

CITY OF SALMON ARM

BYLAW NO. 4658

A bylaw to amend “District of Salmon Arm Zoning Bylaw No. 2303”

WHEREAS pursuant to the December of 2023 amendments of the Local Government Act [RSBC 2015] Chapter 1, Council of the City of Salmon Arm is legislated to require enabling of small-scale multi-unit housing across serviced, single family residential zoned lands within the Urban Containment Boundary;

AND WHEREAS as required by the Province of British Columbia, written submissions were accepted but no Public Hearing was held;

NOW THEREFORE the Council of the City of Salmon Arm in open meeting assembled enacts as follows:

1. “District of Salmon Arm Zoning Bylaw No. 2303” is hereby amended as follows:
 - a) by replacing all references to *R-4 - Medium Density Residential Zone* in s. 4.5.5; s. 4.9.1 Home Occupations, 4.9.1 Special Building Setbacks; and in Table A1-1 Required Off-Street Parking Spaces with *R-14 – Compact/Strata Multi-Family Residential Zone*;
 - b) by deleting *R-4 - Medium Density Residential Zone* and adding the *R-11 – Existing Compact/Single Family Residential Zone* and the *R-14 – Compact/Strata Multi-Family Residential Zone* to the list of Zones in section 5.1;
 - c) by deleting section 9, the *R-4 - Medium Density Residential Zone*;
 - d) by inserting Schedule “A,” attached hereto and forming a part of this Bylaw, as section 7, the *R-11 – Existing Compact/Single Family Residential Zone* and by rezoning all the parcels listed in Table “A” from R-4 to the R-11 Zone;
 - e) by inserting Schedule “B,” attached hereto and forming a part of this Bylaw, as section 9, the *R-14 – Compact/Strata Multi-Family Residential Zone* and by rezoning all the parcels listed in Table “B” from R-4 to the R-14 Zone; and

- f) by rezoning all the parcels listed on Table “C” from the *R-4 - Medium Density Residential Zone* to the *P-1 – Park and Recreation Zone*; and
- g) by rezoning all the parcels listed on Table “D” from the *R-4 - Medium Density Residential Zone* to the *R-10 – Residential Zone*.

2. SEVERABILITY

If any part, section, sub-section, clause of this bylaw for any reason is held to be invalid by the decisions of a Court of competent jurisdiction, the invalid portion shall be severed and the decisions that it is invalid shall not affect the validity of the remaining portions of this Bylaw.

3. ENACTMENT

Any enactment referred to herein is a reference to an enactment of British Columbia and regulations thereto as amended, revised, consolidated or replaced from time to time.

4. EFFECTIVE DATE

This Bylaw shall come into full force and effect upon adoption of same.

5. CITATION

This Bylaw may be cited as “**City of Salmon Arm Zoning Amendment Bylaw No. xxxx**”

READ A FIRST TIME THIS DAY OF 2024

READ A SECOND TIME THIS DAY OF 2024

READ A THIRD TIME THIS DAY OF 2024

APPROVED PURSUANT TO SECTION 52 (3) (a) OF THE TRANSPORTATION ACT
ON THE DAY OF , 2024

For Minister of Transportation & Infrastructure

ADOPTED BY COUNCIL THIS DAY OF 2024

MAYOR

CORPORATE OFFICER

Schedule “A”

SECTION 7 - R-11 - EXISTING COMPACT/SINGLE FAMILY RESIDENTIAL ZONE

Purpose

- 7.1 The R-11 Zone provides *zoning* compliance for historically developed detached *single family dwellings*, primarily on strata lots, with minimal yards where *secondary suites* may be added within these dwellings. Where single family dwellings are on fee simple *parcels*, *secondary suites* and/or *accessory dwelling units* may be developed to a density governed by *parcel* area.

The R-11 Zone will not be considered for future or further single family development on other lands.

Regulations

- 7.2 On a *parcel* zoned R-11, no *building* or *structure* shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the R-11 Zone or those regulations contained elsewhere in this Bylaw.

