

BL10566, BL10674 amended SCHEDULE "B" and BL10974 replaced SCHEDULE "B":

**SCHEDULE "B" Revitalization Tax Exemption Agreement**

THIS AGREEMENT dated for reference the 5 day of JULY, 2016 is

**BETWEEN:**

U-Three - Mission Group Rentals Ltd.  
#1000-1631 Dickson Avenue  
Kelowna, BC, V1Y 0B5

(the "Owner")

**AND:**

**CITY OF KELOWNA**  
1435 Water Street, Kelowna, B.C. V1Y 1J4

(the "City")

**GIVEN THAT:**

- A. The Owner is the registered owner in fee simple of lands in the City of Kelowna at 805 Academy Way Kelowna, Lot 1, Sections 3 and 10, Township 23, ODYD, Plan EPP53793, (the "Parcel")
- B. Council has established a revitalization tax exemption program and has included within the City of Kelowna Revitalization Tax Exemption Program Bylaw No. 9561 the designation of areas which include the Parcel as a revitalization area; and
- C. The Owner proposes to construct new improvements on the Parcel as described in Appendix "A" attached to and forming part of this agreement (the "Project") and has applied to the City to take part in the revitalization tax exemption program in respect of the Project and the City has agreed to accept the Project under the program;

THIS AGREEMENT is evidence that in consideration of the promises exchanged below, the Owner and the City covenant and agree each with the other as follows:

1. **The Project** - the Owner will use its best efforts to ensure that the Project is constructed, maintained, operated and used in a fashion that will be consistent with and will foster the objectives of the revitalization tax exemption program, as outlined in the City of Kelowna Revitalization Tax Exemption Program Bylaw No. 9561. Without limiting the generality of the foregoing, the Owner covenants to use its best efforts to ensure that the Project will:
  - a) Develop a 4-Storey Rental Apartment Building on Academy Way
  - b) will include up to 63 rental apartments, including 1-bedroom and 2-bedroom suites
2. **Operation and Maintenance of the Project** - throughout the term of this agreement, the Owner shall operate, repair and maintain the Project and will keep the Project in a state of good repair as a prudent owner would do.

**3. Revitalization Amount** - Refers to the municipal portion of property tax calculated in relation to the increase in the assessed value of improvements on the property resulting from the construction or alterations as outlined in section 1 of this agreement;

**4. Revitalization Tax Exemption** - subject to fulfilment of the conditions set out in this agreement and in "City of Kelowna Revitalization Tax Exemption Program Bylaw No. 9561", the City shall issue a revitalization tax exemption certificate (the "Tax Exemption Certificate") to the British Columbia Assessment Authority entitling the Owner to a property tax exemption in respect of the property taxes due (not including local service taxes) in relation to the Revitalization Amount on the Parcel (the "Tax Exemption") for the calendar year(s) set out in this agreement.

**5. Conditions** - the following conditions shall be fulfilled before the City will issue a Tax Exemption Certificate to the Owner in respect of the Project:

a. The Owner must obtain a building permit from the City for the Project on or before October 1<sup>st</sup>, 2016;

b. The Owner must complete or cause to be completed construction of the Project in a good and workmanlike fashion and in strict compliance with the building permit and the plans and specifications attached hereto as Appendix "A" and the Project must be officially opened for use as rental housing (the "Exempt Use") and for no other use, by no later than September 1<sup>st</sup>, 2017;

c. The Owner must submit a copy of the Occupancy Permit and Revitalization Tax Exemption Agreement to the City of Kelowna's Revenue Branch before the City will issue the Tax Exemption Certificate.

d. The completed Project must substantially satisfy the performance criteria set out in Appendix "B" hereto, as determined by the City's Urban Planning Manager or designate, in their sole discretion, acting reasonably.

**6. Calculation of Calculation of Revitalization Tax Exemption** - the amount of the Tax Exemption shall be equal to:

- a) For Purpose-Built Rental Housing Projects throughout the City, 100% of the Revitalization Amount on the Parcel where the project is subject to a Housing Agreement (for up to 10 years) and is in compliance with the OCP Future Land Use designation as at May 30, 2011. A tax incentive for rental housing will only be considered when the vacancy rate is at or below 3%;

**7. Term of Tax Exemption** - provided the requirements of this agreement, and of the City of Kelowna Revitalization Tax Exemption Program Bylaw No. 9561, are met the Tax Exemption shall be for the taxation years 2018 to 2027, inclusive.

**8. {deleted}**

**9. Compliance with Laws** - the Owner shall construct the Project and, at all times during the term of the Tax Exemption or any renewal term, use and occupy the Parcel and the Project in compliance with all statutes, laws, regulations and orders of any authority having jurisdiction and, without limiting the generality of the foregoing, all federal, provincial, or municipal laws or statutes or bylaws, including all the rules, regulation, policies, guidelines, criteria or the like made under or pursuant to any such laws.

**10. Effect of Stratification** - if the Owner stratifies the Parcel or the Project under the *Strata Property Act*, then the Tax Exemption shall be prorated among the strata lots in accordance with the unit entitlement of each strata lot for:

a. the current and each subsequent tax year during the currency of this agreement if the strata plan is accepted for registration at the Land Title Office before May 1; or

b. for the next calendar year and each subsequent tax year during the currency of this agreement if the strata plan is accepted for registration at the Land Title Office after May 1;

so long as, where a Housing Agreement exists in relation to the Parcel or the Project which limits ability to stratify, the Housing Agreement is still complied with.

**11. Cancellation** - the City may in its sole discretion cancel the Tax Exemption Certificate at any time:

a. on the written request of the Owner; or

b. effective immediately upon delivery of a notice of cancellation to the Owner if at any time any of the conditions in the Tax Exemption Certificate are not met.

If such cancellation occurs, the Owner of the Parcel for which the Tax Exemption Certificate was issued will remit to the City an amount equal to the value of any Tax Exemption received after the cancellation of the Tax Exemption Certificate.

**12. No Refund** - for greater certainty, under no circumstances will the Owner be entitled under the City's revitalization tax exemption program to any cash credit, any carry forward tax exemption credit or any refund for any property taxes paid.

**13. Notices** - any notice or other writing required or permitted to be given hereunder or for the purposes hereof to any party shall be sufficiently given if delivered by hand or posted on the Parcel, or if sent by prepaid registered mail (Express Post) or if transmitted by facsimile to such party:

a. in the case of a notice to the City, at:

THE CITY OF KELOWNA  
1435 Water Street,  
Kelowna, BC V1Y 1J4

Attention: Lynn Walter  
Fax: 250-862-3391

b. in the case of a notice to the Owner, at:

U-Three - Mission Group Rentals Ltd.  
#1000-1631 Dickson Avenue  
Kelowna, BC, V1Y 0B5

Attention: LUKE TURRI  
Fax: 250.762.4236

Or at such other address as the party to whom such notice or other writing is to be given shall have last notified the party giving the same.

**14. No Assignment** - the Owner shall not assign its interest in this agreement except to a subsequent owner in fee simple of the Parcel.

**15. Severance** - if any portion of this agreement is held invalid by a court of competent jurisdiction, the invalid portion shall be severed and the decision that it is invalid shall not affect the validity of the remainder of this agreement.

16. **Interpretation** - wherever the singular or masculine is used in this agreement, the same shall be construed as meaning the plural, the feminine or body corporate where the context or the parties thereto so require.

17. **Further Assurances** - the parties hereto shall execute and do all such further deeds, acts, things and assurances that may be reasonably required to carry out the intent of this agreement.

18. **Waiver** - waiver by the City of a default by the Owner shall be in writing and shall not be deemed to be a waiver of any subsequent or other default.

19. **Powers Preserved** - this agreement does not:

a. Affect or limit the discretion, rights or powers of the City under any enactment or at common law, including in relation to the use or subdivision of the Parcel;

b. Affect or limit any enactment relating to the use or subdivision of the Parcel; or

c. Relieve the Owner from complying with any enactment, including in relation to the use or subdivision of the Parcel and without limitation shall not confer directly or indirectly any exemption or right of set-off from development cost charges, connection charges, application fees, user fees or other rates, levies or charges payable under any bylaw of the City.

20. **Reference** - every reference to each party is deemed to include the heirs, executors, administrators, personal representatives, successors, assigns, servants, employees, agents, contractors, officers, licensees and invitees of such party, wherever the context so requires or allows.

21. **Enurement** - this agreement shall enure to the benefit of and be binding upon the parties hereto and their respective successors and permitted assigns.

22. Any construction of a new improvement or alteration of an existing improvement as of this bylaw undertaken prior to the application for a Revitalization Tax Exemption will not be eligible for consideration

23. The maximum Revitalization Tax Exemption authorized under this Bylaw must not exceed the Revitalization Amount on the Property between:

- a) the calendar year before the construction or alteration began, as outlined under Section 1 of this agreement; and
- b) the calendar year in which the construction or alteration, as outlined under Section 1 of this agreement, is completed.

