

# ***Strata Property Act***

## **FORM P**

### **PHASED STRATA PLAN DECLARATION**

*(Sections 221, 222)*

I, Michael F. Jacobs, director of Emil Anderson Construction Co. Ltd. (Inc. No. C0172775)), 907 Ethel Street, Kelowna, BC V1Y 2W1 declare:

1. That we intend to create a strata plan by way of phased development of a lot to be created by the consolidation of the following lands which we own or on which we hold a right to purchase:

Parcel Identifier

Legal Description

PID: 025-748-556

Lot 3, Section 28, Township 26, ODYD, Plan KAP74074

2. That the plan of development is as follows:

- (a) The Development is a three (3) phase development as follows:

- (i) Phase 1 will consist of four (4) residential strata lots in two (2) townhouse style buildings;
    - (ii) Phase 2 will consist of six (6) residential strata lots in three (3) townhouse style buildings;
    - (iii) Phase 3 will consist of (75) residential strata lots in one (1) apartment style building.

- (b) There are no common facilities. .

- (c) Attached hereto is the sketch plan showing:

- (i) All the land to be included in the phased strata plan;
    - (ii) The present parcel boundaries; and
    - (iii) The approximate boundaries of each phase.

- (d) The estimated date of commencement and completion of construction for each phase is as follows:

<u>Phase Number</u>	<u>Estimated Commencement Date</u>	<u>Estimated Completion Date</u>
Phase 1	December 1, 2019	Feb 1, 2021
Phase 2	February 1, 2020	May 31, 2022
Phase 3	September 1, 2027	December 15, 2028

- (e) The following is a statement of the unit entitlement of each phase and the total unit entitlement of the completed development is.

Phase Number	Total Unit Entitlement per Phase
Phase 1	1048
Phase 2	1572
Phase 3	7384
Total	<hr/> 10,004


3. We will elect to proceed with each phase on or by the following dates:

Phase Number	Date
Phase 1	Commenced
Phase 2	Commenced
Phase 3	July 1, 2027

Dated: September 9, 2020

**EMIL ANDERSON CONSTRUCTION CO. LTD.**

Per:

Signature of Applicant: 

Date of Approval: \_\_\_\_\_

**CITY OF KELOWNA**

Per:

Signature of Approving Officer \_\_\_\_\_

Section 222(2) of the Act provides that approval expires after one year unless the first phase is deposited before that time.

