# City of Kelowna Regular Council Meeting AGENDA



Monday, November 14, 2016 1:30 pm Council Chamber City Hall, 1435 Water Street

Pages

#### 1. Call to Order

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

4 - 6

PM Meeting - November 7, 2016

#### 3. Public in Attendance

# 3.1 RCMP Quarterly Update

7 - 27

To provide Council with an update on the activities of the RCMP for the previous quarter and report out on the goals and outcomes as per the 2016-2019 Crime Reduction Strategy

# 4. Development Application Reports & Related Bylaws

#### 4.1 C7 Zone Amendments and Harmonization

28 - 31

To consider amendments to the C7 - Central Business Commercial zone to accommodate Official Community Plan changes to the City Civic Block and to better align zoning requirements with recent building trends.

# 4.2 Amending the C7 - Central Business Commercial Zone, BL11307 (TA16-0018)

32 - 41

To give Bylaw No. 11307 first reading in order to amend the C7 - Central Business Commercial zone to accommodate Official Community Plan changes to the City Civic Block and to better align zoning requirements with recent building trends.

4.3	875 & 885 Mayfair Road, Z12-0047 - Onkar and Ranjit Dhillon and 0872645 BC Ltd	42 - 43
	To rescind all three readings given to Rezoning Bylaw No. 10768 and direct staff to close the file.	
4.4	875 & 885 Mayfair Road, BL10768 (Z12-0047) - Onkar and Ranjit Dhillon and 0872645 BC Ltd	44 - 44
	To rescind all three readings given to Bylaw No. 10768 and direct staff to close the file.	
4.5	875 & 885 Mayfair Road, Z16-0035 - 0872645 BC Ltd.	45 - 55
	To rezone the two subject properties from RU1 - Large Lot Housing zone to the RU6 - Two Dwelling Housing zone to facilitate a three lot subdivision.	
4.6	875 & 885 Mayfair Road, BL11308 (Z16-0035) - Onkar & Ranjit Dhillon and 0872645 BC Ltd	56 - 56
	To give Bylaw No. 11308 first reading in order to rezone the suject properties to facilitiate a three lot subdivision.	
4.7	Infill Challenge Implementation	57 - 81
	To consider changes to the Official Community Plan necessary to implement the outcomes of the Infill Challenge project. The proposed changes include the introduction of a new Development Permit Area and associated guidelines and the creation of a new Future Land Use classification.	
4.8	Sensitive Infill Housing (Low Density) - BL11310 (OCP16-0015)	82 - 88
	Requires a majority of all members of Council (5) To give Bylaw No. 11310 first reading to create a new Future Land Use Designation "Sensitive Infill Housing (Low Density)" and new Infill Neighbourhood Design Guidelines.	
4.9	Single/Two Unit Residential to Sensitive Infill Housing (Low Housing) - BL11311 (OCP16-0015)	89 - 129
	Requires a majority of all members of Council (5)  To give Bylaw No. 11311 first reading in order to designate various properties from the Single / Two Unit Residential designation to the Sensitive Infill Housing (Low Housing) designation.	
4.10	Rezoning and Text Amendment - Infill Challenge	130 - 135
	To consider Text Amendments, Zoning Bylaw amendments and Servicing Bylaw amendments associated with the Infill Challenge to allow increased residential densities on designated properties.	

4.11	RU7 - Infill Housing Zone, BL11313 (TA16-0010)	136 - 138
	To give Bylaw No. 11313 first reading in order to create a new RU7 - Infill Housing Zone to allow for increased residential densities on designated properties.	
4.12	Rezone Various Properties to RU7 - Infill Housing Zone, BL11314 (Z16-0053)	139 - 182
	To give Bylaw No. 11314 first reading to rezone various properties from the RU6, RU1, RU1c and RU2 zone to the RU7 - Infill Housing Zone.	
4.13	BL11309 - Amendment No. 17 to Subdivision, Development and Servicing Bylaw No. 7900	183 - 183
	To give Bylaw No. 11309 first, second and third readings to amend Schedule 1 - Works & Services Requirements Table to include the RU7 servicing.	
4.14	Removal of Development Permit Areas	184 - 197
	To consider amendments to the Official Community Plan to remove Development Permit areas for Intensive Residential and Character Neighborhood Areas.	
4.15	Infill - Removal of Development Permit Areas- BL11312 (OCP16-0025)	198 - 199
	Requires a majority of all members of Council (5)  To give Bylaw No. 11312 first reading in order to amend the Official  Community Plan by removing the Development Permit areas for Intensive  Residential and Character Neighborhood Areas.	
4.16	1975 Kane Road, DP16-0117 - Broadstreet Properties	200 - 248
	To consider a form & character Development Permit for an 111-unit multifamily rental project with two 4 $\frac{1}{2}$ storey buildings.	
Bylaw	s for Adoption (Development Related)	
5.1	1975 Kane Road, BL11261 (Z16-0026) - Terrance and Joan Raisanen	249 - 249
	To adopt Bylaw No. 11261 in order to rezone the subject property to facilitate a proposed 119 unit multi-family project with two 5-storey buildings.	
Mayor	and Councillor Items	

# 7. Termination

5.

6.



# City of Kelowna Regular Council Meeting **Minutes**

Date: Location: Monday, November 7, 2016 Council Chamber

City Hall, 1435 Water Street

Council Members Present:

Mayor Colin Basran, Councillors Maxine DeHart, Ryan Donn, Gail Given, Tracy Gray, Charlie Hodge, Brad Sieben, Mohini Singh and

Luke Stack

Staff Present

City Manager, Ron Mattiussi; Deputy City Clerk, Karen Needham; Urban Planning Manager, Terry Barton\*; Community Planning Department Manager, Ryan Smith\*; Divisional Director, Community Planning & Real Estate, Doug Gilchrist\*; Council Recording Secretary,

Arlene McClelland

# (\* Denotes partial attendance)

#### Call to Order 1.

Mayor Basran called the meeting to order at 1:31 p.m.

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 Hodge/Seconded By Councillor Given

R835/16/11/07 THAT the Minutes of the Regular Meetings of October 31, 2016 be confirmed as circulated.

Carried

#### Development Application Reports & Related Bylaws 3.

1459 KLO Road, DP16-0124, Highstreet Ventures Inc. 3.1

Staff: Displayed a PowerPoint presentation summarizing the form and character of the application and responded to questions from Council.

# Moved By Councillor Stack/Seconded By Councillor Sieben

R836/16/11/07 THAT Council authorizes the issuance of Development Permit No. DP16-0124 for Lot A District Lot 131 ODYD Plan KAP86112, located at 1459 - 1469 KLO 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 THAT the applicant be required to complete the above noted conditions of Council's approval of the Development Permit Application in order for the permits to be issued;

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

Carried

#### 3450 McKinley Beach Dr, DP16-0152 & DP16-0192, GTA Architecture 3.2

Staff:

Displayed a PowerPoint presentation summarizing the form and character of the application and responded to questions from Council.

# Moved By Councillor Singh/Seconded By Councillor Donn

R837/16/11/07 THAT Council authorize the issuance of Development Permit DP16-0152 and DP16-0192 for, located on 3450 McKinley Beach Dr, Kelowna, BC, subject to the following:

1. The dimensions and siting of the building to be constructed on the land be in general accordance with Schedule "A";

2. The exterior design and finish of the building to be constructed on the land be in general accordance with Schedule "B";

3. Landscaping to be provided on the land to be in general accordance with Schedule

4. That 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 professional landscaper;

AND THAT the applicant be required to complete the above noted conditions of Council's approval of the Development Permits Applications in order for the permit to be issued.

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

Carried

#### Bylaws for Adoption (Non-Development Related) 4.

#### Portion of McClain Road, BL11301 - Road Closure Bylaw 4.1

Mayor invited anyone in the public gallery who deems themselves affected by the proposed road closure to come forward. No one came forward.

# Moved By Councillor Hodge/Seconded By Councillor Gray

R838/16/11/07 THAT Bylaw No. 11301 be adopted.

Carried

#### Mayor and Councillor Items 5.

Mayor Basran:

- Congratulated Councillor Stack and the Society of Hope along with other partners involved for receiving the Southern Interior Construction Award for the Pleasantvale Project. Reminder to the community to support the War Veterans on Friday, November 11<sup>th</sup>.

#### **Termination** 6.

This meeting was declared terminated at 2:25 p.m.

Mayor

/acm

# Report to Council



Date: November 14, 2016

File: 0100-01

To: City Manager

From: Rob Mayne, Divisional Director Corporate and Protective Services

Brent Mundle, A/Superintendent Kelowna RCMP Detachment

**Subject:** RCMP Quarterly Update

#### Recommendation:

That Council receive the RCMP Quarterly Update report from the Acting Superintendent, Kelowna RCMP Detachment and the Divisional Director of Corporate and Protective Services dated November 14, 2016

## Purpose:

To provide Council with an update on the activities of the RCMP for the previous quarter and report out on the goals and outcomes as per the 2016-2019 Crime Reduction Strategy

### Background:

The 2016-2019 Crime Reduction Strategy consists of four main goals each with multiple strategies within. The four goals include;

- Taking a proactive approach to crime
- To work with partner agencies for more effective policing
- To maximize the effectiveness of resources using an intelligence-led model
- Leveraging effective communications

Several proactive initiatives were programmed this past quarter, including the integrated RCMP/Bylaw Services bike patrol. These bike patrols not only gave the downtown and our waterfront daily police presence, it also led to the successful arrests of 12 prolific offenders.

Project 529 Garage was implemented with the goal of reducing bicycle theft and increasing the number of recovered bicycles that police can return to their rightful owner. Project 529 Garage is a website and mobile application which is a bicycle registration, reporting and recovery network that allows cyclists, bicycle shops, and police to join forces against bike theft. With its powerful search capabilities, the 529 Garage provides an investigative tool for police to determine the ownership of a bicycle when dealing with suspicious activity. This program was used in addition to the bait bike program.

One of the many partnerships the RCMP fosters is their relationship with Interior Health through the Assertive Community Treatment (ACT) team. The ACT team identifies clients who are not regularly accessing primary care, and reconnects the client with the services required to improving adherence to medication regimes and lifestyle changes that will lead them to a higher level of housing stability. A secondary benefit to this program is reducing calls for service for non-police incidents.

The effective use of data has continued to improve the effective deployment of resources. In the past quarter, analysis of commercial break and enters in the Hwy 97 corridor, led to strategies being implemented to reduce the frequency of these property crimes. The result was a 53% decrease in reported B&Es the following quarter.

Efforts to reduce the number of thefts from vehicles included a campaign to raise awareness about the importance of removing valuables and locking your vehicle. The "Don't Be an Easy Target" campaign reminds the public that theft is often a crime of opportunity and by rolling up windows and locking doors the public can be very effective in reducing these crimes.

Calls for service have risen nearly 9% in 2016 which represents an increase of 3,908 calls. As a result of the increase in calls, criminal code offences have risen in both property offences and other criminal code offences. Crimes against persons have risen slightly, but remains at the 5-year average.

**Internal Circulation:** 

Kelowna RCMP Detachment Inspector, Paul McDougall Kelowna RCMP Detachment Inspector, Anna Marie Mallard Police Services Manager, Stacey Jackson Crime Prevention Supervisor, Garth Letcher

Considerations not applicable to this report:
Legal/Statutory Authority:
Legal/Statutory Procedural Requirements:
Existing Policy:
Financial/Budgetary Considerations:
Personnel Implications:
External Agency/Public Comments:
Communications Comments:
Alternate Recommendation:

Submitted by:

B. Mundel, A/Superintendent K Corporate and Protective Servic	delowna RCMP Detachment and R. Mayne, Divisional Director
Approved for inclusion:	RM, Divisional Director Corporate and Protective Services
cc: S. Jackson, Manager Police S	ervices

# CRIME REDUCTION STRATEGY

November 14<sup>th</sup>, 2016

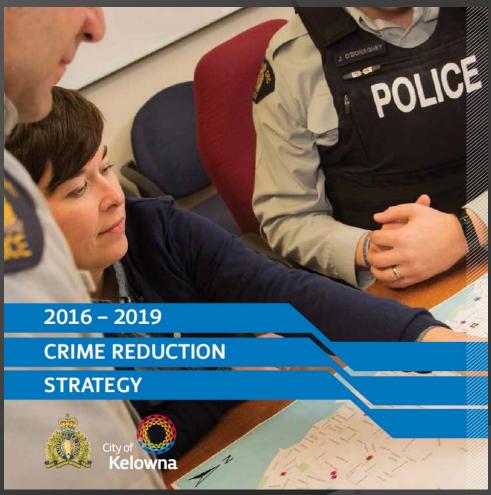




Acting Officer In Charge Inspector Brent Mundle Kelowna RCMP

# **2016-2019 CRIME REDUCTION STRATEGY**

The multi-faceted Crime Reduction Strategy for 2016-2019 was released and strides are being made to meet benchmarks and goals established.







# **Crime Reduction Strategy**

GOAL #1
TAKING A PROACTIVE APPROACH TO CRIME

GOAL #2
TO WORK WITH PARTNER AGENCIES FOR MORE EFFECTIVE POLICING

GOAL #3
TO MAXIMIZE THE EFFECTIVENESS OF RESOURCES USING AN INTELLIGENCE-LED MODEL

GOAL #4
LEVERAGING EFFECTIVE COMMUNICATIONS





# GOAL #1 TAKING A PROACTIVE APPROACH TO CRIME

- Summer Bike Patrol
- Bait Bicycle Program
- Project 529
- Don't Be An Easy Target Campaign
- Inadmissible Patrons Policy Initiative





# GOAL #2 TO WORK WITH PARTNER AGENCIES FOR MORE EFFECTIVE POLICING

- **\*** Bylaw Enforcement Collaboration
- Child Advocacy Centre Initiative
- Gratitude Project
- Interior Health
- **❖** Mental Health Worker and RCMP Partnership





# Kelowna's Red Zone



- Restricting access to geographical areas is a common policing practice throughout North America
- The Red Zone allows individuals a chance for rehabilitation and recovery by removing them from an environment where they have offended previously.
- This condition is agreed-upon by law enforcement, the court, and the offending individual to facilitate their release back into the community.
- The Canadian Criminal Code supports the application of geographical restrictions through periods of recognizance to mitigate the potential for re-offending.



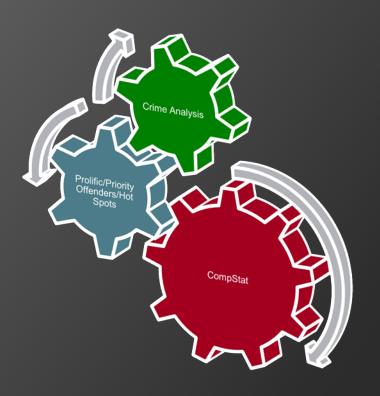
# GOAL #3 TO MAXIMIZE THE EFFECTIVENESS OF RESOURCES USING AN INTELLIGENCE-LED MODEL

- CompStat
- Intelligence Analysts
- Prolific Offender Program
- **❖** RDCO Alarm Strategy





# GOAL #3 TO MAXIMIZE THE EFFECTIVENESS OF RESOURCES USING AN INTELLIGENCE-LED MODEL







# **HWY 97 CORRIDOR EXAMPLE:**

- Elevated number of commercial break and enters in the Spring of 2016
- Crime analysis used as a means to identify where crime was happening and who was committing these crimes
- ❖ Implementation of multiple strategies to address re-occurring crime







51 Commercial B&Es in the Hwy 97 Corridor between April 01, 2016 – June 30, 2016

# **Strategies to combat the B&Es:**

- Targeting offenders operating within the hotspot areas using both overt and covert techniques
- Working with businesses to improve security
- Flooding hotspots with marked police vehicles and uniformed members

# **Results:**

53% reduction in Commercial B&Es in this specified area

24 Commercial B&Es in the Hwy 97 Corridor between July 01, 2016 – September 30, 2016





# GOAL #4 LEVERAGING EFFECTIVE COMMUNICATIONS

- Media
- Digital Signage
- Don't Be An Easy Target Campaign
- Crime Stoppers
- Publishing Crime Maps





# **2015 CRIME RATE REVISTED**

# Crime Rate (per 1,000):

2012: 102.44

2013: 87.22

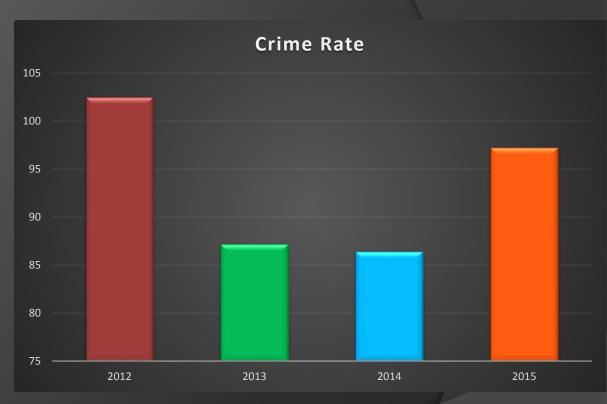
(14.85% reduction from 2012)

2014: 86.23

(1.14% reduction from 2013)

2015: 97.97

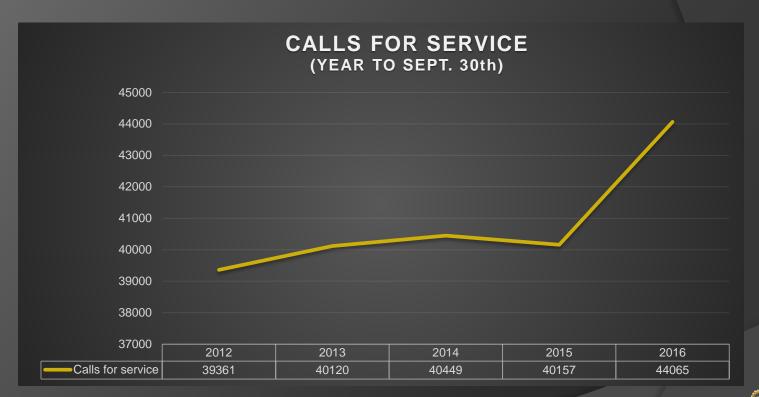
(13.61% gain from 2014



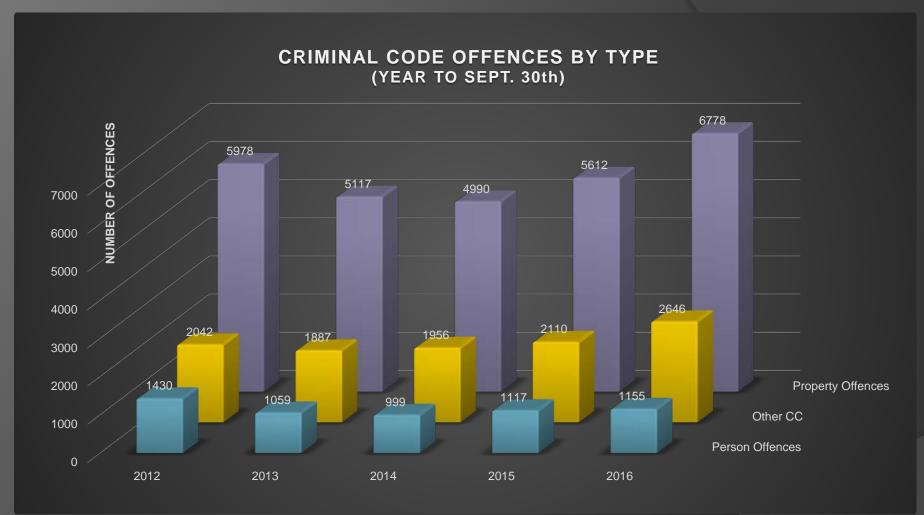




**❖** Calls for service have increased 8.87% in 2016 compared to the same period in 2015; an increase of 3908 calls.



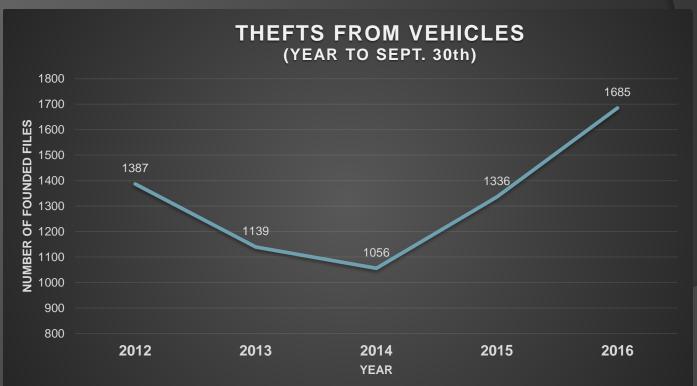








- **❖** Theft from vehicle files have increased of 26% from 2015 compared to 2016, or a difference of 349 files
- This increase will have a substantial impact on our crime rate in 2016

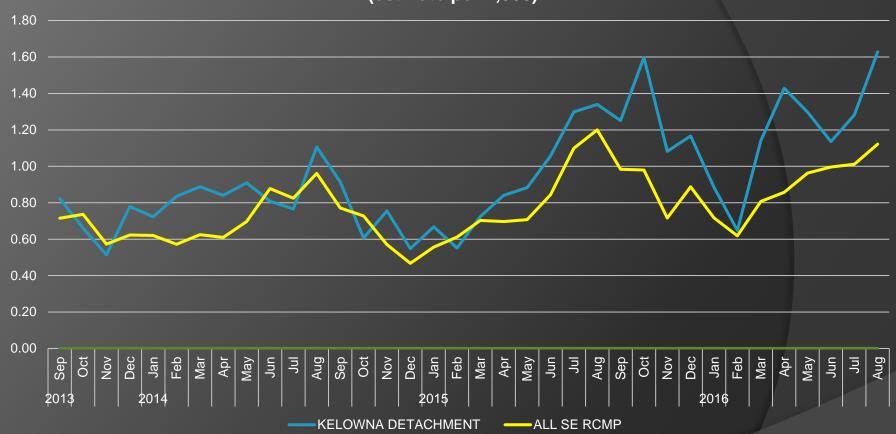






# THEFT FROM VEHICLE

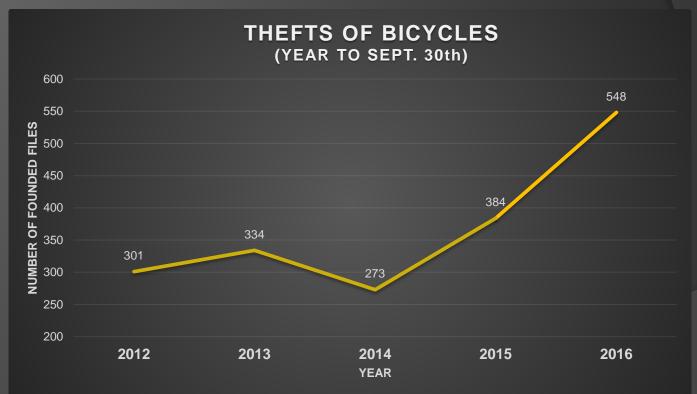
(est. rate per 1,000)







- ❖ Theft from bicycle files have increased of 43% from 2015 compared to 2016, or a difference of 164 files
- This increase will have a substantial impact on our crime rate in 2016







# **BICYCLE THEFT**

(est. rate per 1,000)







# **QUESTIONS?**





# REPORT TO COUNCIL

Date: November 7, 2017

**File:** 1250-04

To: City Manager

From: Ryan Roycroft, Planner

**Subject:** C7 Zone Amendments and Harmonization



#### 1.0 Recommendation

THAT Zoning Bylaw Text Amendment Application No. TA16-0018 to amend City of Kelowna Zoning Bylaw No. 8000 as outlined in the Report from the Community Planning Department dated October 31, 2016 be considered by Council;

AND THAT the Zoning Bylaw Text Amending Bylaw be forwarded to a Public Hearing for further consideration.

# 2.0 Purpose

To consider amendments to the C7 - Central Business Commercial zone to accommodate Official Community Plan changes to the City Civic Block and to better align zoning requirements with recent building trends.

### **Background:**

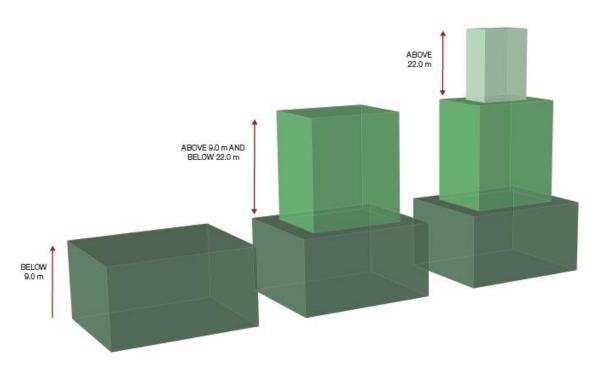
The C7 - Central Business Commercial Zone is a mixed use commercial zone which applies to the Downtown Core of the City. The zone covers a broad range of uses and building forms, from downtown towers such as the Madison to retail streets such as Bernard Avenue to transitional mid-rises along St. Paul Street.

The C7 zone is currently written to address two storey retail buildings such as those along Bernard Avenue, and taller towers such as the Madison. The bylaw was not originally drafted to address mid-rise buildings, in the 4 to 12 storey range. This has resulted in recent downtown projects, such as the IHA Building, the Innovation Center or the two Sole Buildings requiring large numbers of variances.

The C7 zone is intended to ensure that tall towers are stepped back and do not loom over the street. This is an important restriction that staff recommending retaining in the bylaw. The proposed bylaw amendments would reduce the setbacks for shorter midrise buildings, to allow structures like Sole 2 to be constructed without need for extensive variances.

The proposed amendments to the bylaw would treat mid-rise buildings different than high-rise buildings, adding a category between 4 to 12 storeys. Structures taller than 12 storeys would still

require additional setbacks and area restrictions. These amendments will reduce the low value variances required for mid-rise constructions while continuing to regulate high-rise construction.



The amendments will also formalize the OCP height guidelines into the C7 zone, allowing better enforcement and control of the building heights envisioned in the Official Community Plan.

The second portion of the amendments will establish regulations for the Civic Block area of the downtown core. These amendments flow out of the recently approved Civic Block plan and tie into the guidelines development for the area. The proposed amendments will allow the Civic Block to develop as Council has intended.



## Internal Circulation:

The proposed amendments have been developed by a team of staff from Policy Planning, Community Planning, and Real Estate.

# **Legal/Statutory Authority:**

Section 479 of the Local Government Act allows the City of Kelowna to adopt a Zoning Bylaw regulating land uses within the city.

# **Legal/Statutory Procedural Requirements:**

If Council grants initial consideration to the proposed bylaw amendments, a public hearing will be required prior to considering additional readings.

# **Existing Policy:**

The current C7 zone is well suited for towers and two storey buildings, but generates low-value variances when applicants consider mid sized building. The C7 zone also does not address the Civic Precinct.

# Personnel Implications:

The proposed amendments to the C7 zone will dramatically reduce staff time required to deal with low value variances for mid-rise construction, and are not expected to add any workload.

# Considerations not applicable to this report:

External Agency/Public Comments Communications Comments Financial/Budgetary Considerations

Submitted by:	
Ryan Roycroft, Planner	
Approved for inclusion	

# **CITY OF KELOWNA**

# **BYLAW NO. 11307**

# TA16-0018 — Amendments to the C7 — Central Business Commercial Zone

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

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

	THAT City of Kelowna Zoning Bylaw No. 8000 be amended by deleting <b>Section 14 – Commercial Zones C7 – Central Business Commercial Zone</b> in its entirety and replace it with a new <b>Section 14 – Commercia Zones, C7 – Central Business Commercial Zone</b> as attached to and forming part of this bylaw;
	This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.
Read a f	irst time by the Municipal Council this
Conside	red at a Public Hearing on the
Read a s	second and third time by the Municipal Council this
Approve	ed under the Transportation Act this
(Approv	ing Officer – Ministry of Transportation)
Adopte	d by the Municipal Council of the City of Kelowna this
	Mayor
	City Clerk

# 14.7 C7 - Central Business Commercial

C7rls – Central Business Commercial (Retail Liquor Sales)

C7lp – Central Business Commercial (Liquor Primary)

C7lp/rls – Central Business Commercial (Liquor Primary/Retail Liquor Sales)

## **14.7.1 Purpose**

The purpose of this zone is to designate and to preserve land for the orderly development of the financial, retail and entertainment core of Downtown, while also supporting high density, mixed-use buildings in Downtown. The Civic Precinct regulations aim to support mixed-use development in the civic and cultural core of Kelowna to increase vibrancy and support cultural goals Downtown.

## 14.7.2 Principal Uses

The **principal uses** in this **zone** are:

- (a) amusement arcade, major
- (b) apartment housing
- (c) apartment hotels
- (d) boarding or lodging houses
- (e) breweries and distilleries, minor
- (f) broadcasting studios
- (g) business support services
- (h) child care centre, major
- (j) commercial schools
- (k) community garden
- (I) community recreational services
- (m) congregate housing
- (n) custom indoor manufacturing/artist's studio
- (o) emergency and protective services
- (p) financial services
- (q) food primary establishment
- (r) funeral services
- (s) fleet services
- (t) gaming facilities
- (u) government services
- (v) health services
- (w) hotels
- (x) household repair services
- (y) liquor primary establishment, major (C7lp and C7lp/rls only)
- (z) liquor primary establishment, minor
- (aa) multiple dwelling housing
- (bb) non-accessory parking
- (cc) offices
- (dd) participant recreation services, indoor
- (ee) personal service establishments
- (ff) private clubs
- (gg) private education services
- (hh) public education services
- (ii) public libraries and cultural exhibits
- (jj) public parks
- (kk) recycled materials drop-off centres

- (II) retail liquor sales establishment (C7rls and C7lp/rls only)
- (mm) retail stores, convenience
- (nn) retail stores, general
- (oo) spectator entertainment establishments
- (pp) spectator sports establishments
- (qq) supportive housing
- (rr) temporary parking lot
- (ss) temporary shelter services
- (tt) thrift stores
- (uu) used goods stores
- (vv) utility services, minor impact

### 14.7.3 Secondary Uses

The **secondary uses** in this **zone** are:

- (a) agriculture, urban
- (b) amusement arcade, minor
- (c) child care centre, minor
- (d) home based businesses, minor

# 14.7.4 Subdivision Regulations

- (a) The minimum lot width is 6.0 m.
- (b) The minimum **lot depth** is 30.0 m.
- (c) The minimum lot area is 200 m<sup>2</sup>.

# 14.7.5 Development Regulations

- (a) The maximum allowable **height** shall be in accordance with the C7 Map A Downtown Height Plan.
- (b) Where a property is not shown in the C7 Map A Downtown Height Plan, the maximum height shall be 22.0 m.
- (c) The maximum Floor Area Ratio is 9.0.
- (d) The minimum front yard is 0.0 m.
- (e) The minimum side yard is 0.0 m.
- (f) The minimum rear yard is 0.0 m.
- (g) There shall be a triangular setback 4.5 m in length abutting along the property lines that meet at each corner of an intersection, as shown in Figure A.

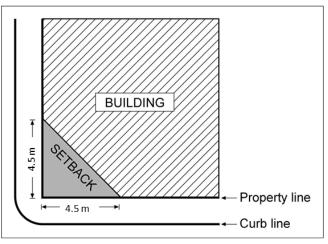


Figure A

- (h) For any mid-rise building above 12.0m in height and below 44.0 m in height:
  - i. Any portion of a building above 12.0 m in height must be a minimum of 3.0 m. from any property line abutting a street, as shown on C7 Diagram A attached to this bylaw.
  - ii. Any portion of a building above 12.0 m in height must be a minimum of 4.0 m from any **property line** abutting another **property** as illustrated on C7 Diagram A attached to this bylaw.
  - iii. A building floor plate cannot exceed 956.0 m<sup>2</sup>, as illustrated on C7 Diagram A attached to this bylaw.
  - iv. A continuous building frontage shall not exceed 50.0 m in length.
- (i) For any tower building above 44.0 m in height:
  - i. Any portion of a building above 44.0 m in height must be a minimum of 10.0 m. from any property line abutting a street, as shown on C7 Diagram A attached to this bylaw.
  - ii. Any portion of a building above 44.0 m in height must be a minimum of 15.0 m from any **property line** abutting another **property.**
  - iii. The above setbacks and/or separation distances will be measured from the nearest exterior building face, exclusive of unenclosed balconies.
  - iv. A building floor plate cannot exceed 676.0 m<sup>2</sup>, as illustrated on C7 Diagram A attached to this bylaw.
  - v. Any portion of a building cannot exceed a continuous exterior horizontal dimension of 26.0m.
  - vi. A minimum separation distance of 30.0 m shall be provided between adjacent buildings where buildings are above 44.0m on the same block.

#### Setback Table

Height	Front and Flanking Yard Setback	Side Yard Setbacks	Floorplate
0.0 to 12.0 m	0.0 m	0.0 m	No restriction
(Mid-rise) 12.0 m to 44.0 m	3.0 m	4.0 m	956.0 m <sup>2</sup>
(Tower) 44.0 m and above	10.0 m	15.0 m	676.0 m <sup>2</sup>

#### CIVIC PRECINCT

Where with area shown in C7 – Map B Civic Precinct and Retail Streets.

# 14.7.6 Development Regulations

- (a) The maximum allowable **height** shall be in accordance with the maximum allowable height within the Civic Precinct, in accordance with the C7 Map A Downtown Height Plan.
- (b) The maximum Floor Area Ratio is 9.0.
- (c) The minimum front yard is 0.0 m.
- (d) The minimum side yard is 0.0 m.
- (e) The minimum rear yard is 0.0 m.
- (f) Any portion of a building above 9.0 m in height must be a minimum of 3.0 m. from any property line abutting a street, as shown on C7 Diagram B attached to this bylaw.
- (g) Any portion of a building above 9.0 m in height must be a minimum of 4.0 m from any property line abutting another property as illustrated on C7 Diagram B attached to this bylaw.
- (h) Any portion of a tower building above 22.0 m in height must be a minimum of 10.0 m. from any property line abutting a street,
- (i) Any portion of a tower building above 22.0 m in height must be a minimum of 15.0 m from any **property line** abutting another **property.**
- (j) A minimum separation distance of 25.0 m shall be provided where adjacent buildings are above 22.0m on the same block.
- (k) Any tower floor plate situated above 9.0 m in height but below 22.0 m in height cannot exceed 1,221.0 m², as illustrated on C7 Diagram B attached to this bylaw.
- (I) Any tower floor plate situated above 22.0 m in height cannot exceed 676.0 m<sup>2</sup>, as illustrated on C7 Diagram B attached to this bylaw.
- (m) Any portion of a building above 9.0 m in height cannot exceed a continuous exterior horizontal dimension of 40.0 m.
- (n) Any portion of a building above 22.0 m in height cannot exceed a continuous exterior horizontal dimension of 26.0 m.
- (o) A continuous building frontage shall not exceed 50.0 m in length, and must be designed with appropriate architectural breaks such as a recessed courtyard, entry setback, breezeway, patio, or similar relief, where the length of the building exceeds 30.0 m.

### Setback Table

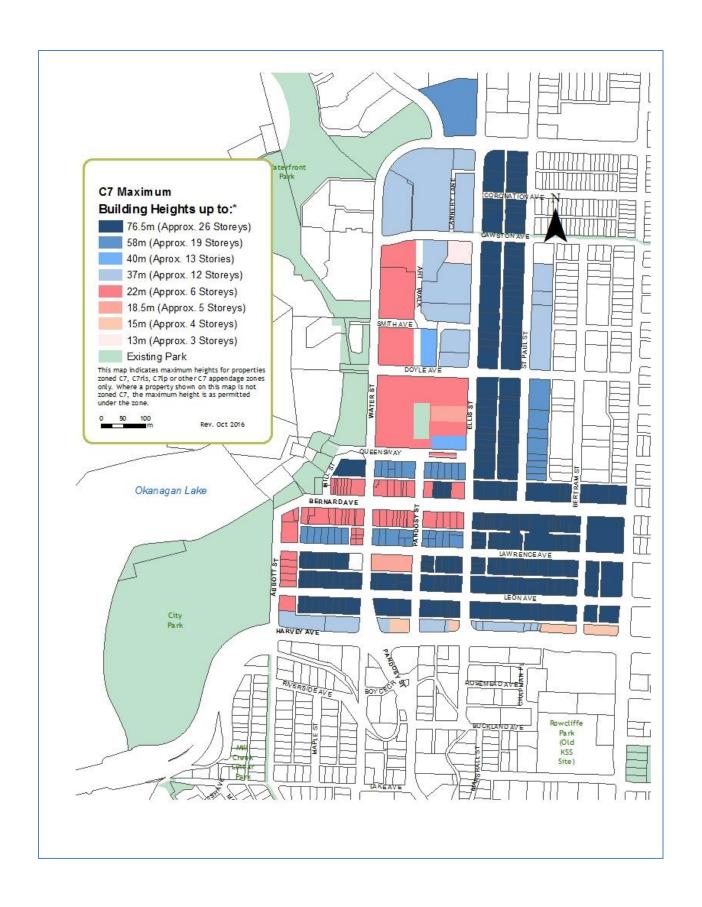
Height	Front and Flanking Yard Setback	Side Yard Setbacks	Floorplate
0.0 to 9.0 m	0.0 m	0.0 m	No restriction
9.0 m to 22.0 m	3.0 m	4.0 m	1221.0 m <sup>2</sup>
22.0 m and above	10.0 m	15.0 m	676.0 m <sup>2</sup>

### 14.7.7 Other Regulations

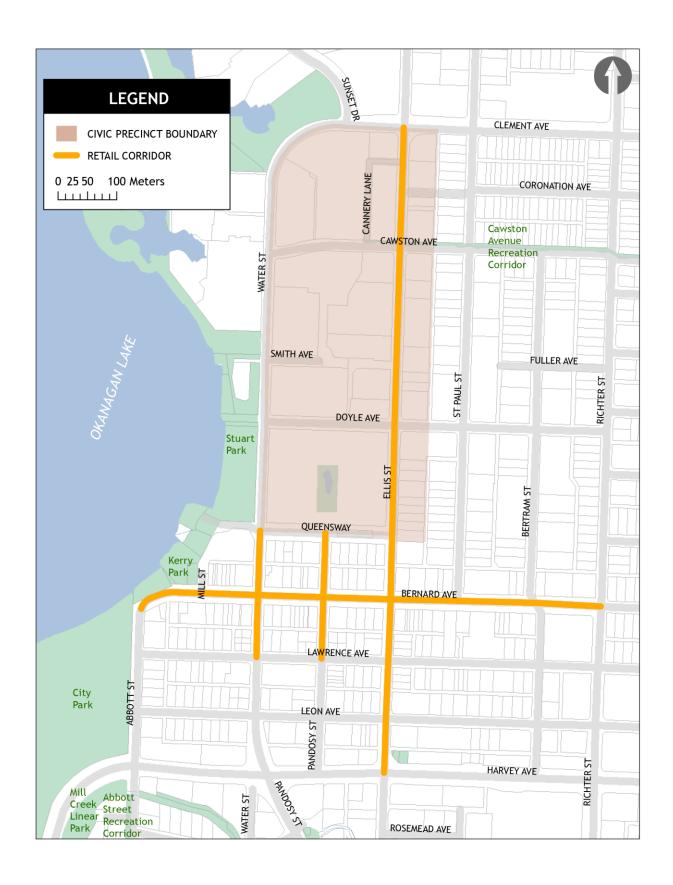
(a) A minimum area of 6.0 m² of **private open space** shall be provided per **bachelor dwelling**, 10.0 m² of **private open space** shall be provided per 1-bedroom **dwelling**, and 15.0 m² of **private open space** shall be provided per **dwelling** with more than 1 **bedroom**.

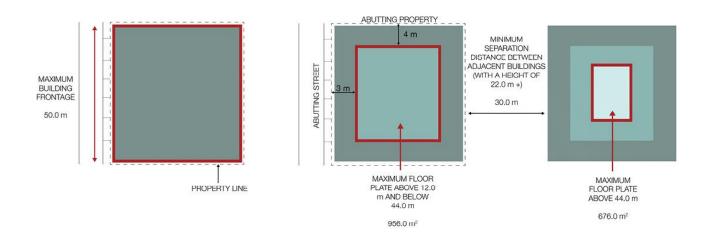
- (b) In addition to the regulations listed above, other regulations may apply. These include the general **development** regulations of Section 6 (accessory **development**, **yards**, projections into **yards**, accessory **development**, lighting, stream protection, etc.), the **landscaping** and fencing provisions of Section 7, the parking and loading regulations of Section 8, and the specific **use** regulations of Section 9.
- (c) Drive-in food services are not a permitted form of development in this zone.
- (d) Development on streets identified as Retail Streets on C7 Map B Civic Precinct and Retail Streets Floorplate and Section must provide a functional commercial, civic or cultural space on the first floor, which must occupy a minimum of 90% of all street frontages, OR a minimum of 75% on secondary street frontages provided 100% of the principal frontage has an active commercial, cultural or civic space.
- (e) Development on streets NOT identified as Retail Streets on C7 Map B Civic Precinct and Retail Streets must provide a functional commercial, civic or cultural space, or ground oriented residential use, on the first floor, which must occupy a minimum of 90% of all street frontages, OR a minimum of 75% on secondary street frontages provided 100% of the principal frontage has an active commercial or residential space

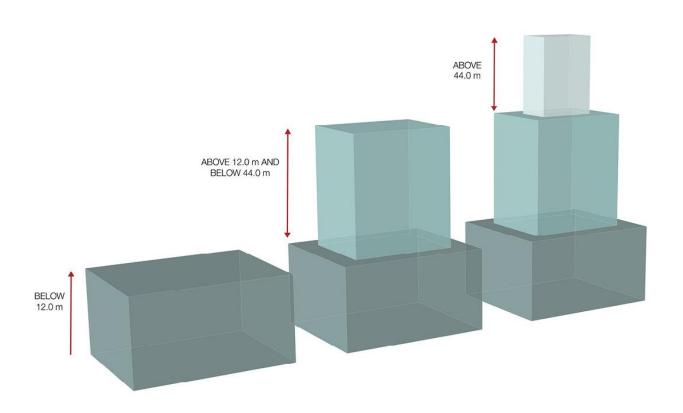
C7 - Map - A Downtown Height Plan



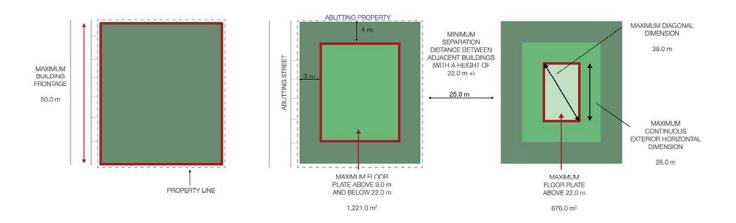
C7 - Map B - Civic Precinct and Retail Streets

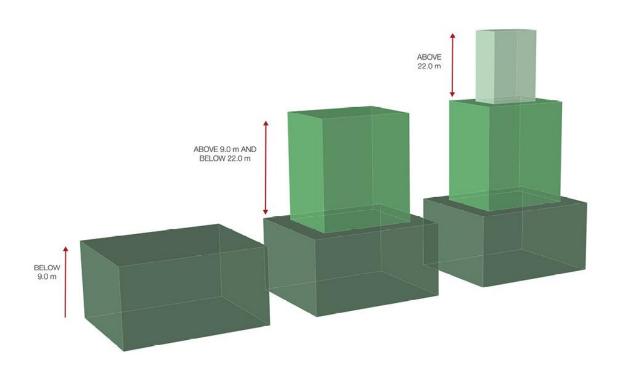






### C7 - Diagram B - Civic Precinct





## REPORT TO COUNCIL

City of Kelowna

Date: November 14, 2016

**RIM No.** 1250-30

To: City Manager

From: Community Planning Department (LK)

Onkar Singh Dhillon & Ranjit

Dhillon

BC0872645

875 Mayfair Road

Address: Applicant: Birte Decloux 885 Mayfair Road

**Subject:** Rezoning Application

Existing OCP Designation: S2RES - Single / Two Unit Residential

Existing Zone: RU1 - Large Lot Housing

Proposed Zone: RU6 - Two Dwelling Housing

#### 1.0 Recommendation

THAT Council receives, for information, the Report from the Community Planning Department dated November 14, 2016 with respect to Rezoning Application No. Z12-0047 for the properties located at 875 Mayfair Road and 885 Mayfair Road.

AND THAT Bylaw No. 10768 be forwarded for rescindment consideration and the file be closed.

#### 2.0 Purpose

To rescind all three readings given to Rezoning Bylaw No. 10768 and direct staff to close the file.

#### 3.0 Community Planning

Section 2.12.1 of Procedure Bylaw No. 10540 states that:

In the event that an application made pursuant to this bylaw is one (1) year old or older and has been inactive for a period of six (6) months or greater:

a) The application will be deemed abandoned and the applicant will be notified in writing that the file will be closed;

- b) Any bylaw that has not received final adoption will be of no force and effect; and
- c) In the case of an Amendment application, the City Clerk will place on the agenda of a meeting of Council a motion to rescind all readings of the bylaw associated with that Amendment application.

Section 2.12.2 of Procedure Bylaw No. 10540 states that:

Upon written request by the applicant prior to the lapse of the application, Council may extend the deadline for a period of twelve (12) months by passing a resolution to that effect.

Section 2.12.4 of Procedure Bylaw No. 10540 states that:

Report prepared by:

Approved for Inclusion:

In order for an application that has lapsed under Section 2.12.1 or 2.12.2 to proceed, a new application (including fee), will be required.

By-Law No. 10768 received second and third readings on November 13, 2012 after the Public Hearing held on the same date. An extension of the application was granted on Dec. 8, 2014 for a period of twelve (12) months with no further opportunities to extend. The application has since lapsed.

In August of this year, a new application (Z16-0035) was applied for and circulated. This project remains unchanged and is similar in all respects as the original application. As per the requirements of the Procedures Bylaw, the existing Bylaw 10768 must be rescinded in order for the new rezoning application to proceed before Council.

The Community Planning Department recommends Council consider the request for rescindment and that the file be closed.

Ryan Smith, Community Planning Department Manager

Lydia Korolchuk, Planner	
Reviewed by:	Terry Barton, Urban Planning Manager

### CITY OF KELOWNA

## **BYLAW NO. 10768** Z12-0047 - 0872645 BC Ltd. Inc. No. BC0872645, Onkar Singh and Ranjit Kaur Dhillon 875 and 885 Mayfair Road

A by	ylaw to	amend	the	"City	of k	(elowna	Zoning	By	/law	No.	8000"	•
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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 Lots 3 and 4, District Lot 143, ODYD, Plan 22026 located on Mayfair Road, Kelowna, B.C., from the RU1 Large Lot Housing zone to the RU6 Two 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 15<sup>th</sup> day of October, 2012.

Considered at a Public Hearing on this 13<sup>th</sup> day of November, 2012.