24. The Property's assessed value of improvements must not be reduced below the amount assessed in the calendar year prior to construction or alteration, as a result of the Revitalization Tax Exemption.

IN WITNESS WHEREOF the parties hereto have executed this agreement as of the day and year first above written.

Executed by the CITY OF KELOWNA by Its authorized signatories:

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

Executed by U-Three - Mission Group Rentals Ltd. by its Authorized signatories:

  
Name: LUKE TURRI

\_\_\_\_\_  
Name:

Appendix "A": Plans and Specifications  
Appendix "B": Performance Criteria

## Schedule "C"

### Tax Exemption Certificate

In accordance with the City of Kelowna Revitalization Tax Exemption Program Bylaw No. 9561 (the "Bylaw"), and in accordance with a Revitalization Tax Exemption Agreement dated for reference day 5<sup>th</sup> day of JULY, 2016 (the "Agreement") entered into between the City of Kelowna (the "City") and Mission Group Holdings Ltd. (the "Owner"), the registered owner(s) of Lot 1, Sections 3 and 10, Township 23, ODYD, Plan EPP5379 (the "Parcel"):

This certificate certifies that the Parcel is subject to a Revitalization Tax Exemption, for each of the taxation years 2018-2027 inclusive, equal to:

1. Purpose-Built Rental Housing Project, 100% of the Revitalization Amount attributed to Building Permit No. BP 52324, BP 52325 and BP 52326 between 2015 (the calendar year before the commencement of construction of the project) and 2016 (the calendar year in which the Revitalization Tax Exemption Certificate is issued).

Any construction of a new improvement or alteration of an existing improvement, on Parcel described above, undertaken prior to the application for a Revitalization Tax Exemption will not be eligible for consideration;

The maximum Revitalization Tax Exemption authorized must not exceed the increase in the assessed value of improvements on the property resulting from the construction or alteration attributed to Building Perm No: BP 52324, BP 52325 and BP 52326 between 2015 (the calendar year before the commencement of construction of the project) and 2016 (the calendar year in which the Revitalization Tax Exemption Certificate is issued);

The Property's assessed value of improvements must not be reduced below the amount assessed in the calendar year prior to construction or alteration, as a result of the Revitalization Tax Exemption. The Revitalization Tax Exemption is provided under the following conditions:

1. The Owner does not breach any term condition or provision of, and performs all obligation set out in, the Agreement and the Bylaw;
2. The Owner has not sold all or any portion of his or her equitable or legal fee simple interest in the Parcel without the transferee taking an assignment of the Agreement, and agreeing to be bound by it;
3. The Owner, or a successor in title to the Owner, has not allowed the property taxes for the Parcel to go into arrears or to become delinquent;
4. The Exempt Use (as defined in the Agreement) of the Project is not discontinued;

If any of these conditions are not met then the Council of the City of Kelowna may cancel this Revitalization Tax Exemption Certificate. If such cancellation occurs, the Owner of the Parcel, or a successor in title to the Owner as the case may be, shall remit to the City an amount equal to the value of the exemption received after the date of the cancellation of the certificate.



ZONING SUMMARY		
USA RENTAL		
ADDRESS	755 ACADEMY WAY (LOT 4 A & B)	
LEGAL DESCRIPTION	PART OF LOT 1, SECT 3 & 10 TOWNSHIP 23 OYDP EPP45919	
DEVELOPMENT PERMIT AREA	N/A	
EXISTING ZONING	RM5 MEDIUM DENSITY MULTIPLE HOUSING	
EXISTING LEGAL USE	VACANT	
GRADES	EXISTING AVERAGE - SLOPING	FINISH AVERAGE - SLOPING
NUMBER OF BUILDINGS	4 STOREY APT. BUILDINGS	
CRITERIA FOR ALL TYPES OF APPLICATION: RM5 MEDIUM DENSITY MULTIPLE HOUSING		
	ZONING STANDARD	PROPOSAL
SITE AREA (sm)	1,400 sm	±6,500 sm
SITE WIDTH (m)	30.0m	±98m
SITE DEPTH (m)	35.0m	±66m
OFF-STREET PARKING	93 stalls min. (see parking calculations)	69 stalls (Variance Requested)
PRIVATE OPEN SPACE	15 sm / 1bed x 8 = 120 sm 25 sm / more than 1bed x 55 = 1375 sm total = 1,495 sm min. 63 units	±1,538 sm (see building area calculations)
HEIGHT OF BUILDING (S)# OF STOREYS	18.0m / 4.5 storeys	±12.2m / 4 storeys
SITE COVERAGE OF BUILDING(S) (%)	40% max.	±1,213 sm (±18.7%)
SITE COVERAGE INCLUDING BUILDINGS, DRIVEWAYS AND PARKING (%)	60% max.	±3,387 sm (±52.1%)
ADDITIONAL REQUIREMENTS FOR COMMERCIAL, INDUSTRIAL AND MULTIPLE UNIT / INTENSIVE RESIDENTIAL APPLICATIONS: RM5 MEDIUM DENSITY MULTIPLE HOUSING		
	ZONING STANDARD	PROPOSAL
NUMBER OF BICYCLE PARKING SPACES	Class I: 0.5 per dwelling unit x 63 units Total = 32 bikes min.	Class I: secure bike storage compound for min. 32 bikes (see site plan)
	Class II: 0.1 per dwelling unit x 63 units Total = 7 bikes min.	Class II: 7 stall bike rack (see site plan)
NUMBER OF LOADING SPACES	N/A	N/A
DRIVE AISLE WIDTH (m) (IF PROPOSED)	7.0m	7.0m
SETBACKS TO PARKING (m):		
NORTH (SIDE)	N/A	N/A
SOUTH (SIDE)	N/A	N/A
WEST (FRONT)	3.0m min.	±6m min.
EAST (REAR)	N/A	N/A
FLOOR AREA NET	± 7,150 sm max. net area	± 3,852 sm (41,459 sf)
FLOOR AREA RATIO (F.A.R.)	1.1 max	0.59
BUILDING (S) SETBACKS (m):		
NORTH (SIDE)	7.0m (over 2 1/2 storeys)	±8m min.
SOUTH (SIDE)	7.0m (over 2 1/2 storeys)	±25m min.
WEST (FRONT)	6.0m	±20m min.
EAST (REAR)	9.0m	±12m min.
DAYLIGHT ANGLE (IF A TOWER)	N/A	N/A
PODIUM HEIGHT (IF PROPOSED)	N/A	N/A
FLOOR PLATE SIZE (IF REQUIRED)	N/A	N/A

PARKING CALCULATIONS			
STALL SIZE	WIDTH	LENGTH	HEIGHT
FULL SIZE STALL	8'-3" (2.5m) min.	19'-8" (6.0m) min.	6'-6" (2.0m) min.
MEDIUM SIZE STALL (40% max)	7'-6" (2.3m) min.	15'-9" (4.8m) min.	6'-6" (2.0m) min.
COMPACT SIZE STALL (10% max)	6'-6" (2.0m) min.	11'-2" (3.4m) min.	6'-6" (2.0m) min.
DISABLED STALL	12'-2" (3.7m) min.	19'-8" (6.0m) min.	6'-6" (2.0m) min.
DRIVE AISLES (2-way 90° pkg)	23'-0" (7.0m) min.		
PARKING REQUIREMENTS:			
RESIDENTIAL:		10 stalls	
1.25 stalls/ 1 bedroom units x 8 units			
1.5 stalls/ 2 bedroom units x 55 units		83 stalls	
TOTAL PARKING REQUIRED:		93 STALLS	
TOTAL PARKING PROVIDED:			
PARKING @ GRADE:	69 STALLS		
TOTAL	69 STALLS (VARIANCE REQUESTED)		

BUILDING CODE REVIEW	
OCCUPANCY	GROUP C
ARTICLE	3.2.2.50
NO. OF STOREYS	4 STOREYS
NO. OF STREETS FACING	1
MAX. BUILDING AREA	1,800 sm
CONSTRUCTION TYPE	COMBUSTIBLE
SPRINKLERED	YES
ASSEMBLY RATINGS:	
FLOOR	1 HR.
WALLS / BEARING STRUCTURE	1 HR.
ROOFS	1 HR

