

SCHEDULE

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This forms part of application

OCP21-0001 Z20-0083



City of
Kelowna
COMMUNITY PLANNING

RU7 Hospital Area Rezoning Civic Addresses and Legal Addresses

Planner
Initials **AT**

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

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

SCHEDULE A

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

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

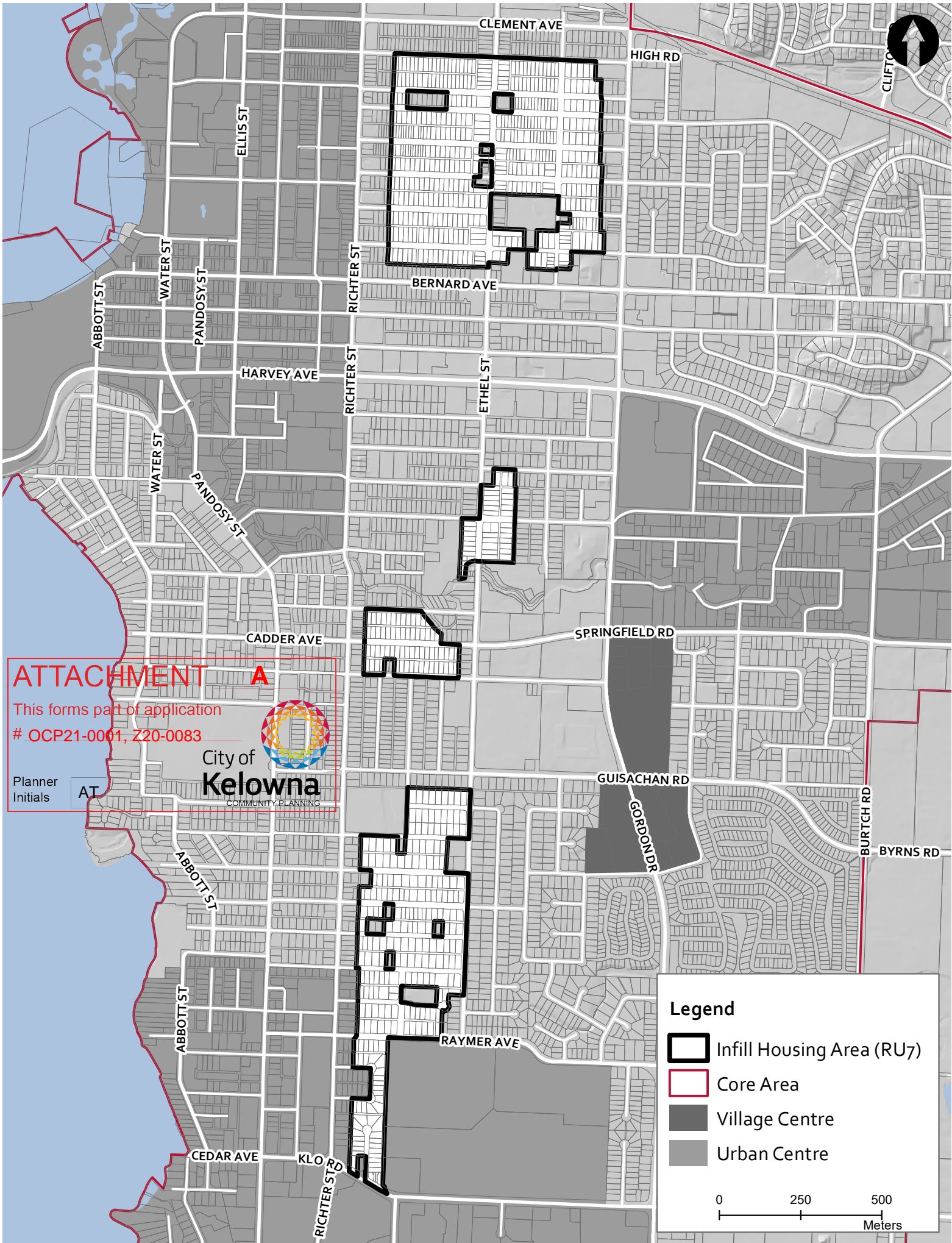
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Planner Initials AT



City of Kelowna
COMMUNITY PLANNING



ATTACHMENT A





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Planner Initials
AT



City of
Kelowna
COMMUNITY PLANNING

Legend

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

0 250 500
Meters

CITY OF KELOWNA
MEMORANDUM

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

ATTACHMENT B

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OCP21-0001, Z20-0083

Planner
Initials AT



RU6 to RU7

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

1) SITE-RELATED ISSUES

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

2) ROAD IMPROVEMENTS

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

3) WATER

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

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

4) **SANITARY**

a) Comments from Utility Planning

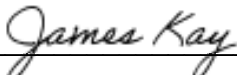
- i. The existing sanitary sewer network servicing the subject area provides adequate hydraulic capacity during existing and future scenarios, even when including the proposed rezoning of the 70 properties in question. It is noted that design capacity is nearly reached during the proposed future scenario;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

5) **DRAINAGE**

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

6) **POWER AND TELECOMMUNICATION SERVICES**

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



 James Kay, P. Eng.
 Development Engineering Manager

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ATTACHMENT		B
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Planner Initials	<input type="text" value="AT"/>	 City of Kelowna <small>COMMUNITY PLANNING</small>