Read a second and third time by the Municipal Council this 13 <sup>th</sup> day of November, 2012.
Approved under the Transportation Act this 28 <sup>th</sup> day of January, 2013.
R.M. Clifford (Approving Officer-Ministry of Transportation)
Adopted by the Municipal Council of the City of Kelowna this
Mayor
City Clerk

## REPORT TO COUNCIL

City of **Kelowna** 

Date: November 14, 2016

**RIM No.** 1250-30

To: City Manager

From: Community Planning Department (LK)

Onkar Singh Dhillon & Ranjit

Dhillon

BC0872645

875 Mayfair Road

Address: Applicant: Birte Decloux 885 Mayfair Road

**Subject:** Rezoning Applications

Existing OCP Designation: S2RES - Single / Two Unit Residential

Existing Zone: RU1 - Large Lot Housing

Proposed Zone: RU6 - Two Dwelling Housing

#### 1.0 Recommendation

THAT Rezoning Application No. Z16-0035 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 3 and 4, District Lot 143 ODYD Plan 22026, located at 875 and 885 Mayfair Road, Kelowna BC from RU1 - Large Lot Housing zone to the RU6 - Two Dwelling Housing 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 Community Planning Department dated August 8, 2016;

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered subsequent to the issuance of a Preliminary Layout Review Letter by the Approving Officer.

#### 2.0 Purpose

To rezone the two subject properties from RU1 - Large Lot Housing zone to the RU6 - Two Dwelling Housing zone to facilitate a three lot subdivision.

#### 3.0 Community Planning

The subject properties are located within the Permanent Growth Boundary in the Rutland neighbourhood of Kelowna. Both parcels are designated as S2RES - Single/Two Unit Residential in the Official Community Plan (OCP). The application to rezone the parcels meets the OCP Future Land Use Map for the policy of supporting the densification of neighbourhoods through appropriate infill development, including the use of smaller lots. The increase in density is supported by local amenities such as parks, schools, transit and recreational opportunities in the immediate area.

#### 4.0 Proposal

#### 4.1 Background

In 2012, the applicant applied for rezoning and received second and third readings on November 13, 2012 after a Public Hearing was held on the same date. An extension of the application was granted on Dec. 8, 2014 for a period of twelve (12) months with no further opportunities to extend. The application has since lapsed and a request to Council for the rescindment of this bylaw and the closure of the file has proceeded this application coming before Council.

Section 2.12.4 of Procedure Bylaw No. 10540 states that:

In order for an application that has lapsed under Section 2.12.1 or 2.12.2 to proceed, a new application (including fee), will be required.

This new rezoning application replaces the original application that expired. The project remains unchanged and is the same in all respects as the original application.

#### 4.2 <u>Project Description</u>

The proposal is to rezone the two parcels from the existing RU1 - Large Lot Housing zone to the RU6 - Two Dwelling Housing zone. Should the rezoning be successful, the applicant is planning to subdivide the two parcels into three parcels. The RU6 zone will allow the applicant to develop carriage houses on each of the parcels in the future. Due to the proposed small lot sizes, duplexes or second houses would not be permitted under the Zoning Bylaw. The proposal will retain the existing house located on Lot C at 885 Mayfair Rd and remove the mobile home at 875 Mayfair Rd.

#### **Proposed Subdivision Layout:**



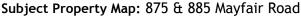
Should the zoning be supported by Council, a direct Development Permit will be required for the Carriage Houses to ensure conformity with the City's Urban Design Guidelines and Zoning Development Regulations, including providing adequate on-site parking and driveway access.

As Staff understand it, Council Policy No. 367 with respect to public consultation was undertaken by the applicant. All adjacent neighbours within a 50 m radius were provided with a circulation package in regards to the development.

#### 4.3 Site Context

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1 - Large Lot Housing	Single Dwelling Housing
East	RU1 - Large Lot Housing	Single Dwelling Housing
South	RU1 - Large Lot Housing	Single Dwelling Housing
Journ	RU6 - Two Dwelling Housing	Two Dwelling Housing
West	RU1 - Large Lot Housing	Single Dwelling Housing
West	RU6 - Two Dwelling Housing	Two Dwelling Housing





Future Land Use Map: S2RES - Single / Two Unit Residential RU6 902 FRANKLYN RD RU890 MAYFAIR RD P2 S2RES EDINST RU1 8.45 R<sub>845</sub> 

#### 4.4 **Development Regulations Table**

Zoning Analysis Table				
CRITERIA	RU6 ZONE REQUIREMENTS	PROPOSAL		
Existing Lot/Subdivision Regulations				
Minimum Lot Area	400 m <sup>2</sup> for single dwelling 700 m <sup>2</sup> for two dwellings	Lot A 618.4 m <sup>2</sup> Lot B 547.0 m <sup>2</sup> Lot C 547.0 m <sup>2</sup>		
Minimum Lot Width	13.0 m for single dwelling 18.0 m for two dwellings	Lot A 16.51 m Lot B 14.60 m Lot C 14.60 m		
Minimum Lot Depth	30 m minimum depth	37.47 m all 3 lots		

No variances are required for this rezoning application.

#### 4.5 Zoning Analysis Table

CRITERIA	RU6 - TWO LOT HOUSING - ZONE REQUIREMENTS	
Development Regulations		
Minimum Front Yard	4.5 m (6.0 m from a garage or carport)	
Minimum Side Yard	2.0 m (for up to 1 ½ storey portion of building) 2.3 m (for 2 storey portion of building)	
Minimum Rear Yard	7.5 m	
Maximum Site Coverage	40% (50% including driveways and parking areas)	

#### 5.0 Current Development Policies

#### 5.1 Kelowna Official Community Plan (OCP)

#### **Chapter 5: Development Process**

Compact Urban Form.¹ Develop a compact urban form that maximizes the use of existing infrastructure and contributes to energy efficient settlement patterns. This will be done by increasing densities (approximately 75 - 100 people and/or jobs located within a 400 metre walking distance of transit stops is required to support the level of transit service) through development, conversion, and re-development within Urban Centres (see Map 5.3) in particular and existing areas as per the provisions of the Generalized Future Land Use Map 4.1.

**Sensitive Infill.** <sup>2</sup> Encourage new development or redevelopment in existing residential areas to be sensitive to or reflect the character of the neighbourhood with respect to building design, height and siting.

**Carriage Houses & Accessory Apartments.** Support carriage houses and accessory apartments through appropriate zoning regulations.

#### 6.0 Technical Comments

#### 6.1 <u>Building & Permitting Department</u>

- Spatial calculation to be provided and reviewed for existing dwellings as per new property lines.
- Demolition permits required for existing structures.

#### 6.2 Development Engineering Department

• Refer to Attachment A.

#### 6.3 Fire Department

- Requirements of section 9.10.19 Smoke Alarms and Carbon Monoxide alarms of the BCBC 2012 are to be met.
- All units shall have a posted address on Mayfair Rd. for emergency response.

#### 6.4 School District No. 23

• The Subdivision application triggers the School Site Acquisition Charge which applies to residential development where new (additional) residential lots or dwellings are created through subdivision or new construction. Further details on the charge can be found in Division 10.1 of the Local Government Act.

<sup>&</sup>lt;sup>1</sup> City of Kelowna Official Community Plan, Policy 5.2.3 (Development Process Chapter).

<sup>&</sup>lt;sup>2</sup> City of Kelowna Official Community Plan, Policy 5.27.6 (Development Process Chapter).

<sup>&</sup>lt;sup>3</sup> City of Kelowna Official Community Plan, Policy 5.27.12 (Development Process Chapter).

### 7.0 Application Chronology

Date of Application Received: July 9, 2016
Date of Application Amendment #1: July 25, 2016

Date of Application Amendment #2: September 30, 2016

Date Public Consultation Completed: October 2016

Report prepared by:

Lydia Korolchuk, Planner

**Reviewed by:** Terry Barton, Urban Planning Manager

Approved for Inclusion: Ryan Smith, Community Planning Department Manager

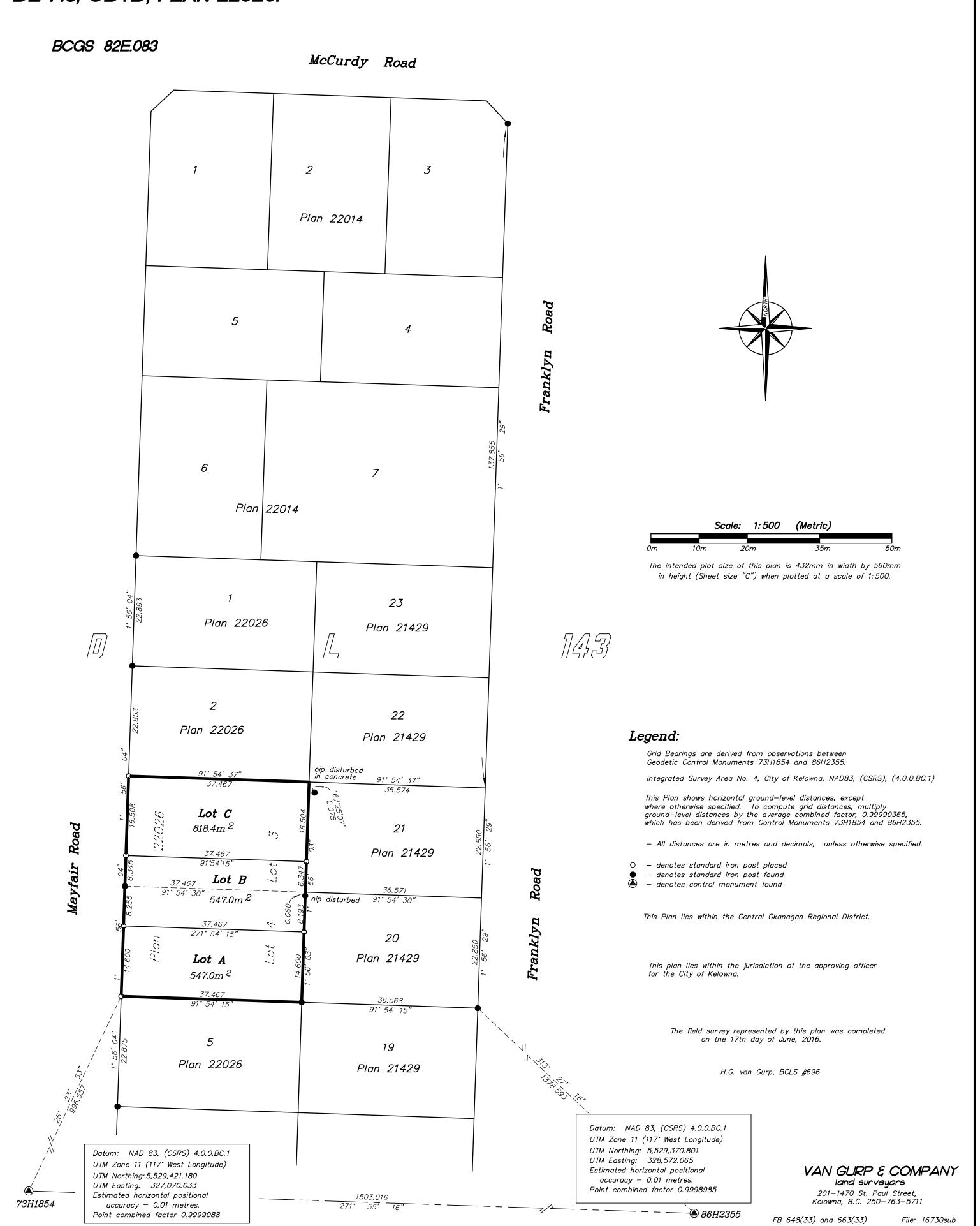
#### Attachments:

Survey Plan - Proposed Subdivision Layout

Attachment A: Development Engineering Memorandum dated August 8, 2016 Attachment B: Black Mountain Irrigation District Water Service Certificate

# PLAN OF SUBDIVISION OF LOTS 3 AND 4, DL 143, ODYD, PLAN 22026.

## **PLAN EPP63472**.



#### CITY OF KELOWNA

### **MEMORANDUM**

Date:

August 8, 2016

File No.:

Z16-0035

To:

Community Planning (LK)

From:

Development Engineering Manager(PI)

Subject:

875 & 885 Mayfair Road

RU1 to RU6

The Development Engineering Department has the following comments and requirements associated with this rezoning application. The road and utility upgrading requirements outlined in this report will be a requirement of this development. The Development Engineering Technologist for this project is Jason Ough

#### 1. <u>Domestic Water and Fire Protection</u>

- a) The property is located within the Black Mountain Irrigation District (BMID) service area. The water system must be capable of supplying domestic and fire flow demands of the project in accordance with the Subdivision, Development & Servicing Bylaw. The developer is responsible, if necessary, to arrange with BMID staff for any service improvements and, if necessary, the decommissioning of existing services.
- b) RU6 lots require two water services in accordance with the City of Kelowna domestic water servicing specifications. Existing water services may be adequate for use. Arrange for additional lot connections, and if necessary, disconnection and replacement of existing services before submission of the subdivision plan; including payment of connection fees (provide copy of receipt).

#### 2. Sanitary Sewer

- a) Our records indicate both 875 and 885 Mayfair Road are currently serviced with 100mm-diameter sanitary sewer service lines. The proposed subdivision and creation of a third lot will require installation of an additional sewer service. Arrange for installation of the sewer service complete with inspection chamber (IC) and brooks box. Service upgrades can be provided by the City at the applicant's cost with a signed Third Party Work Order. For estimate inquiry's please contact Jason Ough by email jough@kelowna.ca or phone, 250-469-8721.
- b) These properties are located within Sewer Specified Area # 20. Records indicate that each property has paid out fees at a value of 1 Single Family Equivalent (SFE). The proposed 3 RU6 lots will have a total equivalency of 6 SFEs for single detached homes. The remaining fee is 4 SFEs X \$2458.33 (valid until March 31, 2017) for a total of \$9,833.32.

#### 3. Storm Drainage

The developer must engage a consulting civil engineer to provide a storm water management plan for these sites which meets the requirements of the City Storm Water Management Policy and Design Manual. The storm water management plan must also include provision of lot grading plans, minimum basement elevations (MBE), if applicable, and provision of a storm drainage service and recommendations for onsite drainage containment and disposal systems.

#### 4. Road Improvements

- a) Mayfair Road must be upgraded to an urban standard along the full frontage of this proposed development, including curb and gutter, sidewalk, drainage system including catch basins, manholes and pavement removal and replacement, street lighting and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction. A one-time cash payment in lieu of construction must be collected from the applicant for future construction by the City. The cash-in-lieu amount is determined to be \$30,144.00 not including utility service or driveway access works.
- b) Only the service and driveway access works must be completed at this time. Upgrades to Mayfair Road fronting this development will be deferred. Cash-in-lieu of immediate construction is required.

Total	\$30,144.00
Blvd Landscaping	\$844.00
Road Fillet	\$9,844.00
Street Lighting	\$1,519.00
Sidewalk	\$5,625.00
Curb &Gutter	\$4,500.00
Drainage	\$7,813.00
Item	Cost

#### 5. Geotechnical Report

As a requirement of this application the owner must provide a geotechnical report prepared by a Professional Engineer qualified in the field of hydro-geotechnical survey to address the following:

Area ground water characteristics.

b) Site suitability for development, unstable soils, etc.

Drill and / or excavate test holes on the site and install pisometers if necessary. Log test hole data to identify soil characteristics, identify areas of fill if any. Identify unacceptable fill material, analyse soil sulphate content, Identify unsuitable underlying soils such as peat, etc. and make recommendations for remediation if necessary.

d) List extraordinary requirements that may be required to accommodate construction of roads and underground utilities as well as building foundation

designs.

e) Additional geotechnical survey may be necessary for building foundations, etc.

Z16-0035

### 6. Development Permit and Site Related Issues

a) Direct the roof drains into on-site rock pits or splash pads.

3 -

- c) Subdivision application is required.
- d) Grant statutory rights-of-way if required for utility services.

### 7. Power and Telecommunication Services and Street Lights

- a) If the existing area is served by overhead wiring, the service connections may be provided overhead provided that there are no new poles required and service trespasses will not be created. If either of these conditions is not satisfied, then underground service will be required for that lot.
- b) Make servicing applications to the respective Power and Telecommunication utility companies. The utility companies are required to obtain the City's approval before commencing construction.
- c) Before making application for approval of your subdivision plan, please make arrangements with Fortis for the pre-payment of applicable charges and tender a copy of their receipt with the subdivision application for final approval.
- d) Re-locate existing poles and utilities, where necessary. Remove aerial trespass (es).

### 8. Charges and Fees

- a) Development Cost Charges (DCC's) are payable.
- b) Fees per the "Development Application Fees Bylaw" include:
  - Survey Monument Fee: \$50.00 per newly created lot (GST exempt).
  - Survey Monument, Replacement Fee: \$1,200.00 (GST exempt) only if disturbed.
- c) A hydrant levy charge of \$250.00 (250.00 per new lot).
- d) Sewer Specified Area # 20 fees: \$9,833.32
- e) Utility services upgrades; to be determined.
- f) The City will defer the construction of frontage improvements on Mayfair Rd which is premature at this time. The cash-in-lieu amount is determined to be \$30,144.00

Purvez Irani, MS, P.Eng, PTOE Development Engineering Manager

jo



application.

Office: (250) 765-5169 Fax: (250) 765-0277

www.bmid.ca

### WATER SERVICE CERTIFICATE

TO: (	CITY OF KELOWNA		BMID File 2013. 22	
CITY	File: 512-0531			
Attent	ion:	Γ	Date: Oct 5, 2016	
Owne	r/Agent: Ricky Dhillow			
Servic	ce Address: <u>875 &amp; 885</u> M	anfe	cir ed	
	et Description / Phase: Subdivis	~		
Legal	Description: Lot 4 \( \) Plan \( \) \( \) \( \)	<i>960</i>	2.	
THE APPLICATION FOR THE FOLLOWING PURPOSE SET OUT BELOW HAS BEEN APPROVED BY THE WATER DISTRICT:  This is to certify that arrangements have been made with the Black Mountain Irrigation District to satisfy district requirements for the process indicated below. This does not confirm installation of works as of the above date.				
PLAN SERV	NING AND DEVELOPMENT ICES Fax No. 862-3320		LDING DEPARTMENT No. 862-3314	
	Zoning Application  Development Permit Application		Building Permit (Water Letter has been issued to Applicant)	
$\square$	Subdivision Application		Other	
	Other			
BLACK MOUNTAIN IRRIGATION DISTRICT;				
Dawn '				
	Williams			
Admin	Williams istrator			

responsibility to be aware of and comply with the applicable district bylaws as they pertain to this

### CITY OF KELOWNA

## BYLAW NO. 11308 Z16-0035 - Onkar and Ranjit Dhillon and 0872645 BC Ltd., Inc. No. BC0872645 875 & 885 Mayfair 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 a portion of Lots 3 &4, District Lot 143, ODYD, Plan 22026 located on Mayfair Road, Kelowna, B.C., from the RU1 Large Lot Residential zone to the RU6 Two 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 Co	ouncil this	
Approved under the Transportation Act this		
(Approving Officer - Ministry of Transportion)		
Adopted by the Municipal Council of the City of K	elowna this	
		Mayor
		City Clerk

## Report to Council



Date: November 14, 2016

File: 1200-40

To: City Manager

From: James Moore, Acting Department Manager, Policy & Planning

**Subject:** Infill Challenge Implementation

#### Recommendation:

THAT Official Community Plan Bylaw Amendment No. OCP16-0015 to amend Kelowna 2030 - Official Community Plan Bylaw No. 10500 by adding a new Future Land Use classification entitled Sensitive Infill Housing (Low Density), as outlined in the Report of the Land Use Management Department dated November 14, 2016, be considered by Council;

AND THAT Official Community Plan Bylaw Amendment No. OCP16-0015 to amend Map 4.1 of the Kelowna 2030 - Official Community Plan Bylaw No. 10500, by changing the Future Land Use designation of the properties identified in Map "A" and in the Bylaw attached to the report from the Policy & Planning Department, dated November 14, 2016, from the Single/Two Unit Residential designation to the Sensitive Infill Housing (Low Density) designation, be considered by Council;

AND THAT Official Community Plan Bylaw Amendment No. OCP16-0015 to amend Kelowna 2030 - Official Community Plan Bylaw No. 10500 by adding a new Development Permit Area and corresponding guidelines entitled "Intensive Residential - Infill Neighbourhood Development Permit Area", as outlined in the Report of the Land Use Management Department dated November 14, 2016, be considered by Council;

AND THAT Official Community Plan Bylaw Amendment No. OCP16-0015 to amend Map 5.8 of the Kelowna 2030 - Official Community Plan Bylaw No. 10500, by adding the Intensive Residential - Infill Neighbourhood Development Permit Area Designation to the properties identified in Map "A" and in the Bylaw attached to the report from the Policy & Planning Department, dated November 14, 2016, be considered by Council;

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

AND FURTHER THAT Council considers the Infill Challenge public process to be appropriate consultation for the purpose of Section 475 of the Local Government Act, as outlined in the Report of the Land Use Management Department dated November 14, 2016.

#### Purpose:

To consider changes to the Official Community Plan necessary to implement the outcomes of the Infill Challenge project. The proposed changes include the introduction of a new Development Permit Area and associated guidelines and the creation of a new Future Land Use classification.

#### Background:

On May 30, 2016, Council endorsed the two recommended winners from the Infill Challenge process and further directed staff to bring forward the bylaw and process changes needed to implement them.

This Council resolution marked the successful conclusion of an in-depth, year-long process to identify new forms of sensitive infill housing for portions of the city's Urban Core Area. The process utilized a design competition to generate new ideas from the development, home building and design communities. The submissions demonstrated that there is ample room for more creativity, diversity and flexibility in new housing forms that still respect the character of their existing neighbourhoods. Only the winning designs from the design competition have been used as the basis upon which to craft proposed bylaw and process changes.

#### Public Engagement:

A broad cross-section of community and industry stakeholders came together in a Community Panel and helped to guide the entire process, from setting the vision to selecting the recommended winners for Council consideration. The Community Panel provided a balance of perspectives and included representatives from neighbourhood associations, architects and designers, Canada Mortgage and Housing Corporation (CMHC), School District 23, Interior Health (IH), Canadian Home Builders Association (CHBA), Okanagan Mainline Real Estate Board (OMREB), and the Urban Development Institute (UDI).

Work with the Community Panel has taken place generally as follows:

**June, 2015** - the Panel met to set the overall vision for infill housing in Kelowna neighbourhoods.

**July, 2015** - the Panel met to set the parameters of the competition and to define the key characteristics of successful infill housing.

**February, 2016** - the Evaluation Committee (a sub-group of the Panel) met to begin evaluating the submissions.

**March, 2016** - the Evaluation Committee met again to finalize its recommendations for Council.

Following Council's resolution to prepare bylaw amendments, staff organized a final Community Panel meeting on September 29, 2016 to review the draft regulations and guidelines needed to implement the Infill Challenge.

In addition, staff contacted all the affected land owners by direct mail and held a Public Information Meeting on October 26, 2016. A total of approximately 200 residents attended the meeting. The feedback was generally positive at the open house. The concerns raised are summarized below with a staff response immediately following each point.

• Parking - the most common concern among attendees was parking. In particular, residents were concerned that 1 stall per unit is not enough and that there will be considerable congestion to on-street parking.

Staff Response - The rezoning areas have been selected in part for their proximity to urban centres, as major nodes of employment, entertainment and services. The aim of this was to ensure that residents could choose to reduce their vehicle dependency, electing instead to walk, to take transit, or to cycle to nearby destinations. Staff acknowledge that on-street parking availability will be impacted by the proposed parking standards. Residents who have extra vehicles will likely look for on-street parking as the most convenient alternative. Staff will need to monitor on-street parking and to implement the appropriate parking management practices as required.

• Green Space - some residents expressed concerns that infill housing may result in a significant loss of green space on lots.

Staff response - The proposed RU7 zone allows only 5% more site coverage than the existing zone, which will not result in any significantly greater loss of green space. In addition, the proposed guidelines set high standards for landscaping, including tree replacement, and strongly encourage the retention of mature trees.

• Infrastructure - several attendees noted the need for improvements to laneways (e.g.: paving, lighting) and fronting streets (e.g.: sidewalks, boulevards) in conjunction with new development.

Staff response - As density in these neighbourhoods increases, so does the importance of the public realm. In these neighbourhoods, the public realm consists mainly of public roads. At present, many of these represent standards that were seen to be appropriate well over 50 years ago, having irregular sidewalks, no boulevard or street trees, poor lighting and gravel "soaker strips". Some laneways are also not in ideal condition. If these infill neighbourhoods are truly going to be successful, investment in addressing these deficiencies will be required. Much of this investment will be enabled through the collection of frontage improvement fees associated with each development.

• Tenure - residents also shared their concerns that infill housing would introduce more renters into the subject areas.

*Staff response* - Infill housing will likely introduce more of all tenure types into these neighbourhoods over the coming decades, from home owners to renters. This diversity is key to the concept of the Infill Challenge project.

• Overall Character - some concern was noted regarding the relatively large scale of new development versus existing development sometimes resulting in large new homes next to very small older homes. This was seen to be an undesirable state that damages neighbourhood character (i.e.: "doesn't fit in").

Staff response - Much of the concern about neighbourhood character emerges from building scale, where new homes are much larger than many of the older homes in the infill neighbourhoods. The proposed Design Guidelines and RU7 zoning regulations attempt to ensure that homes "fit in" to the neighbourhood. However, it must be acknowledged that new homes reflect the demands of new generations of homeowners, which have changed considerably since the smaller, older homes were constructed.

Given the amount of public engagement undertaken to date, staff are recommending newspaper advertising along with some non-statutory methods (website, etc...) prior to Public Hearing. Should Council desire to exceed statutory advertising, staff could be instructed to conduct further community engagement.

#### Proposed Official Community Plan (OCP) Changes:

Two key changes to the Official Community Plan (OCP) are needed to implement the Infill Challenge:

- A new Future Land Use classification entitled "Sensitive Infill Housing (Low Density)" to apply to the properties in the Infill Challenge, as listed in Table "A" and shown on Map "A"; and
- 2. The addition of a new Development Permit Area and related guidelines to ensure that new infill development meets the elevated quality standards expected by staff, Council and the community.

Each of these proposed changes will be discussed in more detail below. Please note that the required Zoning Bylaw and Subdivision, Development and Servicing Bylaw changes are being brought forward to Council in a related report by Community Planning.

#### New Future Land Use

The existing Future Land Use (FLU) designation for the subject properties is all Single / Two Unit Residential (S2RES). This FLU does not contemplate the varied forms of housing and tenures envisioned by the Infill Challenge. Therefore, a new FLU classification is proposed entitled "Sensitive Infill Housing (Low Density)". This new FLU will be applied to the properties noted in Map "A" and Table "A", allowing for a broader range of housing types and tenures. The designation specifically references the RU7 - Infill Housing zone, which is the subject of a separate report from the Community Planning Department.

The proposed new FLU designation reads as follows:

"Sensitive Infill Housing (Low Density)

A variety of housing types and tenures (fee simple, strata, rental), including, but not limited to, single detached homes, semi-detached homes, duplexes, triplexes, fourplexes, 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. Sensitive infill housing should only be permitted within the Core Area Map 5.1 where there is direct lane access."

#### New Development Permit Area

As housing density increases, so must the attention to the quality of design and architecture. City staff is committed to dedicating the attention needed to ensure that new infill housing meets the high expectations of Council and the community. To achieve this, a clear set of design guidelines is proposed.

The proposed Development Permit design guidelines are based on direction and feedback from the Community Panel process and have been informed by best practices. The guidelines provide clear direction to citizens, applicants, Council and staff about expectations for issues such as landscaping, exterior building materials, building size and architecture, lighting, and site planning. Noteworthy within these guidelines is that the winning Infill Challenge designs will be exempted from the requirement to obtain a Development Permit, meaning that those who are able to utilize the winning designs will benefit from an expedited approval process.

All of the subject properties are currently covered under two layers of existing Development Permit Areas. The first of these is the Two Dwelling Housing layer, which is intended to cover carriage homes and duplexes. The second is the Character Area layer, which is intended to cover all housing forms and to protect the character of established neighbourhoods in transition. In coordination with the Infill Challenge process, staff are proposing to eliminate these two Development Permit Areas in their entirety. The existing areas are not seen to be adding value, and occupy significant amounts of staff time that will be required if infill housing is to be given the attention needed to ensure high quality standards. The proposed elimination of these Development Permit Areas is outlined in a separate report from the Community Planning Department.

#### Internal Circulation:

Doug Gilchrist, Divisional Director, Community Planning & Real Estate Ryan Smith, Department Manager, Community Planning Kari O'Rourke, Community Engagement Consultant Marnie Douglas, Communications Consultant Mo Bayat, Director of Development Services Joel Shaw, Infrastructure Engineering Manager Purvez Irani, Manager, Development Engineering Derek Edstrom, Director, Real Estate Stephen Fleming, City Clerk Alan Newcombe, Divisional Director, Infrastructure

#### Legal/Statutory Authority:

LGA, Development Permit Areas

#### **Existing Policy:**

#### Official Community Plan (OCP) - Goals for a Sustainable Future

- 1. Contain Urban Growth. Reduce greenfield urban sprawl and focus growth in compact, connected and mixed-use (residential and commercial) urban and village centres.
- 2. Address Housing Needs of All Residents. Address housing needs of all residents by working towards an adequate supply of a variety of housing.

#### Kelowna Housing Strategy, 2012.

Recommendations number 2 (Communities),3 (Understanding),6 (Housing Mix),10 (Fee Simple Townhouses),11 (Courtyard Housing)

#### **Infrastructure Comments:**

While staff are not concerned about the capacity of existing infrastructure (water, sanitary, drainage) immediately, the potential impacts to infrastructure should be considered holistically during the upcoming 20-year Servicing Plan reviews in conjunction with the next OCP review.

#### Considerations not applicable to this report:

Legal/Statutory Procedural Requirements Alternate Recommendation Personnel Implications Communications Comments External Agency/Public Comments Financial/Budgetary Considerations

Submitted by:	
James Moore, MCIP, RPP Acting Department Manager,	Policy & Planning
Approved for inclusion:	D. Gilchrist, Div. Dir., Community Planning & Real Estate

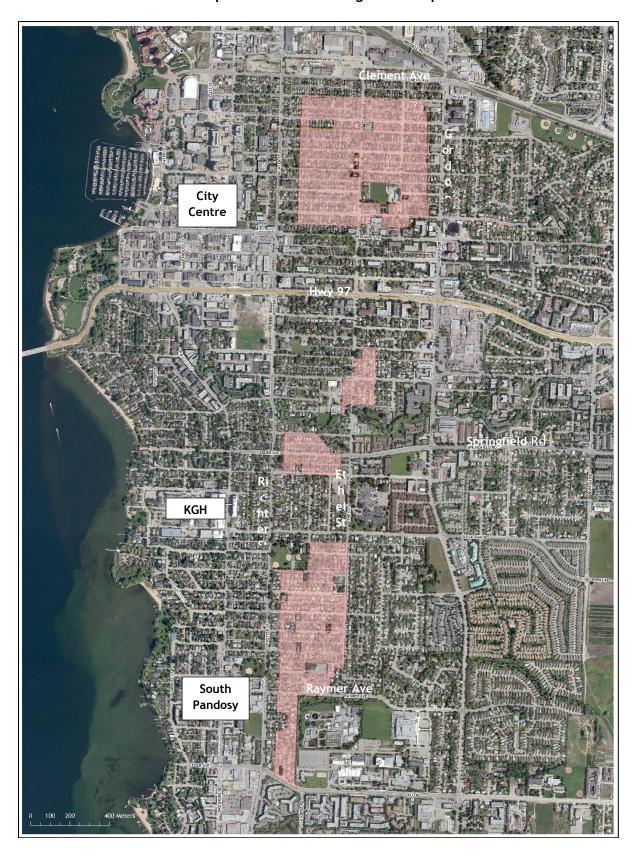
#### cc:

Doug Gilchrist, Divisional Director, Community Planning & Real Estate Ryan Smith, Department Manager, Community Planning Kari O'Rourke, Community Engagement Consultant Marnie Douglas, Communications Consultant Mo Bayat, Director of Development Services Joel Shaw, Infrastructure Engineering Manager Purvez Irani, Manager, Development Engineering Derek Edstrom, Director, Real Estate Stephen Fleming, City Clerk Alan Newcombe, Divisional Director, Infrastructure

#### Attachements:

Map "A" - Infill Challenge Area Map

Map "A" - Infill Challenge Area Map





## INFILL CHALLENGE

Implementation



## OUTLINE

- Process Review
- New Future Land Use
- New Development Permit Area
- Joint effort



## BACKGROUND

Infill housing is...

"the development of new housing in established neighbourhoods."





## BACKGROUND

- Infill benefits
  - Increase housing diversity
  - Match housing options to demographic and housing preference changes
  - Builds complete neighbourhoods
  - Makes efficient use of infrastructure



## BACKGROUND

- Challenges with infill
  - Polarizing



VS.





## PROCESS OVERVIEW

- Started the Infill Challenge:
  - Community Panel

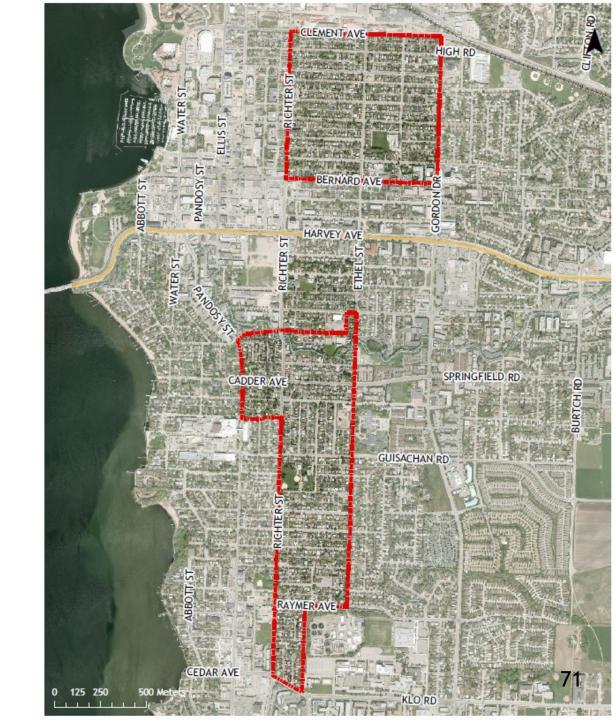
▶ Interior Health, SD23, UBCO, CMHC, Residents, Neighbourhood Associations, Developers, Builders,

Realtors



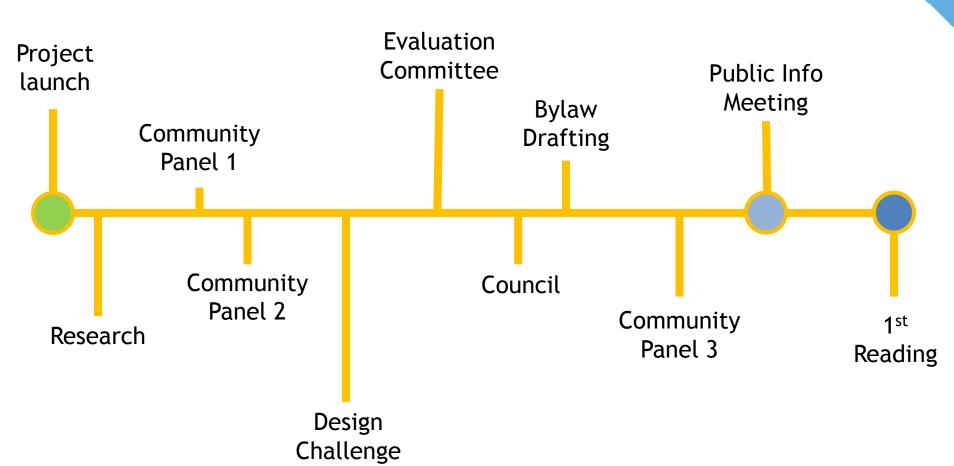
## STUDY AREA

- Supporting our urban centres
- Lane access
- Consistent lot configurations





## PROCESS OVERVIEW





## **OUTCOMES**

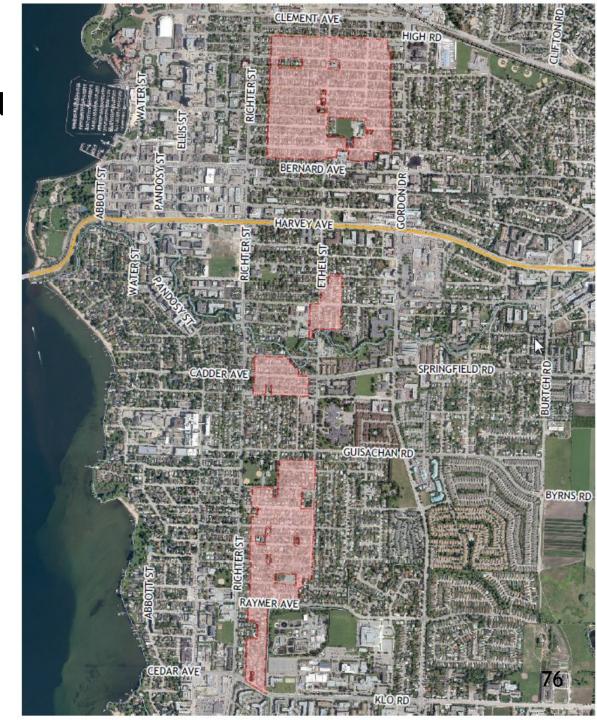
- Winning Submissions
  - ▶ Inhabit4
  - Simple





## IMPLEMENTATION

- Refined Area
  - New Future Land Use
  - New DP Area
- Joint effort





## NEW FUTURE LAND USE

- Existing Single / Two Unit Residential
  - Winning submissions not permitted
- Sensitive Infill (Low Density) proposed
  - Considers multiple forms
  - Aligned with proposed zoning



## NEW DEVELOPMENT PERMIT AREA

- Increased need for design attention
- Existing DP Areas insufficient
- New DP Area proposed to replace existing



## NEW DEVELOPMENT PERMIT AREA

- Informed by Community Panel
  - Relationship to Street
  - Bulk & Massing
  - Landscaping
  - Lane treatment



## FINAL THOUGHTS

- Included a wide range of voices
- Success in building support
- Catalyst for positive change



## RECOMMENDATION

- Introduce and apply new Future Land Use
- Introduce and apply new Development Permit Area & Guidelines

### CITY OF KELOWNA

### **BYLAW NO. 11310**

## Official Community Plan Amendment No. OCP16-0015 -Sensitive Infill Housing (Low Density)

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 "Kelowna 2030 - Official Community Plan Bylaw No. 10500", Chapter 4 - Future Land Use be amended by adding a new Future Land Use classification after the Single / Two Unit Residential - Hillside (S2SESH) classification titled "Sensitive Infill Housing (Low Density)" that reads as follows:

### "Sensitive Infill Housing (Low Density)

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. Sensitive infill housing should only be permitted within the Core Area Map 5.1 where there is direct lane access."

- AND THAT "Kelowna 2030 Official Community Plan Bylaw No. 10500", Chapter 14: 2. Urban Design DP Guidelines be amended by:
  - a) adding after the text that reads:

"E. Intensive Residential - Hillside Desgin Guidelines

- Category
- Properties Affected
- Justification
- Objectives
- **Exemptions**
- Guidelines"

### the following:

"F. Infill Neighbourhood Design Guidelines

- Category
- **Properties Affected**
- Justification
- Objectives
- Exemptions
- Guidelines"

- b) Adding to the end of the chapter a new "F. Infill Neighbourhood Design Guidelines" as attached to and forming part of this bylaw as Attchement A;
- 3. AND THAT a portion of **Map 5.8 Urban Design DP Area Designation** be amended as per Map A attached to and forming part of this bylaw.
- 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 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
	ity Clerk

#### Attchement A:

#### F. INFILL NEIGHBOURHOOD DESIGN GUIDELINES

#### **CATEGORY**

Section 919.1(1)(e) of the Local Government Act allows for the establishment of objectives for the form and character of intensive residential development.

#### PROPERTIES AFFECTED

Unless exempted (see Exemptions Section below) a development permit addressing design guidelines (see Guidelines Section below) must be approved for all properties that are located within the Infill Neighbourhood areas as shown on Map 5.8, before:

- Construction of, addition to, or alteration of two or more dwelling units, exclusive of secondary suites, or of a second, third or fourth dwelling unit on a property.
- Subdivision of land.

#### **JUSTIFICATION**

Infill Neighbourhoods are experiencing intensive residential development pressures due to their centrality and flexible zoning up to four units per lot. To ensure an orderly and context sensitive development of these areas, properties are subject to Design Guidelines to ensure that the form and character, siting, exterior design and finish of buildings, and landscaping of new and infill housing creates a lasting, quality addition to the area that contributes to the established neighbourhood character.

### **OBJECTIVES**

- Preserve and enhance the scale and character of neighbourhoods experiencing intensive infill pressure;
- Ensure compatibility of new infill development with existing dwellings on surrounding properties;
- Promote a high standard of infill design, construction and landscaping;
- Preserve established trees and green space on properties.

#### **EXEMPTIONS**

A Development Permit will not be required if the development consists of the following:

- Interior renovations; or
- An alteration to a building that does not require the issuance of a building permit; or
- Replacement or alteration to a building such as new siding, roofing, doors, building trim, awnings, and/or windows where it does not impact the overall form and character of the building and would not impact the existing landscape or access provisions; or
- Replacement of a building that has been destroyed by natural causes, in cases where the replacement building is identical to the original in both form and location; or
- A technical subdivision for lot consolidation or road widening; or
- Construction of a pre-approved Infill Design as endorsed by Council through the Infill Challenge process.

The following guidelines may be applied when setting Development Permit conditions:

### 1.0 Neighbourhood Context

1.1 Design projects should reflect the established character of the neighbourhood through similar:

massing proportion scale landscaping

foundation height wall to window/door ratio rooflines architectural themes/detailing

building materials

- 1.2 Design buildings to limit the real or perceived height difference between adjacent properties;
- 1.3 Locate developments to minimize the amount of shadow cast onto the private open space of adjacent properties;
- 1.4 Respect the privacy of adjacent properties through appropriate placement of windows, location of decks, and any other feature that may infringe upon the privacy of a neighbouring residence;
- 1.5 Locate parking and garages within the rear yard with direct access from the lane.
- 1.6 Enhance interior daylighting without creating overlook into adjacent properties, with elements such as skylights, clerestory windows or obscured glazing.
- 1.7 Design developments with multiple buildings such that there is a sense of architectural unity or cohesiveness.

### 2.0 Building Massing

- 2.1 Articulate front facades to create depth and architectural interest through variations in height, detailing and massing.
- 2.2 Where two detached buildings are proposed fronting a street, each unit must be differentiated with architectural features to avoid mirroring other units on the site.

### 3.0 Site Layout

- 3.1 Site buildings on the lot to maximize usable and private outdoor space;
- 3.2 Where more than two units are proposed on a site, at least two units must have entry doors facing the street.
- 3.3 Site layouts must include provisions for solid waste pick-up and bin storage.

### 4.0 Building Design

- 4.1 Site buildings on the lot to maximize usable and private outdoor space;
- 4.2 Finish buildings with exterior building materials that are natural, indigenous, durable and appropriate to the character of the development.
- 4.3 Recommended building materials include brick, stone, wood and heavy timber, clear glass, metal, composite cement board, and finished in-situ concrete and modular concrete.

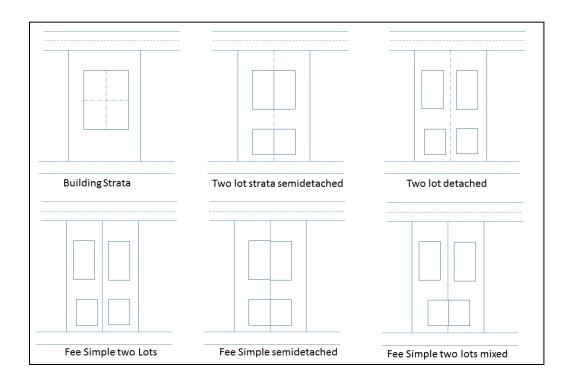
- 4.4 Duplex or semi-detached units should be designed such that individual units are not symmetrical.
- 4.5 Create a lanescape whereby the lane takes the feel of a street where the dwelling is located.
  - Entrances located on the lane,
  - Upper level massing, primary outlook, front façade treatment directed towards the lane.

### 5.0 Landscaping and Tree Preservation

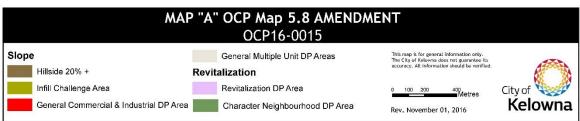
- 5.1 All front yards should be landscaped with a variety of trees, shrubs, flower beds or other landscape materials that are drought tolerant;
- 5.2 Fences, hedges and landscaping should be used to help screen views of private open spaces on adjacent residential properties;
- 5.3 Retain existing, healthy, mature trees and vegetation both on site and adjacent to the street
- 5.4 Minimize the width and area of driveways and impervious surfaces;
- 5.5 Utilize pervious paving materials for driveways and parking areas, such as grasscrete or narrow wheel lanes with planting in the middle.
- 5.6 Where an established tree is removed from a site, trees must be replanted at a ratio of three trees per one removed.
- 5.7 Site landscaping must include at least one substantial shade tree fronting the street.
- 5.8 Tall hedges or fences which block public interface with yards are not permitted within landscaping plans.

#### 6.0 Subdivision Guidelines

- 6.1 Subdivisions Development Permits must be considered in conjunction with the architecture and design of future buildings on the site.
- 6.2 Permissible subdivision configurations include, but are not limited to, those shown in Diagram 14.1.