Permitted Uses

- 7.3 The following uses and no others are permitted in the R-11 Zone:
- .1 *single family dwelling* with or without *secondary suite(s)*
 - .2 *accessory dwelling unit(s)* on fee simple *parcels* in compliance with s. 4.2 of this Bylaw
 - .3 *accessory use*
 - .4 *bed and breakfast* in a *single family dwelling*, limited to two let rooms
 - .5 *boarding home*
 - .6 *family childcare facility*
 - .7 *group childcare*
 - .8 *commercial daycare facility*

Maximum Density and Number of Dwelling units

- 7.4 The maximum *density* shall be 40 *dwelling units* per hectare (16.2 per acre), calculated based upon *gross parcel area*.

Maximum Height of Principal Buildings

- 7.5 The maximum *height* of any *principal building* shall be 10 metres (32.8 feet).

Maximum Height of Accessory Buildings

- 7.6 The maximum *height* of an accessory *building*, including an *accessory dwelling unit*, shall be 6 metres (19.7 feet).

Maximum Parcel Coverage

- 7.7 The total maximum *parcel coverage* for all *buildings* shall be 55% of *parcel area*; whereby, within this cap, if permitted in this zone, up to 20% of *parcel area* may comprise *accessory buildings* containing one or more *accessory dwelling units*; and up to 10% may comprise all other *accessory buildings*.

Minimum Parcel Area

78 The minimum *parcel area* for a *single family dwelling* shall be 300 square metres (3,229.3 square feet).

Minimum Parcel Width

7.9 The minimum *parcel width* shall be 30 metres (98.5 feet); and, the minimum *parcel width* for a *single family strata lot* shall be 10 metres (32.8 feet).

Minimum Setback of Principal Building, Single Family Dwelling and Accessory Dwelling Unit

7.10 The minimum *setback* of *principal buildings* from the:

- .1 *Front parcel line*
 - adjacent to a *highway* shall be 5.0 metres (16.4 feet)
 - adjacent to an *access route* shall be 2.0 metres (6.6 feet)
- .2 *Rear parcel line*
 - adjacent to a *parcel zoned R-11* shall be 3.0 metres (9.8 feet)
 - all other cases shall be 5.0 metres (16.4 feet)
- .3 *Interior side parcel line*
 - adjacent to a *parcel zoned R-11* shall be 1.2 metres (3.9 feet)
 - all other cases shall be 1.8 metres (5.9 feet)
- .4 *Exterior side parcel line*
 - adjacent to a *highway* shall be 5.0 metres (16.4 feet)
 - adjacent to an *access route* shall be 2.0 metres (6.6 feet)
- .5 Minimum separation between residential *buildings* on the same parcel of not more than one storey in height shall be 1.5 metres (4.9 feet)
- .6 Minimum separation between residential *buildings* on the parcel of more than one storey in height shall be 3.0 metres (9.8 feet)
- .7 Notwithstanding the preceding, a *principal building* on a corner *parcel* may be sited not less than 1.5 metres (4.9 feet) from the *rear parcel line* provided the combined total of the *rear* and interior *side yards* shall be not less than 6.0 metres (19.7 feet).

Refer to Section 4.9 for "Special Building Setbacks" which may apply.

Minimum Setback of Non- Residential Accessory Buildings

7.13 The minimum *setback* of accessory *buildings* from the:

- .1 *Front parcel line* shall be 6.0 metres (19.7 feet)
- .2 *Rear parcel line* shall be 1.0 metre (3.3 feet)
- .3 *Interior side parcel line* shall be 1.0 metre (3.3 feet)
- .4 *Exterior side parcel line* shall be 6.0 metres (19.7 feet)

Refer to "Pound and Animal Control Bylaw" for special setbacks which may apply.

Parking

7.14 Required off-street parking shall be as prescribed in Appendix I.

TABLE "A"

List of Parcels Rezoned from R-4 to R-11

	PID	PLAN	New Zone	ADDRESS
1	029-972-116	PLAN EPS3551	R-11	1611 10 STREET SW
2	010-841-806	PLAN K687	R-11	2401 5 AVENUE NE
3	011-697-300	PLAN 1255	R-11	60 10 STREET SE
4	014-857-332	PLAN K771	R-11	1120 12 STREET NE
5	018-341-071	PLAN KAS1277	R-11	350 HUDSON STREET NW
6	018-879-241	PLAN KAS1479	R-11	420 HUDSON STREET NW
7	024-069-311	KAS2019	R-11	801 20 STREET NE
8	026-423-103	PLAN KAS2869	R-11	1231 10 STREET SW
9	026-515-351	PLAN KAS2927	R-11	551 17 STREET SE
10	026-536-188	PLAN KAP79770	R-11	630 20 STREET NE
11	026-536-218	PLAN KAP79770	R-11	631 21 STREET NE
12	027-006-255	PLAN KAS2977	R-11	151 BEATTY AVENUE NW
13	027-379-833	PLAN KAS3388	R-11	2850 7 AVENUE NE
14	027-503-801	PLAN KAS2527	R-11	881 16 STREET NE
15	029-776-228	PLAN EPP56717	R-11	800 9 AVENUE NE
16	029-776-236	PLAN EPP56717	R-11	830 9 AVENUE NE
17	029-776-244	PLAN EPP56717	R-11	801 8 AVENUE NE
18	029-776-252	PLAN EPP56717	R-11	831 8 AVENUE NE
19	029-898-901	PLAN EPS3413	R-11	1330 10 STREET SW
20	030-006-261	PLAN EPS3897	R-11	1341 30 STREET NE
21	030-567-262	PLAN EPS4414	R-11	361 10 STREET SE
22	030-199-000	PLAN EPS4235	R-11	1791 10 STREET SW
23	031-038-671	PLAN EPS6485	R-11	1151 8 AVENUE NE
24	031-051-201	PLAN EPP94805	R-11	931 12 STREET SE
25	031-500-072	PLAN EPP112221	R-11	2394 6 AVENUE SE
26	031-500-081	PLAN EPP112221	R-11	2374 6 AVENUE SE
27	031-500-099	PLAN EPP112221	R-11	2354 6 AVENUE SE
28	031-500-102	PLAN EPP112221	R-11	2344 6 AVENUE SE
29	031-500-111	PLAN EPP112221	R-11	2334 6 AVENUE SE
30	031-500-129	PLAN EPP112221	R-11	2314 6 AVENUE SE
31	031-500-137	PLAN EPP112221	R-11	2304 6 AVENUE SE
32	031-746-161	PLAN EPS8618	R-11	1840 10 STREET SW
33	009-164-243	PLAN 13789	R-11	2190 6 AVENUE NE
34	030-179-114	PLAN EPP72088	R-11	371 10 STREET SE

Schedule “B”

SECTION 9 - R-14 - COMPACT/MULTI-FAMILY RESIDENTIAL ZONE

Purpose

- 9.1 The purpose of the R-14 Zone is to provide for ground-oriented attached dwellings on strata lots or for rental occupancy, in rowhouses, clusters or duplex building forms on lands designated in the OCP as medium and high density.

Regulations

- 9.2 On a *parcel zoned R-14*, no *building or structure* shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the *R-14 Zone* or those regulations contained elsewhere in this Bylaw.

Permitted Uses

- 9.3 The following uses and no others are permitted in the *R-14 Zone*:
- .1 *multiple family dwellings*
 - .2 *triplexes*
 - .3 *duplexes*
 - .4 *assisted living housing with or without a dining area*
 - .5 *secondary suites*
 - .6 *boarding home*
 - .7 *commercial daycare facility*
 - .8 *group childcare*
 - .9 *family childcare facility*
 - .10 *home occupation*
 - .111 *accessory use*

Maximum Height of Principal Buildings

- 9.4 The maximum *height of any principal building* shall be 10 metres (32.8 feet), except where this may be increased up to 13 metres (42.7 feet) via the Development Permit process, subject to provision of an amenity listed in Table 9.1.

Maximum Height of Accessory Buildings

- 9.5 The maximum *height of any accessory building* shall be 6 metres (19.7 feet).

Maximum Parcel Coverage

- 9.6 The total maximum *parcel coverage for principal and accessory buildings* shall be 55% of the *parcel area*, of which 10% shall be the maximum parcel coverage for *accessory buildings*.

Minimum Parcel Area

9.7

- .1 The minimum *parcel area* for a *duplex* shall be 600 square metres (6,458.6 square feet).
- .2 The minimum *parcel area* for all other uses shall be 900 square metres (9,687.8 square feet).
- .3 *Duplexes, triplexes and multiple family dwellings* may be subdivided into strata lots smaller than the preceding provided the *parcel* is comprehensively developed under a single Development Permit.

Minimum Parcel Width

9.8

- .1 The minimum *parcel width* shall be 30 metres (98.5 feet).
- .2 The minimum *parcel width* for a *duplex parcel* shall be 14 metres (45.9 feet).
- .3 Notwithstanding the preceding, *duplexes, triplexes and multiple family dwellings* may be subdivided into narrower strata lots provided the *parcel* is comprehensively developed under a single Development Permit.

Minimum Setback of Principal Buildings

9.9 The minimum *setback* of *principal buildings* from the:

- .1 *Front parcel line*
 - adjacent to a *highway* shall be 5.0 metres (16.4 feet)
 - adjacent to an internal *access route* shall be 2.0 metres (6.6 feet)
- .2 *Rear parcel line* shall be 5.0 metres (16.4 feet)
- .3 *Interior side parcel line*
 - adjacent to a *parcel zoned R-14* shall be 1.2 metres (3.9 feet)
 - all other cases shall be 1.8 metres (5.9 feet)
- .4 *Exterior side parcel line*
 - adjacent to a *highway* shall be 5.0 metres (16.4 feet)
 - adjacent to an *access route* shall be 2.0 metres (6.6 feet)
- .5 Minimum clear driveway length for accessing any garage or carport shall be 5 metres (16.4 feet).
- .6 Minimum separation between residential *buildings* on the same *parcel* of not more than one storey in height shall be 1.5 metres (4.9 feet)
- .7 Minimum separation between residential *buildings* on the same *parcel* of more than one storey in height shall be 3 metres (9.8 feet)

Refer to Section 4.9 for “Special Building Setbacks” which may apply.

Minimum Setback of Accessory Buildings

9.10 The minimum *setback* of accessory *buildings* from the:

- .1 *Front parcel line* shall be 5.0 metres (16.4 feet)
- .2 *Rear parcel line* shall be 1.0 metre (3.3 feet)
- .3 *Interior side parcel line* shall be 0.6 metre (1.9 feet)
- .4 *Exterior side parcel line* shall be 5.0 metres (16.4 feet)

Refer to “Pound and Animal Control Bylaw” for special setbacks which may apply.

Maximum Density

9.11 The maximum permitted *density* based on the gross *parcel* area, shall be as follows:

- .1 40 *dwelling units* per hectare (16.2 per acre); or
- .2 50 *dwelling units* or *sleeping units* per hectare (20.2 per acre) for *Assisted Living Housing*; and

- .3 subject to providing the specified amenity(ies) listed in Table 9.1, permitted density may increase as specified up to a maximum of 50 *dwelling units* per hectare (20.2 per acre); and
for the purposes of the R-14 Zone, *secondary suites* shall not be included in the calculation of *density*.

Parcel Specific Single Family Dwellings (detached)

- 9.12 To recognize zoning compliance, the following strata lot developments are permitted detached single family dwellings:
- .1 231 - 20th Street NE, Plan EPP1260 (PID 031 983 855)
 - .2 2751 - 15 Avenue, NE, Plan EPS 8 (PID 027 455 327)
 - .3 111 Harbourfront Drive NW, PLAN KAS881 (PID 016 997 905)

Parking

- 9.13 Required off-street parking shall be as prescribed in Appendix I.

TABLE 9.1

AMENITY TO BE PROVIDED	ADDED DENSITY
1. Provision of each fully accessible dwelling unit (e.g. wheelchair access)	<input type="checkbox"/> 2 units per hectare (0.8 units per acre)
2. Provision of <i>commercial daycare facility</i> 7 to 10 children 11 to 15 children 16 or more children	<input type="checkbox"/> 3 units per hectare (1.2 units per acre) <input type="checkbox"/> 4 units per hectare (1.6 units per acre) <input type="checkbox"/> 7 units per hectare (2.8 units per acre)
2. Provision of below <i>grade</i> parking for at least 50% of the required off street parking	<input type="checkbox"/> 10 units per hectare (4.0 units per acre)
3. Provision of each rental <i>dwelling unit</i>	<input type="checkbox"/> 2 units per hectare (0.8 units per acre)
4. Provision of affordable rental <i>dwelling units</i> in accordance with special agreement under s. 483 of the Local Government Act	<input type="checkbox"/> 5 units per hectare (2.0 units per acre)

Table “B”

List of Parcels Rezoned from R-4 to R-14

	PID	Plan	New Zone	Address
1	002-015-421	PLAN 26408	R-14	700 30 STREET NE
2	002-206-854	PLAN SPK507	R-14	1451 1 AVENUE NE
3	002-943-867	PLAN 34598	R-14	120 8 AVENUE SW
4	004-628-373	PLAN 28133	R-14	141 10 AVENUE SE
5	004-687-612	PLAN 27921	R-14	3381 10 AVENUE SE
6	006-372-392	PLAN 14775	R-14	270 7 STREET SE
7	006-741-762	PLAN 22668	R-14	650 10 STREET SW
8	007-296-185	PLAN 9916	R-14	1121 TREET SE
9	007-388-586	KAS653	R-14	vacant land
10	007-388-586	KAS653	R-14	4490 13 STREET NE
11	007-388-586	KAS653	R-14	4431 LAKESHORE ROAD NE
12	008-134-243	PLAN 19112	R-14	1130 15 STREET SE
13	008-932-310	PLAN 14775	R-14	180 7 STREET SE
14	009-027-572	PLAN 14376	R-14	1181 20 STREET NE
15	009-491-856	PLAN 11757	R-14	541 30 STREET NE
16	009-634-151	PLAN 9916	R-14	1120 SHUSWAP STREET SE
17	009-634-207	PLAN 9916	R-14	1231 1 STREET SE
18	010-257-900	PLAN 5725	R-14	791 5 STREET SE
19	010-563-466	PLAN 4279	R-14	1520 10 STREET SW
20	010-853-006	PLAN 3538	R-14	4400 CANOE BEACH DRIVE NE
21	010-853-014	PLAN 3538	R-14	4600 CANOE BEACH DRIVE NE
22	011-071-672	PLAN 1923	R-14	350 NARCISSE STREET NW
23	011-250-895	PLAN 1980	R-14	7200 52 STREET NE
24	011-300-191	PLAN 1719	R-14	1281 20 AVENUE SW
25	011-333-405	PLAN 1978	R-14	1141 18 STREET NE
26	011-595-060	PLAN 1451	R-14	3110 2 AVENUE NE
27	012-412-031	PLAN 392	R-14	380 SHUSWAP STREET SE
28	012-412-066	PLAN 392	R-14	381 1 STREET SE
29	012-412-082	PLAN 392	R-14	351 1 STREET SE
30	013-450-859	PLAN K742	R-14	151 8 AVENUE SW

31	014-070-456	PLAN DD4342D	R-14	1741 10 STREET SW
32	014-073-951	PLAN B411	R-14	1470 TCH NE
33	014-079-640	PLAN DD12003	R-14	1280 LAKESHORE ROAD NE
34	014-079-658	PLAN B3820	R-14	1270 LAKESHORE ROAD NE
35	016-997-905	PLAN KAS881	R-14	111 HARBOURFRONT DRIVE NW
36	017-528-011	PLAN KAS969	R-14	600 10 STREET SW
37	017-800-943	PLAN KAS1054	R-14	1521 OKANAGAN AVENUE NE
38	018-189-661	PLAN KAS1227	R-14	1481 OKANAGAN AVENUE NE
39	018-509-495	PLAN KAS1340	R-14	870 10 STREET SW
40	018-607-829	PLAN KAS1372	R-14	900 5 AVENUE SW
41	018-674-356	PLAN KAS1402	R-14	780 10 STREET SW
42	018-686-257	PLAN KAP51918	R-14	3201 6 AVENUE NE
43	019-142-188	PLAN KAP54150	R-14	70 11 STREET SE
44	023-031-069	PLAN KAP54430	R-14	60 25 STREET SE
45	023-107-901	PLAN KAS1637	R-14	2101 6 AVENUE NE
46	023-114-134	PLAN KAS1638	R-14	171 17 STREET SE
47	023-195-321	PLAN KAS1666	R-14	51 25 STREET SE
48	023-291-681	PLAN KAS1708	R-14	20 25 STREET SE
49	023-466-138	PLAN KAS1780	R-14	40 25 STREET SE
50	023-625-210	PLAN KAS1835	R-14	101 20 STREET NE
51	023-657-138	PLAN KAS1847	R-14	2951 11 AVENUE NE
52	023-658-240	PLAN KAS1851	R-14	660 24 STREET NE
53	023-866-284	PLAN KAS1936	R-14	80 25 STREET SE
54	024-024-805	PLAN KAS2005	R-14	71 25 STREET SE
55	024-255-700	PLAN KAS2075	R-14	171 BEATTY AVENUE NW
56	024-467-847	PLAN KAP64066	R-14	1591 30 STREET NE
57	024-543-241	PLAN KAP64666	R-14	1141 20 STREET NE
58	024-762-393	PLAN KAP66620	R-14	551 21 STREET NE
59	025-681-401	KAS2541	R-14	1451 OKANAGAN AVENUE NE
60	025-764-039	KAP74189	R-14	1590 OKANAGAN AVENUE SE
61	025-764-055	KAP74189	R-14	1600 OKANAGAN AVENUE SE
62	025-818-643	KAP74649	R-14	491 20 STREET NE
63	025-818-643	KAP74649	R-14	491 20 STREET NE
64	026-188-350	KAS2758	R-14	2060 12 AVENUE NE

65	026-535-131	PLAN KAS2857	R-14	671 24 STREET NE
66	026-594-765	PLAN KAS2657	R-14	51 8 AVENUE SW
67	026-679-531	PLAN KAS2777	R-14	441 20 STREET NE
68	026-797-321	PLAN KAP81756	R-14	821 10 AVENUE SW
69	026-812-614	PLAN KAS 3079	R-14	660 20 STREET NE
70	032-183-879	PLAN EPP136050	R-14	981 12 STREET SE
71	027-111-211	PLAN KAS2777	R-14	341 20 STREET NE
72	027-341-682	PLAN KAS3369	R-14	1431 AUTO ROAD SE
73	027-455-327	PLAN EPS8	R-14	2751 15 AVENUE NE
74	027-748-341	PLAN EPS14	R-14	1070 1 STREET SE
75	028-197-941	PLAN EPS133	R-14	1596 OKANAGAN AVENUE SE
76	028-875-656	PLAN EPS740	R-14	1449 1 AVENUE NE
77	028-875-818	PLAN EPS625	R-14	780 20 STREET NE
78	030-387-540	PLAN EPS4629	R-14	121 HARBOURFRONT DRIVE NE
79	030-750-415	PLAN EPS5826	R-14	421 HUDSON STREET NW
80	030-750-601	PLAN EPS5686	R-14	2810 15 AVENUE NE
81	031-109-837	PLAN EPP82567	R-14	1061 1 STREET SE
82	031-743-854	PLAN EPP121728	R-14	2800 20 AVENUE NE
83	031-983-812	PLAN EPP126010	R-14	231 20 STREET NE
84	031-983-855	EPS9398	R-14	231 20 STREET NE
85	032-030-550	PLAN EPP121958	R-14	1180 OLD AUTO ROAD SE
86	032-030-550	PLAN EPP121958	R-14	1180 OLD AUTO ROAD SE
87	032-030-584	EPS9618	R-14	1180 OLD AUTO ROAD SE
88	012-412-007	PLAN 392	R-14	350 SHUSWAP STREET SE

TABLE "C"

List of Parcels Rezoned from R-4 to P-1

	PID	PLAN	NEW ZONE	OCP	ADDRESS
1	023-887-036	PLAN KAP59942	P-1	PARK	601 20 STREET NE
3	024-762-407	PLAN KAP66620	P-1	PARK	511 21 STREET NE
5	023-105-721	PLAN KAP54974	P-1	PARK	650 21 STREET NE

TABLE "D"

List of Parcels Rezoned from R-4 to R-10

	PID	PLAN	NEW ZONE	ADDRESS
1	029-787-424	PLAN EPP56722	R-10	1380 10 STREET SW
2	031-109-845	PLAN EPP82567	R-10	1081 1 STREET SE
3	001-992-007	PLAN 15603	R-10	980 1 AVENUE SE
4	031-425-895	PLAN EPP110768	R-10	2185 5 AVENUE SE
5	006-370-985	PLAN 17709	R-10	731 1 AVENUE SE
6	015-556-662	PLAN 42417	R-10	1300 LAKESHORE RD NE
7	027-759-288	PLAN EPP1245	R-10	1971 20 AVENUE NE
8	031-743-846	PLAN EPP121728	R-10	2790 20 AVENUE NE
9	029-912-016	PLAN EPP62930	R-10	1881 10 STREET SW