BUILDING AND FLOOR AREAS:							
UNIT TYPES	UNIT NFA ±sf	UNIT NFA ±sm	UNIT COUNT		BALCONY AREAS ±sf	(incl. level 1 patios)	
A 1 BED	480	45	8		2,859		
B 2 BED	690	64	48		5,158		
B1 2 BED	623	58	1		448		
B2 2 BED	683	63	3		228		
B3 2 BED	616	57	3		244		
<b>TOTAL NET AREA FOR F.A.R.</b>	<b>41,459</b>	<b>3,850</b>	<b>63</b>		<b>8,937</b>		
COMMON / PRIVATE OPEN SPACE:							
					±sf	±sm	
					BALCONIES	9,105	846
					COMMON/LANDSCAPE AREAS	7,444	692
					<b>TOTAL</b>	<b>16,549</b>	<b>1,538</b>
SITE COVERAGE AREAS:							
TOTAL FOOTPRINT AREA FOR SITE COVERAGE:					±1,213 sm (13,061 sf)		
TOTAL FOOTPRINT AREA + PARKING @ GRADE:					±3,387 sm (36,461 sf)		
BUILDING AREA FOR RESIDENTIAL BLDG:					1,213 sm (±13,061 sf)		

	Res. GFA ±sf	Res. GFA ±sm
1ST LEVEL	13,061	1,213
2ND LEVEL	13,034	1,211
3RD LEVEL	13,034	1,211
4TH LEVEL	13,034	1,211
<b>TOTAL RESIDENTIAL GFA</b>	<b>52,163</b>	<b>4,846</b>

SPATIAL SEPARATION: 3.2.3.1.D		
	SOUTH, WEST (FRONT) & EAST WALL	NORTH WALL
WALL AREA	±23.3sm	
OPENING AREA	±8.6sm	
% PROVIDED	37%	
LIMITING DISTANCE	±8.0m	
% PERMITTED	100%	
CONSTRUCTION TYPE	Combust.	
CLADDING MATERIAL	Combust.	
REQUIRED RATINGS	No Rating Req.	

FIRE PROTECTION: 3.2.4./3.2.5./3.2.6.		
LOCATION OF HYDRANT TO SIAMASE CONNECTION	45 m MAX.	3.2.5.5.
STANDPIPE/HOSE	YES (IN EACH STAIR SHAFT)	3.2.5.8.
SPRINKLERED	YES	
FIRE ALARM SYSTEM	YES	3.2.4.1.(2)(i)
EXIT LIGHTS	YES	
EMERGENCY LIGHTING	YES	

OCCUPANT LOAD TABLE 3.1.17.1.		
RESID. LEVEL 1:	2 PERSONS/ SLEEPING ROOM X 28 ROOMS	56 PERSONS
RESID. LEVELS 2-4:	2 PERSONS/ SLEEPING ROOM X 30 ROOMS	60 PERSONS PER FLOOR
BUILDING TOTAL		236 PERSONS

EXIT FACILITIES 3.1 TO 3.6		
REQUIRED EXITS	2 MIN. PER FLOOR	
	REQUIRED WIDTHS	PROVIDED WIDTHS
	min. 800mm door width as per 3.4.3.2.(A)	
	min. 1100mm stair width as per 3.4.3.2.(A)	
RESIDENTIAL LEVELS:		
LEVEL 1 - 4 (doors)	6.1mm/ person X 60 persons max. min. door width/ floor = 366mm	2 doors @ 3'-0" @ each floor width/ floor = 6'-0" (1829mm)
LEVEL 1 - 4 (stairs)	8.0mm/ person X 60 persons max. min. stair width/ floor = 480mm	2 stairs @ 3'-10" @ each floor width/ floor = 7'-8" (2337mm)
RESIDENTIAL UNITS	min. 1 door @ 800mm (each unit)	36" door @ each unit
EXIT THROUGH LOBBY	N/A	3.4.4.2.
PANIC HARDWARE REQ'D	yes (at exterior stair doors)	3.4.6.16.(2)
EXIT EXPOSURE	ok	3.2.3.13.
MAX. TRAVEL DISTANCE	45m	3.4.2.5.(1)
EXIT RATINGS REQUIRED:		
STAIR SHAFTS	1 HR	3.4.4.1.
CORRIDORS	1 HR	3.3.2.6.(4)

REQUIRED FIRE SEPARATIONS 3.1.3.1.		
TENANTS / MAJOR OCCUPANCIES		
GROUP C TO C	1 HR	3.3.1.1.
SERVICES ROOMS	1 HR	3.6.2.
JANITOR ROOM	Non-Rated Fire Separation	

BUILDING FIRE SAFETY		
SOFFIT PROTECTION	N/A (SPRINKLERED)	3.2.3.16.
FLAME SPREAD RATINGS	COMPLY WITH	3.1.13.2
METAL DECK ASSEMBLIES	N/A	3.1.14.2.
ROOF COVERING CLASSIFICATION	CLASS "A"	3.1.15.2.
ATTIC FIRESTOPS	YES	3.1.11.
MAX. ATTIC AREA	300 sm	3.1.11.5.
MAX. CRAWLSPACE AREA	N/A	3.1.11.6.
CONCEALED FLOOR AREA	N/A	3.1.11.5.

ACCESSIBILITY REQUIREMENTS 3.8.		
	REQUIRED	PROVIDED
ACCESS TO MAIN ENTRANCES	YES	YES
ACCESS TO ALL FLOORS	NO	YES
ACCESSIBLE WASHROOM	NO	NO

WASHROOM FIXTURES REQUIREMENTS	
MIN. 1 REQ'D / DWELLING UNIT	3.7.2.2.(11)
MIN. 1 WIC PROVIDED IN EACH UNIT	

APPENDIX "A"  
RTE16-0001

2015-12-08  
DP dwgs

No.	Date	Revision
01	2015-12-08	Issued for DP

No.	Date	Revision



Project Title  
UNIVERSITY HEIGHTS  
RENTAL  
4 LEVELS - 63 UNITS  
755 ACADEMY WAY (LOT 4 A & B)



201-75 FRONT STREET  
PORTSTON, B.C.  
V3A 2H2  
TEL: 250.492.3143  
EMAIL: info@missionhomes.ca  
233 BERNARD AVENUE  
KELOWNA, B.C.  
V1Y 6N2  
TEL: 250.762.3004  
EMAIL: ke@missionhomes.ca



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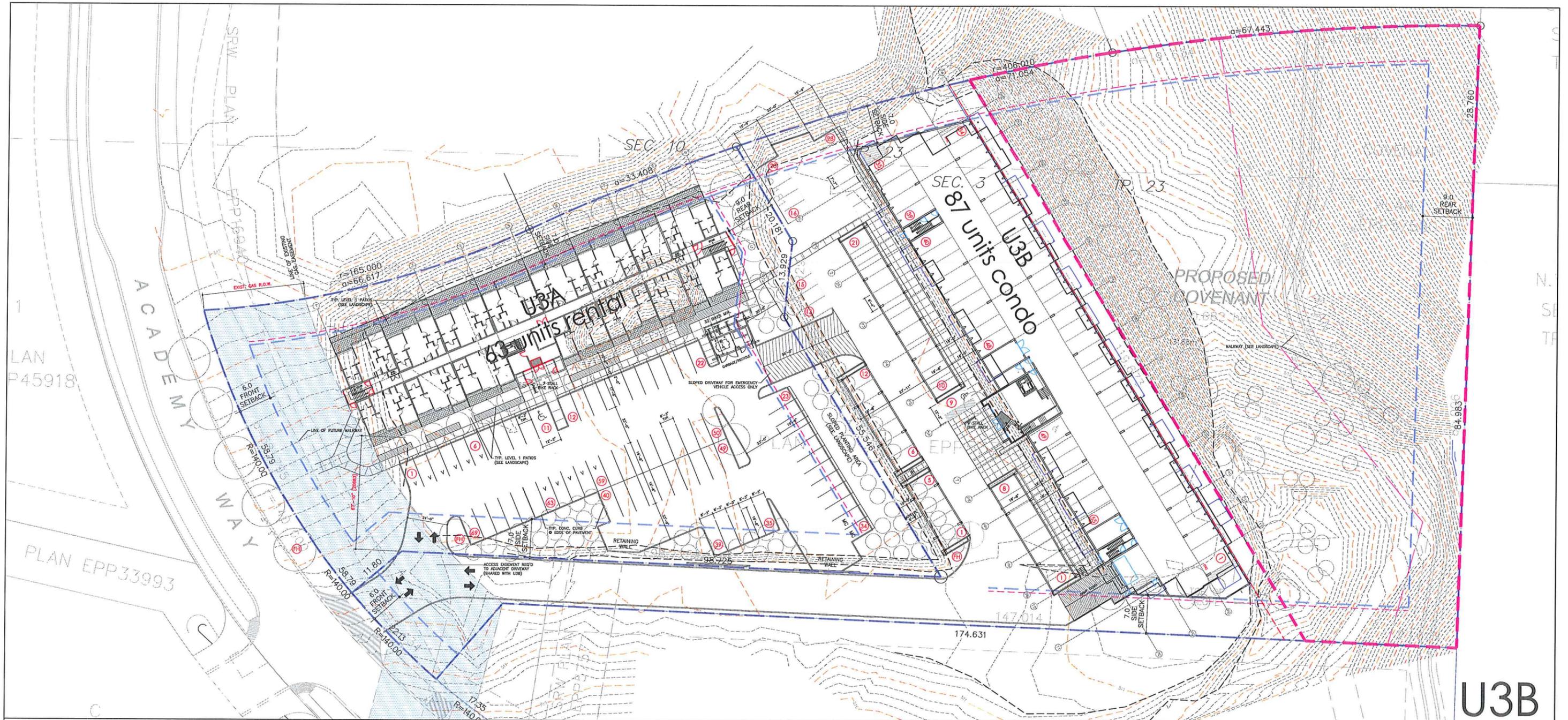
Date: 2015-12-08  
Job No.: m+m 15-1621  
Scale: AS SHOWN  
Drawn: SM  
Checked: JM