## CITY OF KELOWNA BYLAW NO. 11311

# Official Community Plan Amendment No. OCP16-0015 - Single/Two Unit Residential to Sensitive Infill Houisng (Low Density)

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 all properties, located in Kelowna, B.C. as identified in Schedule A attached to and forming part of this bylaw, be changed from the Single/Two Unit Residential designation to the Sensitive Infill Housing (Low Density) 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

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

FULL_UNIT_ADDRESS	Plan Number
948-950 Fuller Ave	STRATA LOT CP DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS3337
948 Fuller Ave	STRATA LOT 1 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS3337 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
950 Fuller Ave	STRATA LOT 2 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS3337 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
921 Lawson Ave	STRATA LOT 1 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN K851 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTYIN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
923 Lawson Ave	STRATA LOT 2 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN K851 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
921-923 Lawson Ave	STRATA LOT CP DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN K851
1471-1473 Ethel St	STRATA LOT CP DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS2606
1471 Ethel St 1473 Ethel St	STRATA LOT 1 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS2606 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V  STRATA LOT 2 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS2606 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
853 Wilson Ave	LOT 4 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 885
863-865 Wilson Ave	STRATA LOT CP DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS3496
863 Wilson Ave	STRATA LOT 1 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS3496 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
865 Wilson Ave	STRATA LOT 2 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS3496 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
860 Kinnear Ct	LOT 53 DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT PLAN 26296
2474-2476 Ethel St	STRATA LOT CP DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN K398
2474 Ethel St	STRATA LOT 1 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN K398 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS

	SUGUEL ON FORMA
	SHOWN ON FORM 1
	STRATA LOT 2 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN K398 TOGETHER WITH AN
247C 5th al Ct	INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS
2476 Ethel St	SHOWN ON FORM 1
	STRATA LOT 2 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS2517 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT
2340 Ethel St	ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
25.0 21.16.51	STRATA LOT 1 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT
	STRATA PLAN KAS2517 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT
873 Grenfell Ave	ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
	STRATA LOT CP DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT
873 Grenfell Ave	STRATA PLAN KAS2517
780 Kinnear Ave	LOT B DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT PLAN 32363
1011-1013 Lawson Ave	LOT A DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 30730
1479 Graham St	LOT 9 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1438
1479 Graham St	LOT 9 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1438
834 Cadder Ave	LOT 66 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 700
819 Cadder Ave	LOT 36 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 700
784 Cadder Ave	LOT 60 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 700
790 Cadder Ave	LOT 61 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 700
802 Cadder Ave	LOT 62 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 700
808 Cadder Ave	LOT 63 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 700
816 Cadder Ave	LOT 64 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 700
826 Cadder Ave	LOT 65 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 700
844 Cadder Ave	LOT 67 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 700
825 Cadder Ave	LOT 35 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 700
835 Cadder Ave	LOT 34 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 700
843 Cadder Ave	THE WEST 40 FEET OF LOT 33 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 700
859 Cadder Ave	LOT 31 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 700
869-871 Cadder Ave	LOT 30 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 700
879 Cadder Ave	LOT 29 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 700

774 Cadder Ave	LOT 59 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 700
759 Cadder Ave	LOT 43 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 700
767-769 Cadder Ave	LOT 42 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 700
725 Cadder Ave	LOT 47 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 700
735 Cadder Ave	LOT 46 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 700
743 Cadder Ave	LOT 45 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 700
753 Cadder Ave	LOT 44 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 700
779 Cadder Ave	LOT 41 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 700
785-787 Cadder Ave	LOT 40 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 700
789 Cadder Ave	LOT 39 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 700
809 Cadder Ave	LOT 38 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 700
817 Cadder Ave	LOT 37 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 700
770 Cadder Ave	LOT 58 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 700
746 Cadder Ave	LOT 55 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 700
760 Cadder Ave	LOT 57 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 700
752 Cadder Ave	LOT 56 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 700
732 Cadder Ave	LOT 54 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 700
724 Cadder Ave	LOT 53 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 700
1926 Carruthers St	LOT 6 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 5078
1936 Carruthers St	LOT 7 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 5078
1022 Lawson Ave	LOT 1 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 5065
1916 Carruthers St	LOT 5 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 5078
1906 Carruthers St	LOT 4 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 5078
779 Lawson Ave	LOT 28 BLOCK 12 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 202
771 Lawson Ave	LOT 29 BLOCK 12 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 202
765 Lawson Ave	LOT 30 BLOCK 12 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 202
7FF Lawren Arra	LOT 31 BLOCK 12 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 202
755 Lawson Ave	EXCEPT PARCEL A ON PLAN B4372
778 Lawson Ave	LOT 10 BLOCK 13 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 202

754 Lawson Ave	LOT 7 BLOCK 13 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 202
2 754 Lawson Ave	
762 Lawson Ave	LOT 8 BLOCK 13 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 202
770 Lawson Ave	LOT 9 BLOCK 13 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 202
796 Cawston Ave	LOT 50 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1039
786-788 Cawston Ave	LOT 51 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1039
776 Cawston Ave	LOT 52 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1039
770 Cawston Ave	LOT 53 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1039
766-768 Cawston Ave	LOT 54 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1039
762-764 Cawston Ave	LOT 55 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1039
756 Cawston Ave	LOT 56 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1039
746 Cawston Ave	LOT 57 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1039
862 Martin Ave	LOT 16 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 10190
852 Martin Ave	LOT 17 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 10190
842 Martin Ave	LOT 18 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 10190
832 Martin Ave	LOT 19 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 10190
832B Martin Ave	
805 Martin Ave	LOT 2 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 10190
822 Martin Ave	LOT 20 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 10190
816-818 Martin Ave	LOT 21 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 10190
810 Martin Ave	LOT 22 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 10190
806 Martin Ave	LOT 23 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 10190
802 Martin Ave	LOT 24 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 10190
811 Martin Ave	LOT 3 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 10190
811B Martin Ave	
815 Martin Ave	LOT 4 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 10190
819-821 Martin Ave	LOT 5 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 10190
831 Martin Ave	LOT 6 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 10190
841 Martin Ave	LOT 7 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 10190

	Defredate //
851 Martin Ave	LOT 8 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 10190
801-803 Martin Ave	LOT 1 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 10190
1055 Martin Ave	LOT 1 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 10120
1026 Martin Ave	LOT C DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 21903
1020 Martin Ave	LOT B DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 21903
1016 Martin Ave	LOT A DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 21903
773 Patterson Ave	STRATA LOT 1 DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN K266 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
777 Patterson Ave	STRATA LOT 2 DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN K266 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
773-777 Patterson Ave	STRATA LOT CP DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN K266
852 Raymer Ave	LOT 5 DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT PLAN 8268
1946 Carruthers St	LOT 2 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 8211
1956 Carruthers St	LOT 3 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 8211
840 Raymer Ave	LOT 4 DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT PLAN 8268
824 Raymer Ave	LOT 3 DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT PLAN 8268
810 Raymer Ave	LOT 2 DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT PLAN 8268
1034 Martin Ave	LOT B DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 6220
1030 Martin Ave	LOT A DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 6220
741 Patterson Ave	LOT B DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 32983
737 Patterson Ave	LOT A DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 32983
741 Raymer Ave	LOT 6 DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT PLAN 22856
751 Raymer Ave	LOT 5 DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT PLAN 22856
761 Raymer Ave	LOT 4 DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT PLAN 22856
791-793 Raymer Ave	STRATA LOT CP DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS3385
791 Raymer Ave	STRATA LOT 1 DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS3385 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
793 Raymer Ave	STRATA LOT 2 DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS3385 TOGETHER WITH AN

SHOWN ON FORM V  781 Raymer Ave LOT 2 DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT PLAN 22856  771 Raymer Ave LOT 3 DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT PLAN 22856  854 Cawston Ave LOT 59 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1277	
771 Raymer Ave LOT 3 DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT PLAN 22856	
·	
854 Cawston Ave LOT 59 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1277	
848 Cawston Ave LOT 58 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1277	
844 Cawston Ave LOT 57 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1277	
956 Cawston Ave LOT 56 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1271	
960 Cawston Ave LOT 55 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1271	
966 Cawston Ave LOT 54 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1271	
836 Cawston Ave LOT 56 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1277	
944 Cawston Ave LOT 58 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1271	
828 Cawston Ave LOT 55 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1277	
936 Cawston Ave LOT 59 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1271	
952 Cawston Ave LOT 57 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1271	
986 Cawston Ave LOT 51 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1271	
974 Cawston Ave LOT 53 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1271	
980 Cawston Ave LOT 52 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1271	
740 Wardlaw Ave LOT 1 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 12993	
746 Wardlaw Ave LOT 2 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 12993	
820 Cawston Ave LOT 54 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1277	
924 Cawston Ave LOT 61 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1271	
930 Cawston Ave LOT 60 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1271	
866 Cawston Ave LOT 61 DISTRICT LOT 138 AND SECTION 30 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 1277	
858 Cawston Ave LOT 60 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1277	
814 Cawston Ave LOT 53 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1277	
810-812 Cawston Ave LOT 52 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1277	
804 Cawston Ave LOT 51 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1277	

798-800 Cawston Ave	LOT 50 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1277
783-787 Patterson Ave	LOT 2 DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT PLAN 12543
730-732 Raymer Ave	LOT D DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT PLAN 12249
750-752 Raymer Ave	LOT F DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT PLAN 12249
1966 Carruthers St	LOT 2 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 8304
922 Lawson Ave	LOT 3 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 3388
912 Lawson Ave	LOT 2 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 3388
942 Lawson Ave	LOT 5 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 3388
930-932 Lawson Ave	LOT 4 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 3388
787 Lawson Ave	LOT 1 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 3313
795 Lawson Ave	LOT 2 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 3313
971 Lawson Ave	LOT 7 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 2378
981-983 Lawson Ave	LOT 6 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 2378
792-796 Wardlaw Ave	LOT B DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 13770
846 Lawson Ave	LOT 7 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1332
836 Lawson Ave	LOT 6 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1332
830-832 Lawson Ave	LOT 5 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1332
826 Lawson Ave	LOT 4 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1332
816-818 Lawson Ave	LOT 3 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1332
856-858 Lawson Ave	LOT 9 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1332
852 Lawson Ave	LOT 8 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1332
800-802 Lawson Ave	LOT 1 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1332
810 Lawson Ave	LOT 2 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1332
864 Lawson Ave	LOT 10 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1332
772 Martin Ave	LOT 10 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1346
780 Martin Ave	LOT 11 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1346
788 Martin Ave	LOT 12 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1346
794 Martin Ave	LOT 13 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1346
795 Martin Ave	LOT 14 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1346

	Deliberate 71
787 Martin Ave	LOT 15 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1346
781 Martin Ave	LOT 16 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1346
773-775 Martin Ave	LOT 17 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1346
767 Martin Ave	LOT 18 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1346
759 Martin Ave	LOT 19 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1346
751-753 Martin Ave	LOT 20 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1346
875 Wardlaw Ave	LOT 2 DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT PLAN 13336
740-746 Raymer Ave	STRATA LOT CP DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN K461
740 Raymer Ave	STRATA LOT 1 DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN K461 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
746 Raymer Ave	STRATA LOT 2 DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN K461 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
806 Wardlaw Ave	STRATA LOT 1 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN K456 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
808 Wardlaw Ave	STRATA LOT 2 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN K456 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
806-808 Wardlaw Ave	STRATA LOT CP DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN K456
1032 Cawston Ave	STRATA LOT 2 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN EPS2594 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
1034 Cawston Ave	STRATA LOT 1 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN EPS2594 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
1032-1034 Cawston Ave	STRATA LOT CP DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN EPS2594
959-961 Lawson Ave	LOT B DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 14934
737 Wardlaw Ave	LOT A DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT PLAN 14708
745 Wardlaw Ave	LOT B DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT PLAN 14708
1051 Martin Ave	LOT 10 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1472

1037 Martin Ave	LOT 11 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1472
1031 Martin Ave	LOT 12 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1472
1027A-1027B Martin Ave	LOT 13 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1472
1023 Martin Ave	LOT 14 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1472
1015A-1015B Martin Ave	LOT 15 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1472
1053 Martin Ave	LOT 8 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1472
1051 Martin Ave	LOT 10 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1472
775 Wardlaw Ave	LOT A DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT PLAN 14470
779 Wardlaw Ave	LOT B DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT PLAN 14470
1892 Carruthers St	LOT 1 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 6590
1 1882 Carruthers St	LOT 2 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 6590
1852 Carruthers St	LOT 5 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 6590
1862 Carruthers St	LOT 4 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 6590
1872 Carruthers St	LOT 3 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 6590
885 Wardlaw Ave	LOT A DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT PLAN 25900
1064 Lawson Ave	LOT 7 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 2549
1046 Lawson Ave	LOT 9 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 2549
1052 Lawson Ave	LOT 8 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 2549
1036 Lawson Ave	LOT 10 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 2549
896 Patterson Ave	LOT C DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 15751
876 Patterson Ave	LOT A DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 15751
886-888 Patterson Ave	LOT B DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 15751
747 Patterson Ave	LOT 2 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 15469
862 Raymer Ave	LOT 63 DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT PLAN 26296
828-830 Patterson Ave	LOT 6 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 4686
816-820 Patterson Ave	LOT 7 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 4686
765 Wardlaw Ave	LOT 1 DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT PLAN 16431
757 Wardlaw Ave	LOT 2 DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT PLAN 16431
811 Lawson Ave	LOT 2 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 982

815-817 Lawson Ave	LOT 3 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 982
831 Lawson Ave	LOT 5 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 982
825 Lawson Ave	LOT 4 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 982
859 Lawson Ave	LOT 9 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 982
851-853 Lawson Ave	LOT 8 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 982
845 Lawson Ave	LOT 7 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 982
839 Lawson Ave	LOT 6 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 982
803 Lawson Ave	LOT 1 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 982
873-875 Lawson Ave	LOT 11 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 982
867 Lawson Ave	LOT 10 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 982
827 Wardlaw Ave	LOT 3 DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT PLAN 7821
817 Wardlaw Ave	LOT 2 DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT PLAN 7821
837 Wardlaw Ave	LOT 4 DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT PLAN 7821
847 Wardlaw Ave	LOT 5 DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT PLAN 7821
1010 Martin Ave	LOT 1 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 6806
803-805 Patterson Ave	STRATA LOT CP DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS3380
803 Patterson Ave	STRATA LOT 1 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS3380 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
805 Patterson Ave	STRATA LOT 2 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS3380 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
828 Wardlaw Ave	LOT 16 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 4855
816-818 Wardlaw Ave	LOT 17 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 4855
817 Patterson Ave	LOT 3 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 4855
849 Patterson Ave	LOT 5 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 4855
861 Patterson Ave	LOT 6 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 4855
767-769 Patterson Ave	STRATA LOT CP DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS3125
769 Patterson Ave	STRATA LOT 2 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS3125 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

	STRATA LOT 1 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS3125 TOGETHER WITH AN
	INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THEUNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN
767 Patterson Ave	ON FORM V
759 Patterson Ave	LOT 1 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 4814
1287 Graham St	LOT 1 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 3825
1044 Cawston Ave	LOT 2 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 3857
781 Wardlaw Ave	LOT 7 DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT PLAN 3929
760 Raymer Ave	LOT 18 DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT PLAN 3929
1056 Martin Ave	LOT 2 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 3935
794 Lawson Ave	LOT 2 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 2947
786 Lawson Ave	LOT 1 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 2947
802-804 Patterson Ave	LOT C DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 19836
806 Patterson Ave	LOT B DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 19836
810 Patterson Ave	LOT A DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 19836
2331 Aberdeen St	LOT 1 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 9138
785 Birch Ave	LOT A DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 20288
936 Wilson Ave	LOT 70 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1102
775 Birch Ave	LOT 4 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 4108
763-765 Birch Ave	STRATA LOT CP DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS3621
	STRATA LOT 2 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS3621 TOGETHER WITH AN
763 Birch Ave	INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
	STRATA LOT 1 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS3621 TOGETHER WITH AN
	INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS
765 Birch Ave	SHOWN ON FORM V
1320 Graham St	LOT 59 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1102
928 Wilson Ave	LOT 72 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1102
932 Wilson Ave	LOT 71 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1102
942 Wilson Ave	LOT 69 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1102
942 Wilson Ave	LOT 69 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1102
952 Wilson Ave	LOT 67 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1102

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956 Wilson Ave	LOT 66 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1102
980 Wilson Ave	LOT 61 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1102
960 Wilson Ave	LOT 65 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1102
966 Wilson Ave	LOT 64 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1102
974 Wilson Ave	LOT 63 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1102
974 Wilson Ave	LOT 63 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1102
793 Wilson Ave	LOT 12 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 622
779-781 Wilson Ave	LOT 10 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 622
757 Wilson Ave	LOT 7 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 622
765 Wilson Ave	LOT 8 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 622
787-789 Wilson Ave	LOT 11 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 622
747-749 Wilson Ave	LOT 6 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 622
764 Wilson Ave	LOT 17 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 622
756 Wilson Ave	LOT 18 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 622
769 Wilson Ave	LOT 9 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 622
750 Wilson Ave	LOT 19 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 622
753-755 Kinnear Ave	STRATA LOT CP DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS3376
753 Kinnear Ave	STRATA LOT 1 DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS3376 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
755 Kinnear Ave	STRATA LOT 2 DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS3376 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THEUNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
739 Kinnear Ave	LOT A DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT PLAN 12249
743 Kinnear Ave	LOT B DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT PLAN 12249
813 Birch Ave	STRATA LOT 2 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS3096 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
815 Birch Ave	STRATA LOT 1 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS3096 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

813-815 Birch Ave	STRATA LOT CP DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS3096
756 Kinnear Ave	LOT B DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT PLAN 14633
750 Kinnear Ave	LOT A DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT PLAN 14633
805 Birch Ave	THAT PART OF LOT 19 SHOWN ON AMENDED PLAN B5869 (DD 250696F); DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 3506
845 Kinnear Ct	LOT 6 DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT PLAN 25798
835 Kinnear Ct	LOT 5 DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT PLAN 25798
825 Kinnear Ct	LOT 4 DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT PLAN 25798
815 Kinnear Ct	LOT 3 DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT PLAN 25798
809 Kinnear Ct	LOT 2 DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT PLAN 25798
744 Kinnear Ave	LOT 2 DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT PLAN 15633
734 Kinnear Ave	LOT 1 DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT PLAN 15633
855 Kinnear Ct	LOT 64 DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT PLAN 26296
850 Kinnear Ct	LOT 52 DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT PLAN 26296
804 Birch Ave	LOT 1 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 8613
814 Birch Ave	LOT 2 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 8613
848 Birch Ave	LOT 5 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 8613
826 Birch Ave	LOT 3 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 8613
840 Birch Ave	LOT 4 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 8613
815 Wilson Ave	LOT 1 SECTION 30 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 3667
823 Wilson Ave	LOT 2 SECTION 30 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 3667
741-745 Birch Ave	AMENDED LOT 1 (SEE 250672F) DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 3791
1028 Wilson Ave	LOT 3 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 3707
1038 Wilson Ave	LOT 4 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 3707
1046 Wilson Ave	LOT 5 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 3707
1056 Wilson Ave	LOT 6 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 3707
1008 Wilson Ave	LOT 1 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 3707
845-847 Wilson Ave	LOT 5 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 885
860 Wilson Ave	LOT 20 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 885

	Defredate 11
868 Wilson Ave	LOT 21 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 885
809 Wilson Ave	LOT 10 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 885
839 Wilson Ave	LOT 6 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 885
831 Wilson Ave	LOT 7 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 885
801 Wilson Ave	LOT 11 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 885
852 Wilson Ave	LOT 19 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 885
844 Wilson Ave	LOT 18 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 885
836-838 Wilson Ave	LOT 17 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 885
832 Wilson Ave	LOT 16 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 885
894 Wilson Ave	LOT A DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 29862
756 Glenwood Ave	LOT 9 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 700
776 Glenwood Ave	LOT 12 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 700
746 Glenwood Ave	LOT 8 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 700
796 Glenwood Ave	LOT 14 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 700
786 Glenwood Ave	LOT 13 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 700
736 Glenwood Ave	LOT 7 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 700
726 Glenwood Ave	LOT 6 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 700
800 Glenwood Ave	LOT 15 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 700
840 Glenwood Ave	LOT 20 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 700
830 Glenwood Ave	LOT 19 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 700
808 Glenwood Ave	LOT 16 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 700
824 Glenwood Ave	LOT 18 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 700
816 Glenwood Ave	LOT 17 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 700
876 Glenwood Ave	LOT 24 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 700
870-872 Glenwood Ave	LOT 23 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 700
860 Glenwood Ave	LOT 22 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 700
850 Glenwood Ave	LOT 21 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 700
728 KLO Rd	STRATA LOT 1 DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN K333 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1

	STRATA LOT 2 DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN K333 TOGETHER WITH AN
	INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS
730 KLO Rd	SHOWN ON FORM 1
728-730 KLO Rd	STRATA LOT CP DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN K333
790 KLO Rd	LOT D DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT PLAN 26418
760 KLO Rd	LOT A DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT PLAN 26418
770 KLO Rd	LOT B DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT PLAN 26418
780 KLO Rd	LOT C DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT PLAN 26418
804-806 Morrison Ave	LOT 4 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 5196
945 Borden Ave	LOT 1 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 4122
935 Borden Ave	LOT 2 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 4122
868 Morrison Ave	LOT A DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 11047
874 Morrison Ave	LOT B DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 11047
921 Borden Ave	LOT 1 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 3242
726 Coopland Cr	LOT 14 DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT PLAN 22856
722 Coopland Cr	LOT 13 DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT PLAN 22856
732-734 Coopland Cr	LOT 16 DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT PLAN 22856
730 Coopland Cr	LOT 15 DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT PLAN 22856
2991 Conlin Ct	LOT 60 DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT PLAN 22856
750 Coopland Cr	LOT 20 DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT PLAN 22856
746 Coopland Cr	LOT 19 DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT PLAN 22856
2985-2987 Conlin Ct	LOT 59 DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT PLAN 22856
740-742 Coopland Cr	LOT 18 DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT PLAN 22856
2983 Conlin Ct	LOT 58 DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT PLAN 22856
2977 Conlin Ct	LOT 57 DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT PLAN 22856
2973 Conlin Ct	LOT 56 DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT PLAN 22856
2969 Conlin Ct	LOT 55 DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT PLAN 22856
2963 Conlin Ct	LOT 54 DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT PLAN 22856
770 Coopland Cr	LOT 25 DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT PLAN 22856
778 Coopland Cr	LOT 27 DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT PLAN 22856

774 Coopland Cr	LOT 26 DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT PLAN 22856
2959 Conlin Ct	LOT 53 DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT PLAN 22856
782 Coopland Cr	LOT 28 DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT PLAN 22856
2955-2957 Conlin Ct	LOT 52 DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT PLAN 22856
766 Coopland Cr	LOT 24 DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT PLAN 22856
2951-2953 Conlin Ct	LOT 51 DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT PLAN 22856
2952-2954 Conlin Ct	LOT 50 DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT PLAN 22856
2956-2958 Conlin Ct	LOT 49 DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT PLAN 22856
2960 Conlin Ct	LOT 48 DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT PLAN 22856
754 Coopland Cr	LOT 21 DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT PLAN 22856
2964 Conlin Ct	LOT 47 DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT PLAN 22856
2968 Conlin Ct	LOT 46 DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT PLAN 22856
2972 Conlin Ct	LOT 45 DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT PLAN 22856
758 Coopland Cr	LOT 22 DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT PLAN 22856
2976 Conlin Ct	LOT 44 DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT PLAN 22856
762 Coopland Cr	LOT 23 DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT PLAN 22856
987 Coronation Ave	LOT 48 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1271
991 Coronation Ave	LOT 49 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1271
931 Coronation Ave	LOT 39 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1271
937 Coronation Ave	LOT 40 DISTRICT LOT 138 AND SECTION 30 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 1271
983 Coronation Ave	LOT 47 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1271
865 Coronation Ave	LOT 38 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1277
859 Coronation Ave	LOT 39 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1277
939 Coronation Ave	LOT 41 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1271
853 Coronation Ave	LOT 40 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1277
847 Coronation Ave	LOT 41 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1277
2 847 Coronation Ave	
843 Coronation Ave	LOT 42 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1277
835-837 Coronation Ave	LOT 43 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1277

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831 Coronation Ave	LOT 44 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1277
825 Coronation Ave	LOT 45 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1277
819 Coronation Ave	LOT 46 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1277
925 Coronation Ave	LOT 38 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1271
979 Coronation Ave	LOT 46 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1271
949 Coronation Ave	LOT 42 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1271
977 Coronation Ave	LOT 45 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1271
959 Coronation Ave	LOT 44 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1271
953 Coronation Ave	LOT 43 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1271
867 Morrison Ave	LOT 1 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 8383
887 Morrison Ave	LOT 3 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 8383
877 Morrison Ave	LOT 2 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 8383
786 Morrison Ave	LOT A DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 7310
756 Morrison Ave	LOT 2 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 14767
742-744 Morrison Ave	LOT 2 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 14899
858 Morrison Ave	LOT 5 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 14036
834 Morrison Ave	LOT 4 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 14036
824-826 Morrison Ave	LOT 3 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 14036
773 Morrison Ave	STRATA LOT CP DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS3729
1 773 Morrison Ave	STRATA LOT 1 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS3729 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
3 773 Morrison Ave	STRATA LOT 2 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS3729 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
762 Morrison Ave	LOT C DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 15503
770-772 Morrison Ave	LOT D DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 15503
837 Morrison Ave	LOT 3 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 4686
857 Morrison Ave	LOT 4 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 4686
817 Morrison Ave	LOT A DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 37549

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827 Morrison Ave	LOT B DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 37549
792 Morrison Ave	LOT A DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 27277
800 Morrison Ave	LOT B DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 27277
732 Morrison Ave	LOT A DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 17641
738 Morrison Ave	LOT B DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 17641
735 Morrison Ave	AMENDED LOT 1 (SEE 250306F) DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 3895
799 Morrison Ave	LOT 1 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 38972
805 Morrison Ave	LOT 2 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 38972
813 Morrison Ave	LOT B DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 38358
809 Morrison Ave	LOT A DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 38358
1009-1011 Coronation Ave	LOT 2 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 3812
884 Morrison Ave	LOT A DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 28548
894 Morrison Ave	LOT B DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 28548
765 Morrison Ave	LOT 3 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 29255
755 Morrison Ave	LOT 2 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 29255
745 Morrison Ave	LOT 1 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 29255
824 Grenfell Ave	LOT 3 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 9138
825 Grenfell Ave	LOT 12 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 9138
817 Grenfell Ave	LOT 11 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 9138
805 Grenfell Ave	LOT 10 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 9138
833-835 Grenfell Ave	STRATA LOT CP DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN EPS216
833 Grenfell Ave	STRATA LOT 1 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN EPS216 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
oss dienien Ave	STRATA LOT 2 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN EPS216 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS
835 Grenfell Ave	SHOWN ON FORM V
841 Grenfell Ave	LOT 14 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 9138
832 Grenfell Ave	LOT 4 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 9138
860 Grenfell Ave	LOT 7 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 9138

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866 Grenfell Ave	LOT 8 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 9138
850-854 Grenfell Ave	LOT 6 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 9138
840 Grenfell Ave	LOT 5 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 9138
816 Grenfell Ave	STRATA LOT 1 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS2904 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
818 Grenfell Ave	STRATA LOT 2 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS2904 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
816-818 Grenfell Ave	STRATA LOT CP DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS2904
872 Grenfell Ave	LOT 9 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 9138
821 Francis Ave	LOT 2 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 5196
785-787 Francis Ave	LOT 1 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 6253
801 Francis Ave	LOT 2 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 6253
1408 Graham St	LOT 7 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 4248
1404 Graham St	LOT 6 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 4248
1296 Graham St	LOT 50 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1271
1445 Graham St	LOT 1 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1438
1447 Graham St	LOT 2 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1438
1455 Graham St	LOT 3 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1438
837 Francis Ave	LOT 1 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 14036
1461 Graham St	LOT A DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 4598 EXCEPT PLAN PLAN B7596
763-765 Francis Ave	LOT A DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 15503
775 Francis Ave	LOT B DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 15503
859 Francis Ave	STRATA LOT 1 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN K662 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
861 Francis Ave	STRATA LOT 2 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN K662 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
859-861 Francis Ave	STRATA LOT CP DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN K662

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1478 Graham St	LOT 3 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 26831
1482 Graham St	LOT 4 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 26831
1474 Graham St	LOT 2 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 26831
1470 Graham St	LOT 1 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 26831
1443 Graham St	LOT B DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 16238
1382 Graham St	LOT 6 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 16006
858 Francis Ave	LOT 2 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 7948
847 Francis Ave	LOT B DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 29447
843-845 Francis Ave	LOT A DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 29447
1927 Ethel St	LOT 1 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 5078
1921 Ethel St	LOT 2 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 5078
2360 Ethel St	LOT 21 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 9138
1859 Ethel St	LOT 1 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 3189
1893 Ethel St	LOT 6 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 3189
1881 Ethel St	LOT 5 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 3189
1879 Ethel St	LOT 4 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 3189
1873 Ethel St	LOT 3 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 3189
1869 Ethel St	LOT 2 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 3189
866 Stockwell Ave	STRATA LOT 1 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN K285 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
868 Stockwell Ave	STRATA LOT 2 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN K285 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
866-868 Stockwell Ave	STRATA LOT CP DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN K285
933 Stockwell Ave	LOT 1 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 4248
963 Stockwell Ave	LOT 5 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 4248
957-959 Stockwell Ave	LOT 4 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 4248
949 Stockwell Ave	LOT 3 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 4248
941-943 Stockwell Ave	LOT 2 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 4248

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1260 Ethel St	LOT 6 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1277
1263 Ethel St	LOT 6 SECTION 10 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 1271
1254 Ethel St	LOT 7 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1277
1291 Ethel St	LOT 1 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1271
1255 Ethel St	LOT 7 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1271
1285 Ethel St	LOT 2 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1271
1267 Ethel St	LOT 5 DISTRICT LOT 138 AND SECTION 30 TOWNSHIP 36 OSOYOOS DIVISION YALE DISTRICT PLAN 1271
1266 Ethel St	LOT 5 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1277
1272 Ethel St	LOT 4 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1277
1280 Ethel St	LOT 3 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1277
1292 Ethel St	LOT 1 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1277
1271 Ethel St	LOT 4 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1271
1284 Ethel St	LOT 2 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1277
1279 Ethel St	LOT 3 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1271
748 Stockwell Ave	LOT 19 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1315
1976 Ethel St	LOT 15 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1365
1968 Ethel St	LOT 16 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1365
1994 Ethel St	LOT 13 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1365
1968 Ethel St	LOT 16 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1365
1965 Ethel St	LOT C DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 33614
1949-1951 Ethel St	LOT B DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 33614
749 Stockwell Ave	LOT 6 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1315
755-757 Stockwell Ave	LOT 7 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1315
765 Stockwell Ave	LOT 8 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1315
773 Stockwell Ave	LOT 9 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1315
770 Stockwell Ave	LOT 16 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1315
1414 Ethel St	LOT 1 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1319
815 Stockwell Ave	LOT 10 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1319
809 Stockwell Ave	LOT 11 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1319

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801 Stockwell Ave	LOT 12 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1319
800 Stockwell Ave	LOT 13 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1319
808 Stockwell Ave	LOT 14 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1319
814-816 Stockwell Ave	LOT 15 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1319
822 Stockwell Ave	LOT 16 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1319
828 Stockwell Ave	LOT 17 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1319
836 Stockwell Ave	LOT 18 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1319
842 Stockwell Ave	LOT 19 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1319
852 Stockwell Ave	LOT 20 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1319
860 Stockwell Ave	LOT 21 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1319
867 Stockwell Ave	LOT 3 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1319
859 Stockwell Ave	LOT 4 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1319
851 Stockwell Ave	LOT 5 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1319
845 Stockwell Ave	LOT 6 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1319
837 Stockwell Ave	LOT 7 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1319
829 Stockwell Ave	LOT 8 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1319
821 Stockwell Ave	LOT 9 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1319
756 Stockwell Ave	LOT 18 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1315
764 Stockwell Ave	LOT 17 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1315
780 Stockwell Ave	LOT 15 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1315
969 Stockwell Ave	LOT 18 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1326
925 Stockwell Ave	LOT 25 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1326
1409 Ethel St	LOT 27 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1326
1413-1415 Ethel St	LOT 28 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1326
922 Stockwell Ave	LOT 4 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1326
932 Stockwell Ave	LOT 5 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1326
786 Stockwell Ave	LOT 14 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1315
794 Stockwell Ave	LOT 13 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1315
795 Stockwell Ave	LOT 12 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1315

787 Stockwell Ave	LOT 11 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1315
779-781 Stockwell Ave	LOT 10 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1315
1370 Ethel St	LOT 13 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 947
1449 Ethel St	LOT 1 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 2442
1939-1941 Ethel St	
1939 Ethel St	STRATA LOT 1 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN K561 TOGETHER WITH AN INTEREST IN COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
1941 Ethel St	STRATA LOT 2 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN K561 TOGETHER WITH AN INTEREST IN COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
1005 Stockwell Ave	LOT 1 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 3535
1051 Stockwell Ave	LOT 6 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 3535
1061 Stockwell Ave	LOT 7 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 3535
1025 Stockwell Ave	LOT 3 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 3535
1015 Stockwell Ave	LOT 2 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 3535
1033 Stockwell Ave	LOT 4 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 3535
1047 Stockwell Ave	LOT 5 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 3535
2620 Ethel St	LOT B DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT PLAN 25900
1016 Stockwell Ave	PARCEL A (DD 137529F AND PLAN B6460) OF LOT 1 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 3636
2640 Ethel St	LOT 54 DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT PLAN 26296
1028 Stockwell Ave	LOT 2 DSITRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 3636
1006 Stockwell Ave	LOT 1 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 3636 EXCEPT PLAN B6460
1032 Stockwell Ave	LOT 3 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 3636
980 Stockwell Ave	LOT 7 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 16006
958 Stockwell Ave	LOT 5 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 16006
954 Stockwell Ave	LOT 4 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 16006
950 Stockwell Ave	LOT 3 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 16006
946 Stockwell Ave	LOT 2 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 16006

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940 Stockwell Ave	LOT 1 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 16006
1038 Stockwell Ave	LOT 1 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 6724
1040 Stockwell Ave	LOT 2 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 6724
1044 Stockwell Ave	LOT 1 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 3885
1062 Stockwell Ave	LOT 2 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 3885
1916 Ethel St	LOT 2 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 2836
1926 Ethel St	LOT 3 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 2836
2 1926 Ethel St	
1944 Ethel St	LOT 5 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 2836
1934 Ethel St	LOT 4 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 2836
1950 Ethel St	LOT 6 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 2836
763 Burne Ave	LOT 82 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 700
745 Burne Ave	LOT 84 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 700
755 Burne Ave	LOT 83 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 700
727 Burne Ave	LOT 86 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 700
737 Burne Ave	LOT 85 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 700
771 Burne Ave	LOT 81 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 700
805 Burne Ave	LOT 77 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 700
809 Burne Ave	LOT 76 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 700
813-815 Burne Ave	LOT 75 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 700
779 Burne Ave	LOT 80 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 700
783 Burne Ave	LOT 79 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 700
797 Burne Ave	LOT 78 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 700
1056 Fuller Ave	LOT A DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 5010
943 Fuller Ave	LOT 1 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 30923
951 Fuller Ave	LOT 2 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 30923
875 Fuller Ave	LOT 1 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 31153
937 Fuller Ave	LOT 7 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1102
923 Fuller Ave	LOT 4 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1102

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931 Fuller Ave	LOT 6 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1102
927 Fuller Ave	LOT 5 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1102
965 Fuller Ave	LOT 5 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1102
965 Fuller Ave	LOT 14 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1102
977 Fuller Ave	LOT 15 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1102
985 Fuller Ave	LOT 16 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1102
989 Fuller Ave	LOT 17 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1102
993 Fuller Ave	LOT 18 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1102
992 Fuller Ave	LOT 21 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1102
990 Fuller Ave	LOT 22 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1102
982 Fuller Ave	LOT 23 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1102
974 Fuller Ave	LOT 24 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1102
968 Fuller Ave	LOT 25 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1102
964 Fuller Ave	LOT 26 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1102
960 Fuller Ave	LOT 27 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1102
956 Fuller Ave	LOT 28 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1102
932 Fuller Ave	LOT 33 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1102
928 Fuller Ave	LOT 34 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1102
922 Fuller Ave	PARCEL B (KF102645) DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1102
922 Fuller Ave	PARCEL B (KF102645) DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1102
2769 Curts St	LOT 1 DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT PLAN 8268
2660 Curts St	LOT A DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT PLAN 32363
861-863 Fuller Ave	LOT 14 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 947
825 Fuller Ave	LOT 19 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 947
831 Fuller Ave	LOT 18 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 947
2 831 Fuller Ave	
843 Fuller Ave	LOT 17 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 947
849 Fuller Ave	LOT 16 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 947
855 Fuller Ave	LOT 15 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 947

801 Fuller Ave	LOT 22 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 947
809 Fuller Ave	LOT 21 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 947
817 Fuller Ave	LOT 20 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 947
2763 Curts St	LOT 1 DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT PLAN 25798
955 Fuller Ave	LOT B DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 25197
925 Sutherland Ave	LOT A DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 16562
907 Sutherland Ave	LOT B DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 16562
1057 Fuller Ave	LOT 7 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 9746
1027 Fuller Ave	LOT 28 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 3707
1047-1049 Fuller Ave	STRATA LOT CP DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS3187
1047 Fuller Ave	STRATA LOT 1 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS3187 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
1049 Fuller Ave	STRATA LOT 2 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS3187 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
1037 Fuller Ave	STRATA LOT 1 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS3186 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
1039 Fuller Ave	STRATA LOT 2 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT STRATA PLANKAS3186 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THEUNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
1037-1039 Fuller Ave	STRATA LOT CP DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT STRATA PLANKAS3186
1017 Fuller Ave	LOT 27 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 3707
1007 Fuller Ave	LOT 26 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 3707
1046 Fuller Ave	LOT 25 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 3707
1036 Fuller Ave	LOT 24 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 3707
1024-1026 Fuller Ave	LOT 23 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 3707
1008 Fuller Ave	LOT 21 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 3707
1018 Fuller Ave	STRATA LOT 1 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS3771 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

	STRATA LOT 2 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT
	STRATA PLAN KAS3771 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT
1020 Fuller Ave	ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
	STRATA LOT CP DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT
1018-1020 Fuller Ave	STRATA PLAN KAS3771
2605 Curts St	LOT 1 DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT PLAN 7821
883 Sutherland Ave	LOT 1 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 2836
763 Fuller Ave	LOT 33 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 694
757 Fuller Ave	LOT 35 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 694
757 Fuller Ave	LOT 35 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 694
751 Fuller Ave	LOT 37 SECTION 30 TOWNSHP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 694
758 Fuller Ave	LOT 14 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 694
750 Fuller Ave	LOT 12 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 694
767 Fuller Ave	LOT 32 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 694
771 Fuller Ave	LOT 31 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 694
790 Fuller Ave	LOT 22 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 694
750 Fuller Ave	LOT 12 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 694
793 Fuller Ave	LOT 25 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 694
746 Fuller Ave	LOT 10 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 694
751 Fuller Ave	LOT 37 SECTION 30 TOWNSHP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 694
771 Fuller Ave	LOT 31 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 694
783 Fuller Ave	LOT 27 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 694
774 Fuller Ave	LOT 18 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 694
793 Fuller Ave	LOT 25 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 694
777 Fuller Ave	LOT 29 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 694
777 Fuller Ave	LOT 29 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 694
774 Fuller Ave	LOT 18 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 694
783 Fuller Ave	LOT 27 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 694
766 Fuller Ave	LOT 16 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 694
758 Fuller Ave	LOT 14 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 694

766 Fuller Ave	LOT 16 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 694
1046 Martin Ave	LOT 1 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 4311
1960 Ethel St	PARCEL A (X167591) DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1365
1018 Cawston Ave	STRATA LOT 1 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN K719 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
1020 Cawston Ave	STRATA LOT 2 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN K719 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
1018-1020 Cawston Ave	STRATA LOT CP DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN K719
871-873 Francis Ave	STRATA LOT CP DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN K720
871 Francis Ave	STRATA LOT 1 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN K720 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
873 Francis Ave	STRATA LOT 2 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN K720 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
675 Truncis / WC	STRATA LOT 2 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN K729 TOGETHER WITH AN
1029 Coronation Ave	INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT AS SHOWN ON FORM 1
	STRATA LOT 1 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN K729 TOGETHER WITH AN
1031 Coronation Ave	INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT AS SHOWN ON FORM 1
1029-1031 Coronation Ave	STRATA LOT CP DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN K729
1265-1267 Graham St	STRATA LOT CP DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN K746
	STRATA LOT 2 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN K746 TOGETHER WITH AN
1265 Graham St	INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
	STRATA LOT 1 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN K746 TOGETHER WITH AN
1267 Graham St	INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS
1207 Granam St	SHOWN ON FORM 1 STRATA LOT 1 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN K749 TOGETHER WITH AN
	INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS
1019 Coronation Ave	SHOWN ON FORM 1
	STRATA LOT 2 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN K749 TOGETHER WITH AN
	INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS
1021 Coronation Ave	SHOWN ON FORM 1

1019-1021 Coronation Ave	STRATA LOT CP DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN K749
755 Francis Ave	
755 Francis Ave	LOT B DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN KAP47048  STRATA LOT 1 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT
	STRATA LOT 1 DISTRICT LOT 158 OSOTOGS DIVISION TALE DISTRICT
1024 Cawston Ave	ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
102   Cawston / WC	STRATA LOT 2 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT
	STRATA PLAN K832 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT
1026 Cawston Ave	ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
	STRATA LOT CP DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT
1024-1026 Cawston Ave	STRATA PLAN K832
809-815 Francis Ave	STRATA LOT CP DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS1009
	STRATA LOT 1 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS1009 TOGETHER WITH AN
	INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS
809 Francis Ave	SHOWN ON FORM 1
	STRATA LOT 2 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS1009 TOGETHER WITH AN
	INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS
815 Francis Ave	SHOWN ON FORM 1
	STRATA LOT 1 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS1143 TOGETHER WITH AN
	INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS
936 Fuller Ave	SHOWN ON FORM 1
	STRATA LOT 2 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS1143 TOGETHER WITH AN
	INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS
938 Fuller Ave	SHOWN ON FORM 1
936-938 Fuller Ave	STRATA LOT CP DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS1143
787-789 Morrison Ave	STRATA LOT CP DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS1281
	STRATA LOT 1 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS1281 TOGETHER WITH AN
	INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS
787 Morrison Ave	SHOWN ON FORM 1
	STRATA LOT 2 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS1281 TOGETHER WITH AN
	INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS
789 Morrison Ave	SHOWN ON FORM 1
	STRATA LOT 1 DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS1468 TOGETHER WITH AN
762 King and Ave	INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS
763 Kinnear Ave	SHOWN ON FORM 1

767 Kinnaan Aus	STRATA LOT 2 DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS1468 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS
767 Kinnear Ave	SHOWN ON FORM 1
763-767 Kinnear Ave	STRATA LOT CP DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS1468
749-751 Francis Ave	STRATA LOT CP DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS1493
749 Francis Ave	STRATA LOT 1 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS1493 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
751 Francis Ave	STRATA LOT 2 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS1493 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
851 Cadder Ave	LOT A SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN KAP53377
	STRATA LOT 1 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT
812 Morrison Ave	STRATA PLAN KAS1704 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
	STRATA LOT 2 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT
814 Morrison Ave	STRATA PLAN KAS1704 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
812-814 Morrison Ave	STRATA LOT CP DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS1704
809-811 Patterson Ave	STRATA LOT CP DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS2004
809 Patterson Ave	STRATA LOT 1 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS2004 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
	STRATA LOT 2 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS2004 TOGETHER WITH AN
811 Patterson Ave	INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
	STRATA LOT 1 DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS2009 TOGETHER WITH AN
736 Coopland Cr	INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
739 Coopland Cr	STRATA LOT 2 DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS2009 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS
738 Coopland Cr	SHOWN ON FORM 1
736-738 Coopland Cr	STRATA LOT CP DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS2009

788-794 Patterson Ave	STRATA LOT CP DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS2199
780 754 Fatterson Ave	STRATA LOT 1 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS2199 TOGETHER WITH AN
	INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS
788 Patterson Ave	SHOWN ON FORM 1
7801 atterson Ave	STRATA LOT 2 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT
	STRATA PLAN KAS2199 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT
794 Patterson Ave	ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
794 Fatterson Ave	STRATA LOT 1 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT
	STRATA PLAN KAS2397 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT
837 Patterson Ave	ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
837 Fatterson Ave	STRATA LOT 2 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS2397 TOGETHER WITH AN
	INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS
839 Patterson Ave	SHOWN ON FORM V
837-839 Patterson Ave	STRATA LOT CP DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS2397
	STRATA LOT 1 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS2488 TOGETHER WITH AN
	INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS
1038 Cawston Ave	SHOWN ON FORM V
	STRATA LOT 2 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS2488 TOGETHER WITH AN
	INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS
1040 Cawston Ave	SHOWN ON FORM V
1038-1040 Cawston Ave	STRATA LOT CP DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS2488
734-744 Patterson Ave	STRATA LOT CP DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS2495
	STRATA LOT 1 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS2495 TOGETHER WITH AN
	INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS
1 734 Patterson Ave	SHOWN ON FORM V
	STRATA LOT 2 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS2495 TOGETHER WITH AN
	INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS
2 744 Patterson Ave	SHOWN ON FORM V
	STRATA LOT 1 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS2528 TOGETHER WITH AN
	INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS
770 Patterson Ave	SHOWN ON FORM V
	STRATA LOT 2 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS2528 TOGETHER WITH AN
	INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS
776 Patterson Ave	SHOWN ON FORM V
770-776 Patterson Ave	STRATA LOT CP DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS2528
	1 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2

	STRATA LOT CP DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT
770-772 Kinnear Ave	STRATA LOT CF DISTRICT LOT 133 0301003 DIVISION TALL DISTRICT
.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	STRATA LOT 1 DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT
	STRATA PLAN KAS2546 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN IN PROPORTION TO THE
770 Kinnear Ave	UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
	STRATA LOT 2 DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS2546 TOGETHER WITH AN
	INTEREST IN THE COMMON PROPERTY IN IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS
772 Kinnear Ave	SHOWN ON FORM V
	STRATA LOT 2 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS2582 TOGETHER WITH AN
	INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS
806 Copeland Pl	SHOWN ON FORM V
	STRATA LOT 1 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS2627 TOGETHER WITH AN
	INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS
1021 Cawston Ave	SHOWN ON FORM V
	STRATA LOT CP DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT
1018 Wilson Ave	STRATA PLAN KAS2627
	STRATA LOT 2 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT
1010 Wilson Avo	STRATA PLAN KAS2627 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT
1018 Wilson Ave	ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
782 Fuller Ave	PARCEL B (SEE KW29818) DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 694
	STRATA LOT 2 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS2650 TOGETHER WITH AN
ZEE Dinale Acce	INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS
755 Birch Ave	SHOWN ON FORM V
	STRATA LOT 1 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS2650 TOGETHER WITH AN
757 Birch Ave	INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS
	SHOWN ON FORM V
755-757 Birch Ave	STRATA LOT CP DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS2650
799 Elliot Ave	STRATA LOT CP DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS2664
	STRATA LOT B DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS2664 TOGETHER WITH AN
	INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS
778 Copeland Pl	SHOWN ON FORM V
	STRATA LOT 2 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT
000 1451	STRATA PLAN KAS2690 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT
988 Wilson Ave	ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
000 Milese Acce	STRATA LOT CP DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT
988 Wilson Ave	STRATA PLAN KAS2690

	STRATA LOT 1 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT
	STRATA PLAN KAS2690 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT
995 Cawston Ave	ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
762-764 Martin Ave	LOT 9 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1346
758-760 Martin Ave	LOT 8 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1346
750 Martin Ave	LOT 7 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1346
790 Fuller Ave	LOT 22 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 694
800 Fuller Ave	LOT 1 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN KAP86461
804 Fuller Ave	LOT 2 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN KAP86461
768-770 Wardlaw Ave	STRATA LOT CP DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS3382
	STRATA LOT 2 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS3382 TOGETHER WITH AN
7CO Marallani Ana	INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS
768 Wardlaw Ave	SHOWN ON FORM V STRATA LOT 1 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS3382 TOGETHER WITH AN
	INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS
770 Wardlaw Ave	SHOWN ON FORM V
	STRATA LOT 1 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS3486 TOGETHER WITH AN
75C Manallana Ana	INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS
756 Wardlaw Ave	SHOWN ON FORM V STRATA LOT 2 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS3486 TOGETHER WITH AN
	INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS
758 Wardlaw Ave	SHOWN ON FORM V
756-758 Wardlaw Ave	STRATA LOT CP DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS3486
	STRATA LOT 1 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS3184 TOGETHER WITH AN
	INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS
845 Birch Ave	SHOWN ON FORM V
	STRATA LOT 2 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS3184 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS
847 Birch Ave	SHOWN ON FORM V
845-847 Birch Ave	STRATA LOT CP DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS3184
855 Birch Ave	LOT 2 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 7575
829-833 Birch Ave	STRATA LOT CP DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN K276
	STRATA LOT 1 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN K276 TOGETHER WITH AN
829 Birch Ave	INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS

Schedule A		
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823 Birch Ave	STRATA LOT 2 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS1398 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	
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823-825 Birch Ave	STRATA LOT CP DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS1398	
781 Coronation Ave	LOT 47 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1039	
793 Coronation Ave	LOT 49 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1039	
787 Coronation Ave	LOT 48 DISTRICT LOT 9 OSOYOOS DIVISION YALE DISTRICT PLAN 1039	
773 Coronation Ave	LOT 46 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1039	
763-765 Coronation Ave	LOT 45 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1039	
757 Coronation Ave	LOT 44 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1039	
751 Coronation Ave	LOT 43 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1039	
743-745 Coronation Ave	LOT 42 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1039	
801 Coronation Ave	LOT 49 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1277	
813 Coronation Ave	LOT 47 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1277	
807 Coronation Ave	LOT 48 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1277	
887-889 Patterson Ave	LOT 9 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 4855	
883-885 Patterson Ave	STRATA LOT CP DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS2719	
883 Patterson Ave	STRATA LOT 1 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS2719 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V	
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877 Patterson Ave	LOT 7 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 4855	
896 Wardlaw Ave	LOT 10 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 4855	

SR6-888 Wardlaw Ave  STRATA LOT CP DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS4003 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V  STRATA LOT 2 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS4003 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V  STRATA LOT 2 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS4003 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V  840 Wardlaw Ave  LOT 15 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS3523 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V  STRATA LOT 1 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS3523 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V  STRATA LOT 2 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS3523 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V  STRATA LOT 2 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS3740 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V  STRATA LOT 2 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS3740 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V  STRATA LOT 1 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS3740 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V  STRATA LOT 1 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS3740 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENT		Scheduc A		
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860 Fuller Ave	LOT 9 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 947
1346-1348 Ethel St	LOT 10 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 947
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848 Francis Ave	LOT 1 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 7948
838 Francis Ave	LOT 2 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 7572
828 Francis Ave	LOT 1 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 7572
802 Francis Ave	LOT 4 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 7578
794 Francis Ave	LOT 3 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 7578
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764-766 Francis Ave	STRATA LOT CP DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN EPS1321
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# Report to Council



Date: November 14, 2016

File: 940-00

To: City Manager

From: Ryan Roycroft, Planner

**Subject:** Rezoning and Text Amendment - Infill Challenge

#### Recommendation:

THAT Zoning Bylaw Text Amendment Application No. TA16-0010 to amend City of Kelowna Zoning Bylaw No. 8000 to create a new RU7 - Infill Housing Zone as outlined in Bylaw No. 11313 and described the Report from the Community Planning Department dated November 14<sup>th</sup>, 2016 be considered by Council;

AND THAT Rezoning Application No. Z16-0053 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of the properties identified in Bylaw No. 11314 from the RU6 - Two Dwelling Housing zone; RU1 - Large Lot Housing (carriage house) zone and RU2 - Medium Lot Housing (carriage house) zone to the RU7 - Infill Housing zone be considered by Council;

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

AND FURTHER THAT BL11309 being Amendment No. 17 to the City of Kelowna Subdivision, Development and Servicing Bylaw 7900, be forwarded for reading consideration

#### 1.0 Purpose

To consider Text Amendments, Zoning Bylaw amendments and Servicing Bylaw amendments associated with the Infill Challenge to allow increased residential densities on designated properties.

