 26 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 1172	2242 Aberdeen Street	011-792-965	RU6 – Two Dwelling Housing	RU7 – Infill Housing
22.	LOT 10 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 4303	2245 Aberdeen Street	010-562-061	RU6 – Two Dwelling Housing	RU7 – Infill Housing
23.	LOT 25 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 1172	2256 Aberdeen Street	011-792-957	RU6 – Two Dwelling Housing	RU7 – Infill Housing
24.	LOT 11 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 4303	2259 Aberdeen Street	008-420-203	RU6 – Two Dwelling Housing	RU7 – Infill Housing
25.	LOT 24 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 1172	2262 Aberdeen Street	011-792-949	RU6 – Two Dwelling Housing	RU7 – Infill Housing
26.	LOT 23 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 1172	2264 Aberdeen Street	005-486-211	RU6 – Two Dwelling Housing	RU7 – Infill Housing
27.	LOT 12 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 4303	2267 Aberdeen Street	010-562-079	RU6 – Two Dwelling Housing	RU7 – Infill Housing
28.	LOT 13 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 11811	2150 Burnett Street	009-456-490	RU6 – Two Dwelling Housing	RU7 – Infill Housing
29.	LOT 11 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 11811	2170 Burnett Street	002-764-806	RU6 – Two Dwelling Housing	RU7 – Infill Housing
30.	LOT 10 DISTRICT LOT 136 AND SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 11811	2180 Burnett Street	009-456-465	RU6 – Two Dwelling Housing	RU7 – Infill Housing
31.	LOT 7 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 11811	2220 Burnett Street	009-456-431	RU6 – Two Dwelling Housing	RU7 – Infill Housing
32.	LOT 4 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 11811	2250 Burnett Street	009-456-392	RU6 – Two Dwelling Housing	RU7 – Infill Housing
33.	LOT 1 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN KAP74953	729 Glenwood Avenue	025-847-830	RU6 – Two Dwelling Housing	RU7 – Infill Housing
34.	LOT A SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 16129	735 Glenwood Avenue	008-694-729	RU6 – Two Dwelling Housing	RU7 – Infill Housing
35.	LOT 38 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 1172	793 Glenwood Avenue	008-939-292	RU6 – Two Dwelling Housing	RU7 – Infill Housing
36.	LOT 1 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 1172	2157 Woodlawn Street	005-814-472	RU6 – Two Dwelling Housing	RU7 – Infill Housing
37.	LOT 2 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 1172	2161 Woodlawn Street	001-993-275	RU6 – Two Dwelling Housing	RU7 – Infill Housing
38.	LOT B SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 16129	2164 Woodlawn Street	008-694-737	RU6 – Two Dwelling Housing	RU7 – Infill Housing

39.	LOT 3 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 1172	2165 Woodlawn Street	002-981-980	RU6 – Two Dwelling Housing	RU7 – Infill Housing
40.	LOT 4 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 1172	2177 Woodlawn Street	001-717-723	RU6 – Two Dwelling Housing	RU7 – Infill Housing
41.	LOT 4 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 3171	2178 Woodlawn Street	010-941-118	RU6 – Two Dwelling Housing	RU7 – Infill Housing
42.	LOT 5 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 3171	2184-2186 Woodlawn Street	006-517-081	RU6 – Two Dwelling Housing	RU7 – Infill Housing
43.	LOT 5 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 1172	2187 Woodlawn Street	011-792-825	RU6 – Two Dwelling Housing	RU7 – Infill Housing
44.	LOT 6 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 1172	2191-2193 Woodlawn Street	011-792-841	RU6 – Two Dwelling Housing	RU7 – Infill Housing
45.	LOT 6 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 3171	2194 Woodlawn Street	006-496-253	RU6 – Two Dwelling Housing	RU7 – Infill Housing
46.	LOT 7 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 1172	2203 Woodlawn Street	011-792-850	RU6 – Two Dwelling Housing	RU7 – Infill Housing
47.	LOT 8 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 1172	2209 Woodlawn Street	011-792-868	RU6 – Two Dwelling Housing	RU7 – Infill Housing
48.	LOT 4 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 3238	2214 Woodlawn Street	010-873-724	RU6 – Two Dwelling Housing	RU7 – Infill Housing
49.	LOT 9 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 1172	2215 Woodlawn Street	001-696-548	RU6 – Two Dwelling Housing	RU7 – Infill Housing
50.	LOT 10 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 1172	2223 Woodlawn Street	011-792-876	RU6 – Two Dwelling Housing	RU7 – Infill Housing
51.	LOT 4 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 2726	2226 Woodlawn Street	010-970-690	RU6 – Two Dwelling Housing	RU7 – Infill Housing
52.	LOT 11 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 1172	2231-2233 Woodlawn Street	011-792-884	RU6 – Two Dwelling Housing	RU7 – Infill Housing
53.	LOT 5 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 2726	2234 Woodlawn Street	010-970-711	RU6 – Two Dwelling Housing	RU7 – Infill Housing
54.	LOT 12 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 1172	2241-2243 Woodlawn Street	011-792-892	RU6 – Two Dwelling Housing	RU7 – Infill Housing
55.	LOT 6 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 2726	2246 Woodlawn Street	010-970-720	RU6 – Two Dwelling Housing	RU7 – Infill Housing
56.	LOT 13 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 1172	2247 Woodlawn Street	011-792-906	RU6 – Two Dwelling Housing	RU7 – Infill Housing
57.	LOT 3 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 3250	2252 Woodlawn Street	001-469-673	RU6 – Two Dwelling Housing	RU7 – Infill Housing
58.	LOT 14 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 1172	2253-2255 Woodlawn Street	004-578-155	RU6 – Two Dwelling Housing	RU7 – Infill Housing

59.	LOT 4 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 3250	2258 Woodlawn Street	003-442-349	RU6 – Two Dwelling Housing	RU7 – Infill Housing
60.	LOT 15 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 1172	2263 Woodlawn Street	011-792-914	RU6 – Two Dwelling Housing	RU7 – Infill Housing
61.	LOT 5 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 3250	2268-2270 Woodlawn Street	010-870-296	RU6 – Two Dwelling Housing	RU7 – Infill Housing
62.	LOT 16 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 1172	2271 Woodlawn Street	001-585-533	RU6 – Two Dwelling Housing	RU7 – Infill Housing
63.	LOT 2 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 3766	2274 Woodlawn Street	010-735-101	RU6 – Two Dwelling Housing	RU7 – Infill Housing
64.	STRATA LOT 1 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN EPS1219 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V	2158 Burnett Street	029-066-298	RU6 – Two Dwelling Housing	RU7 – Infill Housing
65.	STRATA LOT 2 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN EPS1219 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V	2160 Burnett Street	029-066-301	RU6 – Two Dwelling Housing	RU7 – Infill Housing
66.	STRATA LOT 1 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS2968 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V	2190 Burnett Street	026-586-495	RU6 – Two Dwelling Housing	RU7 – Infill Housing
67.	STRATA LOT 2 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS2968 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V	2188 Burnett Street	026-586-509	RU6 – Two Dwelling Housing	RU7 – Infill Housing
68.	STRATA LOT 1 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS3290 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V	2210 Burnett Street	027-194-710	RU6 – Two Dwelling Housing	RU7 – Infill Housing
69.	STRATA LOT 2 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS3290 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V	2208 Burnett Street	027-194-728	RU6 – Two Dwelling Housing	RU7 – Infill Housing

70.	STRATA LOT 1 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS3295 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V	2228 Burnett Street	027-209-547	RU6 – Two Dwelling Housing	RU7 – Infill Housing
71.	STRATA LOT 2 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS3295 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V	2230 Burnett Street	027-209-555	RU6 – Two Dwelling Housing	RU7 – Infill Housing
72.	STRATA LOT 1 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN EPS5106 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V	2240 Burnett Street	031-051-383	RU6 – Two Dwelling Housing	RU7 – Infill Housing
73.	STRATA LOT 2 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN EPS5106 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V	2236 Burnett Street	031-051-391	RU6 – Two Dwelling Housing	RU7 – Infill Housing
74.	STRATA LOT 1 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN EPS231 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V	2260 Burnett Street	028-300-394	RU6 – Two Dwelling Housing	RU7 – Infill Housing
75.	STRATA LOT 2 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN EPS231 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V	2266 Burnett Street	028-300-408	RU6 – Two Dwelling Housing	RU7 – Infill Housing
76.	STRATA LOT 1 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN EPS6280 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V	2200 Woodlawn Street	030-942-934	RU6 – Two Dwelling Housing	RU7 – Infill Housing
77.	STRATA LOT 2 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN EPS6280 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V	2206 Woodlawn Street	030-942-942	RU6 – Two Dwelling Housing	RU7 – Infill Housing