Drawing Title  
ZONING & CODE REVIEW

Drawing Number  
A1.01  
DRAWINGS ARE NOT TO BE SCALED.  
ALL DIMENSIONS SHALL BE VERIFIED ON JOB

U3A





**U3B**

2015-12-08  
DP dwgs

No.	Date	Revision	No.	Date	Revision
01	2015-12-08	Issued for DP			



Project Title  
**UNIVERSITY HEIGHTS  
CONDO - 4 LEVELS  
87 UNITS WITH PARKADE**  
755 ACADEMY WAY (LOT 4 A & B)



215-751-8700  
MISSION GROUP  
HOUSES

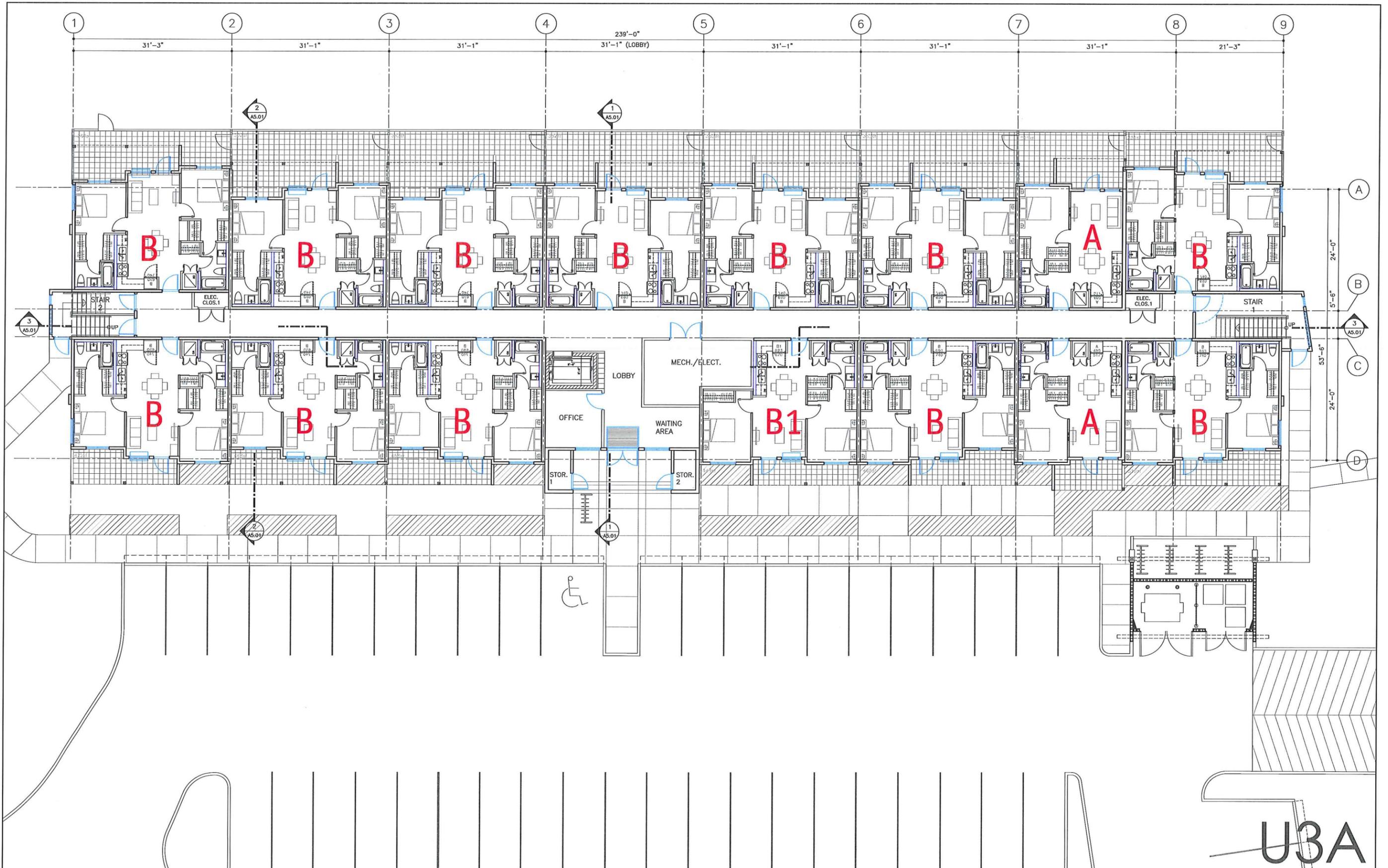


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Date: 2015-12-08  
Job No.: 1000-15-1122  
Scale: AS SHOWN  
Drawn: SN  
Checked: JM

Drawing Title  
**OVERALL  
SITE PLAN**  
scale: 20' = 1"

Drawing Number  
**A2.03**  
DRAWINGS ARE NOT TO BE SCALED.  
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**APPENDIX "A"**  
**RTE16-0001**



APPENDIX "A"  
RTE16-0001

2015-12-08  
DP dwgs

No.	Date	Revision
01	2015-12-08	Issued for DP



Project Title  
**UNIVERSITY HEIGHTS  
RENTAL**  
4 LEVELS - 63 UNITS  
755 ACADEMY WAY (LOT 4 A & B)



201-75 FRONT STREET  
PENTAGON, B.C.  
V2A 1Y2  
TEL: 250-492-2143  
EMAIL: pm@mm.ca  
233 BERNARD AVENUE  
KELOWNA, B.C.  
V1Y 4R9  
TEL: 250-762-3004  
EMAIL: hel@mm.ca



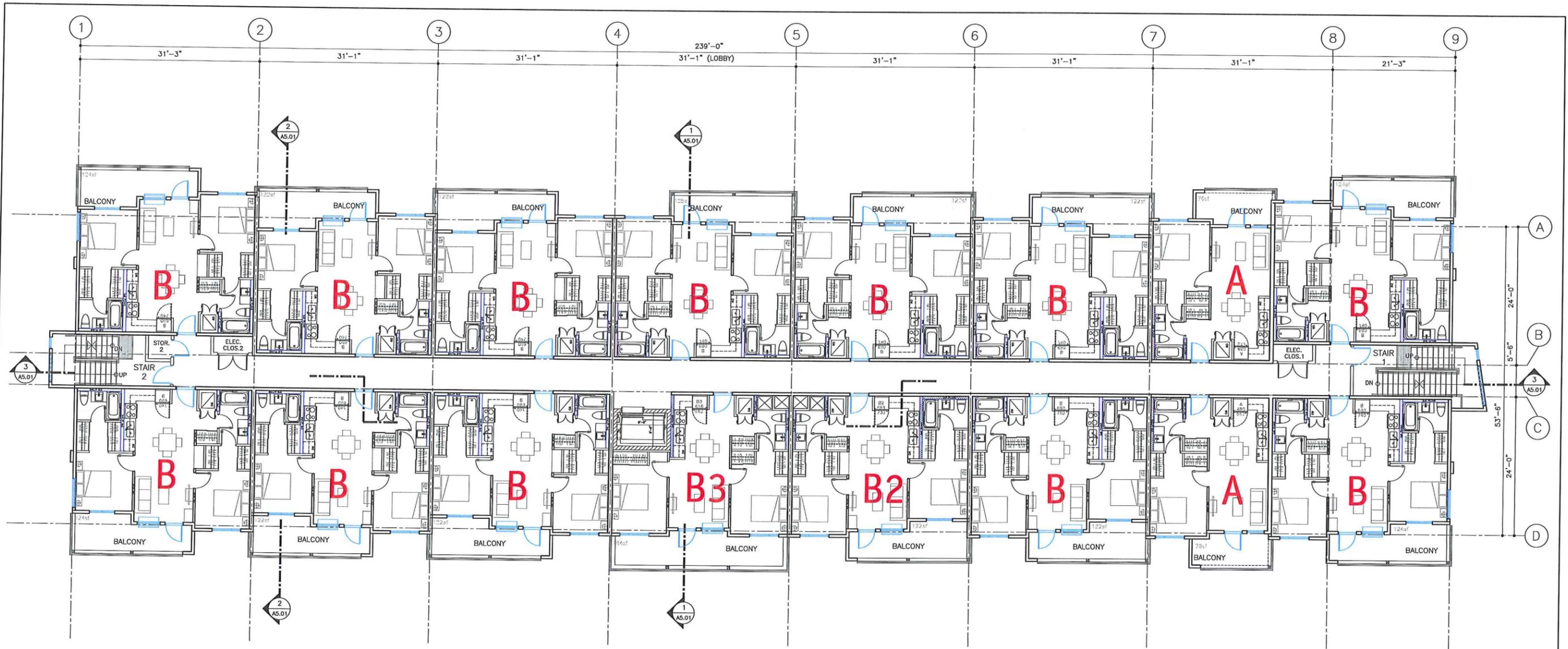
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Date	2015-12-08
Job No.	m+m 15-1621
Scale	AS SHOWN
Drawn	SM
Checked	JM