#### 2.0 Community Planning

The proposed bylaw amendments represent the second portion of the Infill Challenge Implementation. The Text Amendment will create the new RU7 Infill Housing zone, which will allow up to 4 dwellings on lots larger than 15 m by 37 m. The Zoning Bylaw amendment will designate approximately 750 fee simple and 225 strata titled properties in downtown urban neighbourhoods as RU7. The Servicing Bylaw Amendment will establish a requirement that Infill lots be serviced to the same standards as the RU6 - Two Dwelling Housing Zone.

The bylaw will create a progressive and flexible RU7 zone that will further increase choice in housing form and tenure in the neighbourhoods near downtown. The zone will be flexible in terms of housing form and tenure, instead restricting building bulk and mass. It is anticipated that the bylaw will encourage some sites to fully redevelop, but also encourage built out properties to add incremental density.

#### 3.0 Proposal

The proposed RU7 - Infill Housing Zone is an extension of the traditional RU6 - Two Dwelling Housing zone, allowing up to 4 dwellings on properties at least 15 x 37 m.

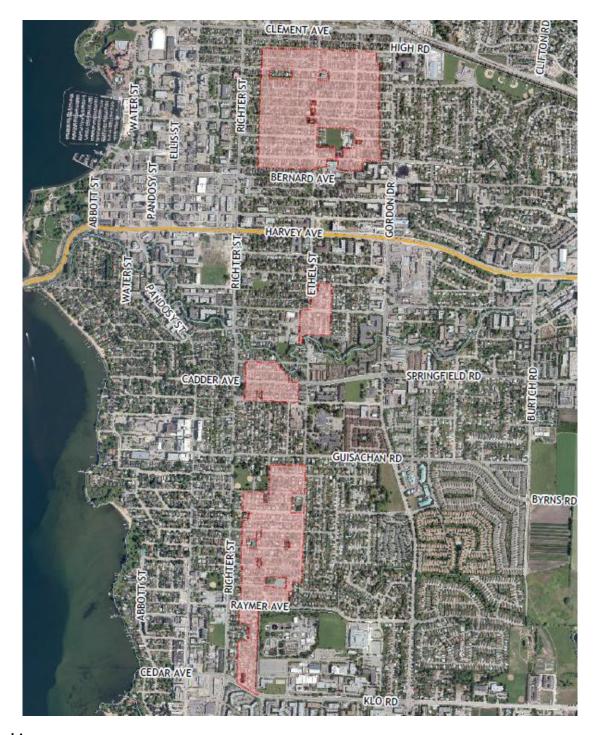
The RU7 zone has been crafted based on the winners of the Infill Challenge. The setbacks and site coverage are slightly more relaxed than the RU6 zone, allowing a greater intensity of development. These relaxations were required to allow sufficient building envelope for average lots to be developed with up to 4 residential units.

To limit bulk and overdevelopment, the RU7 zone will restrict buildings heights to 2 storeys and establish a Floor Area Ratio of 0.8.

RU6 vs. RU7		
	RU6	RU7
Maximum Height	2 ½ storeys / 9.5 m	2 storeys / 8.0 m
Maximum Site Coverage	40% building / 50% building+driveways	45% building / 55 % buildings garage, driveways
Front yard setback	4.5 m	4.0 m
Side yard setback 2.0 m for 1 storey 2.3 m for 2 storey		1.0 m
Rear yard setback	1.5 m	0.9 m
Floor Area Ratio None		0.80

The RU7 zone will permit up to 4 residential units on a 15 x 37 m parcel of land. It is expected that builders will experiment with different configurations, including 4-plexes, paired duplexes and combinations of suites and multiple homes. The bylaw is drafted to allow flexibility in housing tenure and configuration, to reflect evolving neighborhoods.

For smaller lots zoned RU7, the bylaw will allow two or three units. Lots between 13.5 m and 15.0 m in width will be able to be developed with up to three residential units. Lots narrower than 13.5 m will be able to be developed with 2 units.



## **Parking**

The proposed RU7 - Infill zone would require 1 medium parking stall per residential unit. This is a significant reduction from RU6 zone, which requires 3 or 4 parking stalls per two units. The RU7 Infill zone is intended for dwellings where residents do not own multiple vehicles.

In the near term, the lower number of parking stalls required is likely to generate need for street parking and parking conflicts. In the long run, there is an anticipation that downtown

residents will move away from owning multiple vehicles, and that one vehicle per dwelling unit will be sufficient.

#### **Site Access**

All properties will be required to access from the rear lane with no driveways permitted on redeveloping sites. Garages will be required to face the rear of the property, onto the lane. If in the future Council expands the Infill area to lots without lane access, amendments to the RU7 bylaw will be required. These requirements will only be applied at site redevelopment - no existing driveways will be removed unless a property is adding density.

The lane access is an important part of driving sensitive infill. One of the largest concerns raised during public discussions on infill surrounded the concern that front yards of redeveloping properties would resemble parking lots, with large driveways and parking areas. Restricting access to lane only preserves the front yards of redeveloping sites, and will protect trees and the tree canopy.

#### **Land Tenure**

The RU7 zone is intended to allow flexible land tenures. A property zoned RU7 could be owned as a single real estate entity and rented to tenants, stratified along internal walls, stratified into individual lots, or subdivided into two fee simple lots. The zone is intended to encourage multiple forms of tenure and different ownership options.

The flexibility of land tenure is an important facet of the bylaw and the Infill Challenge. It is expected that configurations will include stratified fourplexes, duplexes with rental carriage houses, or properties with two dwelling and two rental suites.

#### **Servicing Bylaw Amendments**

The bylaw package includes a short amendment to the Subdivision and Development Servicing Bylaw which will add a mention of the RU7 zone to the bylaw. The RU7 zone will require identical servicing to the RU6 zone, including sewer, water and sidewalks. These requirements will be enforced during the building permit process.

Report prepared by:	
Ryan Roycroft, Planner	
Approved for Inclusion:	Ryan Smith, Community Planning Department Manager

## **RU7 - Infill Housing**

#### 1.1 Purpose

The purpose is to provide a **zone** for infill development of a maximum of four dwelling units on selected properties with lane access in the central city.

#### 1.2 Permitted Uses

The permitted **principal uses** in this **zone** are:

- (a) agriculture, urban
- (b) community garden
- (c) single dwelling housing
- (d) two dwelling housing
- (e) three dwelling housing
- (f) four dwelling housing

### 1.3 Secondary Uses

The permitted **secondary uses** in this **zone** are:

- (a) child care centre, minor
- (b) **group homes, minor**
- (c) home based businesses, minor
- (d) secondary suite

#### 1.4 Buildings and Structures Permitted

- (a) one single detached house which may contain a secondary suite
- (b) duplex housing
- (c) semi-detached housing
- (d) two single detached houses which may contain secondary suites
- (e) three-plex housing
- (f) four-plex housing
- (g) permitted accessory buildings or structures

NOTE: A maximum of four dwelling units are permitted, as allowed by Section 1.5 Density Regulations.

#### 1.5 Subdivision Regulations

- (a) The minimum **lot width** is 7.5 m, except it is 9.5 m for a corner lot.
- (b) The minimum lot depth is 37.0 m.
- (c) The minimum lot area is 277.5 m<sup>2</sup>, except it is 350 m<sup>2</sup> for a corner lot.

#### 1.4 Development Regulations

- (a) The maximum site coverage is 45% and together with accessory buildings, driveways and parking areas, shall not exceed 55%.
- (b) The maximum **floor area ratio** is 0.8.
- (c) The maximum height for residential buildings is the lesser of 8.0m or 2 storeys.
- (d) The maximum height for accessory buildings or structures is 4.8m.
- (e) The minimum site front yard is 4.0 m.
- (f) The minimum site side yard is 1.2 m except it is 3.0 m from a flanking street. For lots 17.0m or wider, the minimum site side yard is increased to 2.0 m.
  - i. Side yards are not required for semi-detached housing on a lot line that has a party wall.
- (g) The minimum site rear yard is 0.9 m.
- (h) Detached dwelling units must be separated by a minimum distance of 2.0 m.

#### 1.5 Density Regulations

- (a) Residential density shall be based on the width of the lot.
- (b) For lots narrower than 13.5 m in width, up to two dwellings are permitted.
- (c) For lots between 13.5 m and 15.0 m in width, up to three dwellings are permitted.
- (d) For lots greater than 15.0 m wide, four dwellings are permitted.

#### 1.6 Other Regulations

- (a) Minor group homes are only permitted in single detached housing.
- (b) Vehicular access is only permitted from the lane, except for where a property has two street frontages, where access may be taken from the street frontage which is not the front yard.
- (c) In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 6 (accessory development, yards, projections into yards, lighting, stream protection, etc.), the landscaping and fencing provisions of Section 7, the parking and loading regulations of Section 8, and the specific use regulations of Section 9.

#### CITY OF KELOWNA

# BYLAW NO. 11313 TA16-0010 - RU7 - Infill Housing Zone

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, **Section 13 Urban Residential Zones** be amended by adding a new **RU7 Infill Housing Zone** as outlined in Schedule A attached;
- 2. AND THAT **Section 8 Parking and Loading, Table 8.1 Parking Schedule** be amended by adding in its appropriate location the following:

Residential units in the RU7 zone	1.0 medium parking space per dwelling unit

3. 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

### **RU7 - Infill Housing**

#### 1.1 Purpose

The purpose is to provide a **zone** for infill development of a maximum of four dwelling units on selected properties with lane access in the central city.

#### 1.2 Permitted Uses

The permitted **principal uses** in this **zone** are:

- (a) agriculture, urban
- (b) community garden
- (c) single dwelling housing
- (d) two dwelling housing
- (e) three dwelling housing
- (f) four dwelling housing

#### 1.3 Secondary Uses

The permitted **secondary uses** in this **zone** are:

- (a) child care centre, minor
- (b) group homes, minor
- (c) home based businesses, minor
- (d) secondary suite

#### 1.4 Buildings and Structures Permitted

- (a) one single detached house which may contain a secondary suite
- (b) duplex housing
- (c) semi-detached housing
- (d) two single detached houses which may contain secondary suites
- (e) three-plex housing
- (f) four-plex housing
- (g) permitted accessory buildings or structures

NOTE: A maximum of four dwelling units are permitted, as allowed by Section 1.7 Density Regulations.

#### 1.5 Subdivision Regulations

- (a) The minimum **lot width** is 7.5 m, except it is 9.5 m for a corner lot.
- (b) The minimum lot depth is 37.0 m.
- (c) The minimum lot area is 277.5 m<sup>2</sup>, except it is 350 m<sup>2</sup> for a corner lot.

#### 1.6 Development Regulations

- (a) The maximum site coverage is 45% and together with accessory buildings, driveways and parking areas, shall not exceed 55%.
- (b) The maximum floor area ratio is 0.8.
- (c) The maximum height for residential buildings is the lesser of 8.0m or 2 storeys.
- (d) The maximum height for accessory buildings or structures is 4.8m.
- (e) The minimum site front yard is 4.0 m.
- (f) The minimum site side yard is 1.2 m except it is 3.0 m from a flanking street. For lots 17.0m or wider, the minimum site side yard is increased to 2.0 m.
  - i. Side yards are not required for semi-detached housing on a lot line that has a party wall.
- (g) The minimum site rear yard is 0.9 m.
- (h) Detached dwelling units must be separated by a minimum distance of 2.0 m.

#### 1.7 Density Regulations

- (a) Residential density shall be based on the width of the lot.
- (b) For lots narrower than 13.5 m in width, up to two dwellings are permitted.
- (c) For lots between 13.5 m and 15.0 m in width, up to three dwellings are permitted.
- (d) For lots greater than 15.0 m wide, four dwellings are permitted.

#### 1.8 Other Regulations

- (a) Minor group homes are only permitted in single detached housing.
- (b) Vehicular access is only permitted from the lane, except for where a property has two street frontages, where access may be taken from the street frontage which is not the front yard.
- (c) In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 6 (accessory development, yards, projections into yards, lighting, stream protection, etc.), the landscaping and fencing provisions of Section 7, the parking and loading regulations of Section 8, and the specific use regulations of Section 9.

## **CITY OF KELOWNA**

# **BYLAW NO. 11314**

# Z16-0053 — Rezoning Various Properties to the RU7 — Infill Housing Zone

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 various properties located within the City of Kelowna, B.C., from the RU6 Two Dwelling Housing Zone to the RU7 Infill Housing zone as identified in Schedule A attached;
- 2. AND THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of various properties located within the City of Kelowna, B.C., from the RU1 Large Lot Housing Zone to the RU7 Infill Housing zone as identified in Schedule B attached;
- 3. AND THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of various properties located within the City of Kelowna, B.C., from the RU1c Large Lot Housing with Carriage House Zone to the RU7 Infill Housing zone as identified in Schedule C attached;
- 4. AND FURTHER THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of various properties located within the City of Kelowna, B.C., from the RU2 – Medium Lot Housing Zone to the RU7 – Infill Housing zone as identified in Schedule D attached;
- 5. 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

FULL_UNIT_ADDRESS	Plan Number
948-950 Fuller Ave	STRATA LOT CP DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS3337
948 Fuller Ave	STRATA LOT 1 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS3337 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
950 Fuller Ave	STRATA LOT 2 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS3337 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Joo i dilei Ave	STRATA LOT 1 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT
921 Lawson Ave	STRATA PLAN K851 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTYIN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
923 Lawson Ave	STRATA LOT 2 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN K851 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
	STRATA LOT CP DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT
921-923 Lawson Ave	STRATA PLAN K851
1471-1473 Ethel St	STRATA LOT CP DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS2606
1471 Ethel St	STRATA LOT 1 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS2606 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
1473 Ethel St	STRATA LOT 2 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS2606 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
853 Wilson Ave	LOT 4 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 885
863-865 Wilson Ave	STRATA LOT CP DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS3496
863 Wilson Ave	STRATA LOT 1 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS3496 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
865 Wilson Ave	STRATA LOT 2 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS3496 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
860 Kinnear Ct	LOT 53 DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT PLAN 26296
2474-2476 Ethel St	STRATA LOT CP DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN K398
2474 Ethel St	STRATA LOT 1 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN K398 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS

	SHOWN ON FORM 1
	STRATA LOT 2 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN K398 TOGETHER WITH AN
	INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS
2476 Ethel St	SHOWN ON FORM 1
	STRATA LOT 2 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT
2340 Ethel St	STRATA PLAN KAS2517 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE
2340 Ether 3t	UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V  STRATA LOT 1 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT
	STRATA LOT 1 DISTRICT LOT 136 0301003 DIVISION TALE DISTRICT  STRATA PLAN KAS2517 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE
873 Grenfell Ave	UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
	STRATA LOT CP DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT
873 Grenfell Ave	STRATA PLAN KAS2517
780 Kinnear Ave	LOT B DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT PLAN 32363
1011-1013 Lawson Ave	LOT A DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 30730
1479 Graham St	LOT 9 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1438
1479 Graham St	LOT 9 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1438
834 Cadder Ave	LOT 66 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 700
819 Cadder Ave	LOT 36 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 700
784 Cadder Ave	LOT 60 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 700
790 Cadder Ave	LOT 61 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 700
802 Cadder Ave	LOT 62 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 700
808 Cadder Ave	LOT 63 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 700
816 Cadder Ave	LOT 64 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 700
826 Cadder Ave	LOT 65 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 700
844 Cadder Ave	LOT 67 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 700
825 Cadder Ave	LOT 35 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 700
835 Cadder Ave	LOT 34 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 700
843 Cadder Ave	THE WEST 40 FEET OF LOT 33 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 700
859 Cadder Ave	LOT 31 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 700
869-871 Cadder Ave	LOT 30 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 700
879 Cadder Ave	LOT 29 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 700

754 Lawson Ave	LOT 7 BLOCK 13 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 202
778 Lawson Ave	LOT 10 BLOCK 13 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 202
755 Lawson Ave	LOT 31 BLOCK 12 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 202 EXCEPT PARCEL A ON PLAN B4372
765 Lawson Ave	LOT 30 BLOCK 12 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 202
771 Lawson Ave	LOT 29 BLOCK 12 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 202
779 Lawson Ave	LOT 28 BLOCK 12 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 202
1906 Carruthers St	LOT 4 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 5078
1916 Carruthers St	LOT 5 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 5078
1022 Lawson Ave	LOT 1 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 5065
1936 Carruthers St	LOT 7 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 5078
1926 Carruthers St	LOT 6 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 5078
724 Cadder Ave	LOT 53 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 700
732 Cadder Ave	LOT 54 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 700
752 Cadder Ave	LOT 56 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 700
760 Cadder Ave	LOT 57 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 700
746 Cadder Ave	LOT 55 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 700
770 Cadder Ave	LOT 58 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 700
817 Cadder Ave	LOT 37 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 700
809 Cadder Ave	LOT 38 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 700
789 Cadder Ave	LOT 39 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 700
785-787 Cadder Ave	LOT 40 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 700
779 Cadder Ave	LOT 41 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 700
753 Cadder Ave	LOT 44 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 700
743 Cadder Ave	LOT 45 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 700
735 Cadder Ave	LOT 46 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 700
725 Cadder Ave	LOT 47 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 700
767-769 Cadder Ave	LOT 42 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 700
759 Cadder Ave	LOT 43 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 700
774 Cadder Ave	LOT 59 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 700

2 754 Lawson Ave	
762 Lawson Ave	LOT 8 BLOCK 13 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 202
770 Lawson Ave	LOT 9 BLOCK 13 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 202
796 Cawston Ave	LOT 50 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1039
786-788 Cawston Ave	LOT 51 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1039
776 Cawston Ave	LOT 52 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1039
770 Cawston Ave	LOT 53 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1039
766-768 Cawston Ave	LOT 54 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1039
762-764 Cawston Ave	LOT 55 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1039
756 Cawston Ave	LOT 56 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1039
746 Cawston Ave	LOT 57 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1039
862 Martin Ave	LOT 16 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 10190
852 Martin Ave	LOT 17 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 10190
842 Martin Ave	LOT 18 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 10190
832 Martin Ave	LOT 19 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 10190
832B Martin Ave	
805 Martin Ave	LOT 2 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 10190
822 Martin Ave	LOT 20 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 10190
816-818 Martin Ave	LOT 21 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 10190
810 Martin Ave	LOT 22 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 10190
806 Martin Ave	LOT 23 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 10190
802 Martin Ave	LOT 24 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 10190
811 Martin Ave	LOT 3 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 10190
811B Martin Ave	
815 Martin Ave	LOT 4 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 10190
819-821 Martin Ave	LOT 5 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 10190
831 Martin Ave	LOT 6 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 10190
841 Martin Ave	LOT 7 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 10190
851 Martin Ave	LOT 8 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 10190
801-803 Martin Ave	LOT 1 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 10190

1055 Martin Ave	LOT 1 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 10120
1026 Martin Ave	LOT C DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 21903
1020 Martin Ave	LOT B DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 21903
1016 Martin Ave	LOT A DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 21903
773 Patterson Ave	STRATA LOT 1 DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN K266 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
777 Patterson Ave	STRATA LOT 2 DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN K266 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
773-777 Patterson Ave	STRATA LOT CP DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN K266
852 Raymer Ave	LOT 5 DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT PLAN 8268
1946 Carruthers St	LOT 2 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 8211
1956 Carruthers St	LOT 3 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 8211
840 Raymer Ave	LOT 4 DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT PLAN 8268
824 Raymer Ave	LOT 3 DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT PLAN 8268
810 Raymer Ave	LOT 2 DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT PLAN 8268
1034 Martin Ave	LOT B DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 6220
1030 Martin Ave	LOT A DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 6220
741 Patterson Ave	LOT B DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 32983
737 Patterson Ave	LOT A DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 32983
741 Raymer Ave	LOT 6 DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT PLAN 22856
751 Raymer Ave	LOT 5 DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT PLAN 22856
761 Raymer Ave	LOT 4 DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT PLAN 22856
791-793 Raymer Ave	STRATA LOT CP DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS3385
791 Raymer Ave	STRATA LOT 1 DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS3385 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
793 Raymer Ave	STRATA LOT 2 DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS3385 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
781 Raymer Ave	LOT 2 DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT PLAN 22856
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771 Raymer Ave	LOT 3 DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT PLAN 22856
854 Cawston Ave	LOT 59 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1277
848 Cawston Ave	LOT 58 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1277
844 Cawston Ave	LOT 57 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1277
956 Cawston Ave	LOT 56 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1271
960 Cawston Ave	LOT 55 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1271
966 Cawston Ave	LOT 54 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1271
836 Cawston Ave	LOT 56 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1277
944 Cawston Ave	LOT 58 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1271
828 Cawston Ave	LOT 55 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1277
936 Cawston Ave	LOT 59 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1271
952 Cawston Ave	LOT 57 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1271
986 Cawston Ave	LOT 51 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1271
974 Cawston Ave	LOT 53 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1271
980 Cawston Ave	LOT 52 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1271
740 Wardlaw Ave	LOT 1 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 12993
746 Wardlaw Ave	LOT 2 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 12993
820 Cawston Ave	LOT 54 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1277
924 Cawston Ave	LOT 61 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1271
930 Cawston Ave	LOT 60 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1271
866 Cawston Ave	LOT 61 DISTRICT LOT 138 AND SECTION 30 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 1277
858 Cawston Ave	LOT 60 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1277
814 Cawston Ave	LOT 53 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1277
810-812 Cawston Ave	LOT 52 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1277
804 Cawston Ave	LOT 51 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1277
798-800 Cawston Ave	LOT 50 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1277
783-787 Patterson Ave	LOT 2 DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT PLAN 12543
730-732 Raymer Ave	LOT D DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT PLAN 12249
750-752 Raymer Ave	LOT F DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT PLAN 12249

1966 Carruthers St	LOT 2 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 8304
922 Lawson Ave	LOT 3 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 3388
912 Lawson Ave	LOT 2 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 3388
942 Lawson Ave	LOT 5 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 3388
930-932 Lawson Ave	LOT 4 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 3388
787 Lawson Ave	LOT 1 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 3313
795 Lawson Ave	LOT 2 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 3313
971 Lawson Ave	LOT 7 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 2378
981-983 Lawson Ave	LOT 6 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 2378
792-796 Wardlaw Ave	LOT B DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 13770
846 Lawson Ave	LOT 7 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1332
836 Lawson Ave	LOT 6 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1332
830-832 Lawson Ave	LOT 5 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1332
826 Lawson Ave	LOT 4 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1332
816-818 Lawson Ave	LOT 3 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1332
856-858 Lawson Ave	LOT 9 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1332
852 Lawson Ave	LOT 8 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1332
800-802 Lawson Ave	LOT 1 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1332
810 Lawson Ave	LOT 2 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1332
864 Lawson Ave	LOT 10 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1332
772 Martin Ave	LOT 10 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1346
780 Martin Ave	LOT 11 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1346
788 Martin Ave	LOT 12 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1346
794 Martin Ave	LOT 13 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1346
795 Martin Ave	LOT 14 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1346
787 Martin Ave	LOT 15 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1346
781 Martin Ave	LOT 16 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1346
773-775 Martin Ave	LOT 17 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1346
767 Martin Ave	LOT 18 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1346
759 Martin Ave	LOT 19 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1346

751-753 Martin Ave	LOT 20 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1346
740-746 Raymer Ave	STRATA LOT CP DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN K461
740 Raymer Ave	STRATA LOT 1 DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN K461 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
746 Raymer Ave	STRATA LOT 2 DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN K461 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
806 Wardlaw Ave	STRATA LOT 1 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN K456 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
808 Wardlaw Ave	STRATA LOT 2 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN K456 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
806-808 Wardlaw Ave	STRATA LOT CP DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN K456
1032 Cawston Ave	STRATA LOT 2 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN EPS2594 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
1034 Cawston Ave	STRATA LOT 1 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN EPS2594 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
1032-1034 Cawston Ave	STRATA LOT CP DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN EPS2594
959-961 Lawson Ave	LOT B DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 14934
737 Wardlaw Ave	LOT A DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT PLAN 14708
745 Wardlaw Ave	LOT B DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT PLAN 14708
1051 Martin Ave	LOT 10 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1472
1037 Martin Ave	LOT 11 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1472
1031 Martin Ave	LOT 12 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1472
1027A-1027B Martin Ave	LOT 13 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1472
1023 Martin Ave	LOT 14 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1472
1015A-1015B Martin Ave	LOT 15 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1472
1053 Martin Ave	LOT 8 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1472

1051 Martin Ave	LOT 10 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1472
775 Wardlaw Ave	LOT A DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT PLAN 14470
779 Wardlaw Ave	LOT B DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT PLAN 14470
1892 Carruthers St	LOT 1 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 6590
1 1882 Carruthers St	LOT 2 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 6590
1852 Carruthers St	LOT 5 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 6590
1862 Carruthers St	LOT 4 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 6590
1872 Carruthers St	LOT 3 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 6590
1064 Lawson Ave	LOT 7 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 2549
1046 Lawson Ave	LOT 9 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 2549
1052 Lawson Ave	LOT 8 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 2549
1036 Lawson Ave	LOT 10 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 2549
896 Patterson Ave	LOT C DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 15751
876 Patterson Ave	LOT A DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 15751
886-888 Patterson Ave	LOT B DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 15751
747 Patterson Ave	LOT 2 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 15469
862 Raymer Ave	LOT 63 DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT PLAN 26296
828-830 Patterson Ave	LOT 6 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 4686
816-820 Patterson Ave	LOT 7 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 4686
765 Wardlaw Ave	LOT 1 DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT PLAN 16431
757 Wardlaw Ave	LOT 2 DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT PLAN 16431
811 Lawson Ave	LOT 2 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 982
815-817 Lawson Ave	LOT 3 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 982
831 Lawson Ave	LOT 5 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 982
825 Lawson Ave	LOT 4 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 982
859 Lawson Ave	LOT 9 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 982
851-853 Lawson Ave	LOT 8 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 982
845 Lawson Ave	LOT 7 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 982
839 Lawson Ave	LOT 6 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 982
803 Lawson Ave	LOT 1 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 982

873-875 Lawson Ave	LOT 11 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 982
867 Lawson Ave	LOT 10 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 982
1010 Martin Ave	LOT 1 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 6806
803-805 Patterson Ave	STRATA LOT CP DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS3380
803 Patterson Ave	STRATA LOT 1 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS3380 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
805 Patterson Ave	STRATA LOT 2 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS3380 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
828 Wardlaw Ave	LOT 16 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 4855
816-818 Wardlaw Ave	LOT 17 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 4855
817 Patterson Ave	LOT 3 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 4855
849 Patterson Ave	LOT 5 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 4855
861 Patterson Ave	LOT 6 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 4855
767-769 Patterson Ave	STRATA LOT CP DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS3125
769 Patterson Ave	STRATA LOT 2 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS3125 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
767 Patterson Ave	STRATA LOT 1 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS3125 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THEUNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
759 Patterson Ave	LOT 1 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 4814
1287 Graham St	LOT 1 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 3825
1044 Cawston Ave	LOT 2 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 3857
781 Wardlaw Ave	LOT 7 DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT PLAN 3929
760 Raymer Ave	LOT 18 DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT PLAN 3929
1056 Martin Ave	LOT 2 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 3935
794 Lawson Ave	LOT 2 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 2947
786 Lawson Ave	LOT 1 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 2947
802-804 Patterson Ave	LOT C DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 19836
806 Patterson Ave	LOT B DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 19836

810 Patterson Ave	LOT A DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 19836
2331 Aberdeen St	LOT 1 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 13836
785 Birch Ave	LOT A DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 20288
936 Wilson Ave	LOT 70 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1102
775 Birch Ave	LOT 4 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 4108
763-765 Birch Ave	STRATA LOT CP DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS3621
763 Birch Ave	STRATA LOT 2 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS3621 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
765 Birch Ave	STRATA LOT 1 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS3621 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
1320 Graham St	LOT 59 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1102
928 Wilson Ave	LOT 72 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1102
932 Wilson Ave	LOT 71 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1102
942 Wilson Ave	LOT 69 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1102
942 Wilson Ave	LOT 69 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1102
952 Wilson Ave	LOT 67 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1102
956 Wilson Ave	LOT 66 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1102
980 Wilson Ave	LOT 61 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1102
960 Wilson Ave	LOT 65 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1102
966 Wilson Ave	LOT 64 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1102
974 Wilson Ave	LOT 63 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1102
974 Wilson Ave	LOT 63 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1102
793 Wilson Ave	LOT 12 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 622
779-781 Wilson Ave	LOT 10 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 622
757 Wilson Ave	LOT 7 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 622
765 Wilson Ave	LOT 8 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 622
787-789 Wilson Ave	LOT 11 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 622
747-749 Wilson Ave	LOT 6 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 622
764 Wilson Ave	LOT 17 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 622

756 Wilson Ave	LOT 18 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 622
769 Wilson Ave	LOT 9 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 622
750 Wilson Ave	LOT 19 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 622
753-755 Kinnear Ave	STRATA LOT CP DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS3376
753 Kinnear Ave	STRATA LOT 1 DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS3376 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
755 Kinnear Ave	STRATA LOT 2 DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS3376 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THEUNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
739 Kinnear Ave	LOT A DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT PLAN 12249
743 Kinnear Ave	LOT B DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT PLAN 12249
813 Birch Ave	STRATA LOT 2 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS3096 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
815 Birch Ave	STRATA LOT 1 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS3096 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
813-815 Birch Ave	STRATA LOT CP DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS3096
756 Kinnear Ave	LOT B DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT PLAN 14633
750 Kinnear Ave	LOT A DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT PLAN 14633
805 Birch Ave	THAT PART OF LOT 19 SHOWN ON AMENDED PLAN B5869 (DD 250696F); DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 3506
835 Kinnear Ct	LOT 5 DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT PLAN 25798
825 Kinnear Ct	LOT 4 DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT PLAN 25798
815 Kinnear Ct	LOT 3 DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT PLAN 25798
809 Kinnear Ct	LOT 2 DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT PLAN 25798
744 Kinnear Ave	LOT 2 DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT PLAN 15633
734 Kinnear Ave	LOT 1 DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT PLAN 15633
855 Kinnear Ct	LOT 64 DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT PLAN 26296
804 Birch Ave	LOT 1 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 8613

814 Birch Ave	LOT 2 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 8613
848 Birch Ave	LOT 5 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 8613
826 Birch Ave	LOT 3 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 8613
840 Birch Ave	LOT 4 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 8613
815 Wilson Ave	LOT 1 SECTION 30 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 3667
823 Wilson Ave	LOT 2 SECTION 30 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 3667
741-745 Birch Ave	AMENDED LOT 1 (SEE 250672F) DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 3791
1028 Wilson Ave	LOT 3 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 3707
1038 Wilson Ave	LOT 4 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 3707
1046 Wilson Ave	LOT 5 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 3707
1056 Wilson Ave	LOT 6 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 3707
1008 Wilson Ave	LOT 1 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 3707
845-847 Wilson Ave	LOT 5 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 885
860 Wilson Ave	LOT 20 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 885
868 Wilson Ave	LOT 21 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 885
809 Wilson Ave	LOT 10 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 885
839 Wilson Ave	LOT 6 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 885
831 Wilson Ave	LOT 7 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 885
801 Wilson Ave	LOT 11 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 885
852 Wilson Ave	LOT 19 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 885
844 Wilson Ave	LOT 18 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 885
836-838 Wilson Ave	LOT 17 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 885
832 Wilson Ave	LOT 16 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 885
894 Wilson Ave	LOT A DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 29862
756 Glenwood Ave	LOT 9 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 700
776 Glenwood Ave	LOT 12 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 700
746 Glenwood Ave	LOT 8 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 700
796 Glenwood Ave	LOT 14 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 700
786 Glenwood Ave	LOT 13 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 700

736 Glenwood Ave	LOT 7 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 700
726 Glenwood Ave	LOT 6 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 700
800 Glenwood Ave	LOT 15 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 700
840 Glenwood Ave	LOT 20 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 700
830 Glenwood Ave	LOT 19 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 700
808 Glenwood Ave	LOT 16 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 700
824 Glenwood Ave	LOT 18 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 700
816 Glenwood Ave	LOT 17 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 700
876 Glenwood Ave	LOT 24 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 700
870-872 Glenwood Ave	LOT 23 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 700
860 Glenwood Ave	LOT 22 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 700
850 Glenwood Ave	LOT 21 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 700
728 KLO Rd	STRATA LOT 1 DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN K333 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
730 KLO Rd	STRATA LOT 2 DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN K333 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
728-730 KLO Rd	STRATA LOT CP DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN K333
790 KLO Rd	LOT D DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT PLAN 26418
760 KLO Rd	LOT A DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT PLAN 26418
770 KLO Rd	LOT B DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT PLAN 26418
780 KLO Rd	LOT C DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT PLAN 26418
804-806 Morrison Ave	LOT 4 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 5196
945 Borden Ave	LOT 1 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 4122
935 Borden Ave	LOT 2 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 4122
868 Morrison Ave	LOT A DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 11047
874 Morrison Ave	LOT B DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 11047
921 Borden Ave	LOT 1 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 3242
726 Coopland Cr	LOT 14 DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT PLAN 22856
722 Coopland Cr	LOT 13 DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT PLAN 22856

732-734 Coopland Cr	LOT 16 DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT PLAN 22856
730 Coopland Cr	LOT 15 DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT PLAN 22856
2991 Conlin Ct	LOT 60 DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT PLAN 22856
750 Coopland Cr	LOT 20 DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT PLAN 22856
746 Coopland Cr	LOT 19 DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT PLAN 22856
2985-2987 Conlin Ct	LOT 59 DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT PLAN 22856
740-742 Coopland Cr	LOT 18 DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT PLAN 22856
2983 Conlin Ct	LOT 58 DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT PLAN 22856
2977 Conlin Ct	LOT 57 DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT PLAN 22856
2973 Conlin Ct	LOT 56 DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT PLAN 22856
2969 Conlin Ct	LOT 55 DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT PLAN 22856
2963 Conlin Ct	LOT 54 DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT PLAN 22856
770 Coopland Cr	LOT 25 DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT PLAN 22856
778 Coopland Cr	LOT 27 DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT PLAN 22856
774 Coopland Cr	LOT 26 DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT PLAN 22856
2959 Conlin Ct	LOT 53 DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT PLAN 22856
782 Coopland Cr	LOT 28 DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT PLAN 22856
2955-2957 Conlin Ct	LOT 52 DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT PLAN 22856
766 Coopland Cr	LOT 24 DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT PLAN 22856
2951-2953 Conlin Ct	LOT 51 DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT PLAN 22856
2952-2954 Conlin Ct	LOT 50 DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT PLAN 22856
2956-2958 Conlin Ct	LOT 49 DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT PLAN 22856
2960 Conlin Ct	LOT 48 DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT PLAN 22856
754 Coopland Cr	LOT 21 DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT PLAN 22856
2964 Conlin Ct	LOT 47 DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT PLAN 22856
2968 Conlin Ct	LOT 46 DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT PLAN 22856
2972 Conlin Ct	LOT 45 DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT PLAN 22856
758 Coopland Cr	LOT 22 DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT PLAN 22856
2976 Conlin Ct	LOT 44 DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT PLAN 22856
762 Coopland Cr	LOT 23 DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT PLAN 22856

987 Coronation Ave	LOT 48 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1271
991 Coronation Ave	LOT 49 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1271
931 Coronation Ave	LOT 39 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1271
937 Coronation Ave	LOT 40 DISTRICT LOT 138 AND SECTION 30 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 1271
983 Coronation Ave	LOT 47 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1271
865 Coronation Ave	LOT 38 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1277
859 Coronation Ave	LOT 39 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1277
939 Coronation Ave	LOT 41 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1271
853 Coronation Ave	LOT 40 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1277
847 Coronation Ave	LOT 41 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1277
2 847 Coronation Ave	
843 Coronation Ave	LOT 42 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1277
835-837 Coronation Ave	LOT 43 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1277
831 Coronation Ave	LOT 44 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1277
825 Coronation Ave	LOT 45 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1277
819 Coronation Ave	LOT 46 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1277
925 Coronation Ave	LOT 38 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1271
979 Coronation Ave	LOT 46 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1271
949 Coronation Ave	LOT 42 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1271
977 Coronation Ave	LOT 45 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1271
959 Coronation Ave	LOT 44 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1271
953 Coronation Ave	LOT 43 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1271
867 Morrison Ave	LOT 1 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 8383
887 Morrison Ave	LOT 3 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 8383
877 Morrison Ave	LOT 2 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 8383
786 Morrison Ave	LOT A DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 7310
756 Morrison Ave	LOT 2 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 14767
742-744 Morrison Ave	LOT 2 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 14899
858 Morrison Ave	LOT 5 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 14036
834 Morrison Ave	LOT 4 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 14036

824-826 Morrison Ave	LOT 2 DISTRICT LOT 126 OSOVOOS DIVISION VALE DISTRICT DI ANI 14026
	LOT 3 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 14036
773 Morrison Ave 1 773 Morrison Ave	STRATA LOT CP DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS3729  STRATA LOT 1 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS3729 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
3 773 Morrison Ave	STRATA LOT 2 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS3729 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
762 Morrison Ave	LOT C DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 15503
770-772 Morrison Ave	LOT D DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 15503
837 Morrison Ave	LOT 3 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 4686
857 Morrison Ave	LOT 4 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 4686
817 Morrison Ave	LOT A DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 37549
827 Morrison Ave	LOT B DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 37549
792 Morrison Ave	LOT A DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 27277
800 Morrison Ave	LOT B DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 27277
732 Morrison Ave	LOT A DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 17641
738 Morrison Ave	LOT B DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 17641
735 Morrison Ave	AMENDED LOT 1 (SEE 250306F) DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 3895
799 Morrison Ave	LOT 1 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 38972
805 Morrison Ave	LOT 2 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 38972
813 Morrison Ave	LOT B DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 38358
809 Morrison Ave	LOT A DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 38358
1009-1011 Coronation Ave	LOT 2 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 3812
884 Morrison Ave	LOT A DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 28548
894 Morrison Ave	LOT B DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 28548
765 Morrison Ave	LOT 3 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 29255
755 Morrison Ave	LOT 2 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 29255
745 Morrison Ave	LOT 1 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 29255
824 Grenfell Ave	LOT 3 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 9138

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825 Grenfell Ave	LOT 12 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 9138
817 Grenfell Ave	LOT 11 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 9138
805 Grenfell Ave	LOT 10 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 9138
833-835 Grenfell Ave	STRATA LOT CP DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN EPS216
	STRATA LOT 1 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN EPS216 TOGETHER WITH AN
833 Grenfell Ave	INTEREST IN THE COMMON PROPERTY IN PROPORTION TO
655 Grennen Ave	THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V  STRATA LOT 2 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN EPS216 TOGETHER WITH AN
	INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS
835 Grenfell Ave	SHOWN ON FORM V
841 Grenfell Ave	LOT 14 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 9138
832 Grenfell Ave	LOT 4 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 9138
860 Grenfell Ave	LOT 7 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 9138
866 Grenfell Ave	LOT 8 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 9138
850-854 Grenfell Ave	LOT 6 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 9138
840 Grenfell Ave	LOT 5 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 9138
	STRATA LOT 1 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS2904 TOGETHER WITH AN
816 Grenfell Ave	INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
oto Gremen Ave	STRATA LOT 2 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS2904 TOGETHER WITH AN
	INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS
818 Grenfell Ave	SHOWN ON FORM V
816-818 Grenfell Ave	STRATA LOT CP DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS2904
872 Grenfell Ave	LOT 9 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 9138
821 Francis Ave	LOT 2 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 5196
785-787 Francis Ave	LOT 1 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 6253
801 Francis Ave	LOT 2 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 6253
1408 Graham St	LOT 7 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 4248
1404 Graham St	LOT 6 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 4248
1296 Graham St	LOT 50 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1271
1445 Graham St	LOT 1 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1438
1447 Graham St	LOT 2 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1438

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1455 Graham St	LOT 3 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1438
837 Francis Ave	LOT 1 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 14036
	LOT A DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 4598 EXCEPT PLAN
1461 Graham St	PLAN B7596
763-765 Francis Ave	LOT A DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 15503
775 Francis Ave	LOT B DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 15503
	STRATA LOT 1 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN K662 TOGETHER WITH AN
859 Francis Ave	INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
000 114110107110	STRATA LOT 2 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN K662 TOGETHER WITH AN
	INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS
861 Francis Ave	SHOWN ON FORM 1
859-861 Francis Ave	STRATA LOT CP DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN K662
1478 Graham St	LOT 3 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 26831
1482 Graham St	LOT 4 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 26831
1474 Graham St	LOT 2 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 26831
1470 Graham St	LOT 1 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 26831
1443 Graham St	LOT B DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 16238
1382 Graham St	LOT 6 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 16006
858 Francis Ave	LOT 2 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 7948
847 Francis Ave	LOT B DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 29447
843-845 Francis Ave	LOT A DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 29447
1927 Ethel St	LOT 1 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 5078
1921 Ethel St	LOT 2 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 5078
2360 Ethel St	LOT 21 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 9138
1859 Ethel St	LOT 1 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 3189
1893 Ethel St	LOT 6 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 3189
1881 Ethel St	LOT 5 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 3189
1879 Ethel St	LOT 4 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 3189
1873 Ethel St	LOT 3 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 3189
1869 Ethel St	LOT 2 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 3189

STRATA LOT 2 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN K285 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 866-868 Stockwell Ave STRATA LOT CP DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN K285 933 Stockwell Ave LOT 1 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 4248 963 Stockwell Ave LOT 5 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 4248 963 Stockwell Ave LOT 3 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 4248 949 Stockwell Ave LOT 3 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 4248 949 Stockwell Ave LOT 2 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 4248 941-943 Stockwell Ave LOT 2 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 4248 1260 Ethel St LOT 6 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1277 1263 Ethel St LOT 6 SECTION 10 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 1277 1254 Ethel St LOT 7 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1277 1255 Ethel St LOT 1 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1271 1255 Ethel St LOT 7 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1271 1266 Ethel St LOT 5 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1271 1267 Ethel St LOT 5 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1271 1268 Ethel St LOT 5 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1277 1272 Ethel St LOT 5 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1277 1272 Ethel St LOT 5 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1277 1272 Ethel St LOT 5 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1277 1272 Ethel St LOT 5 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1277 1272 Ethel St LOT 10 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1277 1274 Ethel St LOT 4 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1277 1275 Ethel St LOT 3 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1277 1276 Ethel St LOT 3 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PL		STRATA LOT 1 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN K285 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS
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1271 Ethel St  LOT 4 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1271  1284 Ethel St  LOT 2 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1277  1279 Ethel St  LOT 3 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1271  748 Stockwell Ave  LOT 19 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1315  1976 Ethel St  LOT 15 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1365  1968 Ethel St  LOT 16 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1365  1994 Ethel St  LOT 13 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1365	1280 Ethel St	LOT 3 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1277
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748 Stockwell Ave LOT 19 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1315  1976 Ethel St LOT 15 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1365  1968 Ethel St LOT 16 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1365  1994 Ethel St LOT 13 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1365	1284 Ethel St	LOT 2 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1277
1976 Ethel St LOT 15 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1365  1968 Ethel St LOT 16 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1365  1994 Ethel St LOT 13 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1365	1279 Ethel St	LOT 3 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1271
1968 Ethel St LOT 16 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1365  1994 Ethel St LOT 13 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1365	748 Stockwell Ave	LOT 19 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1315
1994 Ethel St LOT 13 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1365	1976 Ethel St	LOT 15 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1365
	1968 Ethel St	LOT 16 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1365
1968 Ethel St LOT 16 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1365	1994 Ethel St	LOT 13 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1365
	1968 Ethel St	LOT 16 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1365