Drawing Title  
**LEVEL 1  
FLOOR PLAN**  
scale: 1/8"=1'-0"

U3A

Drawing Number  
**A3.01**  
DRAWINGS ARE NOT TO BE SCALED.  
ALL DIMENSIONS SHALL BE VERIFIED ON JOB



U3A

APPENDIX "A"  
RTE16-0001

2015-12-08  
DP dwgs

No.	Date	Revision
01	2015-12-08	Issued for DP

No.	Date	Revision



Project Title  
UNIVERSITY HEIGHTS  
RENTAL  
4 LEVELS - 63 UNITS  
755 ACADEMY WAY (LOT 4 A & B)



201-75 FRONT STREET  
PENTICTON, B.C.  
V2A 5H6  
TEL: 250-492-3143  
EMAIL: pm-mg@shaw.ca  
233 BERRARD AVENUE  
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TEL: 250-763-3004  
EMAIL: hel-mg@shaw.ca



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Date: 2015-12-08  
Job No.: m+m 15-1621  
Scale: AS SHOWN  
Drawn: SN  
Checked: JM

Drawing Title  
LEVEL 2  
FLOOR PLAN  
scale: 1/8"=1'-0"

Drawing Number  
A3.02  
DRAWINGS ARE NOT TO BE SCALED.  
ALL DIMENSIONS SHALL BE VERIFIED ON JOB



# U3A

**APPENDIX "A"**  
**RTE16-0001**  
 2015-12-08  
 DP dwgs

No.	Date	Revision
01	2015-12-08	Issued for DP

No.	Date	Revision



Project Title  
**UNIVERSITY HEIGHTS RENTAL**  
 4 LEVELS - 63 UNITS  
 755 ACADEMY WAY (LOT 4 A & B)



201-75 FRONT STREET  
 FENTON, B.C.  
 V2A 1R2  
 TEL: 250-492-3343  
 EMAIL: gen-enr@uhw.ca  
 233 BERNARD AVENUE  
 KELLOWA, B.C.  
 V1Y 0N2  
 TEL: 250-742-3004  
 EMAIL: kel-enr@uhw.ca

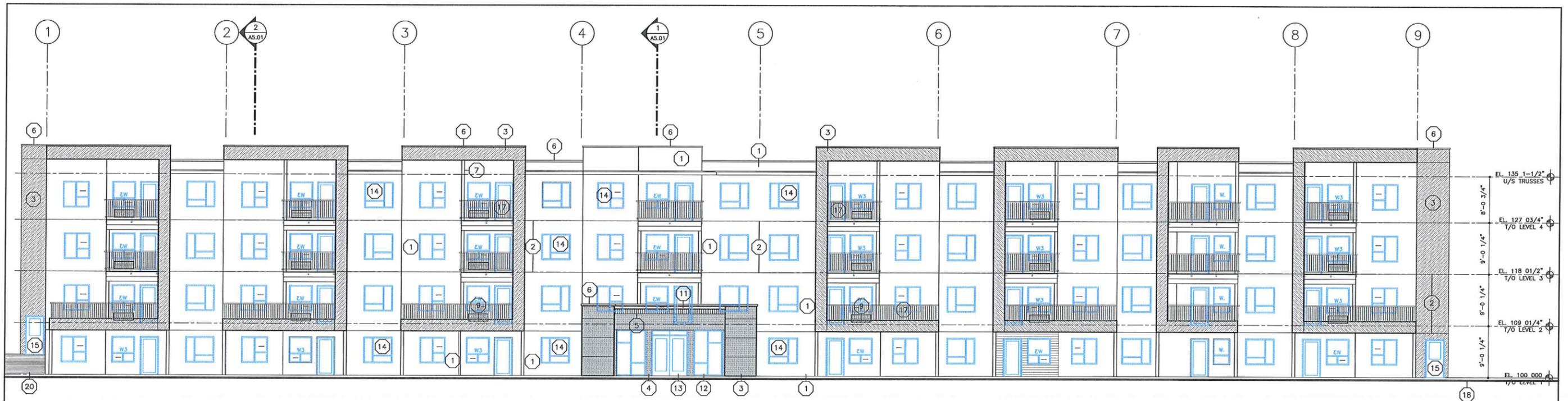


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Date	2015-12-08
Job No.	m+m 15-1621
Scale	AS SHOWN
Drawn	SN
Checked	JH

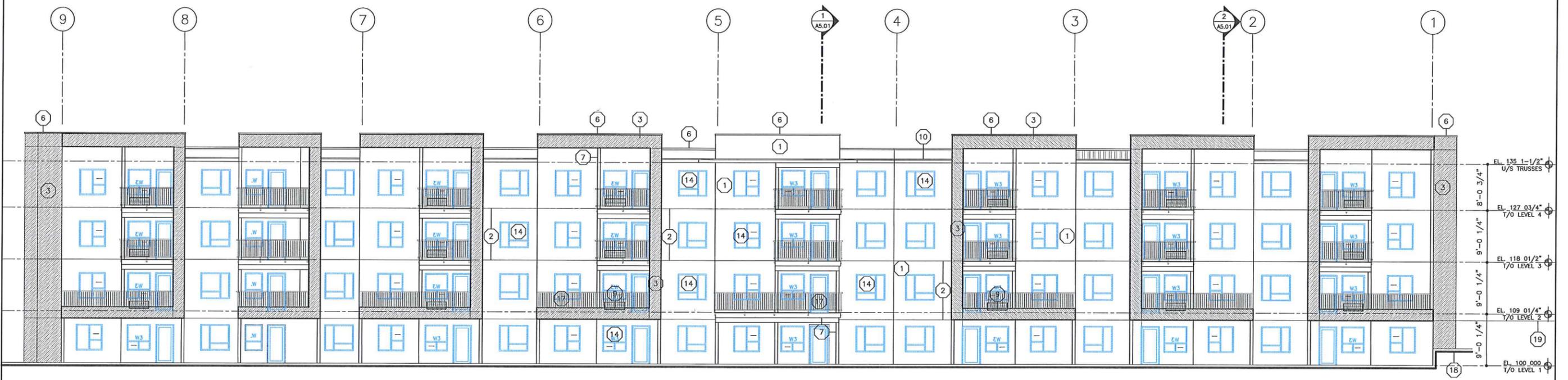
Drawing Title  
**LEVEL 3 & 4 FLOOR PLAN**  
 scale: 1/8"=1'-0"

Drawing Number  
**A3.03**  
DRAWINGS ARE NOT TO BE SCALED. ALL DIMENSIONS SHALL BE VERIFIED ON JOB.



**1 FRONT ELEVATION (FACING PARKING)**  
SCALE: 1/8"=1'-0"

SEE A4.02 FOR ELEVATION KEYNOTES LEGEND



**2 REAR ELEVATION**  
SCALE: 1/8"=1'-0"

SEE A4.02 FOR ELEVATION KEYNOTES LEGEND

**APPENDIX "A"**  
**RTE16-0001**  
2015-12-08  
DP dwgs

No.	Date	Revision
01	2015-12-08	Issued for DP

**TRUE NORTH**  
Project Title  
**UNIVERSITY HEIGHTS RENTAL**  
**4 LEVELS - 63 UNITS**  
755 ACADEMY WAY (LOT 4 A & B)



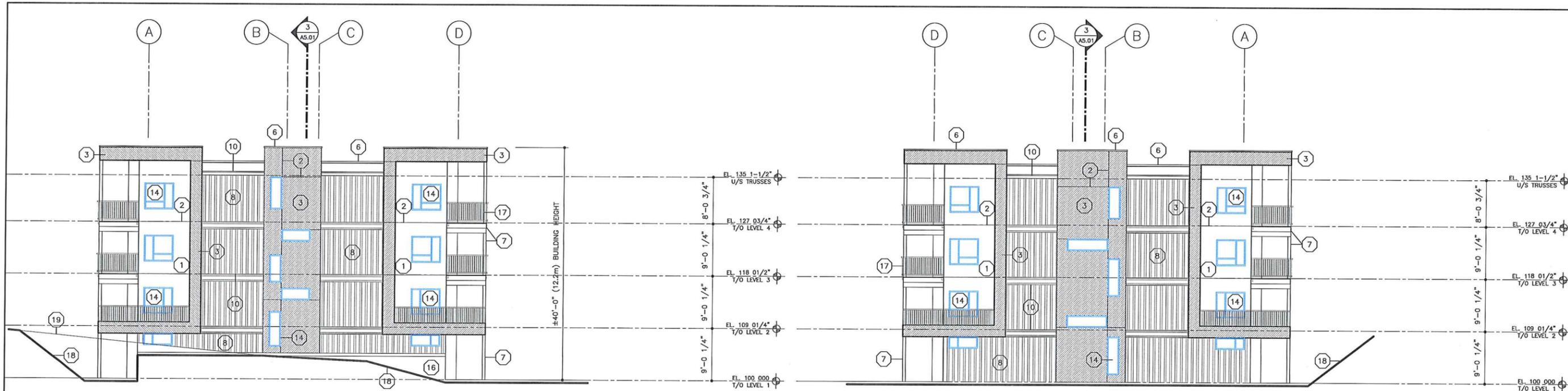
201-75 FRONT STREET  
FERRISDALE, B.C.  
V2A 1S2  
TEL: 255.492.3143  
EMAIL: gen-enr@3a.ca  
233 BERNARD AVENUE  
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Date: 2015-12-08  
Job No.: mm-15-1621  
Scale: AS SHOWN  
Drawn: SM  
Checked: JH

Drawing Title  
**BUILDING ELEVATIONS**

Drawing Number  
**A4.01**  
DRAWINGS ARE NOT TO BE SCALED.  
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**2** SIDE ELEVATION  
A4.02 SCALE: 1/8"=1'-0"

**1** SIDE ELEVATION  
A4.02 SCALE: 1/8"=1'-0"

ELEVATION KEY NOTES LEGEND	
ALL COLOURS TO BE CHOSEN BY ARCHITECT FROM APPROVED PRODUCT MANUF.'S STANDARD LINE OF COLOURS.	
1 STUCCO FINISH	11 PAINTED STEEL CANOPY
2 STUCCO REVEALS	12 ALUM STOREFRONT WINDOW FRAMES/LOW E CLEAR GLAZING
3 STUCCO FINISH WITH CONTRASTING COLOURS (SEE COLOUR BOARDS)	13 ALUM. / GLASS STOREFRONT DOORS
4 ALUMINIUM BREAKSHADE TO MATCH WINDOWS	14 VINYL WINDOWS / LOW E CLEAR GLAZING
5 ALUM/WOOD GRAIN CLADDING (REF."LONG BOARD")	15 PAINTED METAL DOORS
6 PREFINISHED METAL FLASHING	16 PARGED / SEALED CONCRETE WALLS
7 HARDI TRIM FASCIA & COLUMN ENCLOSURE	17 ALUMINIUM PICKET RAILINGS
8 VERT. BOARD/BATTEN HARDIE PANEL SIDING	18 FINISHED GRADE LINE (SEE CIVL)
9 PREFINISHED METAL MECH. LOUVRES	19 EXIST. GRADE BEYOND RET. WALLS WHERE REQ'D (SEE CIVL)
10 HARDIE TRIM / FASCIA	20 SLOPE GRADES BEYOND (SEE CIVL)

U3A

APPENDIX "A"  
RTE16-0001

2015-12-08  
DP dwgs

No.	Date	Revision
01	2015-12-08	Issued for DP

No.	Date	Revision



Project Title  
**UNIVERSITY HEIGHTS RENTAL**  
4 LEVELS - 63 UNITS  
755 ACADEMY WAY (LOT 4 A & B)



203-35 FRONT STREET  
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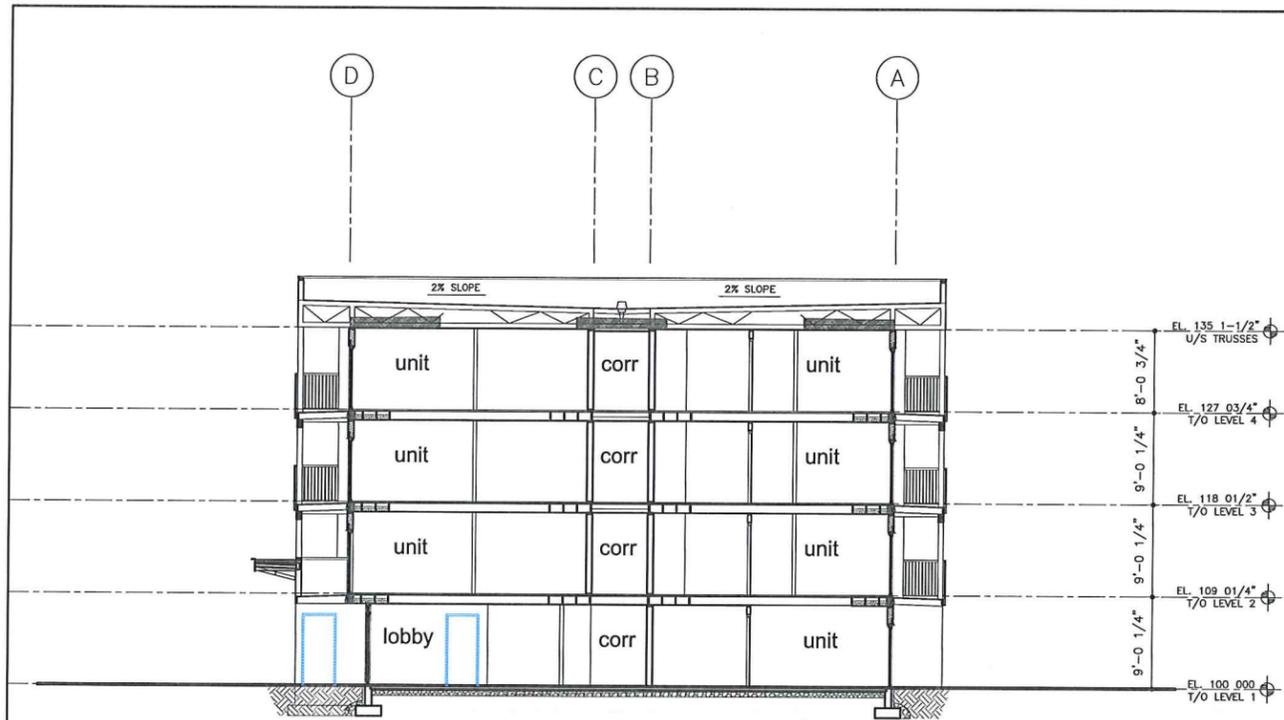
Date	2015-12-08
Job No.	m+m 15-1621
Scale	AS SHOWN
Drawn	SM
Checked	JH

Drawing Title  
**BUILDING ELEVATIONS**

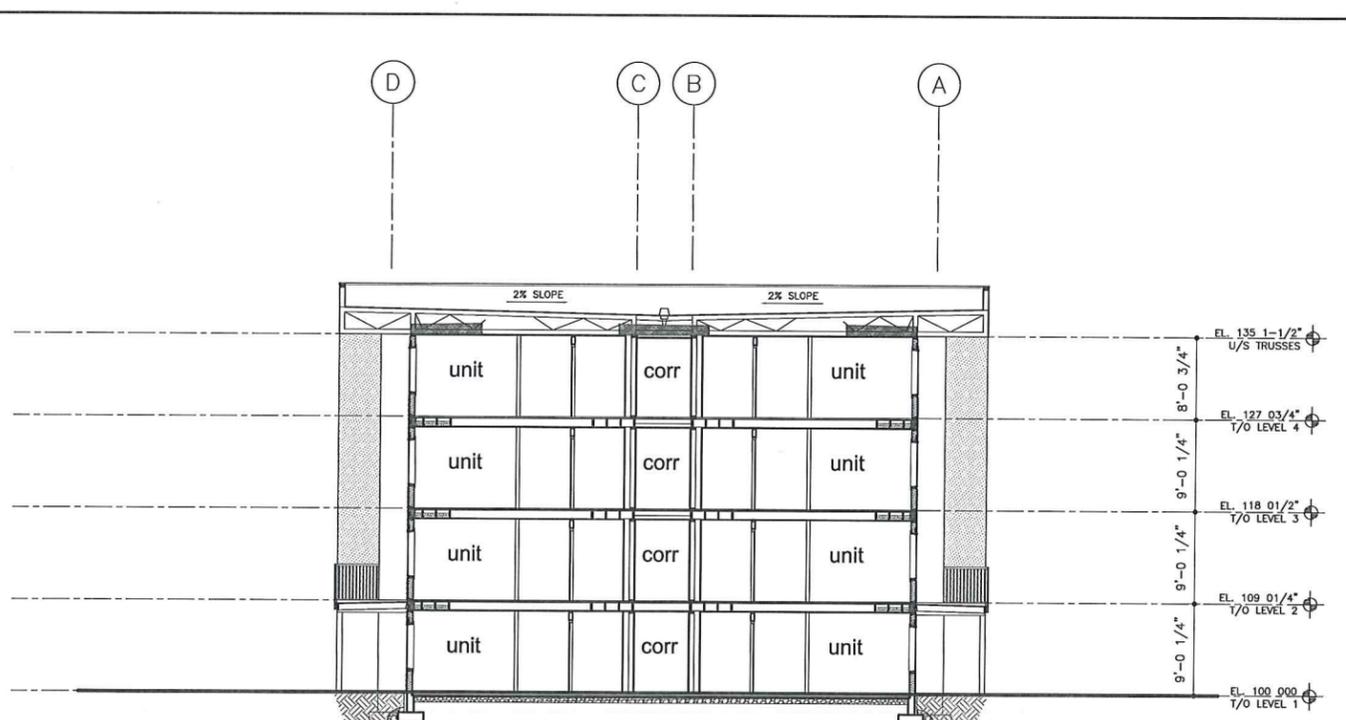
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**A4.02**