1965 Ethel St	LOT C DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 33614
1949-1951 Ethel St	LOT B DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 33614
749 Stockwell Ave	LOT 6 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1315
755-757 Stockwell Ave	LOT 7 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1315
765 Stockwell Ave	LOT 8 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1315
773 Stockwell Ave	LOT 9 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1315
770 Stockwell Ave	LOT 16 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1315
1414 Ethel St	LOT 1 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1319
815 Stockwell Ave	LOT 10 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1319
809 Stockwell Ave	LOT 11 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1319
801 Stockwell Ave	LOT 12 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1319
800 Stockwell Ave	LOT 13 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1319
808 Stockwell Ave	LOT 14 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1319
814-816 Stockwell Ave	LOT 15 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1319
822 Stockwell Ave	LOT 16 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1319
828 Stockwell Ave	LOT 17 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1319
836 Stockwell Ave	LOT 18 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1319
842 Stockwell Ave	LOT 19 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1319
852 Stockwell Ave	LOT 20 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1319
860 Stockwell Ave	LOT 21 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1319
867 Stockwell Ave	LOT 3 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1319
859 Stockwell Ave	LOT 4 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1319
851 Stockwell Ave	LOT 5 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1319
845 Stockwell Ave	LOT 6 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1319
837 Stockwell Ave	LOT 7 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1319
829 Stockwell Ave	LOT 8 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1319
821 Stockwell Ave	LOT 9 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1319
756 Stockwell Ave	LOT 18 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1315
764 Stockwell Ave	LOT 17 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1315
780 Stockwell Ave	LOT 15 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1315

969 Stockwell Ave	LOT 18 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1326
925 Stockwell Ave	LOT 25 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1326
1409 Ethel St	LOT 27 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1326
1413-1415 Ethel St	LOT 28 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1326
922 Stockwell Ave	LOT 4 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1326
932 Stockwell Ave	LOT 5 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1326
786 Stockwell Ave	LOT 14 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1315
794 Stockwell Ave	LOT 13 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1315
795 Stockwell Ave	LOT 12 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1315
787 Stockwell Ave	LOT 11 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1315
779-781 Stockwell Ave	LOT 10 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1315
1370 Ethel St	LOT 13 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 947
1449 Ethel St	LOT 1 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 2442
1939-1941 Ethel St	
	STRATA LOT 1 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN
	K561 TOGETHER WITH AN INTEREST IN COMMON PROPERTY IN PROPORTION TO THE
1939 Ethel St	UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
	STRATA LOT 2 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN
1941 Ethel St	K561 TOGETHER WITH AN INTEREST IN COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
1005 Stockwell Ave	LOT 1 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 3535
1051 Stockwell Ave	LOT 1 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 3535
1061 Stockwell Ave	LOT 7 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 3535
1025 Stockwell Ave	LOT 3 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 3535
1015 Stockwell Ave	LOT 2 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 3535
1033 Stockwell Ave	LOT 4 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 3535
1047 Stockwell Ave	LOT 5 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 3535
1016 Stockwell Ave	PARCEL A (DD 137529F AND PLAN B6460) OF LOT 1 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 3636
2640 Ethel St	LOT 54 DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT PLAN 26296
1028 Stockwell Ave	LOT 2 DSITRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 3636

1006 Stockwell Ave	LOT 1 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 3636 EXCEPT PLAN B6460
1032 Stockwell Ave	LOT 3 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 3636
980 Stockwell Ave	LOT 7 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 16006
958 Stockwell Ave	LOT 5 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 16006
954 Stockwell Ave	LOT 4 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 16006
950 Stockwell Ave	LOT 3 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 16006
946 Stockwell Ave	LOT 2 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 16006
940 Stockwell Ave	LOT 1 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 16006
1038 Stockwell Ave	LOT 1 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 6724
1040 Stockwell Ave	LOT 2 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 6724
1044 Stockwell Ave	LOT 1 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 3885
1062 Stockwell Ave	LOT 2 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 3885
1916 Ethel St	LOT 2 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 2836
1926 Ethel St	LOT 3 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 2836
2 1926 Ethel St	
1944 Ethel St	LOT 5 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 2836
1934 Ethel St	LOT 4 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 2836
1950 Ethel St	LOT 6 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 2836
763 Burne Ave	LOT 82 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 700
745 Burne Ave	LOT 84 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 700
755 Burne Ave	LOT 83 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 700
727 Burne Ave	LOT 86 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 700
737 Burne Ave	LOT 85 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 700
771 Burne Ave	LOT 81 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 700
805 Burne Ave	LOT 77 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 700
809 Burne Ave	LOT 76 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 700
813-815 Burne Ave	LOT 75 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 700
779 Burne Ave	LOT 80 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 700
783 Burne Ave	LOT 79 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 700

797 Burne Ave	LOT 78 SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 700
1056 Fuller Ave	LOT A DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 5010
943 Fuller Ave	LOT 1 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 30923
951 Fuller Ave	LOT 2 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 30923
875 Fuller Ave	LOT 1 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 31153
937 Fuller Ave	LOT 7 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1102
923 Fuller Ave	LOT 4 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1102
931 Fuller Ave	LOT 6 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1102
927 Fuller Ave	LOT 5 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1102
965 Fuller Ave	LOT 5 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1102
965 Fuller Ave	LOT 14 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1102
977 Fuller Ave	LOT 15 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1102
985 Fuller Ave	LOT 16 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1102
989 Fuller Ave	LOT 17 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1102
993 Fuller Ave	LOT 18 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1102
992 Fuller Ave	LOT 21 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1102
990 Fuller Ave	LOT 22 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1102
982 Fuller Ave	LOT 23 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1102
974 Fuller Ave	LOT 24 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1102
968 Fuller Ave	LOT 25 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1102
964 Fuller Ave	LOT 26 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1102
960 Fuller Ave	LOT 27 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1102
956 Fuller Ave	LOT 28 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1102
932 Fuller Ave	LOT 33 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1102
928 Fuller Ave	LOT 34 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1102
922 Fuller Ave	PARCEL B (KF102645) DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1102
922 Fuller Ave	PARCEL B (KF102645) DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1102
2769 Curts St	LOT 1 DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT PLAN 8268
2660 Curts St	LOT A DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT PLAN 32363
861-863 Fuller Ave	LOT 14 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 947

825 Fuller Ave	LOT 19 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 947
831 Fuller Ave	LOT 18 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 947
2 831 Fuller Ave	
843 Fuller Ave	LOT 17 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 947
849 Fuller Ave	LOT 16 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 947
855 Fuller Ave	LOT 15 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 947
801 Fuller Ave	LOT 22 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 947
809 Fuller Ave	LOT 21 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 947
817 Fuller Ave	LOT 20 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 947
2763 Curts St	LOT 1 DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT PLAN 25798
955 Fuller Ave	LOT B DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 25197
925 Sutherland Ave	LOT A DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 16562
907 Sutherland Ave	LOT B DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 16562
1057 Fuller Ave	LOT 7 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 9746
1027 Fuller Ave	LOT 28 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 3707
1047-1049 Fuller Ave	STRATA LOT CP DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS3187
	STRATA LOT 1 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS3187 TOGETHER WITH AN
1047 Fuller Ave	INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
1049 Fuller Ave	STRATA LOT 2 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS3187 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
	STRATA LOT 1 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS3186 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT
1037 Fuller Ave	ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
1039 Fuller Ave	STRATA LOT 2 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT STRATA PLANKAS3186 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THEUNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
1037-1039 Fuller Ave	STRATA LOT CP DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT STRATA PLANKAS3186
1017 Fuller Ave	LOT 27 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 3707
1007 Fuller Ave	LOT 26 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 3707
1046 Fuller Ave	LOT 25 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 3707

1036 Fuller Ave	LOT 24 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 3707
1024-1026 Fuller Ave	LOT 23 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 3707
1008 Fuller Ave	LOT 21 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 3707
	STRATA LOT 1 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT
	STRATA PLAN KAS3771 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT
1018 Fuller Ave	ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
	STRATA LOT 2 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS3771 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT
1020 Fuller Ave	ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
	STRATA LOT CP DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT
1018-1020 Fuller Ave	STRATA PLAN KAS3771
883 Sutherland Ave	LOT 1 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 2836
763 Fuller Ave	LOT 33 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 694
757 Fuller Ave	LOT 35 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 694
757 Fuller Ave	LOT 35 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 694
751 Fuller Ave	LOT 37 SECTION 30 TOWNSHP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 694
758 Fuller Ave	LOT 14 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 694
750 Fuller Ave	LOT 12 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 694
767 Fuller Ave	LOT 32 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 694
771 Fuller Ave	LOT 31 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 694
790 Fuller Ave	LOT 22 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 694
750 Fuller Ave	LOT 12 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 694
793 Fuller Ave	LOT 25 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 694
746 Fuller Ave	LOT 10 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 694
751 Fuller Ave	LOT 37 SECTION 30 TOWNSHP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 694
771 Fuller Ave	LOT 31 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 694
783 Fuller Ave	LOT 27 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 694
774 Fuller Ave	LOT 18 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 694
793 Fuller Ave	LOT 25 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 694
777 Fuller Ave	LOT 29 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 694
777 Fuller Ave	LOT 29 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 694

1019 Coronation Ave	STRATA LOT 1 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN K749 TOGETHER WITH AN
1267 Graham St	INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
	STRATA LOT 1 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN K746 TOGETHER WITH AN
1265 Graham St	INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
	STRATA LOT 2 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN K746 TOGETHER WITH AN
1265-1267 Graham St	STRATA LOT CP DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN K746
1029-1031 Coronation Ave	STRATA LOT CP DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN K729
1031 Coronation Ave	STRATA LOT 1 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN K729 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT AS SHOWN ON FORM 1
1029 Coronation Ave	STRATA LOT 2 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN K729 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT AS SHOWN ON FORM 1
873 Francis Ave	STRATA LOT 2 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN K720 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
871 Francis Ave	STRATA LOT 1 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN K720 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
871-873 Francis Ave	STRATA LOT CP DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN K720
1018-1020 Cawston Ave	STRATA LOT CP DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN K719
1020 Cawston Ave	STRATA LOT 2 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN K719 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
1018 Cawston Ave	STRATA LOT 1 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN K719 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
1960 Ethel St	PARCEL A (X167591) DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1365
1046 Martin Ave	LOT 1 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 4311
766 Fuller Ave	LOT 16 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 694
758 Fuller Ave	LOT 14 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 694
766 Fuller Ave	LOT 16 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 694
783 Fuller Ave	LOT 27 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 694
774 Fuller Ave	LOT 18 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 694

	INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
1021 Coronation Ave	STRATA LOT 2 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN K749 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
1019-1021 Coronation Ave	STRATA LOT CP DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN K749
755 Francis Ave	LOT B DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN KAP47048
1024 Cawston Ave	STRATA LOT 1 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN K832 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
1026 Cawston Ave	STRATA LOT 2 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN K832 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
1024-1026 Cawston Ave	STRATA LOT CP DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN K832
809-815 Francis Ave	STRATA LOT CP DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS1009
809 Francis Ave	STRATA LOT 1 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS1009 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
815 Francis Ave	STRATA LOT 2 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS1009 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
936 Fuller Ave	STRATA LOT 1 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS1143 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
938 Fuller Ave	STRATA LOT 2 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS1143 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
936-938 Fuller Ave	STRATA LOT CP DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS1143
787-789 Morrison Ave	STRATA LOT CP DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS1281
787 Morrison Ave	STRATA LOT 1 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS1281 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
789 Morrison Ave	STRATA LOT 2 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS1281 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1

	STRATA LOT 1 DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS1468 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS
763 Kinnear Ave	SHOWN ON FORM 1
767 Kinnear Ave	STRATA LOT 2 DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS1468 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
763-767 Kinnear Ave	STRATA LOT CP DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS1468
749-751 Francis Ave	STRATA LOT CP DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS1493
749 Francis Ave	STRATA LOT 1 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS1493 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
751 Francis Ave	STRATA LOT 2 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS1493 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
851 Cadder Ave	LOT A SECTION 19 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN KAP53377
812 Morrison Ave	STRATA LOT 1 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS1704 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
814 Morrison Ave	STRATA LOT 2 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS1704 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
812-814 Morrison Ave	STRATA LOT CP DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS1704
809-811 Patterson Ave	STRATA LOT CP DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS2004
809 Patterson Ave	STRATA LOT 1 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS2004 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
811 Patterson Ave	STRATA LOT 2 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS2004 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS
	SHOWN ON FORM 1  STRATA LOT 1 DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS2009 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS
736 Coopland Cr	SHOWN ON FORM 1
738 Coopland Cr	STRATA LOT 2 DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS2009 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS

	SHOWN ON FORM 1
736-738 Coopland Cr	STRATA LOT CP DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS2009
788-794 Patterson Ave	STRATA LOT CP DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS2199
788 Patterson Ave	STRATA LOT 1 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS2199 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
794 Patterson Ave	STRATA LOT 2 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS2199 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
837 Patterson Ave	STRATA LOT 1 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS2397 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
839 Patterson Ave	STRATA LOT 2 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS2397 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
837-839 Patterson Ave	STRATA LOT CP DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS2397
1038 Cawston Ave	STRATA LOT 1 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS2488 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
1040 Cawston Ave	STRATA LOT 2 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS2488 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
1038-1040 Cawston Ave	STRATA LOT CP DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS2488
734-744 Patterson Ave	STRATA LOT CP DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS2495
1 734 Patterson Ave	STRATA LOT 1 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS2495 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
2 744 Patterson Ave	STRATA LOT 2 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS2495 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
770 Patterson Ave	STRATA LOT 1 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS2528 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
776 Patterson Ave	STRATA LOT 2 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS2528 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

770-776 Patterson Ave	STRATA LOT CP DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS2528
	STRATA LOT CP DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT
770-772 Kinnear Ave	STRATA PLAN KAS2546
	STRATA LOT 1 DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT
	STRATA PLAN KAS2546 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN IN PROPORTION TO THE
770 Kinnear Ave	UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
	STRATA LOT 2 DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS2546 TOGETHER WITH AN
	INTEREST IN THE COMMON PROPERTY IN IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS
772 Kinnear Ave	SHOWN ON FORM V
	STRATA LOT 2 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS2582 TOGETHER WITH AN
	INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS
806 Copeland Pl	SHOWN ON FORM V
	STRATA LOT 1 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS2627 TOGETHER WITH AN
	INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS
1021 Cawston Ave	SHOWN ON FORM V
	STRATA LOT CP DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT
1018 Wilson Ave	STRATA PLAN KAS2627
	STRATA LOT 2 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT
	STRATA PLAN KAS2627 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT
1018 Wilson Ave	ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
782 Fuller Ave	PARCEL B (SEE KW29818) DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 694
	STRATA LOT 2 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS2650 TOGETHER WITH AN
	INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS
755 Birch Ave	SHOWN ON FORM V
	STRATA LOT 1 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS2650 TOGETHER WITH AN
	INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS
757 Birch Ave	SHOWN ON FORM V
755-757 Birch Ave	STRATA LOT CP DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS2650
799 Elliot Ave	STRATA LOT CP DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS2664
	STRATA LOT B DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS2664 TOGETHER WITH AN
	INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS
778 Copeland Pl	SHOWN ON FORM V
	STRATA LOT 2 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT
	STRATA PLAN KAS2690 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT
988 Wilson Ave	ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
988 Wilson Ave	STRATA LOT CP DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT
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	STRATA PLAN KAS2690
	STRATA LOT 1 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT
	STRATA PLAN KAS2690 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT
995 Cawston Ave	ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
762-764 Martin Ave	LOT 9 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1346
758-760 Martin Ave	LOT 8 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1346
750 Martin Ave	LOT 7 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1346
790 Fuller Ave	LOT 22 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 694
800 Fuller Ave	LOT 1 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN KAP86461
804 Fuller Ave	LOT 2 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN KAP86461
768-770 Wardlaw Ave	STRATA LOT CP DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS3382
	STRATA LOT 2 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS3382 TOGETHER WITH AN
7CO Mordious Asso	INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS
768 Wardlaw Ave	SHOWN ON FORM V
	STRATA LOT 1 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS3382 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS
770 Wardlaw Ave	SHOWN ON FORM V
	STRATA LOT 1 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS3486 TOGETHER WITH AN
	INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS
756 Wardlaw Ave	SHOWN ON FORM V
	STRATA LOT 2 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS3486 TOGETHER WITH AN
758 Wardlaw Ave	INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
756-758 Wardlaw Ave	
756-758 Wardiaw Ave	STRATA LOT CP DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS3486  STRATA LOT 1 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS3184 TOGETHER WITH AN
	INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS
845 Birch Ave	SHOWN ON FORM V
	STRATA LOT 2 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS3184 TOGETHER WITH AN
	INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS
847 Birch Ave	SHOWN ON FORM V
845-847 Birch Ave	STRATA LOT CP DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS3184
855 Birch Ave	LOT 2 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 7575
829-833 Birch Ave	STRATA LOT CP DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN K276
829 Birch Ave	STRATA LOT 1 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN K276 TOGETHER WITH AN

	INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
	STRATA LOT 2 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN K276 TOGETHER WITH AN
833 Birch Ave	INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
833 BILLI AVE	STRATA LOT 2 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS1398 TOGETHER WITH AN
	INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS
823 Birch Ave	SHOWN ON FORM 1
	STRATA LOT 1 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS1398 TOGETHER WITH AN
825 Birch Ave	INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
823-825 Birch Ave	STRATA LOT CP DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS1398
781 Coronation Ave	LOT 47 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1039
793 Coronation Ave	
	LOT 49 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1039
787 Coronation Ave	LOT 48 DISTRICT LOT 9 OSOYOOS DIVISION YALE DISTRICT PLAN 1039
773 Coronation Ave	LOT 46 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1039
763-765 Coronation Ave	LOT 45 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1039
757 Coronation Ave	LOT 44 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1039
751 Coronation Ave	LOT 43 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1039
743-745 Coronation Ave	LOT 42 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1039
801 Coronation Ave	LOT 49 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1277
813 Coronation Ave	LOT 47 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1277
807 Coronation Ave	LOT 48 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1277
887-889 Patterson Ave	LOT 9 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 4855
883-885 Patterson Ave	STRATA LOT CP DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS2719
	STRATA LOT 1 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS2719 TOGETHER WITH AN
000 0	INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS
883 Patterson Ave	SHOWN ON FORM V
	STRATA LOT 2 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS2719 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS
885 Patterson Ave	SHOWN ON FORM V
877 Patterson Ave	LOT 7 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 4855
896 Wardlaw Ave	LOT 10 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 4855

886-888 Wardlaw Ave	STRATA LOT CP DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS4003
555 555 VValuiavv AVE	STRATA LOT CP DISTRICT LOT 136 0S0100S DIVISION YALE DISTRICT STRATA PLAN KAS400S  STRATA LOT 1 DISTRICT LOT 136 OS0YOOS DIVISION YALE DISTRICT STRATA PLAN KAS4003 TOGETHER WITH AN
	INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS
886 Wardlaw Ave	SHOWN ON FORM V
	STRATA LOT 2 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS4003 TOGETHER WITH AN
888 Wardlaw Ave	INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
840 Wardlaw Ave	LOT 15 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 4855
852-858 Wardlaw Ave	STRATA LOT CP DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS3523  STRATA LOT 1 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS3523 TOGETHER WITH AN
	INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS
852 Wardlaw Ave	SHOWN ON FORM V
	STRATA LOT 2 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS3523 TOGETHER WITH AN
	INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS
858 Wardlaw Ave	SHOWN ON FORM V
	STRATA LOT 2 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS3740 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS
876 Wardlaw Ave	SHOWN ON FORM V
	STRATA LOT 1 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS3740 TOGETHER WITH AN
	INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS
878 Wardlaw Ave	SHOWN ON FORM V
876-878 Wardlaw Ave	STRATA LOT CP DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS3740
864-868 Wardlaw Ave	STRATA LOT CP DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS1783
	STRATA LOT 1 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS1783 TOGETHER WITH AN
864 Wardlaw Ave	INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
804 Wardiaw Ave	STRATA LOT 2 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS1783 TOGETHER WITH AN
	INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS
868 Wardlaw Ave	SHOWN ON FORM 1
808 Fuller Ave	LOT 2 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 947
816 Fuller Ave	LOT 3 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 947
826 Fuller Ave	LOT 4 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 947
828 Fuller Ave	LOT 5 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 947
836 Fuller Ave	LOT 6 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 947
844-846 Fuller Ave	LOT 7 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 947

852 Fuller Ave	LOT 8 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 947
860 Fuller Ave	LOT 9 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 947
1346-1348 Ethel St	LOT 10 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 947
884 Fuller Ave	STRATA LOT 2 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS3000 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V.
886 Fuller Ave	STRATA LOT 1 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS3000 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V.
884-886 Fuller Ave	STRATA LOT CP DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS3000
1338 Ethel St	LOT 1 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 885
1330 Ethel St	STRATA LOT 2 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN EPS791 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNITENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
895 Wilson Ave	STRATA LOT 1 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN EPS791TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNITENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
1330 Ethel St	STRATA LOT CP DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN EPS791
848 Francis Ave	LOT 1 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 7948
838 Francis Ave	LOT 2 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 7572
828 Francis Ave	LOT 1 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 7572
802 Francis Ave	LOT 4 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 7578
794 Francis Ave	LOT 3 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 7578
734 Francis Ave	AMENDED LOT 3 (SEE 250674F) DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 3791
764-766 Francis Ave	STRATA LOT CP DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN EPS1321
764 Francis Ave	STRATA LOT 1 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN EPS1321 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
766 Francis Ave	STRATA LOT 2 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN EPS1321 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
806 Francis Ave	LOT 5 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 7578
780 Francis Ave	LOT 2 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 7578

742 Francis Ave	STRATA LOT 1 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS870 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
744 Francis Ave	STRATA LOT 2 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS870 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
742-744 Francis Ave	STRATA LOT CP DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS870
750-754 Francis Ave	STRATA LOT CP DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS2442
754 Francis Ave	STRATA LOT 2 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS2442 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
750 Francis Ave	STRATA LOT 1 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS2442 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
976 Lawson Ave	STRATA LOT 2 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN EPS1385 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
980 Lawson Ave	STRATA LOT 1 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICTSTRATA PLAN EPS1385 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
976-980 Lawson Ave	STRATA LOT CP DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICTSTRATA PLAN EPS1385
1446-1448 Graham St	STRATA LOT CP DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS2107
1446 Graham St	STRATA LOT 1 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS2107 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
1448 Graham St	STRATA LOT 2 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS2107 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
970 Lawson Ave	LOT 12 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 2378
868-870 Birch Ave	LOT 20 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 9138
867 Grenfell Ave	LOT 17 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 9138
857 Grenfell Ave	STRATA LOT 1 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN EPS2664 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
859 Grenfell Ave	STRATA LOT 2 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN EPS2664 TOGETHER WITH AN

	INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
857-859 Grenfell Ave	STRATA LOT CP DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN EPS2664
860 Birch Ave	LOT 19 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 9138
856 Birch Ave	LOT 6 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 8613
851 Grenfell Ave	LOT 15 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT PLAN 9138
2748 Curts St	LOT 20 DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT PLAN 3929
770 Raymer Ave	LOT 19 DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT PLAN 3929
773 Kinnear Ave	LOT 22 DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT PLAN 3929
783 Kinnear Ave	STRATA LOT CP DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN EPS2817
783 Kinnear Ave	STRATA LOT 1 DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN EPS2817 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
2746 Curts St	STRATA LOT 2 DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN EPS2817 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
1039 Coronation Ave	STRATA LOT 2 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN K764 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
1041 Coronation Ave	STRATA LOT 1 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN K764 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
1039-1041 Coronation Ave	STRATA LOT CP DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN K764
1369 Ethel St	LOT A DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 4557
1373 Ethel St	LOT B DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 4557
1377 Ethel St	LOT 1 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1326
1381 Ethel St	LOT 2 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1326
1405 Ethel St	LOT 26 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1326 EXCEPT PLAN EPP59025
882 Martin Ave	LOT 14 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 10190
872 Martin Ave	LOT 15 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 10190
1424-1434 Ethel St	LOT 13 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 10190 EXCEPT PLAN EPP59023

1450 Ethel St	LOT 1 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 3748
1454 Ethel St	LOT 2 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 3748
1456-1458 Ethel St	LOT 3 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 3748 EXCEPT PLAN EPP59020
912 Fuller Ave	LOT 37 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1102
906 Fuller Ave	LOT 38 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1102 EXCEPT PLAN EPP59026
871 Martin Ave	LOT 10 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 10190
881 Martin Ave	LOT 11 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 10190
1440 Ethel St	LOT 12 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 10190 EXCEPT PLAN EPP59022
861-863 Martin Ave	LOT 9 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 10190
1474 Ethel St	LOT 13 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 982
1480 Ethel St	LOT 12 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 982
1470 Ethel St	LOT 14 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 982 EXCEPT PLAN EPP59021
917 Wilson Ave	LOT 40 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1102
919 Wilson Ave	LOT 41 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1102
921 Wilson Ave	LOT 42 DISTRICT LOT 134 OSOYOOS DIVISION YALE DISTRICT PLAN 1102
927 Wilson Ave	LOT 43 DISTRICT LOT 134 OSOYOOS DIVISION YALE DISTRICT PLAN 1102
935 Wilson Ave	LOT 44 SECTION 30 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 1102
937 Wilson Ave	LOT 45 SECTION 30 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 1102
945 Wilson Ave	LOT 47 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1102
945 Wilson Ave	LOT 47 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1102
951 Wilson Ave	LOT 48 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1102
959 Wilson Ave	LOT 50 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1102
973 Wilson Ave	LOT A DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 11112
979 Wilson Ave	LOT B DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 11112
985 Wilson Ave	LOT C DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 11112
967 Wilson Ave	LOT 51 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1102
959 Wilson Ave	LOT 50 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1102
907 Wilson Ave	LOT 39 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1102

902 Lawson Ave	LOT 1 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 3388 EXCEPT PLAN EPP59656
	LOT 3 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1326
1385 Ethel St	EXCEPT PLAN EPP62273
1055-1057 Wilson Ave	STRATA LOT CP DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN EPS3700
	STRATA LOT 1 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN EPS3700 TOGETHER WITH AN
	INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNITENTITLEMENT OF THE STRATA LOT AS
1055 Wilson Ave	SHOWN ON FORM V
	STRATA LOT 2 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN EPS3700 TOGETHER WITH AN
	INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNITENTITLEMENT OF THE STRATA LOT AS
1057 Wilson Ave	SHOWN ON FORM V
1045 Wilson Ave	LOT 15 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 3707
1037 Wilson Ave	LOT 14 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 3707
1029 Wilson Ave	LOT 13 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 3707
1019 Wilson Ave	LOT 12 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 3707
1009 Wilson Ave	LOT 11 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 3707

#### Schedule B

827 Wardlaw Ave	LOT 3 DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT PLAN 7821
817 Wardlaw Ave	LOT 2 DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT PLAN 7821
837 Wardlaw Ave	LOT 4 DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT PLAN 7821
847 Wardlaw Ave	LOT 5 DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT PLAN 7821
875 Wardlaw Ave	LOT 2 DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT PLAN 13336
885 Wardlaw Ave	LOT A DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT PLAN 25900
2620 Ethel St	LOT B DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT PLAN 25900

### Schedule C

2605 Curts St	LOT 1 DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT PLAN 7821
845 Kinnear Ct	LOT 6 DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT PLAN 25798

### Schedule D

850 Kinnear Ct	LOT 52 DISTRICT LOT 135 OSOYOOS DIVISION YALE DISTRICT PLAN 26296

### **CITY OF KELOWNA**

### **BYLAW NO. 11309**

# Amendment No. 17 to Subdivision, Development and Servicing Bylaw No. 7900

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts that the City of Kelowna Subdivision, Development and Servicing Bylaw No. 7900 be amended as follows:

1. THAT **SCHEDULE 1 – WORKS & SERVICES REQUIREMENTS, WORKS & SERVICES REQUIREMENTS** Table be amended by adding the following row in its appropriate location that reads:

RU7	WTR	SWR	STM	UG	SL	URBAN	N/A	SS - R7	SS - R6

- 2. This bylaw may be cited for all purposes as "Bylaw No.11309, being Amendment No. 17 to Subdivision, Development and Servicing Bylaw No.7900."
- 3. 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

# Report to Council



Date: November 14, 2016

File: 1200-30

To: City Manager

From: Ryan Roycroft, Planner

**Subject:** Removal of Development Permit Areas

#### Recommendation:

THAT Official Community Plan Text Amendment Application No. OCP16-0025 to amend Kelowna 2030 - Official Community Plan Bylaw No. 10500 as outlined in Schedule "A" attached to the Report from the Community Planning Department dated November 14, 2016 be considered by Council;

AND THAT Council considers the Public Hearing public process to be appropriate consultation for the *Purpose* of Section 879 of the *Local Government Act*, as outlined in the Report from the Community Planning Department dated November 14, 2016

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

### Purpose:

To consider amendments to the Official Community Plan to remove Development Permit areas for Intensive Residential and Character Neighborhood Areas.

### Background:

This third report regarding the Infill Challenge addresses proposed Development Permit requirement changes. Recognizing the expected development pressures resulting from the implementation of the Infill Challenge, the proposed bylaw amendments would amend the Official Community Plan to remove the Character Neighbourhood Development Permit Areas and the Intensive Residential Permit Areas as applied to duplexes and carriage houses.

Over the past two decades, Kelowna has continued to accept more and more density in existing neighbourhoods, in the form of secondary suites and later carriage houses. With the adoption of the Infill Challenge bylaws, Kelowna will begin to see four units on identified properties.

To balance regulation and staff time, the City has traditionally reduced permitting requirements on lower density infill as it has opened opportunities for greater infill. The City deregulated rezoning requirements and permits for secondary suites as the door was opened for carriage houses. Now, as the City moves to allow greater infill, staff are recommending that the regulatory burden for Carriage Houses and Duplexes be reduced as well. The Infill Challenge also overlaps almost completely with the Character Neighbourhood Development Permit Area, with the exception in the north downtown. To avoid having multiple areas of Development Permit guidelines, staff are recommending that the Character Area Development Permit guidelines be removed from the bylaw.

The combined effect of these changes would be to essentially remove all Development Permit requirements for single and two family homes in the city, while requiring full Development Permit controls for 3 unit dwellings and above.

#### **Character Area Permits**

The Character Neighbourhood Permit overlaps very closely with the Infill Challenge Permit area. Retaining the permit area as it currently sits would lead to multiple permit processes on a single application.

The Character Neighbourhood Permit was intended to preserve the character of downtown neighbourhoods by controlling forms of single family development, including modifications and renovations to existing single family dwellings. As Council has moved to designate these properties for higher density use, the character of the neighbourhoods would be better controlled through the new Infill Development Permit process.

#### Intensive Residential Permit

The Intensive Residential Permit Area governs development of carriage houses and duplexes in the City, requiring that all carriage houses and duplexes go through a staff issued development permit process.

This permit process was introduced as the City began to allow carriage houses and expanded duplex zones, as a means of ensuring that these new forms of development would integrate into existing neighbourhoods.

Carriage houses and duplexes are much more accepted and encouraged forms of development today. The local development industry has developed products which fit comfortably into established neighbourhoods. Staff are of the opinion that the development permit process for such an established form of development is now acting as more of an obstacle than a benefit.

Properties would still be required to re-zone in order to construct a carriage house or duplex, so Council would retain control over determining whether a site was suitable for a carriage house or duplex.

### **Legal/Statutory Authority:**

Section 488(e) of the Local Government Act allows a municipality to designate Development Permit Areas for intensive Residential Development.

### Legal/Statutory Procedural Requirements:

A public hearing will be required as part of the OCP amendment. The public hearing for these amendments may be held with other public processes for other aspects of the Infill Challenge.

### **Existing Policy:**

Currently, the City of Kelowna has designated a Character Area Development permit, which requires the approval of Development Permit prior to any development in designated neighbourhoods.

The City also requires the issuance of a Development Permit for any development of a carriage house or duplex in the City.

Both development permit areas require staff issued development permits, rather than Council issued permits. Council is only involved in the review process where the applicant is requesting a variance to the Zoning bylaw, or where a property must be rezoned. These requirements would not change with the draft amendments.

### Financial/Budgetary Considerations:

Removing the requirement for Development Permits would reduce the number of permit applications and associated fees. Minor Direct Development Permits are currently \$900. In a typical year, an average of about 45 permits are taken for carriage houses and character area neighbourhoods, which would lead to a revenue decline of \$40,500. This would be partially offset by permit revenues from the new Infill Challenge Development Permit.

### Personnel Implications:

The amendments are intended to reduce staff time being dedicated to Intensive Residential (Carriage House and Duplex) permits to allocate that time towards Infill Challenge driven permits.

Considerations not applicable to	this report:
Communications Comments: External Agency/Public Commer Internal Circulation:	nts:
Submitted by:	
Ryan Roycroft, Planner	
Approved for inclusion:	RS

	OCP Bylaw No.						
No.	Section	Existing Text	Proposed Text	Explanation of Change			
	14.0 Urban Design Development Permit Areas C - Intensive Residential - Carriage House / Two Dwelling Housing Design Guidelines		Delete	Remove requirement for DPs for Carriage Houses and Duplexes			
	14.0 Urban Design Development Permit Areas D - Character Neighbourhood Design Guidelines		Delete	Remove requirements for DPs for Character Areas			



# APPLICATION: OCP16-0015

**INFILL CHALLENGE - DP AREAS AMENDMENTS** 



# **PROPOSAL**

To remove the Intensive Residential -Character Neighbourhood and Intensive Residential - Carriage House / Twe Dwelling Development permit areas



## PROJECT/TECHNICAL DETAILS

- ▶ 3<sup>rd</sup> part of the Infill Challenge Implementation
- Intended to be next step for Kelowna's infill policies
- Getting Kelowna out of the business of single and two dwelling DPs to focus full attention on 3+ unit DPs.



## REMOVING DP AREAS

- Removing DP areas mean that projects that previously required staff issued DPs would no longer require them
- Intended to allow implementation of Infill Challenge DPs at net-zero workload change



# CHARACTER NEIGHOURHOOD DP AREAS

Currently overlaps with new Infill Area

Requires DPs for single family dwellings and additions, garages, renovations

Intended to preserve neighbourhood character



# CHARACTER NEIGHBOURHOOD DP AREAS

- Removing permit areas would avoid 'doubling up' on regulation
- Time better allocated to 3+ unit infill projects rather than SFDs or garages



# TWO DWELLING / CARRIAGE HOUSE DPS

- Staff level permits for carriage house and duplex developments
- Important during the early stages of infill in Kelowna, but industry and builders now have good understanding of infill
- Evolution of how city deals with infill



# TWO DWELLING / CARRIAGE HOUSE DPS

- Majority of new Carriage Houses / Duplexes will still generate rezonings
- Council continues to review zonings
- Reduces regulatory burden post zoning
- Reduces need for staff time, improved time for review on major projects



# INFILL CHALLENGE

- Altogether, the three files (OCP, Zoning, DP Guidelines) dramatically change how infill is handled in Kelowna
- Flexibility, creativity, reduced red tape
- Important new tool in improving housing situation



## STAFF RECOMMENDATION

Staff recommend that the DP Area amendments be advanced to Public Hearing as the third leg of the Infill Challenge Implementation

### CITY OF KELOWNA

### **BYLAW NO. 11312**

# Official Community Plan Amendment No. OCP16-0025 - Sensitive Infill Houisng (Low Density)

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 "*Kelowna 2030* Official Community Plan Bylaw No. 10500", **Chapter 14 Urban Design Development Permits Areas**, be amended by:
  - a) Deleting in its entirety the following:

"C. Intensive Residential - Carriage House/Two Dwelling Housing Design Guidelines

- Category
- Properties Affected
- Justification
- Objectives
- Exemptions
- Guidelines
- D. Intensive Residential Character Neighbourhood Design Guidelines
  - Category
  - Properties Affected
  - Justification
  - Objectives
  - Exemptions
  - Guidelines"
- b) Deleting Section C. Intensive Residential Carriage House/Two Dwelling Housing Design Guidelines in its entirety including corresponding drawings; and
- c) Deleting Section D. Intensive Residential Character Neighbourhood Design Guidelines in its entirety including corresponding drawings.

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	a first time by the Municipal Council this
Consid	dered at a Public Hearing on the
Read a	a second and third time by the Municipal Council this
Adopt	ed by the Municipal Council of the City of Kelowna this
	Mayor
	City Clerk

## REPORT TO COUNCIL



Date: November 21<sup>st</sup>, 2016

**RIM No.** 1240-40

To: City Manager

From: Community Planning Department (AC)

Address: 1975 Kane Rd Applicant: Broadstreet Properties -

Adam Cooper

**Subject:** Rezoning Application

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

Existing Zone: A1 - Agriculture

Proposed Zone: RM5 - Medium Density Multiple Housing

### 1.0 Recommendation

THAT Final Adoption of Zoning Amending Bylaw No. 11261 be considered by Council;

AND THAT Council authorize the issuance of Development Permit DP16-0117 for Lot B, Section 33, Township 26, ODYD, Plan 22004, located on 1975 Kane Road, Kelowna, BC, subject to the following:

- 1. The dimensions and siting of the building to be constructed on the land be in general accordance with Schedule "A";
- 2. The exterior design and finish of the building to be constructed on the land be in general accordance with Schedule "B";
- 3. Landscaping to be provided on the land to be in general accordance with Schedule "C";
- 4. That 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 professional landscaper;

AND THAT the applicant be required to complete the above noted conditions of Council's approval prior to the Development permit being issued;

AND THAT the applicant provide the road design as described in Schedule 'A' including registering a public right-of-way over the right-hand turn lane and sidewalk along portions of Valley Road as part of a Servicing Agreement signed prior to Building Permit issuance;

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

### 2.0 Purpose

To consider a form & character Development Permit for an 111-unit multi-family rental project with two  $4\frac{1}{2}$  storey buildings.

### 3.0 Community Planning

Staff are recommending support for the Development Permit proposed for 1975 Kane Rd. Adding residential density on this site in close proximity to the Kane Road Village Centre is encouraged by the City and supported through the

Official Community Plan (OCP). The previous drawings shown to Council at Public Hearing for the rezoning required a number of variances including: an additional storey in height, parking reduction, and landscape buffer variances. Staff were not supportive of that design and wrote a report of nonsupport. The applicant chose to amend the design based on the potential of a non-support recommendation from staff. The re-design of the project included the goal of eliminating all variances. See Figure 1, 2, & 3 to see design progression.

When considering a height varinace, Staff expect a higher level of design that includes stepping back of the upper floors and significant considerations to the architectural features and façade articulation in order to reduce the massing and bulk of the building. Now that the developer has reduced the height of the buildings to fit within the regulations of the RM5 zone, the new 4 storey building design better demonstrates the Development Permit principles of 'human scale' and a better transition to the neighbouring properties.

Staff were also originally concerned with the adequate provision of off-street parking. The location of the subject property is not located in one of the City's urban centres, therefore it is anticipated that residents will rely on vehicles more than if the project was located in an urban centre. Spill-over parking to the surrounding neighbourhood is of concern as there is very limited amounts of onstreet parking in the area, which is already in high demand. The applicant addressed these concerns by reducing the number of units and eliminating the



Figure 1: Initial design shown at Public Hearing



Figure 2: Revised design (Staff non-support)



Figure 3: Finalized Design proposed for Development Permit

### parking variance.

The design of the ground floor units is a key consideration to positively addressing the streetscape and contributing to the Village Centre character. Ground oriented units have been provided along the Kane Road frontage which aligns with Kelowna's urban design guidelines. Ground-oriented units have not been provided along the Valley Road elevation but the exposed parkade is hidden behind a sloped landscape feature which is an acceptable treatment in regards to the urban design guidelines.

This project originally began with the buildings located in awkward positions relative to the fronting streets and with the access from Kane Road. After numerous design changes and negotiations with Staff, the project now achieves many of the City's design objectives including the desired access from Valley Road with the necessary traffic improvements (left and right hand turn lanes). While the architectural design authenticity is not unique to Kelowna, the project does now meet most of the urban design guidelines and achieves a rental housing project in a location encouraged by the Official Community Plan. Therefore, Staff are supportive of the proposed Development Permit.

### 4.0 Proposal

### 4.1 Project Description

The subject property is currently vacant. The proposal is for 111 rental units through two apartment building with a mix of 1, 2, & 3 bedroom units. The current plan shows two four storey buildings above under structure parkades. The parkades are raised out of the ground by a half storey. The total number of units include 111 units of which 17 units are 1-bedrooms, 78 units are 2-bedrooms, and 16 are 3-bedrooms. The building facing Kane Rd contains 56 units and the building facing Valley Rd contains 55 units. The exterior materials have been enhanced from the original submission (see applicant's rationale letter for details). Vehicular access will be from Valley Rd at the southern tip of the property. The access will contain a left hand and right hand turn lane into the development. The amenities provided include private decks and patios, a dog run area, an urban agriculture space with workshop as well as a pergola covered deck area with seating areas.

### 4.2 Site Context

The site is located within the Glenmore Village Centre neighbourhood. The subject property is designated MRM (Multiple Residential - Medium Density) and the lot is within the Permanent Growth Boundary. Specifically, the adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	C3 - Neighbourhood Commercial	Commercial
Fact	RU1 - Large Lot Housing	Residential
East	A1 - Agriculture	Agriculture
South	RM3 - Low Density Multiple Housing	Residential
West	RM3 - Low Density Multiple Housing	Vacant
WEST	RM5 - Medium Density Multiple Housing	Residential

Subject Property Map: 1975 Kane Rd



### 4.3 Zoning Analysis Table

Zoning Analysis Table				
CRITERIA	RM5 ZONE REQUIREMENTS	PROPOSAL		
	Development Regulations			
Height	18.0 m / 4.5 storeys	13 m / 4.5 storeys		
Front Yard (north)	Min 6.0 m except for 1.5 m for ground oriented housing	6.0 m		
Side Yard (east)	Min 6.0 m except for 1.5 m for ground oriented housing	6.0 m		
Side Yard (west)	4.5 m (up to 2 ½ storeys) 7.0 m (above 2 ½ storeys)	7.0 m		
Rear Yard (south)	9.0 m	9.0 m		
Site coverage of buildings	40 %	40%		

Zoning Analysis Table				
CRITERIA	RM5 ZONE REQUIREMENTS	PROPOSAL		
Site coverage of buildings, driveways & parking	65 %	63 %		
FAR	1.1 Max	1.06		
	Parking Regulations			
Minimum Parking Requirements	166 parking stalls	166 parking stalls		
Ratio of Parking Stalls	Full size: 50% Min Medium Size: 40% Max Small Size: 10% Max	Full size: 50% (83 stalls)  Medium Size: 40% (66 stalls)  Small Size: 10% (17 stalls)  2 Accessible		
Minimum Drive Aisle Width	7.0 m	7.0 m		
	Other Regulations			
Minimum Bicycle Parking Requirements Private Open Space	Class 1: 56 bikes Class 2: 12 bikes 29,762 ft <sup>2</sup>	Class 1: 60 bikes Class 2: 32 bikes 31,400 ft <sup>2</sup>		
Landscape Island Area	1,763 ft <sup>2</sup>	3,000 ft <sup>2</sup>		
Landscape Buffer	Front yard: 3.0 m Side yard: 3.0 m Rear yard: 3.0 m	Front yard: 6.0 m Side yard (east): 6.0 m Side yard (west): 3.0 m Rear yard: 3.0 m		

### 5.0 Current Development Policies

### 5.1 Kelowna Official Community Plan (OCP)

### Chapter 14 Comprehensive Development Permit Area (Multiple Unit Residential) - Guidelines

1.0	Authenticity and regional expression
1.1	Incorporate landscaping and building form and character that is distinct to Kelowna and the Central Okanagan and conveys a sense of authenticity;
1.2	Incorporate forms and images that relate to the region's natural and cultural landscapes (e.g. incorporate winery or orchard inspired trellises or rooflines that reflect those found on barns and older homes located on/around agricultural lands);
1.3	Respond architecturally to summer sun with buildings that have overhangs and recesses of sufficient depth to provide comfort and shade;
1.4	Incorporate materials that relate to the character of the region and the context of the surrounding neighbourhood;
1.5	Use colours found in the region's natural and cultural landscape;
1.6	Provide generous outdoor spaces, including rooftops, balconies, patios and courtyards, to allow residents to benefit from the favourable Okanagan weather;
1.7	Incorporate techniques and treatments that emphasize the transition between inside and outside (e.g. operable windows, overhead rolling doors, canopies, trellises, recessed entrances, and extended building planes).
2.0	Context
2.1	Emulate desirable form and character of nearby buildings;

Address phasing when the area is designated for more intensive development and the deequately detailed to provide visual interest in the interim);  Design new multi-storey buildings to transition in height where the OCP land use designation provides for smaller structures on adjoining lots?  Align architectural features (e.g. window rhythm, cornice lines) to create visual continuity with neighbouring buildings;  Respect and enhance the original character of an existing building when modifying its exterior;  Allow eclecticism within the streetscape as long as buildings do not visually dominate neighbouring buildings;  Design developments with multiple buildings such that there is a sense of architectural unity or cohesiveness.  Relationship to the street  Locate buildings to provide an eff ective street edge while respecting the established, desired streetscape rhythm;  Develop visual and physical connections between the public street and private buildings (e.g. patios and spill-out activity, views to and from active interior spaces, awnings and canopies);  Avoid split level, raised or sunken parkade entrances;  Design buildings with multiple street frontages to give equal emphasis to each frontage with respect to building massing, materials, details, and landscaping.  Anothectural elements (e.g. balconies, bay windows, cantilevered floors, cupolas, dormers);  Visually-interesting rooflines (e.g. variations in cornice lines and roof slopes);  Step back upper floors to reduce visual impact;  Building frontages that vary architectural interest along the line of the building;  Wall projections and indentations, windows and siding treatments as well as varied material textures should be utilized to create visual interest along the line of the building facades;  Building frontages that vary architectural treatment in regular intervals in order to future streetscape;  Building frontages that vary architectural treatment in regular intervals in order to future streets and to articulate building facades;  Building inter		
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<ul> <li>4.4 placement of trees, shades and vines, trellis and arbours, along with surface materials such as pavers);</li> <li>4.5 Design with consideration for the effect of building height on shading and views.</li> <li>5.0 Human Scale         <ul> <li>Design for human scale and visual interest in all building elevations. This can be achieved principally by giving emphasis to doors and windows and other signs of human habitation relative to walls and building structure;</li> </ul> </li> <li>5.2 Articulate facades by means of indentations and projections of elements (e.g. windows and doors, cornice lines, pilasters, balconies, and other detailing);</li> </ul>	4.3	
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doors, cornice lines, pilasters, balconies, and other detailing);	5.1	principally by giving emphasis to doors and windows and other signs of human habitation relative
5.3 Distinguish key building elements through the use of setbacks, projections, textures, materials,	5.2	
	5.3	Distinguish key building elements through the use of setbacks, projections, textures, materials,

	<ul> <li>and detailing:</li> <li>Base: Within the first few storeys, a base should be clearly defined and positively contribute to the quality of the pedestrian environment;</li> <li>Middle: The body of the building above the base should contribute to, but not dominate, the physical and visual quality of the overall streetscape;</li> <li>Top: The roof should be distinguished from the rest of the building and designed to contribute to the visual quality of the skyline;</li> </ul>	
5.4	Design building facades with a balance of vertical and horizontal proportions (e.g. vertical elements at regular intervals to strengthen the pedestrian-scale of otherwise horizontal buildings);	
5.5	Incorporate windows with vertical proportions. Horizontal glazed areas should be divided into vertically proportioned windows separated by mullions or building structure;	
5.6	Incorporate roof overhangs, and the use of awnings, louvers, canopies and other window screening techniques;	
5.7	Incorporate windows within enclosed stairwells to exhibit human scale, reduce their visual bulk, and enhance safety;	
5.8	Reduce the visual impact and massing of enclosed elevator shafts with architectural treatments.	

### 6.0 Technical Comments

### 6.1 Building & Permitting Department

- 1) Development Cost Charges (DCC's) are required to be paid prior to issuance of any Building Permit(s).
- 2) Placement permits are required for any sales or construction trailers that will be on site. The location(s) of these are to be shown at time of development permit application.
- 3) A Building Code analysis is required for the structure at time of building permit applications, but the following items may affect the form and character of the building(s):
  - a. Any security system that limits access to exiting needs to be addressed in the code analysis by the architect.
  - b. Access to the roof is required per NFPA and guard rails may be required and should be reflected in the plans if required.
- 4) A Geotechnical report is required to address the sub soil conditions and site drainage at time of building permit application.
- 5) Fire resistance ratings are required for storage, janitor and/or garbage enclosure room(s). The drawings submitted for building permit is to clearly identify how this rating will be achieved and where these area(s) are located.
- 6) An exit analysis is required as part of the code analysis at time of building permit application. The exit analysis is to address travel distances within the units, number of required exits per area, door swing direction, handrails on each side of exit stairs, width of exits etc.

### 6.2 <u>Development Engineering Department</u>

See Memos (Attachment 'A') dated June 20<sup>th</sup> 2016 & June 14<sup>th</sup> 2016.

### 6.3 Fire Department

- 1) Construction fire safety plan is required to be submitted and reviewed prior to construction and updated as required.
- 2) Engineered Fire Flow calculations are required to determine Fire Hydrant requirements as per the City of Kelowna Subdivsion Bylaw #7900. Should a hydrant be required on this property it shall be operational prior to the start of construction and shall be deemed a private hydrant
- 3) This building shall be addressed off of the street it is accessed from. A visible address must be posted on this street as per City of Kelowna By-Laws.
- 4) Sprinkler drawings are to be submitted to the Fire Dept. for review when available.
- 5) A fire safety plan as per section 2.8 BCFC is required at occupancy. The fire safety plan and floor plans are to be submitted for approval in AutoCAD Drawing format on a CD.
- 6) Fire Department access is to be met as per BCBC 3.2.5. -
- 7) Approved Fire Department steel lock box acceptable to the fire dept. is required by the fire dept. entrance and shall be flush mounted
- 8) All requirements of the City of Kelowna Fire and Life Safety Bylaw 10760 shall be met.
- 9) Fire alarm system is to be monitored by an agency meeting the CAN/ULC S561 Standard.
- 10) Contact Fire Prevention Branch for fire extinguisher requirements and placement.
- 11) Fire department connection is to be within 45M of a fire hydrant unobstructed.
- 12) Ensure FD connection is clearly marked and visible from the street.
- 13) Standpipes to be located on intermediate landings.
- 14) Sprinkler zone valves shall be accessible as per fire prevention bylaw.
- 15) Dumpster/refuse container must be 3 meters from structures or overhangs or in a rated room in the parking garage.

### 7.0 Application Chronology

Date of Application Received (incomplete):April 29th 2016Date Public Consultation (Public Open House):July 4th 2016Date First Reading:July 25th 2016Date Public Hearing:August 9th 2016Date for DP/DVP (application was withdrawn):Oct 18th 2016

Report prepared by:	
Adam Cseke	

**Reviewed by:** Terry Barton, Urban Planning Manager

**Approved for:** Ryan Smith, Community Planning Department Manager

### Attachments:

Engineering Memo (Attachment 'A') Applicant's Design Rationale Development Permit

### CITY OF KELOWNA

### MEMORANDUM

Date:

June 20, 2016

File No.:

Z16-0026

To:

Land Use Management (AC)

From:

Development Engineering Manager (SM)

Subject:

1975 Kane Rd at Valley Rd

Lot B ODYD Plan 22004

The Development Engineering Branch comments and requirements regarding this application to rezone from A-1 Agriculture 1 zone to RM5 Medium Density Multiple Housing are as follows:

### .1) General

- a) The postal authorities must be contacted to determine whether or not a "community mailbox" will be utilized, and if so, its location should be determined and the proposed location shown on the construction plans. Please contact the Canadian Post Corporation, Delivery Services, P.O. Box 2110, Vancouver, B.C. V6B 4Z3 (604) 662-1381 in this regard.
- b) Where there is a possibility of a high water table or surcharging of storm drains during major storm events, non-basement homes may be required. This must be determined by the engineer and detailed on the Lot Grading Plan required in the drainage section.
- c) Provide easements as may be required.

### .2) Dedications

- a) On the Kane Road frontage, provide an additional 2.6m dedication for a roadway allowance widening matching the adjacent parcels to the west.
- b) Dedicate additional road allowance widening for a roundabout at the Valley Rd intersection

#### .3) Geotechnical Study.

a) Provide a comprehensive geotechnical report (3 copies), prepared by a Professional Engineer competent in the field of hydro-geotechnical engineering to address the items below: NOTE: The City is relying on the Geotechnical Engineer's report to prevent any damage to property and/or injury to persons from occurring as a result of problems with soil slippage or soil instability related to this proposed subdivision.

ATTACHMENT A
This forms part of development
Permit # Z16-0019

City of Kelowna

Page 2 of 5

The Geotechnical reports must be submitted to the Planning and Development Services Department (Planning & Development Officer) for distribution to the Works & Utilities Department and Inspection Services Division prior to submission of Engineering drawings or application for subdivision approval.

- (i) Area ground water characteristics, including any springs and overland surface drainage courses traversing the property. Identify any monitoring required.
- (ii) Site suitability for development.
- (iii) Site soil characteristics (i.e. fill areas, sulphate content, unsuitable soils such as organic material, etc.).
- (iv) Any special requirements for construction of roads, utilities and building structures.
- Suitability of on-site disposal of storm water and sanitary waste, including effects upon adjoining lands.
- Recommendations for items that should be included in a Restrictive Covenant.
- iii) Any special requirements that the proposed subdivision should undertake.
- iv) Any items required in other sections of this document.
- v) Recommendations for erosion and sedimentation controls for water and wind.
- vi) Recommendations for roof drains and perimeter drains.
- vii) Recommendations for construction of detention or infiltration ponds if applicable.

### .4) Water

- a) The property is located within the Glenmore Ellison Improvement District service area.
- b) Ensure an adequately sized domestic water and fire protection system is in place. The developer is required to make satisfactory arrangements with the GEID for these items. All charges for service connection and upgrading costs are to be paid directly to the GEID.

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#### .5) **Sanitary Sewer**

- Provide an adequately sized sanitary sewer connection. Only one service a) is to be provided for this development.
- b) Decommissioning of the existing small diameter service at the main and the installation of the new service will be at the applicant's cost. The estimated cost of construction for bonding purposes including 40% escalation is \$20,000
- C) Perform a downstream capacity analysis of the City's Sanitary Sewer system based on the proposed development unit count.

#### Drainage .6)

- a) A requirement of this rezoning application will be to prepare a storm water management plan complete with a detailed Site Grading Plan including storm detention, erosion and sedimentation controls required onsite.
- Show details of dedications, rights-of-way, setbacks and non-disturbance b) areas on the lot Grading Plan.
- c) There is a possibility of a high water table or surcharging of storm drains during major storm events. This should be considered in the design of the onsite system.

#### .7) Roads

- a) Kane Road is designated an urban collector road. Dedicate and construct the road to match the existing road section to the west and also construct the corner rounding at the Valley Road intersection so that it will also accommodate the construction of a future roundabout, including curb and gutter, separate sidewalk, storm drainage system with catch basins, road works, landscaped boulevard complete with underground irrigation system, and street lights. The estimated cost of construction for bonding purposes including 40% escalation is \$69,400
- b) On Kane Road a future asphalt overlay is required for the full road frontage up to the centre line of the road however, the City wishes to complete this work at a later date as part of a larger project; therefore cash in-lieu of construction is required. The deferred revenue cash amount is \$21,875
- Valley Road is designated an urban collector road. Construct to a full urban c) standard including monolithic sidewalk, curb and gutter, sidewalk, piped storm drainage system, road work and street lights. The estimated cost of construction for bonding purposes including 40% escalation is \$122,600
- d) Vehicle access to the subject property will be from Valley Road. It will be necessary to dedicate and construct a painted left turn bay for north bound traffic entering the site.
- e) Other comments may be forthcoming pending submission of Development Permit Drawings for on-site and directly adjacent-to-site zones.

Attachment This forms part of development Permit # Z16-0019

Page 4 of 5

#### .8) Power and Telecommunication Services and Street Lights

b) Prior to issuance of Building Permit, the applicant must make servicing applications to the respective Power and Telecommunication utility companies. The utility companies are required to obtain the City's approval before commencing construction.

### .9) Design and Construction

- b) Design, construction supervision and inspection of all off-site civil works and site servicing must be performed by a Consulting Civil Engineer and all such work is subject to the approval of the City Engineer. Drawings must conform to City standards and requirements.
- c) Engineering drawing submissions are to be in accordance with the City's "Engineering Drawing Submission Requirements" Policy. Please note the number of sets and drawings required for submissions.
- d) Quality Control and Assurance Plans must be provided in accordance with the Subdivision, Development & Servicing Bylaw No. 7900 (refer to Part 5 and Schedule 3).
- e) A "Consulting Engineering Confirmation Letter" (City document 'C') must be completed prior to submission of any designs.
- f) Before any construction related to the requirements of this subdivision application commences, design drawings prepared by a professional engineer must be submitted to the City's Development Engineering Department. The design drawings must first be "Issued for Construction" by the City Engineer. On examination of design drawings, it may be determined that rights-of-way are required for current or future needs.

#### .10) Servicing Agreements for Works and Services

- b) A Servicing Agreement is required for all offsite works and services on City lands in accordance with the Subdivision, Development & Servicing Bylaw No. 7900. The applicant's Engineer, prior to preparation of Servicing Agreements, must provide adequate drawings and estimates for the required works. The Servicing Agreement must be in the form as described in Schedule 2 of the bylaw.
- c) Part 3, "Security for Works and Services", of the Bylaw, describes the Bonding and Insurance requirements of the Owner. The liability limit is not to be less than \$5,000,000 and the City is to be named on the insurance policy as an additional insured.

Page 5 of 5

#### .11) Other Engineering Comments

- b) Provide all necessary Statutory Rights-of-Way for any utility corridors required, including those on proposed or existing City Lands.
- c) If any road dedication affects lands encumbered by a Utility right-of-way (such as BC Hydro Gas, etc.) please obtain the approval of the utility prior to application for final subdivision approval. Any works required by the utility as a consequence of the road dedication must be incorporated in the construction drawings submitted to the City's Development Manager.

#### .12) **Bonding and Levey Summary**

(a) Bonding

> Roadworks Kane Rd \$ 69,400 Roadworks Valley Rd \$122,600 Sanitary Sewer \$ 20, Storm Drainage Included in roadworks item \$ 20,000

Total bonding including 40% escalation

\$ 212,000

Watermain TBD by GEID

Power and communications TBD by others

#### (b) Cash Levy

(i) Future Asphalt Overlay Kane Rd Frontage \$ 21,875

#### **Charges and Fees** .13)

- Development Cost Charges (DCC's) are payable b)
- Fees per the "Development Application Fees Bylaw" include: c)
  - i) Street/Traffic Sign Fees: at cost if required (to be determined after design).
  - ii) Survey Monument, Replacement Fee: \$1,200.00 (GST exempt) only if disturbed.
  - iii) Engineering and Inspection Fee: 3.5% of construction value (plus

Steve Muenz, P. End.

Development Engineering Manager

Attachment This forms part of development City of Permit # Z16-0019 Kelowna

### **CITY OF KELOWNA**

### **MEMORANDUM**

**Date:** June 14, 2016 **File No.:** DVP16-0118

**To:** Land Use Management (AC)

From: Development Engineering Manager

**Subject:** 1975 Kane Rd, at Valley Rd Lot B ODYD Plan 22004

The Development Engineering Branch comments and requirements regarding this application are as follows:

Development Variance Permit for proposed multi-family residential development. The proposal to Vary parking requirements from 176 stalls to proposed 145 stalls is not supported by Development Engineering.

The proposal to Vary building height from 4.5 storeys to proposed 5 storeys will not compromise municipal servicing requirements.

Steve Muenz, P. Eng.
Development Engineering Manager
JF/jf

### **CITY OF KELOWNA**

### **MEMORANDUM**

**Date:** June 14, 2016 **File No.:** DP16-0117

**To:** Land Use Management (AC)

From: Development Engineering Manager

Subject: 1975 Kane Rd, at Valley Rd Lot B ODYD Plan 22004

The Development Engineering Branch comments and requirements regarding this application are as follows:

The Development Engineering Technologist for this project is John Filipenko. AScT

### 1. General.

Development Engineering servicing and frontage improvement requirements were addressed under File Z16-0026. The requirements must be satisfied prior to issuance of the Development Permit.

### Domestic Water and Fire Protection

- (a) The property is located within the Glenmore Ellison Improvement District service area.
- (b) Ensure an adequately sized domestic water and fire protection system is in place. The developer is required to make satisfactory arrangements with the GEID for these items. All charges for service connection and upgrading costs are to be paid directly to the GEID.
- (c) Landscaped boulevards, complete with underground irrigation systems, must be integrated with the on-site irrigation system.

### 3. Storm Drainage

- (a) The developer must engage a consulting civil engineer to provide a storm water management plan for this development which meets the requirements of the City Storm Water Management Policy and Design Manual. The storm water management plan must also include provision of lot grading plan, and recommendations for onsite drainage containment and disposal systems.
- (b) Provide a Storm Management and Lot-Grading Plan.

### 4. Geotechnical Report

- a) Provide a geotechnical report (3 copies), prepared by a Professional Engineer competent in the field of hydro-geotechnical engineering to address the items below: NOTE: The City is relying on the Geotechnical Engineer's report to prevent any damage to property and/or injury to persons from occurring as a result of problems with soil slippage or soil instability related to this proposed development.
  - (i) Area ground water characteristics, including any springs and overland surface drainage courses traversing the property. Identify any monitoring required.
  - (ii) Site suitability for development. Site soil characteristics (i.e. fill areas, sulphate content, unsuitable soils such as organic material, etc.).
  - (iii) Any special requirements for construction of roads, utilities and building structures.
  - (iv) Recommendations for items that should be included in a Restrictive Covenant.
  - (v) Any items required in other sections of this document.
  - (vi) Recommendations for erosion and sedimentation controls for water and wind.

Steve Muenz, P. Eng. Development Engineering Manager JF/jf

## DEVELOPMENT PERMIT AND DEVELOPMENT VARIANCE PERMIT



#### APPROVED ISSUANCE OF DEVELOPMENT PERMIT AND DEVELOPMENT VARIANCE PERMIT

File Number DP16-0117 & DVP16-0118DP16-0117 & DVP16-0118

**Issued To:** Broadstreet Properties

Site Address: 1975 Kane Rd

Legal Description: Lot B, Section 33, Township 26, ODYD, Plan 22004

**Zoning Classification:** RM5 - Medium Density Multiple Housing **Developent Permit Area:** Comprehensive Development Permit Area

#### **SCOPE OF APPROVAL**

This Permit applies to and only to those lands within the Municipality as described above, and any and all buildings, structures and other development thereon.

This Permit is issued subject to compliance with all of the Bylaws of the Municipality applicable thereto, except as specifically varied or supplemented by this Permit, noted in the Terms and Conditions below.

The issuance of a Permit limits the Permit Holder to be in strict compliance with regulations of the Zoning Bylaw and all other Bylaws unless specific Variances have been authorized by the Permit. No implied Variances from bylaw provisions shall be granted by virtue of drawing notations that are inconsistent with bylaw provisions and that may not have been identified as required Variances by the applicant or Municipal staff.

#### 1. TERMS AND CONDITIONS

THAT Development Permit No. DP16-0117 for Lot B, Section 33, Township 26, ODYD, Plan 22004, located at 1975 Kane Rd, Kelowna, BC be approved subject to general conformance to the drawings (Schedule "A", "B", & "C") attached to this permit.

#### 2. PERFORMANCE SECURITY

As a condition of the issuance of this Permit, Council is holding the security set out below to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Permit Holder and be paid to the Permit Holder if the security is returned. The condition of the posting of the security is that should the Permit Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the Municipality may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Permit

Holder, or should the Permit Holder carry out the development permitted by this Permit within	ı the
time set out above, the security shall be returned to the Permit Holder. There is filed accordingly:	:

- a) Cash in the amount of \$ 102,125.62 OR
- b) A Certified Cheque in the amount of \$ 102,125.62 OR
- c) An Irrevocable Letter of Credit in the amount of \$ 102,125.62

Before any bond or security required under this Permit is reduced or released, the Developer will provide the City with a statutory declaration certifying that all labour, material, workers' compensation and other taxes and costs have been paid.

#### 3. DEVELOPMENT

The land described herein shall be developed strictly in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit that shall form a part hereof.

If the applicant does not commence the development within two (2) years of the date of this Permit, this Permit shall lapse with no opportunity for extension.

#### This Permit IS NOT a Building Permit.

The issuance of this Permit grants to the municipality a save harmless and effectually indemnify the Municipality against:

- a) All actions and proceedings, costs, damages, expenses, claims, and demands whatsoever and by whomsoever brought, by reason of the Municipality granting to me the said Permit.
- b) All costs, expenses, claims that may be incurred by the Municipality if the construction by me of engineering or other types of works as called for by the Permit results in damages to any property owned in whole or in part by the Municipality or which the Municipality by duty or custom is obliged, directly or indirectly in any way or to any degree, to construct, repair, or maintain.

Should there be any change in ownership or legal description of the property, I undertake to notify the Community Planning Department immediately to avoid any unnecessary delay in processing the application.

4. APPROVALS	
Issued and approved by Council on the day of	, 2016.
Ryan Smith, Community Planning Department Manager Community Planning & Real Estate	Date

The PERMIT HOLDER is the <u>CURRENT LAND OWNER</u>. Security shall be returned to the PERMIT HOLDER





Lindgren Manor Multifamily Rental Development Proposal Location: 1975 Kane RD. (corner of Kane Rd. and Valley Rd.)

Date: November 4th, 2016

#### **Design Rationale**

Broadstreet Properties is pleased to resubmit to the City of Kelowna our variance free Development Permit application for Lindgren Manor, located in the Glenmore Valley Village.

The site for Lindgren Manor is located at 1975 Kane Rd, at the intersection of Valley Road and Kane Road. The site has recently been approved to be rezoned from A1 agricultural to RM5, which is consistent with its OCP designation of MRM.

The triangle shaped parcel, bound by Valley Rd. and Kane Rd. will be reduced from its original size in order to provide the City of Kelowna with a land dedication for frontage improvements along Kane Rd. and to support a roundabout at Valley and Kane Rods. The technical subdivision for the land dedication has been approved by the city and the application to deposit plans has been signed by the owner, the applicant and the city. Upon DP approval, the applicants legal counsel will deposit the plans for registration.

The plan for the site calls for two 4.5 storey buildings with a total of 111 units in 1,2 and 3 bedroom configurations. Each of the two buildings contains 4 storeys of residential use with the parkade level raised a half storey up to accommodate the high water table on the site. Building A contains 55 residential units with a permanent rental office, while Building B contains 56 units.

The exterior details of the buildings themselves exemplify tasteful references to traditional and familiar craftsman-style neighbourhoods. The overall interplay of shapes, proportions, durable materials and varied colours provides enduring interest to the facades and roof-lines. The use of stone on the entry ways and Kane Rd balcony columns adds a touch of mountain reference to suit the neighbourhood context.

The orientation of the buildings on the site creates strong street frontages on both Kane and Valley roads, with units facing Kane Rd featuring private connections to the new public sidewalk. These street oriented units are elevated in relation to Kane Rd, and access to them is through a pergola covered walkway that ends in a small flight of stairs leading up the patios and front entry's. The building's main access is also facing Kane Rd to encourage pedestrian activity to the commercial use across the street and to add to the visual interest along Kane Rd.

Vehicle access to the site will be from Valley Rd., at the southern tip of the property. The access will feature a new left hand turn lane for northbound vehicle traffic with room for two vehicles to queue. In addition a new right hand turn lane into the site for southbound Valley traffic will be created with room for one vehicle to queue. Bike lanes at 1.5m and sidewalks at 1.5m will also be provided and all





engineering work has been signed off by Development Engineering. The applicant has also provided the city with the required bonding based on city estimates for the engineering works.

Parking requirements are met through a mixture of underground and surface parking stalls that meet the City's prescribed bylaw requirements for total number of stalls (168 stalls required) as well as the correct ratio of full, medium and small size stalls (50,%, 40%, 10%).

Amenity requirements have been achieved through a mixture of private patios and decks as well as shared outdoor amenity areas, including a dog run area, an urban agriculture space with workshop, as well as a pergola covered deck with seating areas. A total of 31,400 sq ft. provided where 29,762 sq ft is required under the bylaw. An extensive landscaping treatment on Kane Rd., designed by local landscape architecture firm Outland Design, enhances the ground floor orientation of the buildings and provides screening for residents. Landscaping on the rest of the site has been designed to screen our project from the neighbouring multi-family project, to break up the parking lot areas and create a positive and pleasant image of the site for passing vehicle and pedestrian traffic.

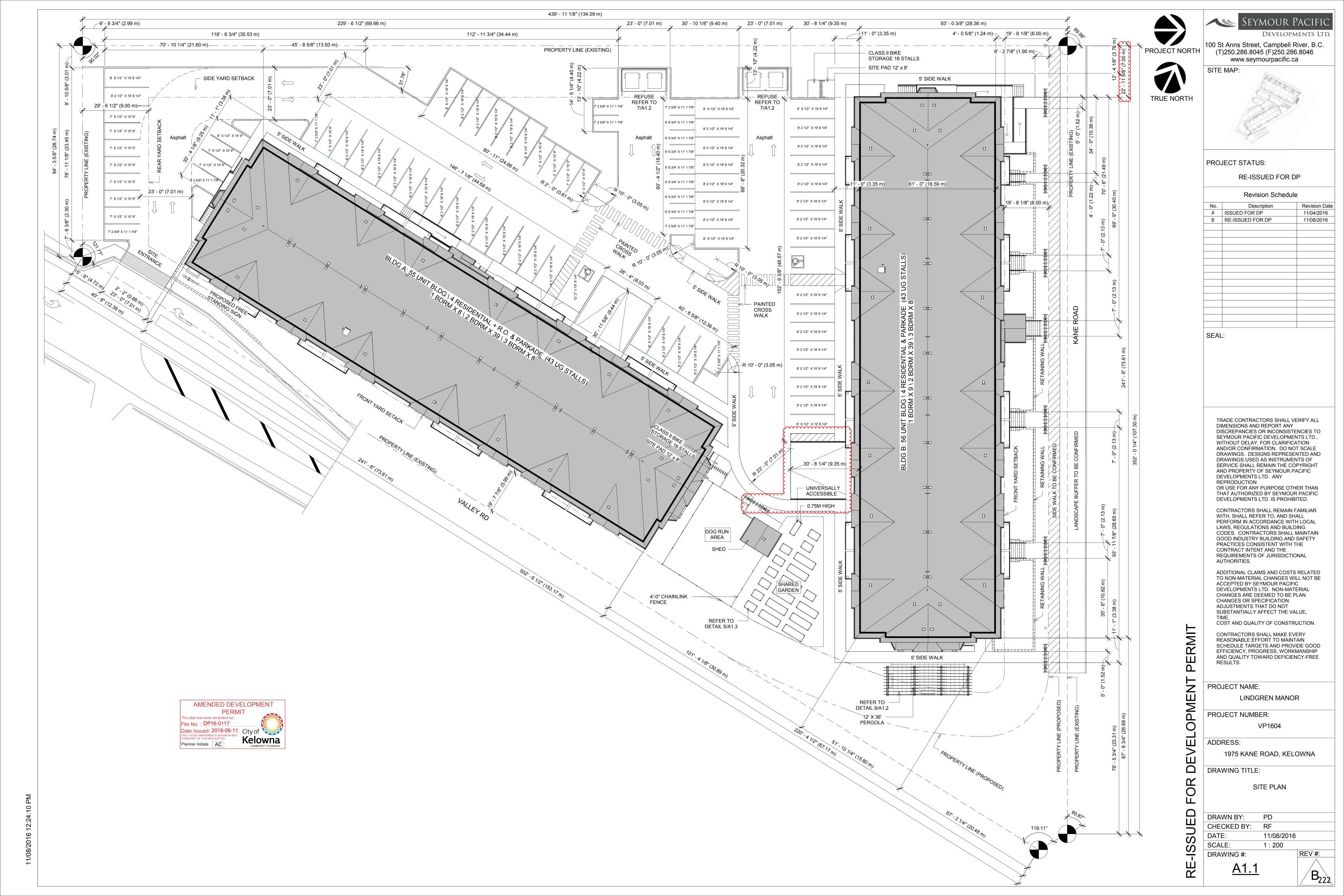
#### **Conclusion**

Broadstreet Properties would like to thank you for the opportunity to provide detailed information on our proposed project – Lindgren Manor. Should you have any questions, please do not hesitate to contact me at your earliest convenience.

Sincerely,

Adam Cooper MCIP, RPP Development Manger Broadstreet Properties









#### **DRAWING INDEX** Sheet Number Sheet Name COVER PAGE SITE LOCATION A1.0 A1.1 SITE PLAN SITE ACCESSORIES 1 OF 2 A1.2 SITE ACCESSORIES 2 OF 2 SITE RENDERS A2.1 PARKADE PLAN BUILDING A A2.4 FIRST FLOOR PLAN BUILDING A A2.5 SECOND AND THIRD PLAN BUILDING A FOURTH FLOOR AND ROOF PLAN BUILDING A A2.7 PARKADE PLAN BUILDING B A2.10 FIRST FLOOR PLAN BUILDING B A2.11 SECOND AND THIRD PLAN BUILDING B A2.12 FOURTH FLOOR AND ROOF PLAN BUILDING B A3.1 ELEVATIONS BUILDING A (PART 1 OF 2) ELEVATIONS BUILDING A (PART 2 OF 2) A3.2 ELEVATIONS BUILDING B (PART 1 OF 2) A3.3 ELEVATIONS BUILDING B (PART 2 OF 2) A3.4 COLOUR BOARD

# LINDGREN MANOR

1975 Kane Road
ISSUED FOR DEVELOPMENT PERMIT



www.seymourpacific.ca

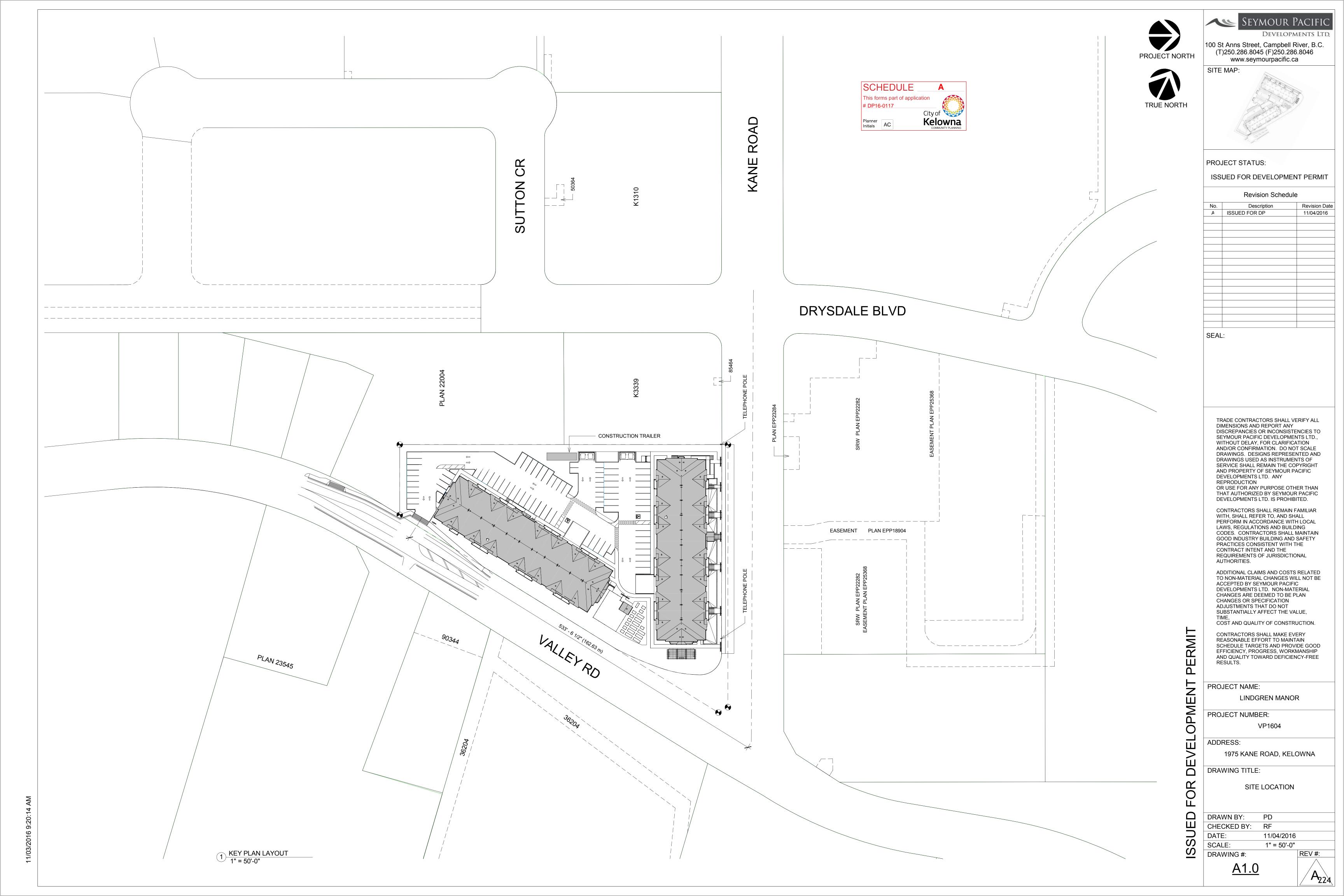
100 St Anns, Campbell River, B.C. (T)250.286.8045 (F)250.286.8046

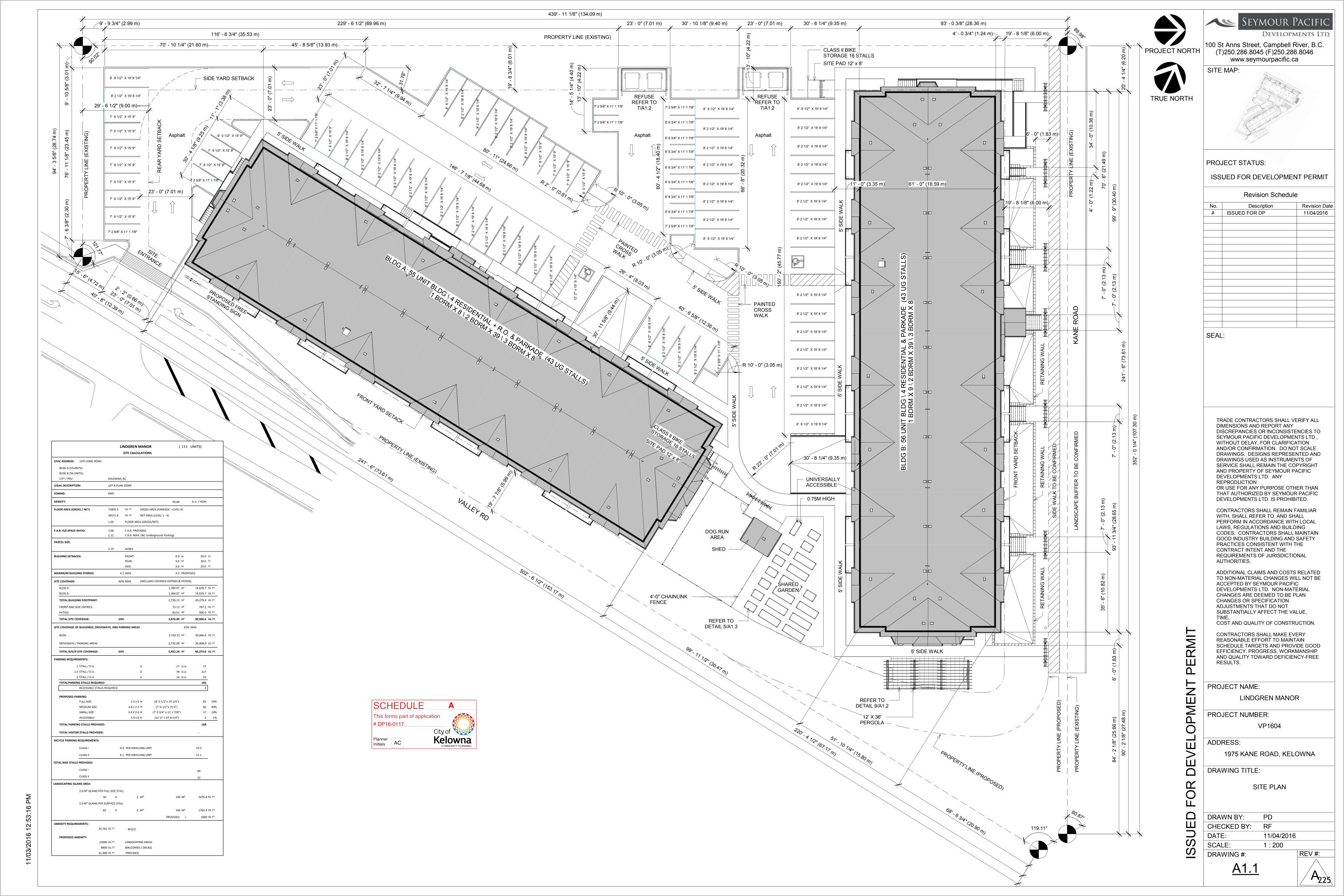
## CONSULTANT: ABELEARCHITECTURE AIBC

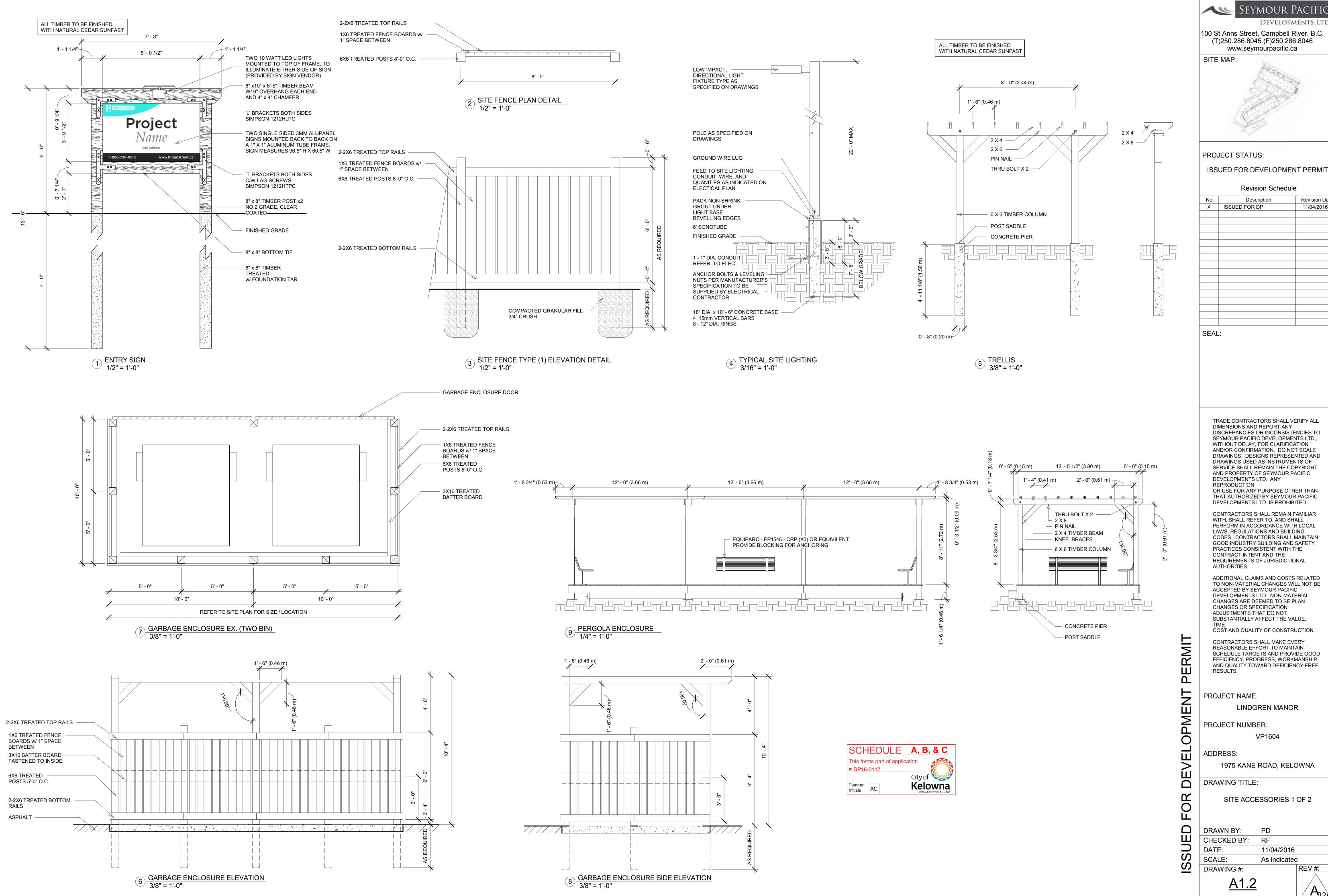
2001 – 1755 Haro Street, Vancouver, B.C. - V6G 1H2



100 St Anns, Campbell River, B.C. (T)250.286.8045 (F)250.286.8046







SEYMOUR PACIFIC

100 St Anns Street, Campbell River, B.C. (T)250.286.8045 (F)250.286.8046 www.seymourpacific.ca

PROJECT STATUS:

Revision Schedule Description Revision Date A ISSUED FOR DP 11/04/2016

TRADE CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES OR INCONSISTENCIES TO SEYMOUR PACIFIC DEVELOPMENTS LTD., WITHOUT DELAY, FOR CLARIFICATION AND/OR CONFIRMATION. DO NOT SCALE DRAWINGS. DESIGNS REPRESENTED AND DRAWINGS USED AS INSTRUMENTS OF SERVICE SHALL REMAIN THE COPYRIGHT AND PROPERTY OF SEYMOUR PACIFIC DEVELOPMENTS LTD. ANY REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY SEYMOUR PACIFIC

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CONTRACTORS SHALL MAKE EVERY REASONABLE EFFORT TO MAINTAIN SCHEDULE TARGETS AND PROVIDE GOOD EFFICIENCY, PROGRESS, WORKMANSHIP AND QUALITY TOWARD DEFICIENCY-FREE RESULTS.

PROJECT NAME:

LINDGREN MANOR

VP1604

PROJECT NUMBER:

1975 KANE ROAD, KELOWNA

DRAWING TITLE:

SITE ACCESSORIES 1 OF 2

PD

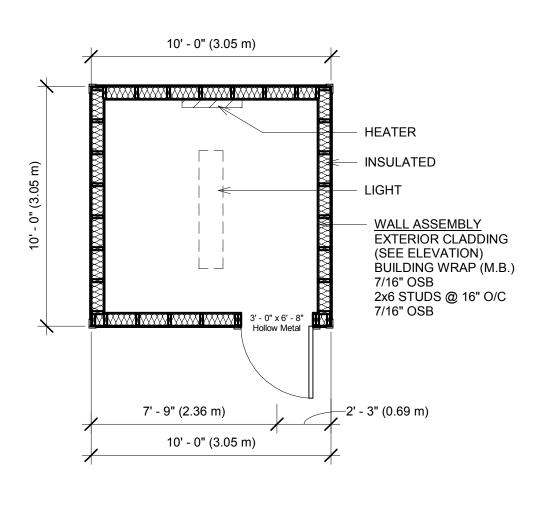
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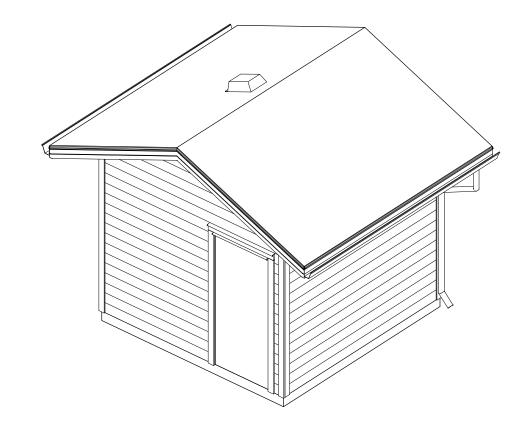
11/04/2016 As indicated

DRAWING #:

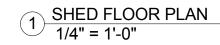
<u>A1.2</u>

REV #:  $A_{\underline{226}}$ 

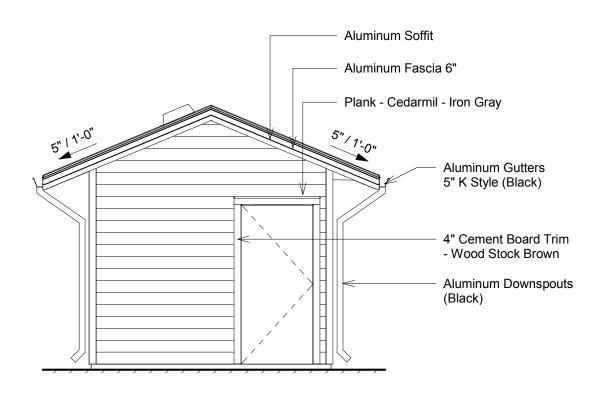


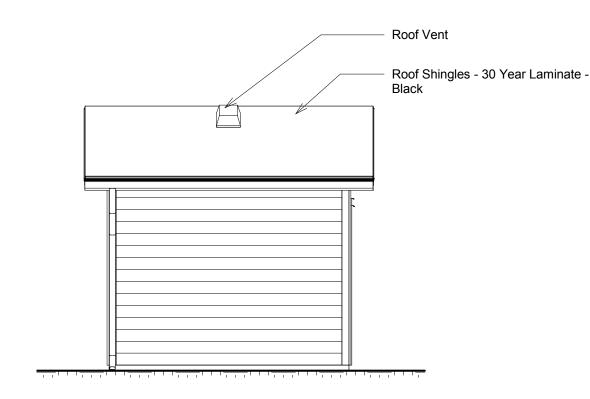








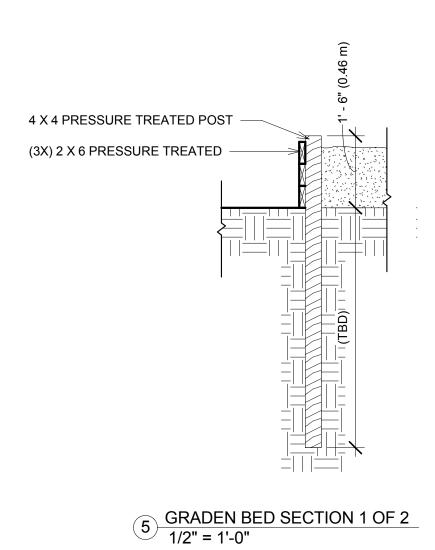


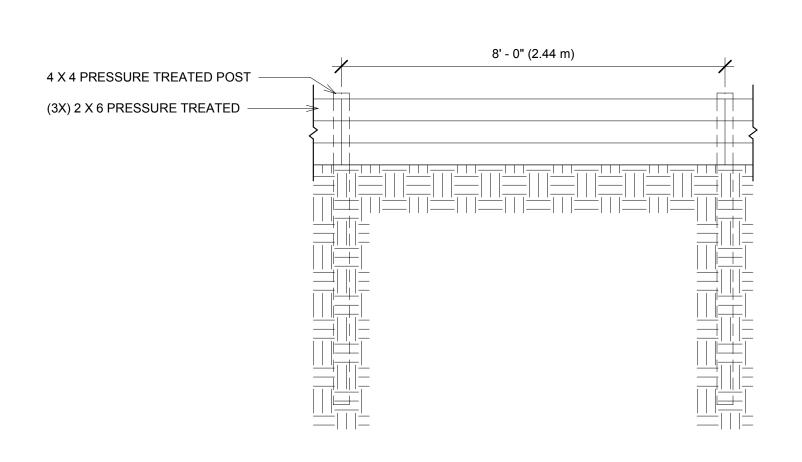




3 SHED SIDE ELEVATION
1/4" = 1'.0" <sup>/</sup> 1/4" = 1'-0"

6 GRADEN BED SECTION 2 OF 2
1/2" = 1'-0"



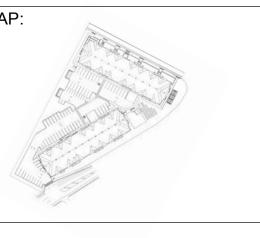


COST AND QUALITY OF CONSTRUCTION. RESULTS.

SEYMOUR PACIFIC

100 St Anns Street, Campbell River, B.C. (T)250.286.8045 (F)250.286.8046 www.seymourpacific.ca

SITE MAP:



PROJECT STATUS:

ISSUED FOR DEVELOPMENT PERMIT

Revision Schedule		
No.	Description	Revision Da
Α	ISSUED FOR DP	11/04/2016

SEAL:

TRADE CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES OR INCONSISTENCIES TO SEYMOUR PACIFIC DEVELOPMENTS LTD., WITHOUT DELAY, FOR CLARIFICATION AND/OR CONFIRMATION. DO NOT SCALE DRAWINGS. DESIGNS REPRESENTED AND DRAWINGS USED AS INSTRUMENTS OF SERVICE SHALL REMAIN THE COPYRIGHT AND PROPERTY OF SEYMOUR PACIFIC DEVELOPMENTS LTD. ANY REPRODUCTION

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CONTRACTORS SHALL MAKE EVERY REASONABLE EFFORT TO MAINTAIN SCHEDULE TARGETS AND PROVIDE GOOD EFFICIENCY, PROGRESS, WORKMANSHIP AND QUALITY TOWARD DEFICIENCY-FREE

PROJECT NAME:

PERMIT

DEVE

LINDGREN MANOR

PROJECT NUMBER:

VP1604

ADDRESS: 1975 KANE ROAD, KELOWNA

DRAWING TITLE:

SITE ACCESSORIES 2 OF 2

DRAWN BY: CHECKED BY: RF DATE:

PD

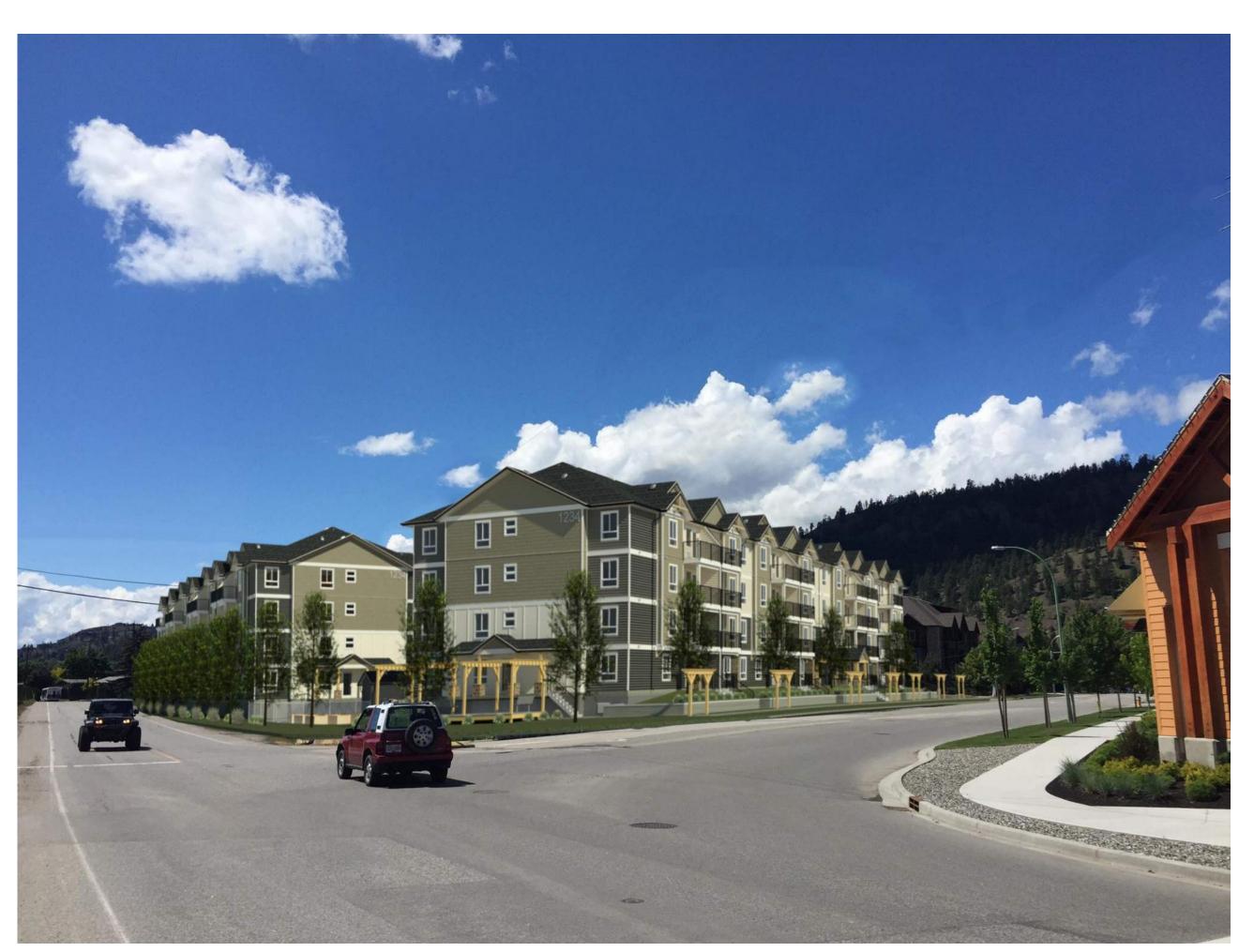
11/04/2016

SCALE: As indicated

DRAWING #:

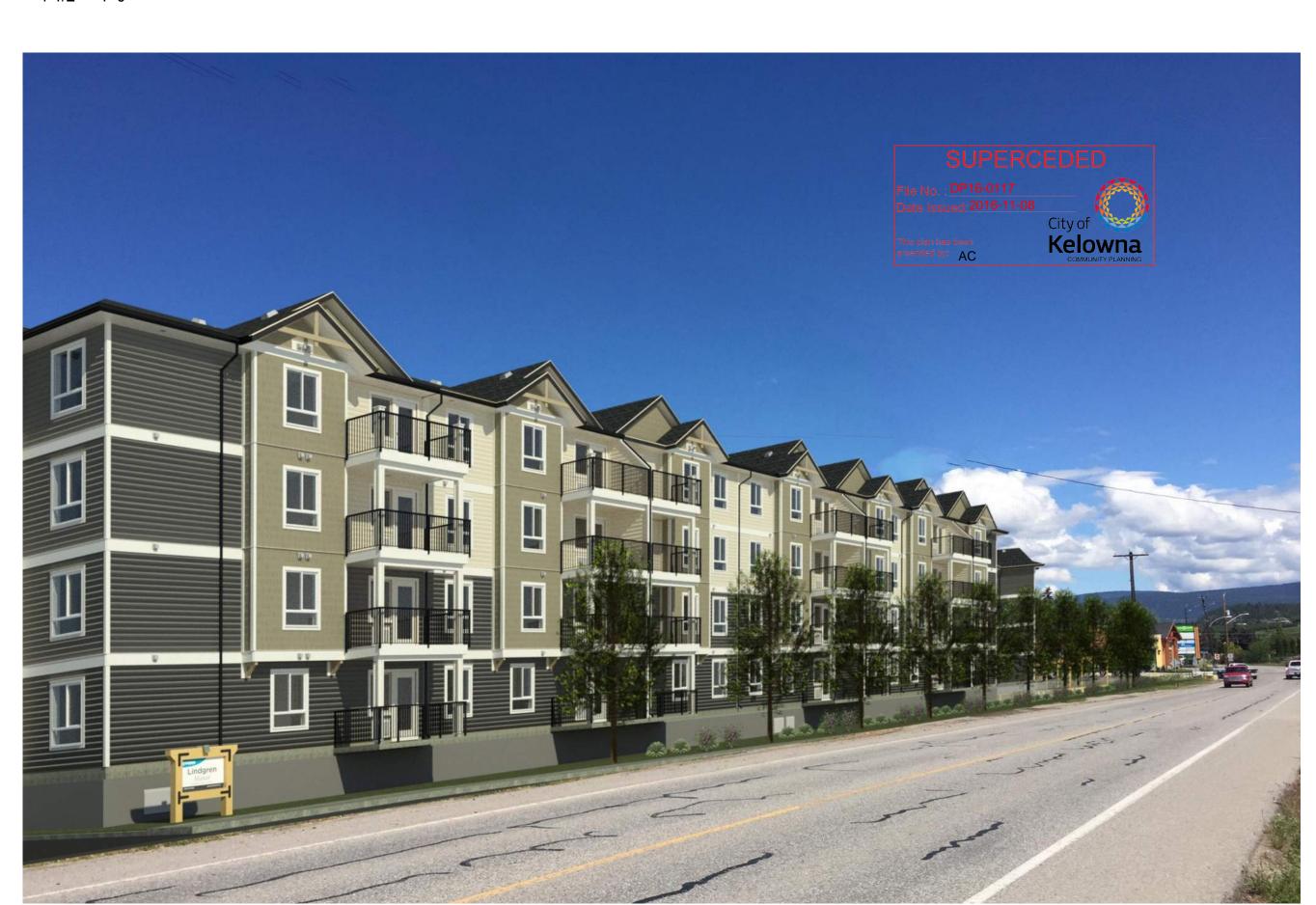
<u>A1.3</u>





THIS IS AN ARTIST'S RENDERING BASED ON CURRENT DEVELOPMENT CONCEPTS. WHICH ARE SUBJECT TO CHANGE WITHOUT NOTICE. NO GUARANTEE IS MADE THAT THEFACILITIES DEPICTED WILL BE BUILT, OR IF BUILT, WILL BE OF THE SAME TYPE, SIZE, OR NATURE AS DEPICTED.

1 SITE RENDER 1 OF 4 1 1/2" = 1'-0"

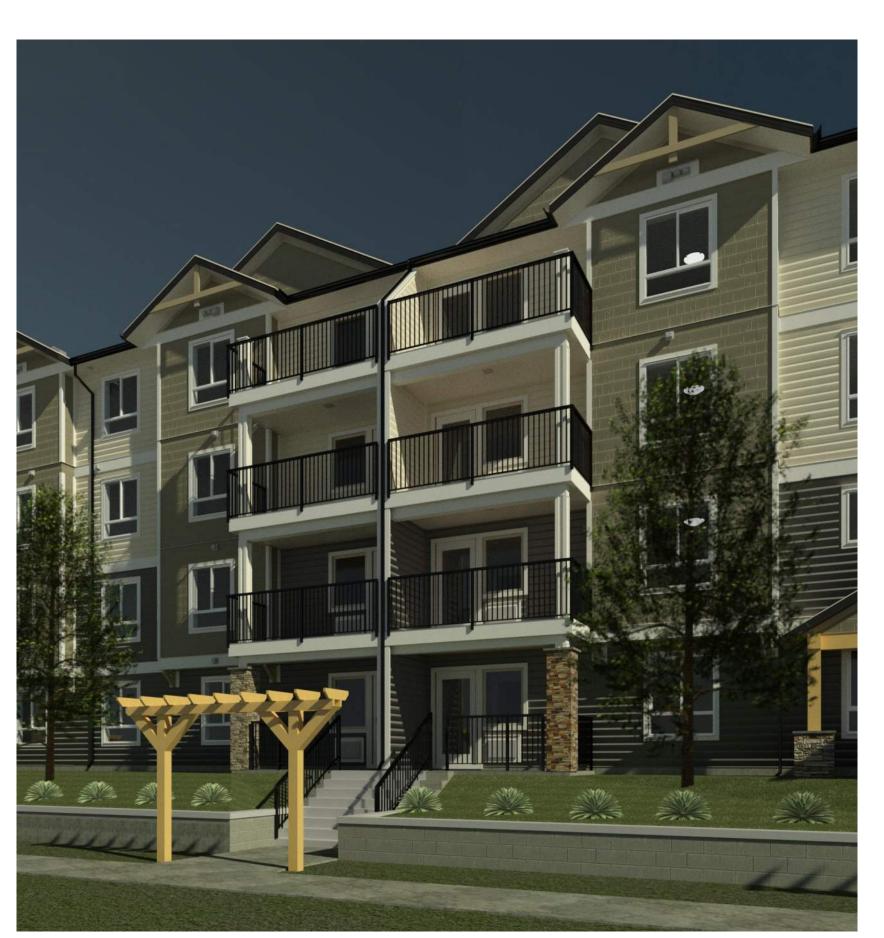


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2 SITE RENDER 2 OF 4 1 1/2" = 1'-0"



THIS IS AN ARTIST'S RENDERING BASED ON CURRENT DEVELOPMENT CONCEPTS. WHICH ARE SUBJECT TO CHANGE WITHOUT NOTICE. NO GUARANTEE IS MADE THAT THEFACILITIES DEPICTED WILL BE BUILT, OR IF BUILT, WILL BE OF THE SAME TYPE, SIZE, OR NATURE AS DEPICTED.

SEYMOUR PACIFIC 100 St Anns Street, Campbell River, B.C. (T)250.286.8045 (F)250.286.8046 www.seymourpacific.ca

SITE MAP:

PROJECT STATUS:

ISSUED FOR DEVELOPMENT PERMIT

Revision Schedule		
No.	Description	Revision [
Α	ISSUED FOR DP	11/04/201

SEAL:

This forms part of application

Kelowna

PERMIT

DEVE

#<u>DP16-0117</u>

TRADE CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES OR INCONSISTENCIES TO SEYMOUR PACIFIC DEVELOPMENTS LTD., WITHOUT DELAY, FOR CLARIFICATION AND/OR CONFIRMATION. DO NOT SCALE DRAWINGS. DESIGNS REPRESENTED AND DRAWINGS USED AS INSTRUMENTS OF SERVICE SHALL REMAIN THE COPYRIGHT AND PROPERTY OF SEYMOUR PACIFIC DEVELOPMENTS LTD. ANY REPRODUCTION

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REASONABLE EFFORT TO MAINTAIN SCHEDULE TARGETS AND PROVIDE GOOD EFFICIENCY, PROGRESS, WORKMANSHIP AND QUALITY TOWARD DEFICIENCY-FREE RESULTS.

PROJECT NAME:

LINDGREN MANOR

VP1604

PROJECT NUMBER:

ADDRESS:

1975 KANE ROAD, KELOWNA

DRAWING TITLE:

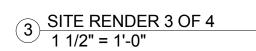
SITE RENDERS

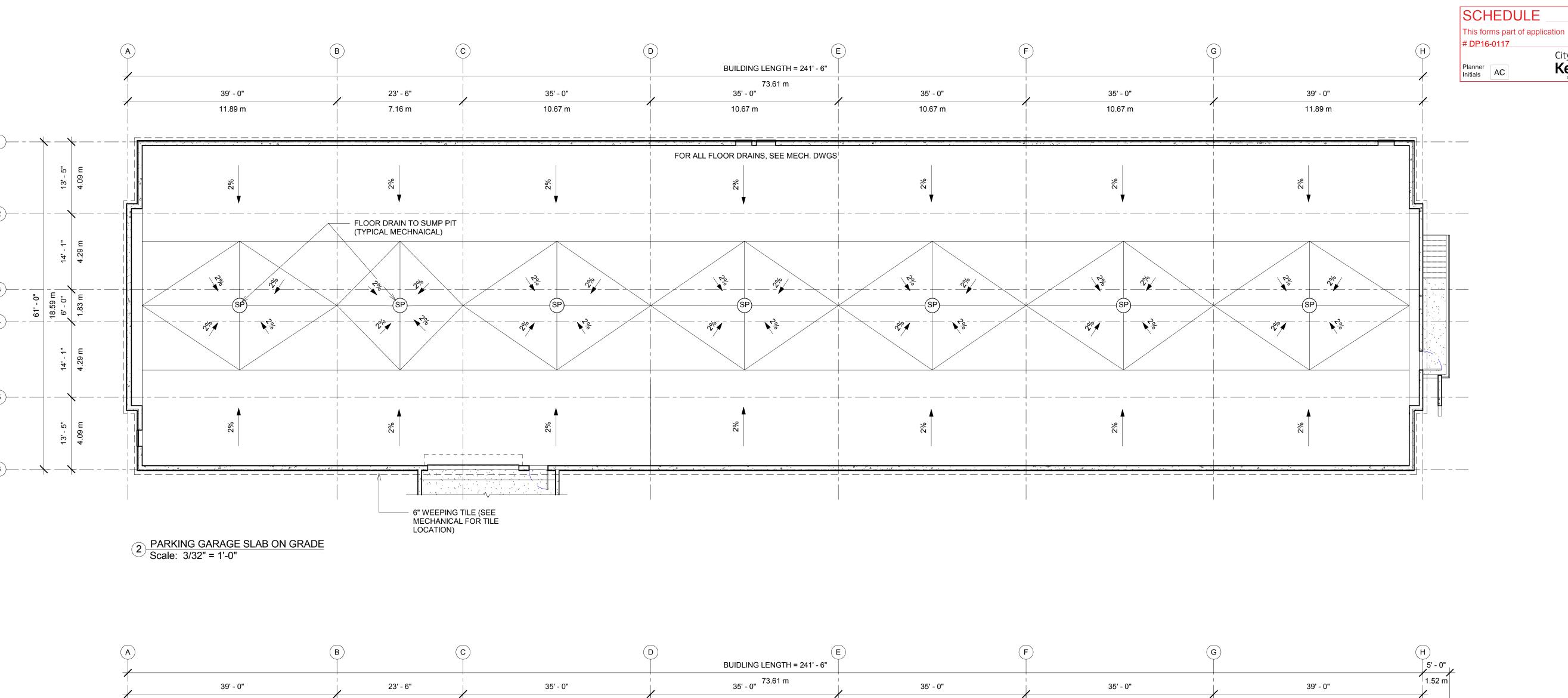
 $A_{228}$ 

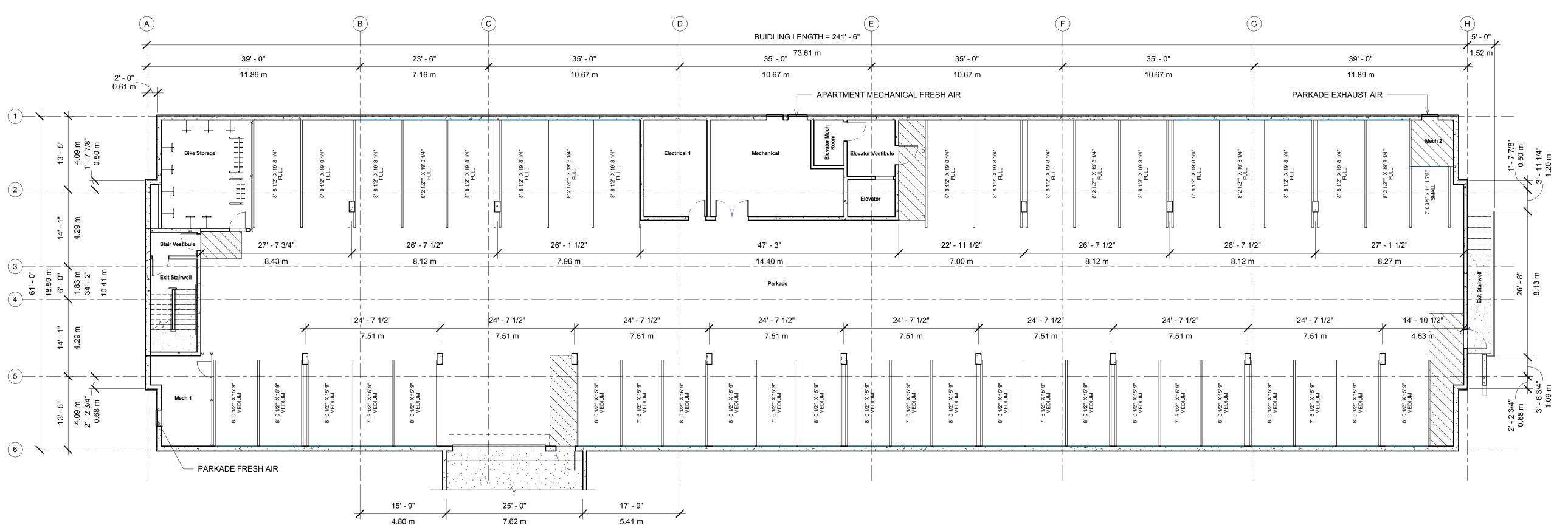
DRAWN BY: PD CHECKED BY: RF

DATE: 11/04/2016 SCALE: 1 1/2" = 1'-0"

DRAWING #:







PARKING GARAGE
Scale: 3/32" = 1'-0"



PERMIT DEVELOPMENT

1975 KANE ROAD, KELOWNA DRAWING TITLE:

PARKADE PLAN BUILDING A

SEYMOUR PACIFIC

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ISSUED FOR DEVELOPMENT PERMIT

Revision Schedule

TRADE CONTRACTORS SHALL VERIFY ALL

DISCREPANCIES OR INCONSISTENCIES TO SEYMOUR PACIFIC DEVELOPMENTS LTD., WITHOUT DELAY, FOR CLARIFICATION AND/OR CONFIRMATION. DO NOT SCALE DRAWINGS. DESIGNS REPRESENTED AND DRAWINGS USED AS INSTRUMENTS OF SERVICE SHALL REMAIN THE COPYRIGHT AND PROPERTY OF SEYMOUR PACIFIC

OR USE FOR ANY PURPOSE OTHER THAN

THAT AUTHORIZED BY SEYMOUR PACIFIC

CONTRACTORS SHALL REMAIN FAMILIAR

CODES. CONTRACTORS SHALL MAINTAIN GOOD INDUSTRY BUILDING AND SAFETY PRACTICES CONSISTENT WITH THE

ADDITIONAL CLAIMS AND COSTS RELATED TO NON-MATERIAL CHANGES WILL NOT BE

DEVELOPMENTS LTD. IS PROHIBITED.

WITH, SHALL REFER TO, AND SHALL PERFORM IN ACCORDANCE WITH LOCAL

LAWS, REGULATIONS AND BUILDING

REQUIREMENTS OF JURISDICTIONAL

ACCEPTED BY SEYMOUR PACIFIC DEVELOPMENTS LTD. NON-MATERIAL CHANGES ARE DEEMED TO BE PLAN CHANGES OR SPECIFICATION ADJUSTMENTS THAT DO NOT

SUBSTANTIALLY AFFECT THE VALUE,

CONTRACTORS SHALL MAKE EVERY REASONABLE EFFORT TO MAINTAIN

COST AND QUALITY OF CONSTRUCTION.

SCHEDULE TARGETS AND PROVIDE GOOD EFFICIENCY, PROGRESS, WORKMANSHIP AND QUALITY TOWARD DEFICIENCY-FREE

LINDGREN MANOR

VP1604

CONTRACT INTENT AND THE

DIMENSIONS AND REPORT ANY

DEVELOPMENTS LTD. ANY

REPRODUCTION

AUTHORITIES.

RESULTS.

PROJECT NAME:

PROJECT NUMBER:

ADDRESS:

Revision Date

11/04/2016

Description

SITE MAP:

PROJECT STATUS:

A ISSUED FOR DP

SEAL:

Kelowna

DRAWN BY: PDCHECKED BY: RF DATE: 11/04/2016 SCALE: 3/32" = 1'-0"

DRAWING #: A2.1 REV #:  $A_{229}$  1 1ST FLOOR BUIDLING PLAN Scale: 3/32" = 1'-0"

GROSS FLOOR AREA = 14639.7 SQ FT
NET FLOOR AREA = 12282.1 SQ FT

SCHEDULE A

This forms part of application
# DP16-0117

City of
Planner
Initials

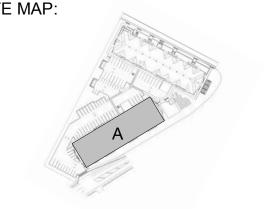
AC

Kelowna

SEYMOUR PACIFIC DEVELOPMENTS LTD.

100 St Anns Street, Campbell River, B.C. (T)250.286.8045 (F)250.286.8046 www.seymourpacific.ca

SITE MAP:



PROJECT STATUS:

ISSUED FOR DEVELOPMENT PERMIT

Revision Schedule

No. Description Revision Date
A ISSUED FOR DP 11/04/2016

SEAL:

TRADE CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES OR INCONSISTENCIES TO SEYMOUR PACIFIC DEVELOPMENTS LTD., WITHOUT DELAY, FOR CLARIFICATION AND/OR CONFIRMATION. DO NOT SCALE DRAWINGS. DESIGNS REPRESENTED AND DRAWINGS USED AS INSTRUMENTS OF SERVICE SHALL REMAIN THE COPYRIGHT AND PROPERTY OF SEYMOUR PACIFIC DEVELOPMENTS LTD. ANY REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY SEYMOUR PACIFIC

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COST AND QUALITY OF CONSTRUCTION.

CONTRACTORS SHALL MAKE EVERY
REASONABLE EFFORT TO MAINTAIN
SCHEDULE TARGETS AND PROVIDE GOOD
EFFICIENCY, PROGRESS, WORKMANSHIP
AND QUALITY TOWARD DEFICIENCY-FREE
RESULTS.

PROJECT NAME:

LINDGREN MANOR

PROJECT NUMBER:

ADDRESS:

1975 KANE ROAD, KELOWNA

VP1604

DRAWING TITLE:

FIRST FLOOR PLAN BUILDING A

DRAWN BY: PD
CHECKED BY: RF
DATE: 11/0

BY: RF 11/04/2016 3/32" = 1'-0"

 $A_{230}$ 

SCALE: 3
DRAWING #:

A2.4

11/00/00/00/00/17

ED FOR DEVELOPMENT P

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SITE MAP:

PROJECT STATUS:

ISSUED FOR DEVELOPMENT PERMIT

No.	Description	Revision
Α	ISSUED FOR DP	11/04/20

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THAT AUTHORIZED BY SEYMOUR PACIFIC

DEVELOPMENTS LTD. IS PROHIBITED.

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REASONABLE EFFORT TO MAINTAIN SCHEDULE TARGETS AND PROVIDE GOOD EFFICIENCY, PROGRESS, WORKMANSHIP AND QUALITY TOWARD DEFICIENCY-FREE

PROJECT NAME:

**PERMIT** 

LINDGREN MANOR

PROJECT NUMBER: VP1604

ADDRESS: 1975 KANE ROAD, KELOWNA

DRAWING TITLE:

SECOND AND THIRD FLOOR PLAN **BUILDING A** 

PD

 $A_{231}$ 

DRAWN BY:
CHECKED BY:
D 4 T F

RF 11/04/2016 DATE: SCALE: 3/32" = 1'-0" DRAWING #:

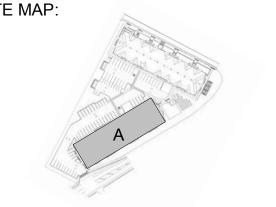
A2.5

NET FLOOR AREA = 12763.3 SQ FT

DEVELOPMENTS LTD.

100 St Anns Street, Campbell River, B.C.
(T)250.286.8045 (F)250.286.8046

www.seymourpacific.ca
SITE MAP:



PROJECT STATUS:

ISSUED FOR DEVELOPMENT PERMIT

	Revision Sched	
No.	Description	Revision Date
Α	ISSUED FOR DP	11/04/2016

SEAL:

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PROJECT NAME:

LINDGREN MANOR

VP1604

PROJECT NUMBER:

ADDRESS:
1975 KANE ROAD, KELOWNA

DRAWING TITLE:

FOURTH FLOOR AND ROOF PLAN BUILDING A

REV #:

 $A_{232}$ 

DRAWN BY: PD CHECKED BY: RF

CHECKED BY: RF

DATE: 11/04/2016

SCALE: 3/32" = 1'-0"

DRAWING #:

<u>A2.6</u>

SEYMOUR PACIFIC

DEVELOPMENTS LTD

100 St Anns Street, Campbell River, B.C.
(T)250.286.8045 (F)250.286.8046

www.seymourpacific.ca

SITE MAP:

PROJECT STATUS:

ISSUED FOR DEVELOPMENT PERMIT

	Revision Sched	
No.	Description	Revision D
Α	ISSUED FOR DP	11/04/201

TRADE CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES OR INCONSISTENCIES TO SEYMOUR PACIFIC DEVELOPMENTS LTD., WITHOUT DELAY, FOR CLARIFICATION AND/OR CONFIRMATION. DO NOT SCALE DRAWINGS. DESIGNS REPRESENTED AND DRAWINGS USED AS INSTRUMENTS OF SERVICE SHALL REMAIN THE COPYRIGHT AND PROPERTY OF SEYMOUR PACIFIC DEVELOPMENTS LTD. ANY REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN

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PROJECT NAME:

PERMIT

DEVELOPMENT

LINDGREN MANOR

VP1604

PROJECT NUMBER:

ADDRESS:

1975 KANE ROAD, KELOWNA

DRAWING TITLE:

PARKADE PLAN BUILDING B

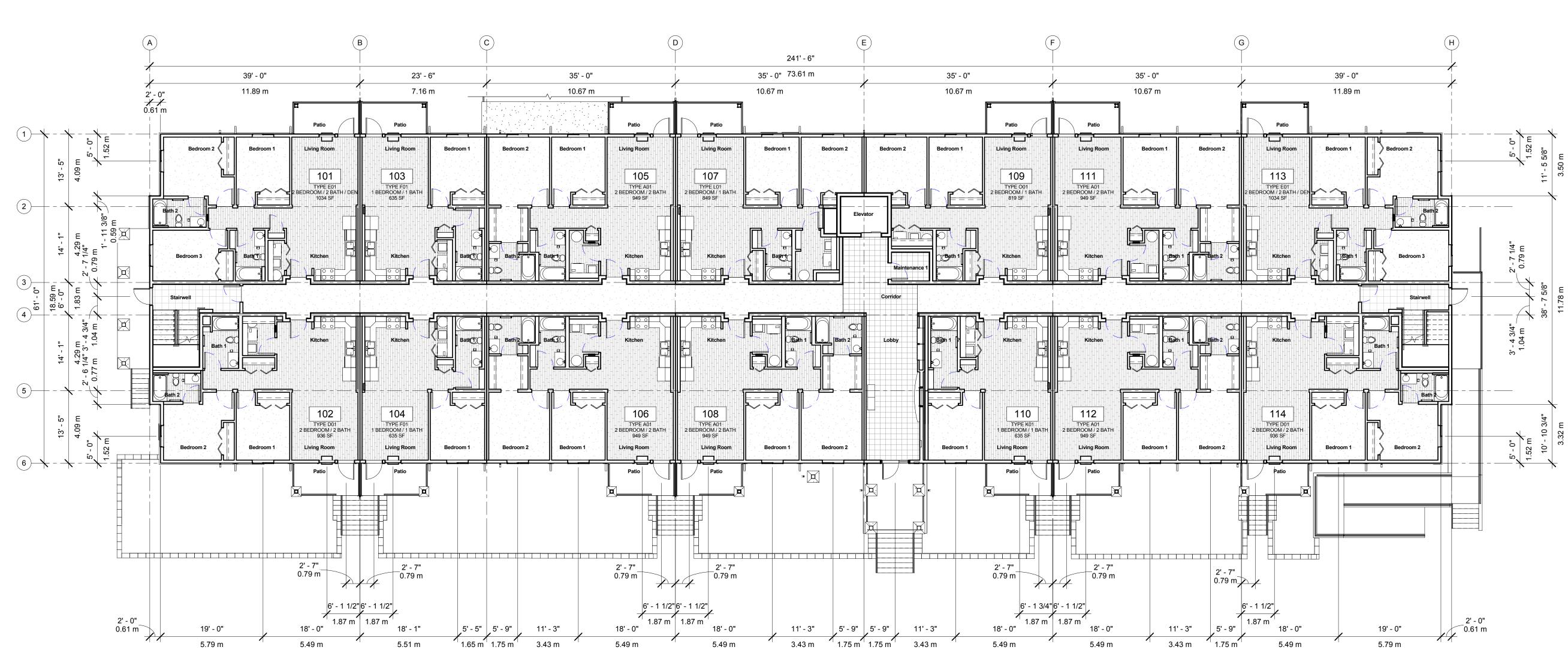
DRAWN BY: PD
CHECKED BY: RF
DATE: 11/0

SCALE:

11/04/2016 3/32" = 1'-0"

DRAWING #: **A2.7** 

REV #:



1 1ST FLOOR BUIDLING PLAN Scale: 3/32" = 1'-0"

GROSS FLOOR AREA = 14639.7 SQ FT NET FLOOR AREA = 12282.1 SQ FT



SEYMOUR PACIFIC

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SITE MAP:

PROJECT STATUS:

ISSUED FOR DEVELOPMENT PERMIT

Revision Schedule		
No.	Description	Revision Da
Α	ISSUED FOR DP	11/04/2016

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PROJECT NAME:

PERMIT

LINDGREN MANOR

PROJECT NUMBER: VP1604

ADDRESS:

1975 KANE ROAD, KELOWNA

DRAWING TITLE:

FIRST FLOOR PLAN BUILDING B

PD

DRAWN BY: CHECKED BY: RF DATE:

11/04/2016 3/32" = 1'-0"

 $A_{234}$ 

SCALE: DRAWING #:

<u>A2.10</u>

Revision Schedule Revision Date A ISSUED FOR DP SEAL: TRADE CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES OR INCONSISTENCIES TO SEYMOUR PACIFIC DEVELOPMENTS LTD. WITHOUT DELAY, FOR CLARIFICATION AND/OR CONFIRMATION. DO NOT SCALE DRAWINGS. DESIGNS REPRESENTED AND DRAWINGS USED AS INSTRUMENTS OF AND PROPERTY OF SEYMOUR PACIFIC DEVELOPMENTS LTD. ANY REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY SEYMOUR PACIFIC DEVELOPMENTS LTD. IS PROHIBITED. CONTRACTORS SHALL REMAIN FAMILIAR WITH, SHALL REFER TO, AND SHALL PERFORM IN ACCORDANCE WITH LOCAL LAWS, REGULATIONS AND BUILDING CODES. CONTRACTORS SHALL MAINTAIN GOOD INDUSTRY BUILDING AND SAFETY PRACTICES CONSISTENT WITH THE CONTRACT INTENT AND THE REQUIREMENTS OF JURISDICTIONAL AUTHORITIES. TO NON-MATERIAL CHANGES WILL NOT BE ACCEPTED BY SEYMOUR PACIFIC DEVELOPMENTS LTD. NON-MATERIAL CHANGES ARE DEEMED TO BE PLAN CHANGES OR SPECIFICATION ADJUSTMENTS THAT DO NOT SUBSTANTIALLY AFFECT THE VALUE, COST AND QUALITY OF CONSTRUCTION. PERMIT REASONABLE EFFORT TO MAINTAIN SCHEDULE TARGETS AND PROVIDE GOOD EFFICIENCY, PROGRESS, WORKMANSHIP AND QUALITY TOWARD DEFICIENCY-FREE PROJECT NAME: LINDGREN MANOR

PROJECT NUMBER:

DRAWING TITLE:

DRAWN BY:

DRAWING #:

DATE:

SCALE:

CHECKED BY: RF

A2.11

VP1604

1975 KANE ROAD, KELOWNA

SECOND AND THIRD FLOOR PLAN **BUILDING B** 

11/04/2016

3/32" = 1'-0"

 $A_{235}$ 

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100 St Anns Street, Campbell River, B.C.

(T)250.286.8045 (F)250.286.8046 www.seymourpacific.ca

ISSUED FOR DEVELOPMENT PERMIT

SITE MAP:

PROJECT STATUS:

1 2ND FLOOR BUILDING PLAN Scale: 3/32" = 1'-0"

NET FLOOR AREA = 12763.3 SQ FT

PERMIT ADDRESS: DATE: SCALE:

SEYMOUR PACIFIC 100 St Anns Street, Campbell River, B.C. (T)250.286.8045 (F)250.286.8046 www.seymourpacific.ca SITE MAP:

PROJECT STATUS:

SEAL:

ISSUED FOR DEVELOPMENT PERMIT

Revision Schedule		
No.	Description	Revision Date
Α	ISSUED FOR DP	11/04/2016

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REASONABLE EFFORT TO MAINTAIN SCHEDULE TARGETS AND PROVIDE GOOD EFFICIENCY, PROGRESS, WORKMANSHIP AND QUALITY TOWARD DEFICIENCY-FREE

PROJECT NAME:

LINDGREN MANOR

VP1604

PROJECT NUMBER:

1975 KANE ROAD, KELOWNA

DRAWING TITLE:

FOURTH FLOOR AND ROOF PLAN **BUILDING B** 

DRAWN BY: CHECKED BY: RF

11/04/2016 3/32" = 1'-0"

REV #:

 $A_{236}$ 

DRAWING #:

NET FLOOR AREA = 12763.3 SQ FT

A2.12



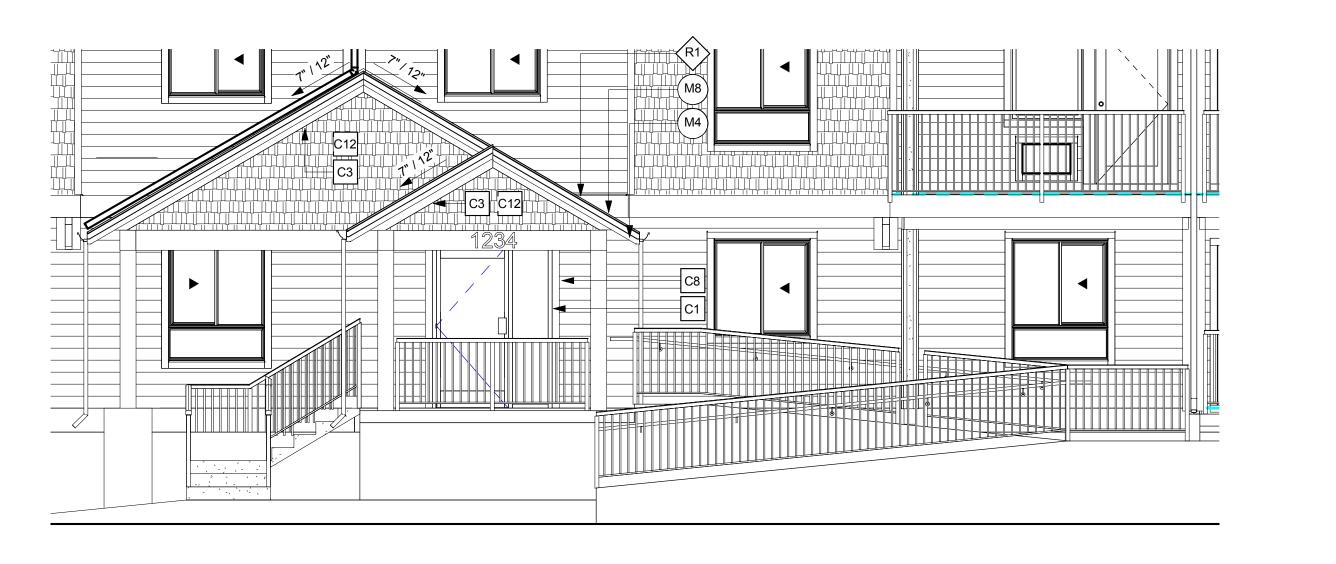


## BACK ELEVATION Scale: 3/32" = 1'-0"

	EXTERIOR CLADDING PRODUCT				
C#	DESCRIPTION	COLOR	LOCATION		
C1	4" CEMENT BOARD TRIM	ARTIC WHITE	WINDOW & DOOR TRIM		
C2	4" CEMENT BOARD TRIM	IRON GRAY	PARTITION WALL BALCONY LEVEL 1 - 2		
C3	4" CEMENT BOARD TRIM	WOODSTOCK BROWN	PARTITION WALL BALCONY LEVEL 3 - 5		
C4	4" CEMENT BOARD TRIM	NAVAJO BEIGE	END WALLS		
C5	12" CEMENT BOARD TRIM	ARTIC WHITE	VERTICAL / HORIZONTAL PARTITONS		
C6	12" CEMENT BOARD TRIM	IRON GRAY	VERTICAL PARTITION		
C7	12" CEMENT BOARD TRIM	NAVAJO BEIGE	VERTICAL PARTITION		
C8	PLANK - CEDARMIL	IRON GRAY	LEVEL 1 - 2		
C9	PLANK - CEDARMIL	NAVAJO BEIGE	LEVEL 3 - 5		
C10	-	-	-		
C11	PANEL - CEDARMIL N/G	NAVAJO BEIGE	BUILDING ENDS		
C12	SHINGLE - STRAIGHT	WOODSTOCK BROWN	GABLES		
C13	6" CEMENT BOARD TRIM	ARTIC WHITE	WALK OUT DOOR TRIM		
C14	10" CEMENT BOARD TRIM	ARTIC WHITE	BALCONY BEAM TRIM		
C15	6" CEMENT BOARD TRIM	WOODSTOCK BROWN	DECORATIVE GABLE FEATURE		
C16	CULTURED STONE	ANCIENT VILLA LEDGESTONE	FRONT CANOPIES POSTS 8 BUILDING ENDS		
C17	DECORATIVE FEATURE I	WOODSTOCK BROWN	UNDER BUMPOUT		

	EXTERIOR METAL PRODUCT				
M#	DESCRIPTION	COLOR	LOCATION		
M1	ALUMINUM DOWNSPOUTS	BLACK	-		
M2	ALUMINUM GUTTERS 5" K STYLE	BLACK	REFER TO DETAIL 6/A4.2		
M3	ALUMINUM RAILING	BLACK	REFER TO DETAIL 6/A4.3		
M4	ALUMINUM FASCIA 6"	BLACK	REFER TO DETAIL 6/A4.2		
M5	4 PANEL CLASSIC SOFFIT	LINEN	REFER TO DETAIL 6/A4.2		
M6	WALL FLASHING	CHARCOAL	-		
M7	SHINGLE STEP FLASHING	CHARCOAL	-		
M8	ROOF EDGE FLASHING	CHARCOAL	REFER TO DETAIL 6/A4.2		
M9	DRIP CAP FLASHING	LINEN	-		
M10	REVERSE DRIP FLASHING	LINEN	PLANK WINDOW TRIM		
M11)	PLASTIC VENT	BLACK	-		

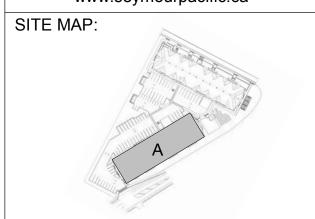
EXTERIOR ROOFING PRODUCT					
R# DESCRIPTION COLOR					
ROOFING SHINGLES - 30 YEAR LAMINATE BLACK					
ATTIC STATIC VENT -					



5 FRONT ENTRY ELEVATION Scale: 1/4" = 1'-0"



100 St Anns Street, Campbell River, B.C. (T)250.286.8045 (F)250.286.8046 www.seymourpacific.ca



PROJECT STATUS:

ISSUED FOR DEVELOPMENT PERMIT

Revision Schedule				
No.	Description	Revision Date		
Α	ISSUED FOR DP	11/04/2016		

SEAL:

SCHEDULE

# DP16-0177

Initials AC

This forms part of application

Kelowna

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PROJECT NAME:

PERMIT

OPMENT

LINDGREN MANOR

VP1604

PROJECT NUMBER:

1975 KANE ROAD, KELOWNA

DRAWING TITLE:

ELEVATIONS BUILDING A (PART 1

OF 2)

DRAWN BY: PD

CHECKED BY: RF

DATE: 11/04/2016

SCALE: As indicated

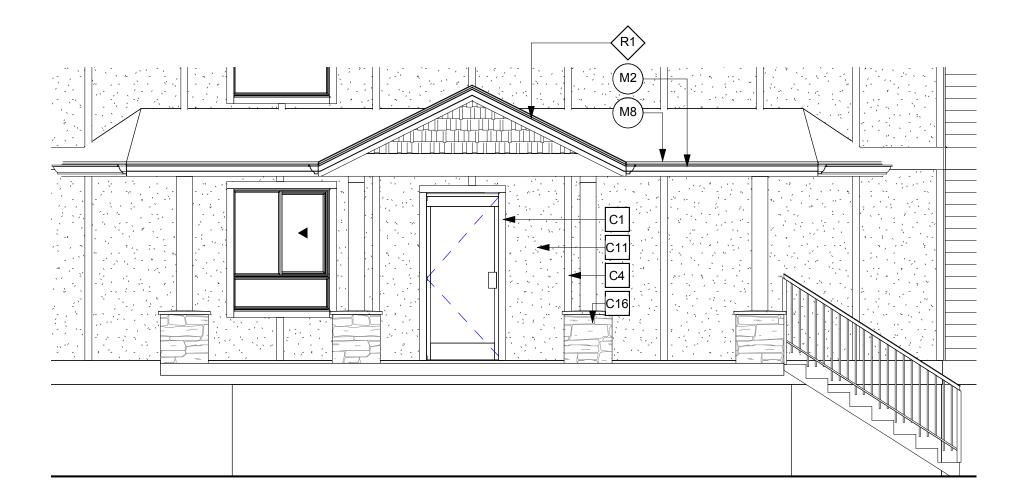
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DRAWING #:

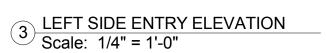
REV #:

A237



RIGHT SIDE ENTRY ELEVATION
Scale: 1/4" = 1'-0"





	EXTERIOR CLADDING PRODUCT				
C#	DESCRIPTION	COLOR	LOCATION		
C1	4" CEMENT BOARD TRIM	ARTIC WHITE	WINDOW & DOOR TRIM		
C2	4" CEMENT BOARD TRIM	IRON GRAY	PARTITION WALL BALCONY LEVEL 1 - 2		
СЗ	4" CEMENT BOARD TRIM	WOODSTOCK BROWN	PARTITION WALL BALCONY LEVEL 3 - 5		
C4	4" CEMENT BOARD TRIM	NAVAJO BEIGE	END WALLS		
C5	12" CEMENT BOARD TRIM	ARTIC WHITE	VERTICAL / HORIZONTAL PARTITONS		
C6	12" CEMENT BOARD TRIM	IRON GRAY	VERTICAL PARTITION		
C7	12" CEMENT BOARD TRIM	NAVAJO BEIGE	VERTICAL PARTITION		
C8	PLANK - CEDARMIL	IRON GRAY	LEVEL 1 - 2		
C9	PLANK - CEDARMIL	NAVAJO BEIGE	LEVEL 3 - 5		
C10	-	-	-		
C11	PANEL - CEDARMIL N/G	NAVAJO BEIGE	BUILDING ENDS		
C12	SHINGLE - STRAIGHT	WOODSTOCK BROWN	GABLES		
C13	6" CEMENT BOARD TRIM	ARTIC WHITE	WALK OUT DOOR TRIM		
C14	10" CEMENT BOARD TRIM	ARTIC WHITE	BALCONY BEAM TRIM		
C15	6" CEMENT BOARD TRIM	WOODSTOCK BROWN	DECORATIVE GABLE FEATURE		
C16	CULTURED STONE	ANCIENT VILLA LEDGESTONE	FRONT CANOPIES POSTS 8 BUILDING ENDS		
C17	DECORATIVE FEATURE I	WOODSTOCK BROWN	UNDER BUMPOUT		

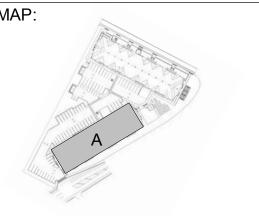
	EXTERIOR METAL PRODUCT				
M#	DESCRIPTION	COLOR	LOCATION		
M1	ALUMINUM DOWNSPOUTS	BLACK	-		
M2	ALUMINUM GUTTERS 5" K STYLE	BLACK	REFER TO DETAIL 6/A4.2		
M3	ALUMINUM RAILING	BLACK	REFER TO DETAIL 6/A4.3		
M4	ALUMINUM FASCIA 6"	BLACK	REFER TO DETAIL 6/A4.2		
M5	4 PANEL CLASSIC SOFFIT	LINEN	REFER TO DETAIL 6/A4.2		
M6	WALL FLASHING	CHARCOAL	-		
M7	SHINGLE STEP FLASHING	CHARCOAL	-		
M8	ROOF EDGE FLASHING	CHARCOAL	REFER TO DETAIL 6/A4.2		
M9	DRIP CAP FLASHING	LINEN	-		
M10	REVERSE DRIP FLASHING	LINEN	PLANK WINDOW TRIM		
M11)	PLASTIC VENT	BLACK	-		

EXTERIOR ROOFING PRODUCT				
R#	DESCRIPTION	COLOR		
R1	ROOFING SHINGLES - 30 YEAR LAMINATE	BLACK		
R2	ATTIC STATIC VENT	-		



SEYMOUR PACIFIC

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PROJECT STATUS:

ISSUED FOR DEVELOPMENT PERMIT

	Revision Scheo	dule
No.	Description	Revision Dat
А	ISSUED FOR DP	11/04/2016

SEAL:

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PROJECT NAME:

PERMIT

OPMENT

LINDGREN MANOR

PROJECT NUMBER: VP1604

1975 KANE ROAD, KELOWNA

DRAWING TITLE:

ELEVATIONS BUILDING A (PART 2

OF 2)

DRAWN BY: Author CHECKED BY: Checker 11/04/2016

DATE: SCALE: As indicated

DRAWING #: <u>A3.2</u> REV #:  $A_{238}$ 



(2)	BACK ELEVATION
( <u>)</u>	Scale: 3/32" = 1'-0"

EXTERIOR CLADDING PRODUCT				
C#	DESCRIPTION	COLOR	LOCATION	
C1	4" CEMENT BOARD TRIM	ARTIC WHITE	WINDOW & DOOR TRIM	
C2	4" CEMENT BOARD TRIM	IRON GRAY	PARTITION WALL BALCONY LEVEL 1 - 2	
C3	4" CEMENT BOARD TRIM	WOODSTOCK BROWN	PARTITION WALL BALCONY LEVEL 3 - 5	
C4	4" CEMENT BOARD TRIM	NAVAJO BEIGE	END WALLS	
C5	12" CEMENT BOARD TRIM	ARTIC WHITE	VERTICAL / HORIZONTAL PARTITONS	
C6	12" CEMENT BOARD TRIM	IRON GRAY	VERTICAL PARTITION	
C7	12" CEMENT BOARD TRIM	NAVAJO BEIGE	VERTICAL PARTITION	
C8	PLANK - CEDARMIL	IRON GRAY	LEVEL 1 - 2	
C9	PLANK - CEDARMIL	NAVAJO BEIGE	LEVEL 3 - 5	
C10	-	-	-	
C11	PANEL - CEDARMIL N/G	NAVAJO BEIGE	BUILDING ENDS	
C12	SHINGLE - STRAIGHT	WOODSTOCK BROWN	GABLES	
C13	6" CEMENT BOARD TRIM	ARTIC WHITE	WALK OUT DOOR TRIM	
C14	10" CEMENT BOARD TRIM	ARTIC WHITE	BALCONY BEAM TRIM	
C15	6" CEMENT BOARD TRIM	WOODSTOCK BROWN	DECORATIVE GABLE FEATURE	
C16	CULTURED STONE	ANCIENT VILLA LEDGESTONE	FRONT CANOPIES POSTS & BUILDING ENDS	
C17	DECORATIVE FEATURE I	WOODSTOCK BROWN	UNDER BUMPOUT	

	EXTERIOR METAL PRODUCT				
M#	DESCRIPTION	COLOR	LOCATION		
M1)	ALUMINUM DOWNSPOUTS	BLACK	-		
M2	ALUMINUM GUTTERS 5" K STYLE	BLACK	REFER TO DETAIL 6/A4.2		
M3	ALUMINUM RAILING	BLACK	REFER TO DETAIL 6/A4.3		
M4	ALUMINUM FASCIA 6"	BLACK	REFER TO DETAIL 6/A4.2		
M5	4 PANEL CLASSIC SOFFIT	LINEN	REFER TO DETAIL 6/A4.2		
M6	WALL FLASHING	CHARCOAL	-		
M7	SHINGLE STEP FLASHING	CHARCOAL	-		
M8	ROOF EDGE FLASHING	CHARCOAL	REFER TO DETAIL 6/A4.2		
(M9)	DRIP CAP FLASHING	LINEN	-		
M10	REVERSE DRIP FLASHING	LINEN	PLANK WINDOW TRIM		
M11)	PLASTIC VENT	BLACK	-		

R# DESCRIPTION COLOR  R1 ROOFING SHINGLES BLACK - 30 YEAR LAMINATE  R2 ATTIC STATIC VENT -	EXTERIOR ROOFING PRODUCT				
- 30 YEAR LAMINATE	R#	DESCRIPTION	COLOR		
R2 ATTIC STATIC VENT -	R1		BLACK		



5 FRONT ENTRY ELEVATION
Scale: 1/4" = 1'-0"

SEYMOUR PACIFIC DEVELOPMENTS LTD.

100 St Anns Street, Campbell River, B.C. (T)250.286.8045 (F)250.286.8046 www.seymourpacific.ca

SITE MAP:

PROJECT STATUS:

ISSUED FOR DEVELOPMENT PERMIT

Revision Schedule				
No.	Description	Revision Da		
Α	ISSUED FOR DP	11/04/2016		

SEAL:

SCHEDULE

# DP16-0177

AC

Planner Initials

This forms part of application

**A & B** 

Kelowna

City of

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EFFICIENCY, PROGRESS, WORKMANSHIP
AND QUALITY TOWARD DEFICIENCY-FREE

PROJECT NAME:

RESULTS.

PERMIT

OPMENT

DEVE

LINDGREN MANOR

PROJECT NUMBER: VP1604

ADDRESS:
1975 KANE ROAD, KELOWNA

DRAWING TITLE:

ELEVATIONS BUILDING B (PART 1

OF 2)

DRAWN BY: PD
CHECKED BY: RF

CHECKED BY: RF

DATE: 11/04/2016

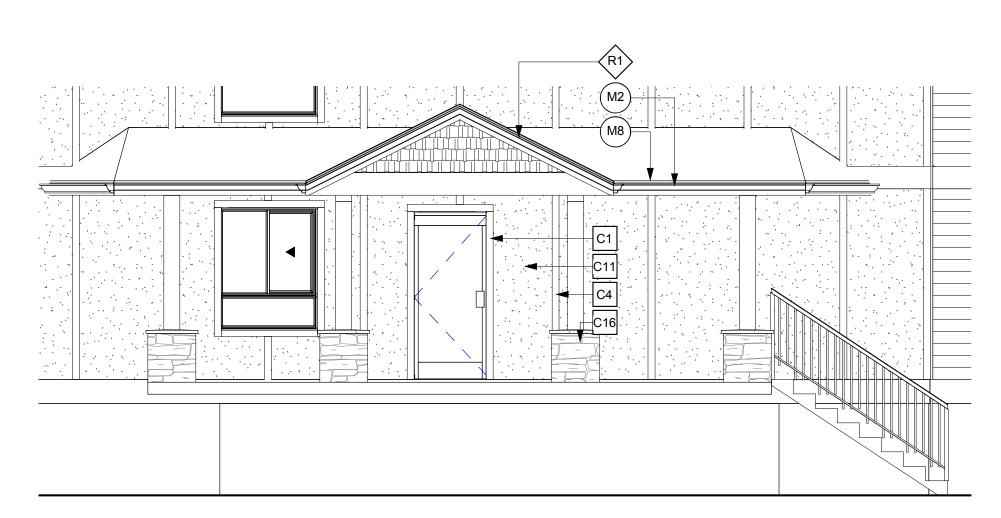
SCALE: As indicated

SCALE:
DRAWING #:

A3.3

REV #:
A239



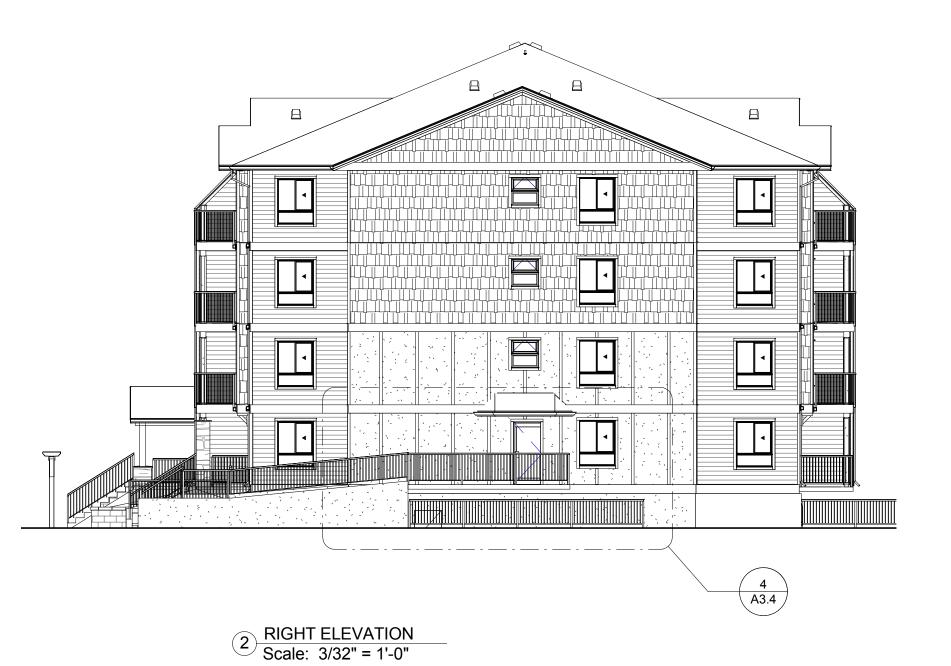


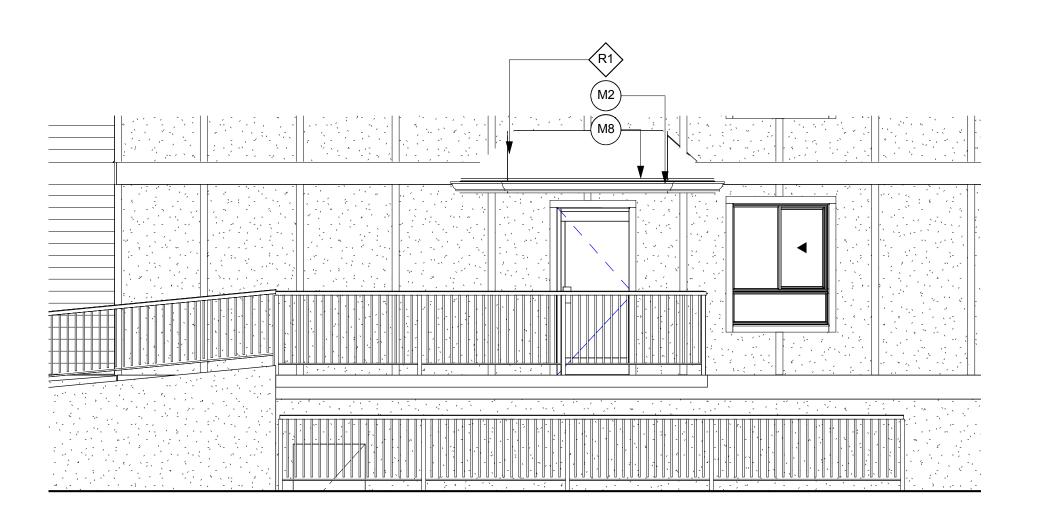
3 SIDE ENTRY LEFT ELEVATION Scale: 1/4" = 1'-0"

	EXTERIOR CLADDING PRODUCT				
C#	DESCRIPTION	COLOR	LOCATION		
C1	4" CEMENT BOARD TRIM	ARTIC WHITE	WINDOW & DOOR TRIM		
C2	4" CEMENT BOARD TRIM	IRON GRAY	PARTITION WALL BALCONY LEVEL 1 - 2		
C3	4" CEMENT BOARD TRIM	WOODSTOCK BROWN	PARTITION WALL BALCONY LEVEL 3 - 5		
C4	4" CEMENT BOARD TRIM	NAVAJO BEIGE	END WALLS		
C5	12" CEMENT BOARD TRIM	ARTIC WHITE	VERTICAL / HORIZONTAL PARTITONS		
C6	12" CEMENT BOARD TRIM	IRON GRAY	VERTICAL PARTITION		
C7	12" CEMENT BOARD TRIM	NAVAJO BEIGE	VERTICAL PARTITION		
C8	PLANK - CEDARMIL	IRON GRAY	LEVEL 1 - 2		
C9	PLANK - CEDARMIL	NAVAJO BEIGE	LEVEL 3 - 5		
C10	-	-	-		
C11	PANEL - CEDARMIL N/G	NAVAJO BEIGE	BUILDING ENDS		
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C13	6" CEMENT BOARD TRIM	ARTIC WHITE	WALK OUT DOOR TRIM		
C14	10" CEMENT BOARD TRIM	ARTIC WHITE	BALCONY BEAM TRIM		
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C16	CULTURED STONE	ANCIENT VILLA LEDGESTONE	FRONT CANOPIES POSTS & BUILDING ENDS		
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	EXTERIOR METAL PRODUCT						
M#	DESCRIPTION	COLOR	LOCATION				
M1	ALUMINUM DOWNSPOUTS	BLACK	-				
M2	ALUMINUM GUTTERS 5" K STYLE	BLACK	REFER TO DETAIL 6/A4.2				
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M4	ALUMINUM FASCIA 6"	BLACK	REFER TO DETAIL 6/A4.2				
M5	4 PANEL CLASSIC SOFFIT	LINEN	REFER TO DETAIL 6/A4.2				
M6	WALL FLASHING	CHARCOAL	-				
M7	SHINGLE STEP FLASHING	CHARCOAL	-				
M8	ROOF EDGE FLASHING	CHARCOAL	REFER TO DETAIL 6/A4.2				
M9	DRIP CAP FLASHING	LINEN	-				
M10	REVERSE DRIP FLASHING	LINEN	PLANK WINDOW TRIM				
M11)	PLASTIC VENT	BLACK	-				

	EXTERIOR ROOFING PRODUCT				
R#	DESCRIPTION	COLOR			
R1	ROOFING SHINGLES - 30 YEAR LAMINATE	BLACK			
R2	ATTIC STATIC VENT	-			



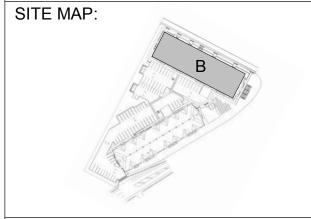


SIDE ENTRY RIGHT ELEVATION
Scale: 1/4" = 1'-0"



SEYMOUR PACIFIC

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Revision Schedule				
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PERMIT OPMENT PROJECT NAME:

LINDGREN MANOR

PROJECT NUMBER:

1975 KANE ROAD, KELOWNA

DRAWING TITLE:

ELEVATIONS BUILDING B (PART 2 OF 2)

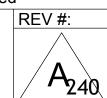
VP1604

DRAWN BY: Author CHECKED BY: Checker 11/04/2016 DATE:

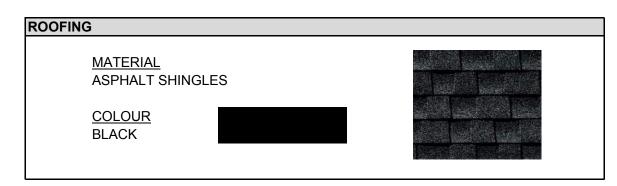
SCALE: As indicated

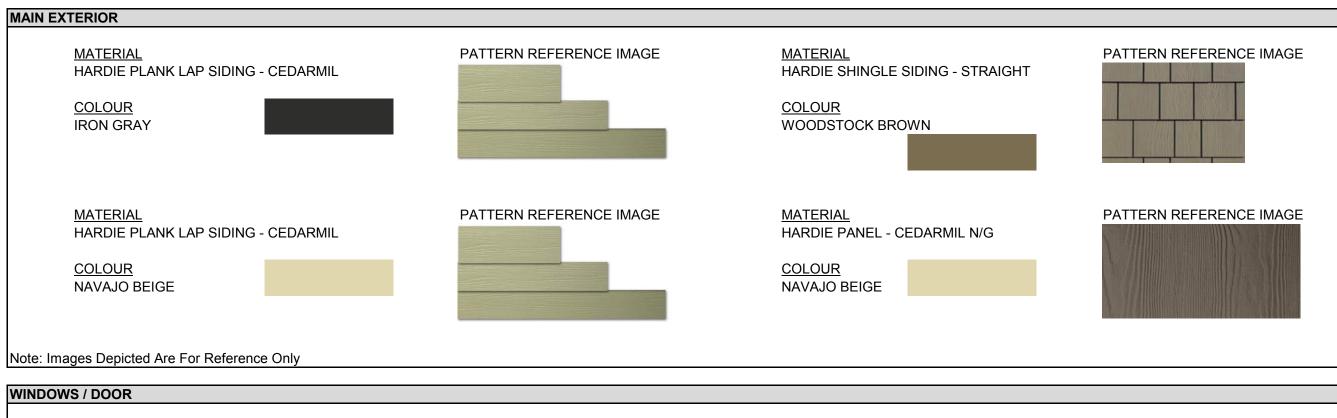
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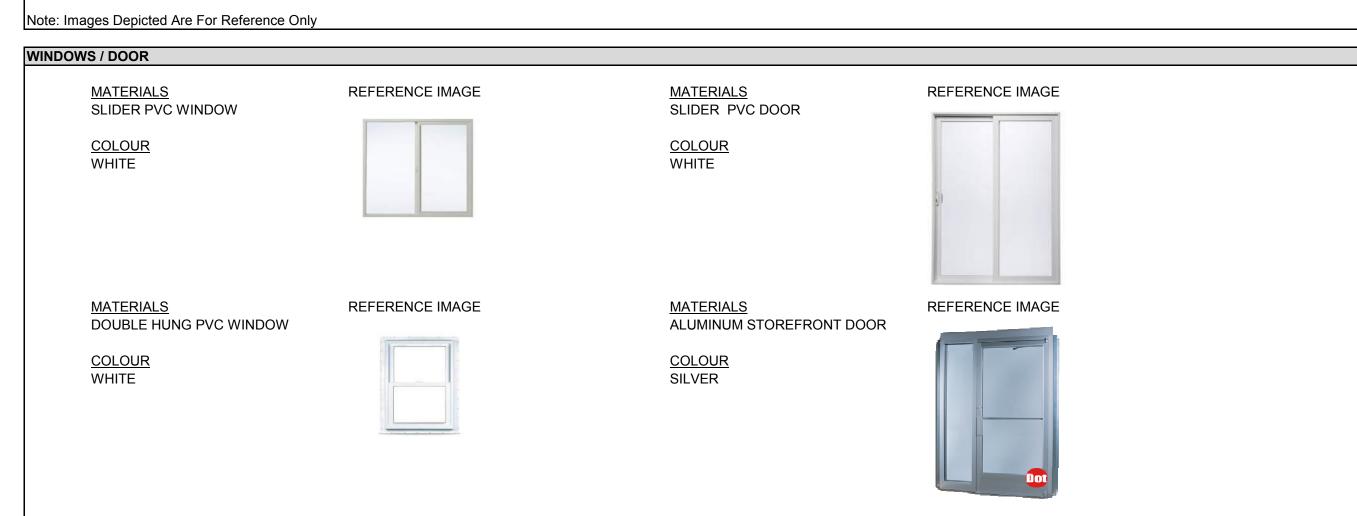
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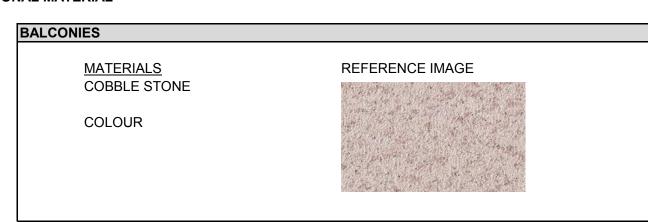
## **COLOUR BOARD**



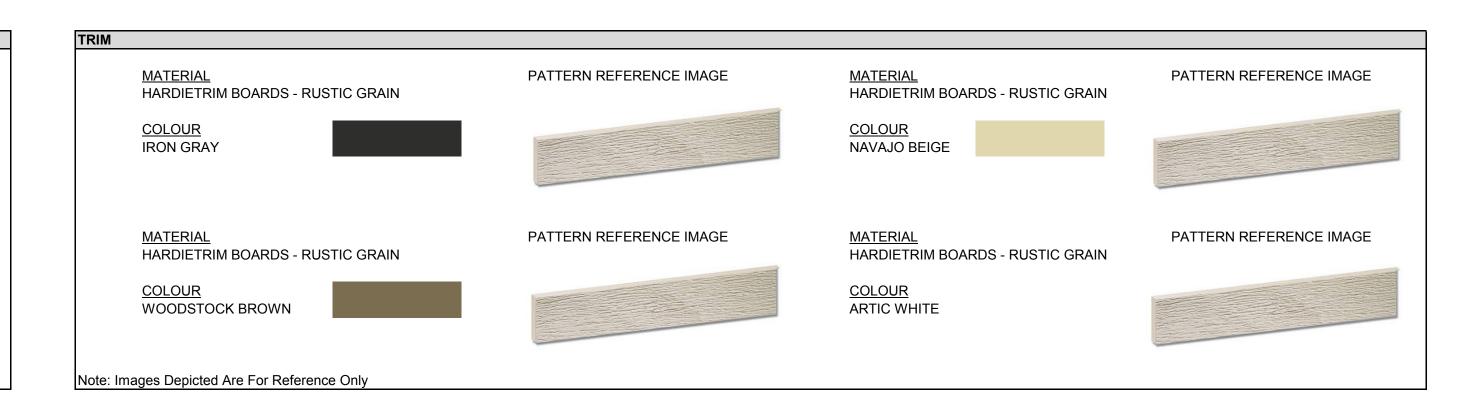




## ADDITIONAL MATERIAL



RAILINGS					
MATERIALS ALUMINUM					
COLOUR BLACK					

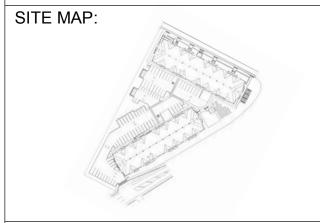




NOTE: COLOURS ARE AS ACCURATE AS PRINTING METHODS WILL PERMIT.
REFER TO SAMPLES OF SPECIFIED MATERIALS FOR TRUE COLOURS

SEYMOUR PA

100 St Anns Street, Campbell River, B.C. (T)250.286.8045 (F)250.286.8046 www.seymourpacific.ca



PROJECT STATUS:

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	Revision Schedule			
No.	Description	Revision Dat		
А	ISSUED FOR DP	11/04/2016		

SEAL:

TRADE CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES OR INCONSISTENCIES TO SEYMOUR PACIFIC DEVELOPMENTS LTD., WITHOUT DELAY, FOR CLARIFICATION AND/OR CONFIRMATION. DO NOT SCALE DRAWINGS. DESIGNS REPRESENTED AND DRAWINGS USED AS INSTRUMENTS OF SERVICE SHALL REMAIN THE COPYRIGHT AND PROPERTY OF SEYMOUR PACIFIC DEVELOPMENTS LTD. ANY REPRODUCTION

OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY SEYMOUR PACIFIC DEVELOPMENTS LTD. IS PROHIBITED.

CONTRACTORS SHALL REMAIN FAMILIAR WITH, SHALL REFER TO, AND SHALL PERFORM IN ACCORDANCE WITH LOCAL LAWS, REGULATIONS AND BUILDING CODES. CONTRACTORS SHALL MAINTAIN GOOD INDUSTRY BUILDING AND SAFETY PRACTICES CONSISTENT WITH THE CONTRACT INTENT AND THE REQUIREMENTS OF JURISDICTIONAL AUTHORITIES.

ADDITIONAL CLAIMS AND COSTS RELATED TO NON-MATERIAL CHANGES WILL NOT BE ACCEPTED BY SEYMOUR PACIFIC DEVELOPMENTS LTD. NON-MATERIAL CHANGES ARE DEEMED TO BE PLAN CHANGES OR SPECIFICATION ADJUSTMENTS THAT DO NOT SUBSTANTIALLY AFFECT THE VALUE, TIME, COST AND QUALITY OF CONSTRUCTION.

CONTRACTORS SHALL MAKE EVERY REASONABLE EFFORT TO MAINTAIN SCHEDULE TARGETS AND PROVIDE GOOD EFFICIENCY, PROGRESS, WORKMANSHIP AND QUALITY TOWARD DEFICIENCY-FREE RESULTS.

PROJECT NAME:

DEVEL

LINDGREN MANOR

PROJECT NUMBER:

VP1604

1975 KANE ROAD, KELOWNA

DRAWING TITLE:

ADDRESS:

COLOUR BOARD

DRAWN BY: Author
CHECKED BY: Checker
DATE: 11/04/2016

SCALE: DRAWING #:

A9.0

REV #:



November 3, 2016

#### Lindgren Manor

C/o Broadstreet Properties Ltd. / Seymour Pacific Developments Ltd.

100 St. Ann's Road, Campbell River, BC V9W 4C4

Attn: Rachel Ricard, Development Officer
Via email to: rachel.ricard@seymourpacific.ca

Re: Proposed Lindgren Manor Development – Preliminary Cost Estimate for Bonding

Dear Rachel:

Please be advised of the following preliminary cost estimate for bonding of the proposed landscape works shown in the Lindgren Manor conceptual landscape plan dated 16.11.03;

2,248 square metres (24,197 square feet) of improvements = \$81,700.50

This preliminary cost estimate is inclusive of trees, shrubs, turf, mulch, topsoil & irrigation.

You will be required to submit a performance bond to the City of Kelowna in the amount of 125% of the preliminary cost estimate. Please do not hesitate to contact me with any questions about the landscape plan.

Best regards,

Steve Petryshyn, MBCSLA, CSLA, CID

Outland Design Landscape Architecture

This forms part of application

#\_DP16-0117

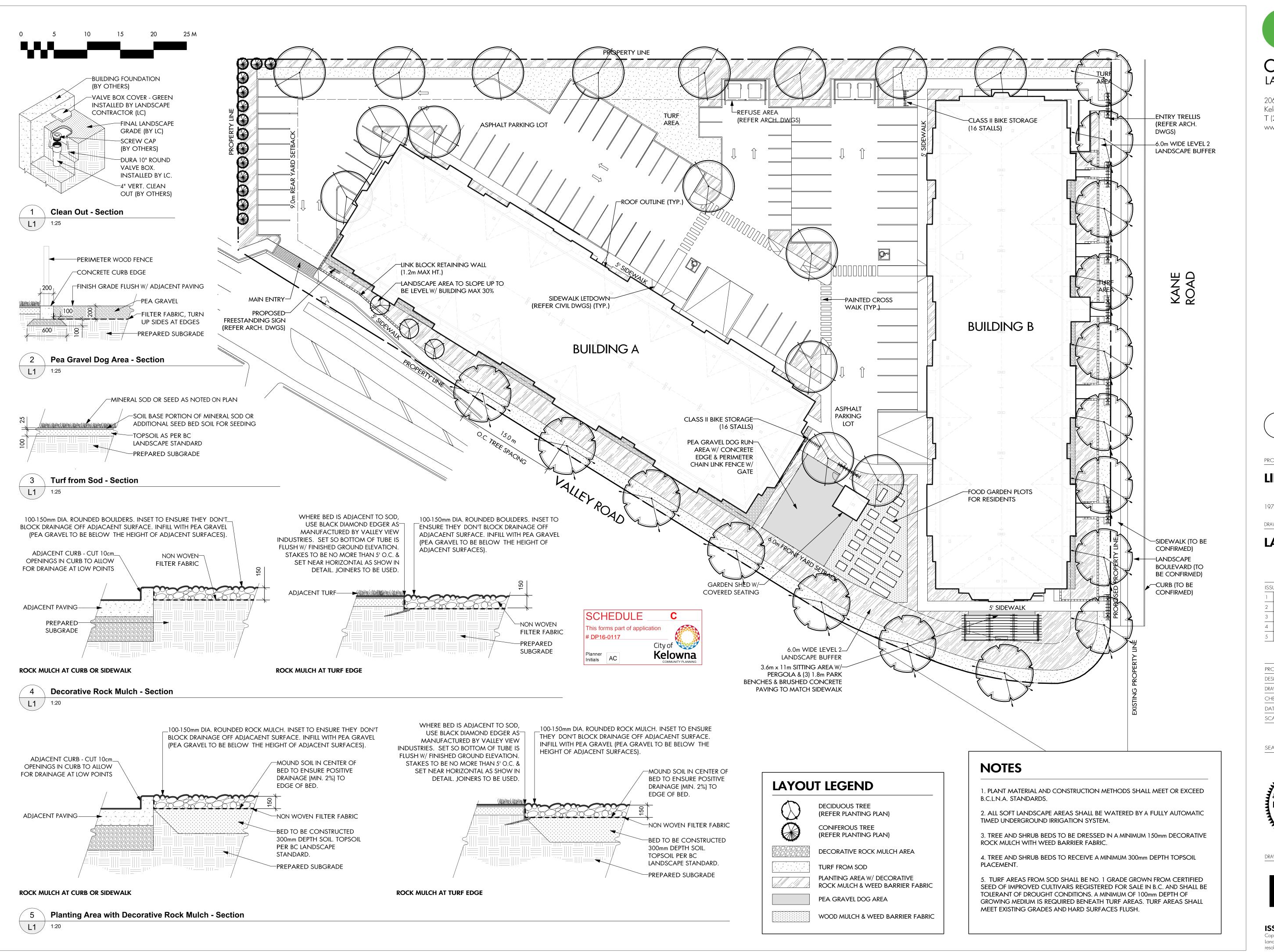
City of

Planner Initials

AC

Kelowna

COMMUNITY PLANNING





206 - 1889 Spall Road Kelowna, BC V1Y 4R2 T (250) 868-9270 www.outlanddesign.ca



PROJECT TITLE

## LINDGREN MANOR

1975 Kane Road, Kelowna, BC

DRAWING TITLE

## **LAYOUT PLAN**

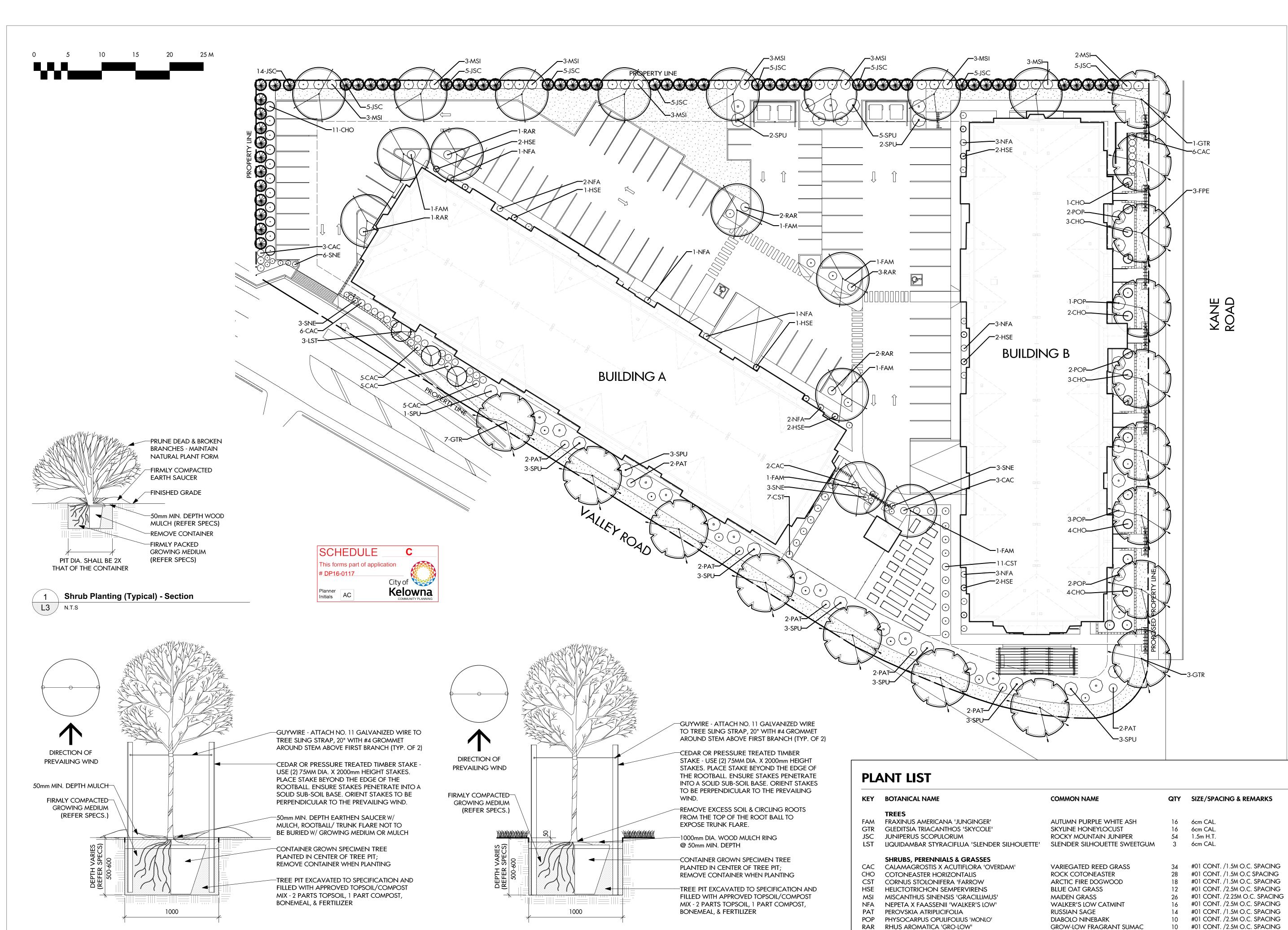
ISSI	UED FOR / REVISI	ON
1	16.04.18	Development Permit
2	16.06.16	Re-issued for Development Perm
3	16.08.22	Re-issued for Development Perm
4	16.11.03	Re-issued for Development Perm
5		

PROJECT NO	16-021	
DESIGN BY	SP	
DRAVVN BY	NG	
CHECKED BY	FB	
DATE	NOV. 03, 2016	
SCALE	1:250	
		_



DRAWING NUMBER

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Tree Planting in Turf - Section

**∖ L3** / n.т.s

Tree Planting in Mulch - Section

SALIX PURPUREA 'NANA'

SALVIA NEMEROSA 'MAY NIGHT'



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PROJECT TITLE

## LINDGREN MANOR

1975 Kane Road, Kelowna, BC

DRAWING TITLE

## PLANTING PLAN

ISS	ISSUED FOR/REVISION				
1	16.04.18 Development Permit				
2	16.06.16	Re-issued for Development Permit			
3	16.08.22	Re-issued for Development Permit			
4	16.11.03	Re-issued for Development Permit			
5					

PROJECT NO	16-021	
DESIGN BY	SP	
DRAWN BY	NG	
CHECKED BY	FB	
DATE	NOV. 03, 2016	
SCALE	1:250	

SEAI



Drawing Number

#01 CONT. /2.5M O.C. SPACING

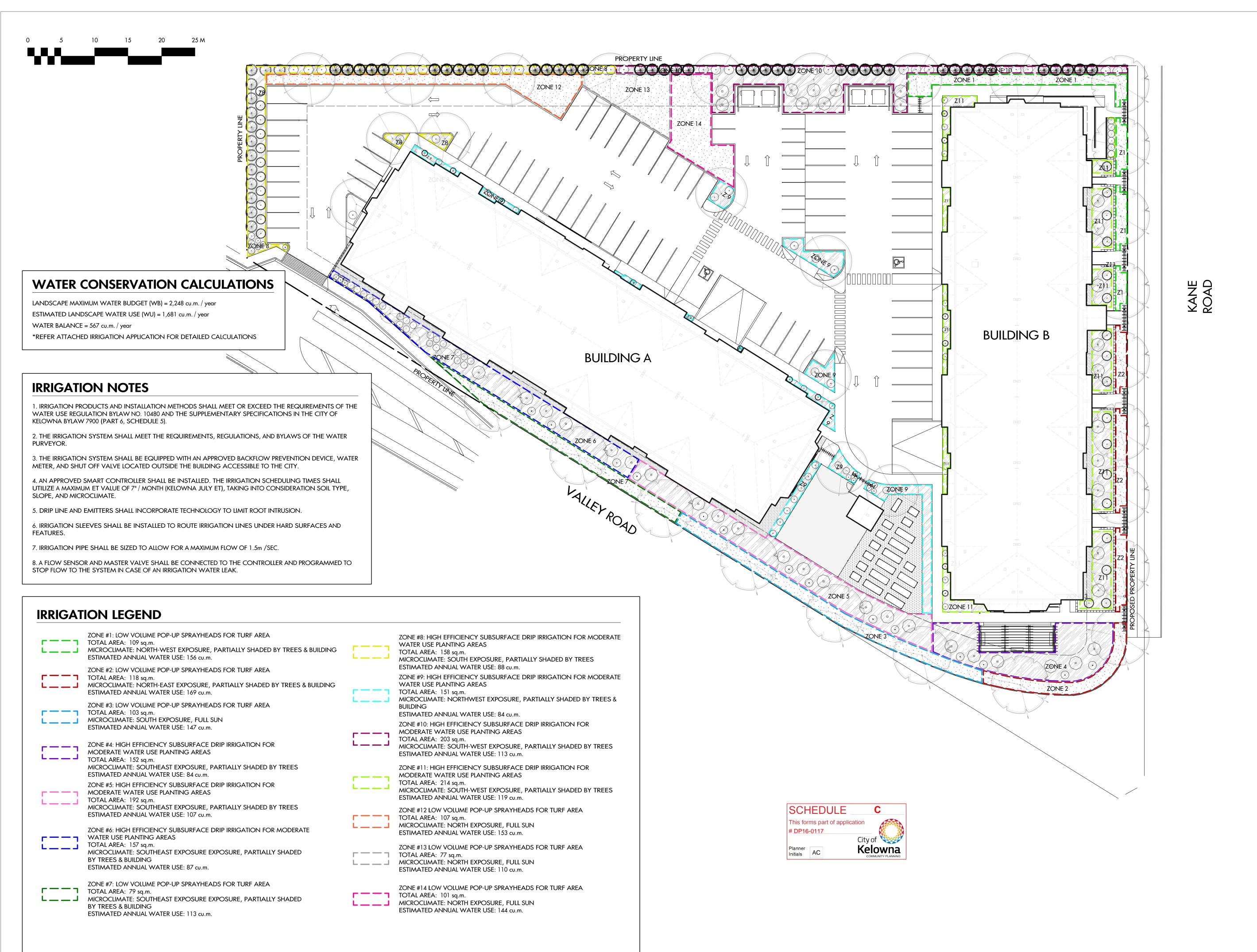
15 #01 CONT. /1.0M O.C. SPACING

DWARF ARCTIC WILLOW

MAY NIGHT SALVIA

L2/3

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PROJECT TITLE

## LINDGREN MANOR

1975 Kane Road, Kelowna, BC

DRAWING TITLE

## WATER CONSERVATION / IRRIGATION PLAN

ISSI	UED FOR/REVISION	V
1	16.04.18	Development Permit
2	16.06.16	Re-issued for Development Permit
3	16.08.22	Re-issued for Development Permit
4	16.11.03	Re-issued for Development Permit
5		

PROJECT NO	16-021	
design by	SP	
DRAWN BY	NG	
CHECKED BY	FB	
DATE	NOV, 03,, 2016	
SCALE	1:250	

SEAL



DRAWING NUMBER

L3/3

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## **IRRIGATION APPLICATION**

## APPLICATION IDENTIFICATION

	Broadstreet Properties Ltd. / Pacific				
Owner:	Seymour Developments Ltd.	Subject Address:	1975 Kane Road	d	
Agent if applicable:	Steve Petryshyn	Telephone	250-868-9270		
	Landscape Architect / Certified Irrigation				
Title:	Designer	Fax No:			
Company:	Outland Design Landscape Architecture	Email:	steve@outlandd	esign.ca	
City:	Kelowna, BC	Mailing Address:	206-1889 Spall	Road, Kelowna	
,		Province		Postal Code:	V1Y 4R2
LANDSCAPE \	WATER CONSERVATION CHECKL	.IST			
Note: all boxes are	to be checked - see instruction page				
$\checkmark$	Install Backflow prevention devices to meet Cit potable water system.	y of Kelowna standards	s to isolate the o	utdoor irrigation sy	stem from the
✓	Group planting into 'hydrozones' of high, medi	um and low water-use	plants or unirriga	ated/unwatered are	eas.
✓	Minimize mown turf areas that are high water use areas of lower water use treatments like unwater uses the state of the st	,		•	
<b>✓</b>	Povide adequate topsoil or growing medium of Society of Landscape Architects and the BC Lar subsoils are 150mm for lawn and 300mm for sh	dscape and Nursery As		•	•
<b>V</b>	Group irrigation circuits/zones into 'hydrozone landscape planting plan. Provide a separate irr	•	•		nt with the
<b>√</b>	Minimize use of high-volume spray heads, and e	employ drip or low volu	ıme irrigation wh	nere practical.	
✓	When spray or rotor irrigation is used, design a specifications, and avoid overspray outside land		coverage in acco	ordance with manu	facturer's
<b>V</b>	Ensure matched precipitation rates within all in	rigation circuits.			
<b>V</b>	Design and install pipe and head layout so flow pressure variation in circuits. Provide check va	-		to minimize elevat	ion change or
<b>√</b>	Ensure irrigation mainlines are proved leak-free	e with hydrostatic tests	5.		
✓	Provide pressure regulating devices to ensure in range.	rrigation outlets are op	erating at the m	anufacturer's optir	num pressure
✓	Install - and program to minimize water use - 'S Regulation Bylaw.	Smart Controllers' to m	neet standards of	the City of Kelowr	na Water
✓	Install an irrigation master shut-off valve (isola that when closed shall stop the supply of water be capable of being closed and locked off by the	from the potable water	•		-
Applicant Notes on	the Landscape Water Conservation Checklist:	This forms part of # DP16-0117  Planner Initials AC	Cit	y of elowna	



1435 Water Street Kelowna, BC V1Y 1J4 250 469-8500 kelowna.ca

## **IRRIGATION APPLICATION**

### LANDSCAPE WATER CONSERVATION TABLE

Applicant: Broadstreet Properties Ltd. / Pacific Seymour Developments Ltd. Address: 1975 Kane Road

### Step 1: Measure Total Landscape Area (LA)

Area of site that will absorb water:

Note: INCLUDE BOULEVARD, and proposed lawn, plants, mulch, PERVIOUS decks or paving. Do not include building areas, driveways, patios, decks or walks unless pervious.

Step 2: Divide Into Landscape Treatments*		Plant Factor	Irrig Efficiency	Hydrozone Area	% of Total LA	Estimated Water
Note: each of the areas below are a 'HYDROZONE'		(PF)	(IE)	(HA)		(WU)
<b>Unwatered Pervious Areas (n</b>	ot impervious pavir	ng)				
Mulch (Stone, bark or sand)		N/A	N/A	315	14%	N/A
Pervious deck (Spaced wood deck)		N/A	N/A		0%	N/A
Pervious paving (AquaPave, Rima Pav	re)	N/A	N/A		0%	N/A
Naturalized meadow (wildflowers)		N/A	N/A		0%	N/A
Naturalized area (Existing natural area)		N/A	N/A		0%	N/A
Other:		N/A	N/A		0%	N/A
Swimming or ornamental pool		1	1		0%	0
Watered Planting Beds (shrul	s or groundcover)					
Planting Type	Irrig Efficiency					
Low water use plants	High (Drip or Bubbler)	0.3	0.9		0%	0
Low water use plants	Low (Spray orRotor)	0.3	0.7		0%	0
Moderate water use plants	High (Drip or Bubbler)	0.5	0.9	1238	55%	688
Moderate water use plants	Low (Spray orRotor)	0.5	0.7		0%	0
High water use plants	High (Drip or Bubbler)	0.7	0.9		0%	0
High water use plants	Low (Spray orRotor)	0.7	0.7		0%	0
Watered Mown Lawn Areas	Low	1	0.7	695	31%	993
Special Landscape Areas (SLA	1					
Vegetable Garden	High (Drip or Bubbler)	1	0.9	0	0%	0
Vegetable Garden	Low (Spray orRotor)	1	0.7	0	0%	0
Sports Lawn	Low (Spray orRotor)	1	0.7		0%	0
Rainwater or Recycled Water Use	zan (apraj arnatar)	0.3	1		0%	0
SCHEDULE	С	0.5			070	
Totals This forms part of appl	ication A		l	2248	100%	1681
Special Landscape Arga (SLA) Sub tot		8				

\*If proposed design conditions are not shown on the corm please contact the City at 250 469-8502 City of

Planner AC Initials

Kelowna

Page 2 of 3



1435 Water Street Kelowna, BC V1Y 1J4 250 469-8500 kelowna.ca

## **IRRIGATION APPLICATION**

### CALCULATE & COMPARE WATER BUDGET TO ESTIMATED WATER USE

Note: For Evapotranspiration (ETo) in Kelowna use	1000m Amount	Units					
Total Landscape Area	2248	sq.m.					
Landscape Maximum Water Budget (WB) Estimated Landscape Water Use (WU)	2248 1681 567	cu.m./yr. cu.m./yr. cu.m./yr.					
Under (-OVER) Budget (Must be under Water Budget WB)	OK	cu.m./yr.					
I have identified and confirmed, by completing the attached 'Landscape Water Conservation Checklist' above, that the project will conform to current landscape and irrigation water conservation practices listed in the checklist. I also acknowledge that the landscape treatments of the project will conform to the Hydrozone areas identified by me in the 'Landscape Water Conservation Calculation Table' above.							
Signature of Applicant		Date:					
FOR CITY OF KELOWNA OFFICE USE ONLY							
The Irrigation Application and calculations above satisfy 4.4.3.and is hereby APPROVED with the signature of the	•	•					
For Water Manager	#_DP16-0117	Date:  plication  City of					
	Planner Initials AC	Kelowna COMMUNITY PLANNING					

NOTE: Post Signed and approved application at Smart Controller for future reference

### CITY OF KELOWNA

## BYLAW NO. 11261 Z16-0026 - Terrance and Joan Raisanen 1975 Kane 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 Lot B, Section 33, Township 26, ODYD, Plan 22004 located on Kane Road, Kelowna, B.C., from the A1 Agriculture 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 25<sup>th</sup> day of July, 2016.

Considered at a Public Hearing on the 9<sup>th</sup> day of August, 2016.

Read a second and third time by the Municipal Council this 9<sup>th</sup> day of August, 2016.

Adopted by the Municipal Council of the City of Kelowna this

Mayor
,
City Clerk
CILY CICIN