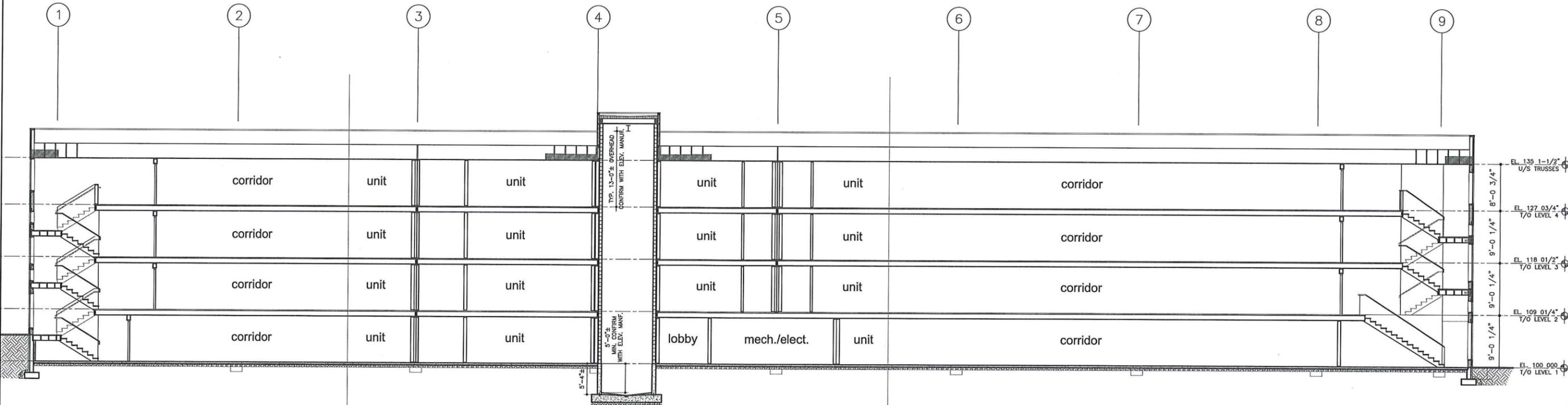
DRAWINGS ARE NOT TO BE SCALED.  
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1 SECTION  
A5.01 SCALE: 1/8"=1'-0"



2 SECTION  
A5.01 SCALE: 1/8"=1'-0"



3 SECTION  
A5.01 SCALE: 1/8"=1'-0"

U3A

APPENDIX "A"  
RTE16-0001

2015-12-08  
DP dwgs

No.	Date	Revision
01	2015-12-08	Issued for DP



Project Title  
UNIVERSITY HEIGHTS  
RENTAL  
4 LEVELS - 63 UNITS  
755 ACADEMY WAY (LOT 4 A & B)



201-75 FRONT STREET  
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Date: 2015-12-08  
Job No.: mhr 15-1621  
Scale: AS SHOWN  
Drawn: SM  
Checked: JM

Drawing Title  
BUILDING SECTIONS

Drawing Number

A5.01

DRAWINGS ARE NOT TO BE SCALED.  
ALL DIMENSIONS SHALL BE VERIFIED ON JOB

**CITY OF KELOWNA**

**BYLAW NO. 11238**

**Housing Agreement Authorization Bylaw - U Three - Mission  
Group Rentals Ltd., Inc. No. BC1065198 - 805 Academy Way**

Whereas pursuant to Section 483 of the *Local Government Act*, a local government may, by bylaw, enter into a housing agreement.

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

1. The Municipal Council hereby authorizes the City of Kelowna to enter into a Housing Agreement with U Three - Mission Group Rentals Ltd., Inc. No. BC1065198 for the lands known as Lot 1, Section 3 and 10, Township 23, ODYD, Plan EPP53793 located on 805 Academy Way, Kelowna, B.C., a true copy of which is attached to and forms part of this bylaw as Appendix "A".
2. The Mayor and City Clerk are hereby authorized to execute the attached agreement as well as any conveyances, deeds, receipts or other documents in connection with the attached agreement.
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

Appendix "A"

Page 1

**PURPOSE-BUILT RENTAL HOUSING AGREEMENT**

THIS AGREEMENT dated for reference \_\_\_\_\_ affects:

**LEGAL DESCRIPTION OF PROPERTY SUBJECT TO THE AGREEMENT:**

Lot 1 Sections 3 & 10 Township 23 ODYD Plan EPP53793

("Land")

And is

**BETWEEN:**

U3 – Mission Group Rentals Ltd.

("Owner")

**AND:**

**CITY OF KELOWNA**, a local government incorporated pursuant to the *Community Charter* and having its offices at 1435 Water Street, Kelowna, B.C. V1Y 1J4

("City")

**GIVEN THAT:**

- A. The Owner has applied to the City for rezoning of the Lands to permit the construction of a housing complex that will include purpose-built rental housing units, as defined in this Agreement, on certain lands more particularly described in this Agreement;
- B. The City may, pursuant to section 483 of the *Local Government Act*, enter into an agreement with an owner of land that includes terms and conditions regarding the occupancy, tenure, and availability of the housing units on the land or construction on land;
- C. The Owner and the City wish to enter into this Agreement to provide for purpose- built rental housing on the terms and conditions set out in this Agreement, and agree that this Agreement is a housing agreement under s. 483 of the *Local Government Act*; and
- D. The City has, by bylaw, authorized the execution of this Agreement and the Owner has duly authorized the execution of this Agreement;

This Agreement is evidence that in consideration of \$1.00 paid by the City to the Owner (the receipt of which is acknowledged by the Owner) and in consideration of the promises exchanged below, the City and Owner agree, as a housing agreement between the Owner and the City under s. 483 of the *Local Government Act*, as follows:

**ARTICLE 1  
INTERPRETATION**

**1.1 Definitions -**

"Caregiver" means an individual who provides assistance with the performance of the personal functions and activities necessary for daily living that a person is unable to perform efficiently for himself or herself;

"City" means the City of Kelowna;

"Dwelling Unit" means accommodation providing sleeping rooms, washrooms, and no more than one kitchen, intended for domestic use, and used or intended to be used permanently or semi permanently for a Household. This use does not include a room in a hotel or a motel.

"Household" means

- (a) a person;
- (b) two or more persons related by blood, marriage, or adoption; or associated through foster care, all living together in one dwelling unit as a single household using common cooking facilities;
- (c) a group of not more than five persons, including boarders, who are not related by blood, marriage, or adoption, or associated through foster care, all living together in one dwelling unit as a single household using common cooking facilities; or
- (d) a combination of (b) and (c), provided that the combined total does not include more than 3 persons unrelated by blood, marriage or adoption or associated through foster care; all living together in one dwelling unit as a single household using common cooking facilities.

In addition, a household may also include up to one Caregiver or nanny;

"Land" means the land described herein;

"LTO" means the Kamloops Land Title Office or its successor;

"Official Community Plan" means the City of Kelowna Official Community Plan Bylaw No. 10500, or its successor bylaw;

"Owner" means the registered owner of the Lands from time to time and any parcels into which the Lands are subdivided;

"Purpose-Built Rental Housing" means a self-contained building(s) containing five or more Dwelling Units that are intended to be used for rental housing and does not include buildings that are stratified; and

"Tenancy Agreement" means a tenancy agreement as defined in, and subject to, the *Residential Tenancy Act*.

**1.2 Interpretation - In this Agreement:**

- (a) reference to the singular includes a reference to the plural, and vice versa, unless the context requires otherwise;
- (b) article and section headings have been inserted for ease of reference only and are not to be used in interpreting this Agreement;
- (c) reference to a particular numbered section or article, or to a particular lettered Schedule, is a reference to the correspondingly numbered or lettered article, section or Schedule of this Agreement;
- (d) if a word or expression is defined in this Agreement, other parts of speech and grammatical forms of the same word or expression have corresponding meanings;
- (e) the word "enactment" has the meaning given in the *Interpretation Act* on the reference date of this Agreement;
- (f) reference to any enactment includes any regulations, orders or directives made under the authority of that enactment;
- (g) reference to any enactment is a reference to that enactment as consolidated, revised, amended, re-enacted or replaced, unless otherwise expressly provided;
- (h) the provisions of s. 25 of the *Interpretation Act* with respect to the calculation of time apply;
- (i) time is of the essence;
- (j) all provisions are to be interpreted as always speaking;
- (k) reference to a "party" is a reference to a party to this Agreement and to their respective successors, assigns, trustees, administrators and receivers;
- (l) reference to a "day", "month", "quarter" or "year" is a reference to a calendar day, calendar month, calendar quarter or calendar year, as the case may be, unless otherwise expressly provided;
- (m) the definitions given in the City of Kelowna Zoning Bylaw No. 8000, or its successor bylaw, and the Official Community Plan apply for the purposes of this Agreement; and
- (n) any act, decision, determination, consideration, consent or exercise of discretion by a party, or other person, as provided in this Agreement must be performed, made or exercised acting reasonably.

**1.3 Purpose of Agreement** - The Owner and the City agree that:

- (a) this Agreement is intended to serve the public interest by providing for occupancy of a certain number of Dwelling Units, of the kinds provided for in this Agreement, that are in demand in the City of Kelowna but that are not readily available;
- (b) performance of this Agreement by the Owner is a condition, as contemplated by s. 482 of the *Local Government Act*, of the Owner becoming entitled to certain density bonuses respecting

development of the Land, which density bonuses the Owner acknowledges are a benefit to the Owner; and

- (c) damages are not an adequate remedy to the City in respect of any breach of this Agreement by the Owner, such that the Owner agrees the City should be entitled to an order for specific performance, injunction or other specific relief respecting any breach of this Agreement by the Owner.

**ARTICLE 2  
HOUSING AGREEMENT AND LAND USE RESTRICTIONS**

**2.0 Land Use Restrictions** - The Owner and the City hereby covenant and agree as follows:

- (a) The Land must be used only in accordance with this Agreement;
- (b) The Owner will design, construct and maintain a building or buildings providing 63 Dwelling Units as purpose-built rental housing;
- (c) The Owner acknowledges that the City will not support applications to stratify the building and allow the identified purpose-built rental dwellings to be sold independently of each other for a period of ten (10) years from the date of this agreement.

**ARTICLE 3  
HOUSING AGREEMENT AND TRANSFER RESTRICTIONS**

**3.0 Purchaser Qualifications** - The City and the Owner agree as follows:

- (a) the Owner must not sell or transfer, or agree to sell or transfer, any interest in any building containing purpose built rental Dwelling Unit(s) on the Land other than a full interest in the fee simple title to an agency or individual that will continue to ensure that the identified purpose- built rental Dwelling Unit(s) are available in accordance with this Agreement.

**ARTICLE 4  
GENERAL**

**4.1 Notice of Housing Agreement** - For clarity, the Owner acknowledges and agrees that:

- (a) this Agreement constitutes a housing agreement entered into under s. 483 of the *Local Government Act*;
- (b) the City is requiring the Owner to file a notice of housing agreement in the LTO against title to the Land; and
- (c) once such a notice is filed, this Agreement binds all persons who acquire an interest in the Land.
- (d) should the owner request that the notice of this agreement be lifted from the title of the Land, ensuring that the request is made no sooner than ten (10) years from the date of this agreement, repayment of any rental grant received from the City will be required. Funds received would be directed to the Housing Opportunities Reserve Fund.

- 4.2 No Effect On Laws or Powers** - This Agreement does not
- (a) affect or limit the discretion, rights, duties or powers of the City under any enactment or at common law, including in relation to the use or subdivision of land,
  - (b) impose on the City any legal duty or obligation, including any duty of care or contractual or other legal duty or obligation, to enforce this Agreement,
  - (c) affect or limit any enactment relating to the use or subdivision of land, or
  - (d) relieve the Owner from complying with any enactment, including in relation to the use or subdivision of land.
- 4.3 Management** – The Owner covenants and agrees that it will furnish good and efficient management of the Dwelling Units and will permit representatives of the City to inspect the Dwelling Units at any reasonable time, subject to the notice provisions of the *Residential Tenancy Act*. The Owner further covenants and agrees that it will maintain the Dwelling Units in a satisfactory state of repair and fit for habitation and will comply with all laws, including health and safety standards applicable to the Land. Notwithstanding the foregoing, the Owner acknowledges and agrees that the City, in its absolute discretion, may require the Owner, at the Owner's expense, to hire a person or company with the skill and expertise to manage the Dwelling Units.
- 4.4 Notice** - Any notice which may be or is required to be given under this Agreement must be in writing and either be delivered or sent by facsimile transmission. Any notice which is delivered is to be considered to have been given on the first day after it is dispatched for delivery. Any notice which is sent by fax transmission is to be considered to have been given on the first business day after it is sent. If a party changes its address or facsimile number, or both, it must promptly give notice of its new address or facsimile number, or both, to the other party as provided in this section.
- 4.5 Agreement Runs With the Land** - Every obligation and covenant of the Owner in this Agreement constitutes both a contractual obligation and a covenant granted by the Owner to the City in respect of the Land and this Agreement burdens the Land and runs with it and binds the Owner's successors in title and binds every parcel into which it is consolidated or subdivided by any means, including by subdivision or by strata plan under the *Strata Property Act*.
- 4.6 Limitation on Owner's Obligations** - The Owner is only liable for breaches of this Agreement that occur while the Owner is the registered owner of the Land.
- 4.7 Release** – The Owner by this Agreement releases and forever discharges the City and each of its elected officials, officers, directors, employees and agents, and its and their heirs, executors, administrators, personal representatives, successors, and assigns, from and against all claims, demands, damages, actions, or causes of action by reason of or arising out of advice or direction respecting the ownership, lease, operation or management of the Land or the Dwelling Units which has been or at any time after the commencement of this Agreement may be given to the Owner by all or any of them. This clause will survive the termination of this Agreement.
- 4.8 Joint Venture** – Nothing in this Agreement will constitute the Owner as the agent, joint venturer, or partner of the City or give the Owner any authority to bind the City in any way.
- 4.9 Waiver** - An alleged waiver of any breach of this Agreement is effective only if it is an express waiver in writing of the breach. A waiver of a breach of this Agreement does not operate as a waiver of any other

breach of this Agreement.

- 4.10 **Further Acts** - The Owner shall do everything reasonably necessary to give effect to the intent of this Agreement, including execution of further instruments.
- 4.11 **Severance** - If any part of this Agreement is held to be invalid, illegal or unenforceable by a court having the jurisdiction to do so, that part is to be considered to have been severed from the rest of this Agreement and the rest of this Agreement remains in force unaffected by that holding or by the severance of that part.
- 4.12 **Equitable Remedies** - The Owner acknowledges and agrees that damages would be an inadequate remedy for the City for breach of this Agreement and that the public interest strongly favours specific performance, injunctive relief (mandatory or otherwise), or other equitable relief, as the only adequate remedy for a default under this Agreement.
- 4.13 **No Other Agreements** - This Agreement is the entire agreement between the parties regarding its subject and it terminates and supersedes all other agreements and arrangements regarding its subject.
- 4.14 **Amendment** - This Agreement may be discharged, amended or affected only by an instrument duly executed by both the Owner and the City.
- 4.15 **Enurement** - This Agreement binds the parties to it and their respective successors, heirs, executors and administrators. Reference in this Agreement to the "City" is a reference also to the elected and appointed officials, employees and agents of the City.
- 4.16 **Deed and Contract** - By executing and delivering this Agreement each of the parties intends to create both a contract and a deed executed and delivered under seal.

IN WITNESS WHEREOF the parties hereunto have executed this Agreement on the date and year first above written.

SIGNED, SEALED & DELIVERED in )  
the presence of: )

R Hughes )  
Signature of Witness )

R HUGHES )  
Print Name )

ROSE HUGHES )  
A COMMISSIONER FOR TAKING )  
AFFIDAVITS FOR BRITISH COLUMBIA )  
1435 Water Street, Kelowna, B.C. )  
Address )

\_\_\_\_\_  
Occupation

"OWNER"  
by its authorized signatories:

[Signature]

Randall Shier  
Print Name:

\_\_\_\_\_  
Print Name:

**SIGNED, SEALED & DELIVERED** in )  
the presence of: )

\_\_\_\_\_  
Signature of Witness )

\_\_\_\_\_  
Print Name )

\_\_\_\_\_  
Address )

\_\_\_\_\_  
Occupation )

**CITY OF KELOWNA**  
by its authorized signatories:

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk