BL10566, BL10674, BL11457, BL10974, BL11854 & BL11912 amended SCHEDULE "B":

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

THIS AGREEMENT dated for reference the ____ day of _____, 20____ is

BETWEEN:

PC URBAN (1605 GORDON DRIVE) HOLDINGS CORP. 880-1090 West Georgia Street, Vancouver, BC V6E 3V7

(the "Owner")

AND:

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

(the "City")

GIVEN THAT:

- Α. The Owner is the registered owner in fee simple of lands in the City of Kelowna at 1605 Gordon Drive, Kelowna BC, V1Y 3G8 legally described as Lot 1 District Lot 137 Osoyoos Division Yale District Plan 8837 Except Plans H16278 and EPP122947 ("Land") (the "Parcel");
- Β. 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 commercially reasonable 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 commercially reasonable efforts to ensure that the Project will consist of: a.
 - 192 residential dwelling units in a 6-storey, 180,394sf, woodframe building including
 - i. (7) 3-bedroom townhomes
 - ii. (2) 2-bedroom townhomes
 - iii. (91) 1-bedroom homes
 - iv. (72) 2-bedroom homes

- v. (10) 3-bedroom homes
- b. 3,799 sf of secured daycare space
- c. 2 levels of enclosed parkade (~14,015sf of area) including:
 - i. 213 parking stalls
 - ii. 161 bicycle stalls
- d. Amenities in the building include:
 - i. 1,383 sf of common indoor amenity (gym and lounge)
- e. 12,849 sf of common outdoor amenity (BBQ area, kids play area, dog run)
- 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 In this agreement, "Revitalization Amount" means the municipal portion of property tax calculated in relation to the increase in the assessed value of improvements on the Parcel resulting from the construction of the Project as described in section 1.
- 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 the Tax Exemption Certificate .
- 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 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";
 - b. The completed Project must substantially satisfy the performance criteria set out in Appendix "B" hereto, as determined by the City's Development Planning Manager or designate, in their sole discretion, acting reasonably; and
 - c. The Owner must submit a copy of the Occupancy Permit and Title Certificate to the City of Kelowna's Revenue Branch within 48 months from the date this Agreement is executed by Council.
- 6. **Calculation of Revitalization Tax Exemption** the amount of the Tax Exemption shall be equal to:
 - a) For Purpose-Built Rental Housing Projects within the Core Area, Glenmore Valley Village Centre and University South Village Centre as defined by the OCP, 100% of the Revitalization Amount on the parcel, for projects that are subject to a Housing Agreement (for a minimum of 10 years) and where the proposed project is in compliance with the OCP Future Land Use designation at the time of Revitalization Tax Exemption application.
- 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 10 years after the BC Assessment Authority validates the Tax Exemption Certificate issued by the City of Kelowna's Revenue Branch.

- 8. **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 regulations policies guidelines criteria or the like made under or pursuant to any such laws.
- 9. Effect of Stratification if the Owner stratifies the Parcel 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, if the Project is the subject of an operating agreement between the Owner and the Provincial Rental Housing Corporation, the Owner is in compliance with the operating agreement. The Owner agrees to provide written confirmation to the City regarding the Owner's compliance with the said operating agreement, satisfactory to the City, upon the City's reasonable inquiry.

- 10. **Termination of the agreement** the revitalization tax exemption agreement will be valid for 48 months from the date this agreement is executed by Council. If the conditions for issuance of a Tax Exemption Certificate have not been met during this term, the owner may request a renewal term to this agreement or this agreement will be terminated.
- 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; or
 - c. If the Owner is subject to an operating agreement with the Provincial Rental Housing Corporation and is not in compliance with the operating agreement.

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 or email to such party:
 - a. in the case of a notice to the City, at:

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

Attention: Policy & Planning and Revenue Departments

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

PC URBAN (1605 GORDON DRIVE) HOLDINGS CORP. 880-1090 West Georgia Street Vancouver, BC V6E 3V7

Attention: Chris Karu Phone:604 282 6030 Email: ckaru@pcurban.ca 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 ensure 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 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 agreement 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
 - a. 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 PC URBAN (1605 GORDON DRIVE) HOLDINGS CORP. by its Authorized signatories:

Name:

Name:

Appendix "A": Plans and Specifications Appendix "B": Housing Agreement

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			(City	ot	R	X								
Planner	TA	PROJECT OWNER:	Steve F	Ke	P L fan	oposed Mi			sing Deve lest Gerogia					T.604.891.12	18
Initials	IA	PROJECT CONTACT: PROJECT ARCHITECT:	Rhys Le Shamus	tch DEVE Sachs	LOPM				Granville Str Granville Str	eet, Vancou eet, Vancou	iver, BC V6C 1 iver, BC V6C 1	S4 S4		T.604.688.42	
		PROJECT NUMBER: CIVIC ADDRESS: LEGAL DESCRIPTION:		irdon Dr, Kelov P8837, Lot 1,	vna BC										
		PROJECT DESCRIPTION:	6-Storey	Mixed Use											
		ZONING SUMMARY: Zoning: Building Height:	ARY: Existing C4 15m (4 storey)			Allowed Proposed CA1 CA1-R 22m (6 storey) 23.24m (6 storey)					*Variance Req	quired			
		SETBACKS: Front Yard (Lawrence): Front Yard (Gordon): Rear Yard (Parallel to Gordon): Rear Yard (Parallel to Lawrence):	Allowed 2.0 2.0 6.0 6.0	m m m		Proposed 3.7 1.1 6.0 6.1	m m	12.0 3.7 19.7 20.0	sqft sqft	*Variance R *Varied Alo	Required ng Elevation (n	efer to plans)		
	ISSUE: DATE:			cation											
		SITE AREA													
		Total Site Area Total Gross Site Area 'Continued by Survey - 2021-10-14		1.475	Acres			64,230.4	SF			5,967.20	m²		
		*Continued by Sarvey - 2021-10-14 Dedications Gordon Avenue Net Site Area		0.041				1,801.7		TBC TBC		167.38 5,799.82			
		FLOOR AREA RATIO (FAR) Maximum FAR		1.433	Acres			62,428.7	81	IBC		5,799.82	. m [.]		
		Base Density Public Amenity & Streetscape Bonus		1.80				115,614.7	SF			10,741.0	m ²		
		Rental or Affordable Housing Bonus Maximum Total Floor Area		0.30				19,269.1 150,941.5	SF			1,790.2 14,022.9	m²		
		Proposed FAR Floor Area		2.83				182,023.10				16,910.5		_	
		Exclusions Proposed Floor Area * based on gross site area		0.56				36,074.52 145,948.58	SF SF			3,351.4 13,559.1	m² m²	-	
		Common Amenity + Private Outdoor		Required 41871.61	SF			Proposed 42,389.97	SF			3,938.2	m²		
		Site Coverage (based on gross area Coverage of Building Coverage of Building, Structures & Impermeable Surfaces)		48,172.80		4,475.4			Proposed 83.9% 86.4%		53,886.56 55,506.39		5,006.2	
		FLOOR AREA													
		Floor Areas	Firewall	Units /	r Area (SF)	Total	Indoor	Lobby/	Corridors	mon & Ame	nity Areas, Exc Elevators	Services	Storage	1	
				Davcare		lotai									Efficiency
		P2	c.mail	5,082.8		5,082.8	Amenity	Vestibules 402.3		504.2	251.1	950.5	3,773.2	Total 5,881.2	Efficiency 46.4%
		P2 (Includes TH Level 1) P1 / Level 1 (Includes Daycare + TH Level 2)		9,072.9		9,072.9		402.3 2,334.4		1,068.8	251.1 329.9	950.5 1,505.6	-	5,881.2 9,634.3	46.4% 48.5%
		P2 (includes TH Level 1) P1 / Level 1	47.97	9,072.9 24,968.3		9,072.9 25,016.2	Amenity 1,360.8	402.3	2,707.8	1,068.8	251.1 329.9 347.1	950.5 1,505.6 134.8	3,773.2	5,881.2 9,634.3 5,756.8	46.4% 48.5% 81.1%
		P2 (includes TH Level 1) P1 / Level 1 (includes Daycare + TH Level 2) Level 2		9,072.9		9,072.9		402.3 2,334.4		1,068.8	251.1 329.9	950.5 1,505.6	3,773.2	5,881.2 9,634.3	46.4% 48.5%
		P2 (Include TH Level 1) P1 / Level 1 (Include Superare + TH Level 2) Level 2 Level 2 Level 4 Level 6	47.97 47.97 47.97 47.97	9,072.9 24,968.3 26,646.2 26,646.2 26,646.2		9,072.9 25,016.2 26,694.2 26,694.2 26,694.2		402.3 2,334.4	2,707.8 2,707.8 2,707.8 2,707.8	1,068.8 1,053.8 461.8 461.8 461.8	251.1 329.9 347.1 247.1 247.1 247.1	950.5 1,505.6 134.8 134.8 134.8 134.8 134.8	3,773.2 4,395.5 149.1 149.1 149.1	5,881.2 9,634.3 5,756.8 3,700.6 3,700.6 3,700.6	46.4% 48.5% 81.1% 87.7% 87.7% 87.7%
		P2 (Includes TH Level 1) P1 / Level 1 (Includes Daysers + TH Level 2) Level 2 Level 3 Level 4	47.97 47.97 47.97	9,072.9 24,968.3 26,646.2 26,646.2		9,072.9 25,016.2 26,694.2 26,694.2		402.3 2,334.4 152.6	2,707.8 2,707.8 2,707.8	1,068.8 1,053.8 461.8 461.8	251.1 329.9 347.1 247.1 247.1	950.5 1,505.6 134.8 134.8 134.8	3,773.2 4,395.5 149.1 149.1	5,881.2 9,634.3 5,756.8 3,700.6 3,700.6	46.4% 48.5% 81.1% 87.7% 87.7%
		P2 P2 P2 P3 P3 P3 P3 P4 P3 P4 P3 P4 P3 P4	47.97 47.97 47.97 47.97 47.97 47.97 239.9	9,072.9 24,968.3 26,646.2 26,646.2 26,646.2 26,646.2 26,646.2 145,708.7		9,072.9 25,016.2 26,694.2 26,694.2 26,694.2 26,694.2 145,948.6	1,360.8	402.3 2,334.4 152.6 2,889.3	2,707.8 2,707.8 2,707.8 2,707.8 2,707.8 2,707.8	1,068.8 1,053.8 461.8 461.8 461.8 461.8 461.8	251.1 329.9 347.1 247.1 247.1 247.1 247.1 1,916.4	950.5 1,505.6 134.8 134.8 134.8 134.8 134.8 134.8 3,129.8	3,773.2 4,395.5 149.1 149.1 149.1 149.1 149.1 8,765.2	5,881.2 9,634.3 5,756.8 3,700.6 3,700.6 3,700.6	46.4% 48.5% 81.1% 87.7% 87.7% 87.7% 87.7%
		P2 P2 P2 P3 P4 (Jave) 1 P1 (Jave) 1 P1 (Jave) 1 P1 (Jave) 1 Level 2 Level 2 Level 3 Level 4 Level 6 Level 6 P4 Townhouse Areas Th Types Th4	47.97 47.97 47.97 47.97 47.97 47.97 239.9 Level	9,072.9 24,968.3 26,646.2 26,646.2 26,646.2 26,646.2 145,708.7	P2 7	9,072.9 25,016.2 26,694.2 26,694.2 26,694.2	1,360.8	402.3 2,334.4 152.6 2,889.3	2,707.8 2,707.8 2,707.8 2,707.8 2,707.8 2,707.8	1,068.8 1,053.8 461.8 461.8 461.8 461.8 461.8	251.1 329.9 347.1 247.1 247.1 247.1 247.1 247.1 1.916.4 Uvit Sakadai SF 4014.3	950.5 1,505.6 134.8 134.8 134.8 134.8 134.8 134.8	3,773.2 4,395.5 149.1 149.1 149.1 149.1 149.1 8,765.2	5,881.2 9,634.3 5,756.8 3,700.6 3,700.6 3,700.6 3,700.6 3,700.6 3,700.6	46.4% 48.5% 81.1% 87.7% 87.7% 87.7%
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		P2 P2 P3 P4 (Jave 1) P1 (Jave 1) Level 1 Level 2 Level 3 Level 4 Level 6 Level 6 Area Totals Townhouse Areas Th Types TH4 3 Beloom TH4 3 Beloom Unit Totals Level Types - Budding Unit Totals Unit Totals Unit Totals	47.97 47.97 47.97 47.97 47.97 47.97 239.9 Level 1 2 1 2 1 2	9,072.9 24,968.3 26,646.2 26,646.2 26,646.2 26,646.2 145,708.7 145,708.7 SF 573.5 554.2 554.2 554.2 554.2	7 2 P1/L1	9,072.9 25,016.2 26,694.2 26,694.2 26,694.2 146,948.6 P1/L1 7 2 2 L2	1,360.8 1,360.8 Number of 1	402.3 2,334.4 152.6 2,889.3 Units / Floor L4	2,707.8 2,707.8 2,707.8 2,707.8 2,707.8 13,539.1	1,068.8 1,053.8 461.8 461.8 461.8 461.8 4,474.0	251.1 329.9 347.1 247.1 247.1 247.1 247.1 1.916.4 Unit Subset 4014.3 4164.5 1108.5	950.5 1,505.6 134.8 134.8 134.8 134.8 134.8 134.8 3,129.8 Total Units 7	3.773.2 4.395.5 149.1 14	5,881.2 9,634.3 5,756.8 3,700.6 3,700.	48.4% 48.5% 81.1% 87.7% 87.7% 87.7% 87.7% 80% 77.8% 22.2% 100% % of Units
		P2 P	47.97 47.97 47.97 47.97 47.97 47.97 239.9 Level 1 2 1 2 1 2	9,072.9 24,968.3 26,646.2 26,646.2 26,646.2 26,646.2 145,708.7 145,708.7 573.5 594.9 534.3 554.2	2	9,072.9 25,016.2 26,694.2 26,694.2 26,694.2 26,694.2 145,948.6 P1/L1 7 2	1,360.8 1,360.8 Number of 1	402.3 2,334.4 152.6 2,889.3 Units / Floor	2,707.8 2,707.8 2,707.8 2,707.8 2,707.8 2,707.8	1,068.8 1,053.8 461.8 461.8 461.8 461.8 461.8	251.1 329.9 347.1 247.1 247.1 247.1 247.1 247.1 1.916.4 Uvit Safe Safe 3 4014.3 4014.3 1108.5	950.5 1,505.6 134.8 134.8 134.8 134.8 134.8 134.8 3,129.8 Total Units 7	3.773.2 4.395.5 149.1 149.1 149.1 149.1 149.1 149.1 8.765.2 Total U SF 8178.8 2177.0 10355.8	5,881.2 9,634.3 5,766.8 3,700.6 3,700.6 3,700.6 3,700.6 3,700.6 3,6074.5 m ² 759.8 202.2 962.1	48.4% 48.5% 81.1% 87.7% 87.7% 87.7% 87.7% 87.7% 80% 87.7% 80% 87.7% 80% 80% 80% 80% 80%
		P2 P	47.97 47.97 47.97 47.97 47.97 47.97 239.9 Level 1 2 1 2 1 2	9,072.9 24,968.3 26,646.2 26,646.2 26,646.2 26,646.2 26,646.2 145,708.7 145,708.7 SF 573.5 554.3 554.2 SF 554.3 554.2 Ltrt.Avan.(Jug) SF 625.1	7 2 P1/L1 0	9,072.9 25,016.2 26,694.2 26,694.2 26,694.2 26,694.2 26,694.2 145,948.6 P1/L1 7 	1,360.8 1,360.8 Number of 1	402.3 2,334.4 152.6 2,889.3 Units / Floor L4 2	2,707.8 2,707.8 2,707.8 2,707.8 2,707.8 13,539.1	1,068.8 1,053.8 461.8 461.8 461.8 461.8 461.8 4,474.0	251.1 329.9 347.1 247.1 247.1 247.1 1.916.4 UNI 5.4666 SF 4014.3 4164.5 1066.5 1106.5	950.5 1,505.6 134.8 134.8 134.8 134.8 134.8 134.8 3,129.8 Total Units 7	3.773.2 4.396.5 549.1 549.1 549.1 549.1 549.1 549.1 549.1 549.1 549.1 549.1 549.1 549.1 549.1 10356.8 7036.8 7036.6 55 5626.2	5,881.2 9,634.3 5,756.8 3,700.6 3,700.	46.4% 48.5% 81.1% 87.7% 87.7% 87.7% 87.7% 80% 77.8% 22.2% 100% % of Units 4.9%
		P2 p3 data 70 Loss 1) p3 data 70 Loss 1) p4 data 70 Loss 1) p4 data 70 Loss 1) Loss 2 Loss 2 Loss 2 Loss 3 Loss 3 Loss 4	47.97 47.97 47.97 47.97 47.97 47.97 239.9 Level 1 2 1 2 1 2	9,072.9 24,968.3 26,646.2 26,646.2 26,646.2 26,646.2 26,646.2 145,708.7 SF 573.5 593.9 6334.3 654.2 UNIX-NUME (Ang) SF 634.9 634.3 654.2 UNIX-NUME (Ang) SF 635.3 SF 625.1 599.4 535.9 886.6	7 2 P1/L1 0 0 0	9,072.9 25,016.2 25,016.2 25,016.2 25,094.2 25,094.2 25,094.2 25,094.2 25,094.2 25,094.2 25,094.2 7 7 7 2 2 2 145,048.6 7 7 7 2 2 145,048.6 7 145,048.2 145,048.2 7 145,048.2 145,	1,360.8 1,360.8 Number of 1 L3 2 14 2 2	402.3 2.334.4 152.6 2.889.3 Units / Foor 4 2 14 2 2	2,707.8 2,707.8 2,707.8 2,707.8 2,707.8 2,707.8 13,539.1 13,539.1 13,539.1 13,539.1 13,539.1 13,539.1 13,539.1 13,539.1 14 2,747.1 14 2,747.1 14 2,747.1 14 2,747.1 14 2,747.1 14 2,747.1 14 2,747.1 14 2,747.1 14 2,747.1 14 2,747.1 14 14 2,747.1 14 14 14 14 14 14 14 14 14 14 14 14 14	1,068.8 1,053.8 461.8 46	251.1 329.9 347.1 247.1	950.5 1,505.6 134.8 134.8 134.8 134.8 134.8 134.8 3,129.8 Total Units 7	3.773.2 4.395.5 540.1 540.1 540.1 540.1 540.1 8.765.2 705815 8.775.8 2177.0 10356.8 705815 5F 5525.2 42506.0 5358.7 8955.8	6,881.2 9,634.3 6,766.8 3,700.6 3,700.6 3,700.6 3,700.6 3,700.6 3,700.6 3,700.6 3,700.6 3,700.6 3,700.6 3,700.6 3,700.6 9,800.	46.4% 48.5% 81.1% 87.7% 87.7% 87.7% 87.7% 80% 87.7% 80% 87.7% 80% 22.2% 100% 100% 100% 5.5%
		P2 P2 P2 P3 P4 (Jave 1) Lave 1 Lave 1 Lave 1 Lave 3 Lave 3 Lave 4 Lave 4 Lave 5 Lave 6 Axes Toxis Townhouse Anss Th 7 P3 P3 P4	47.97 47.97 47.97 47.97 47.97 47.97 239.9 Level 1 2 1 2 1 2	9,072.9 24,968.3 26,646.2 26,646.2 26,646.2 26,646.2 145,708.7 SF 573.5 554.2 555.2	7 2 P1/L1 0 0 0 0 0	0,072,9 25,015,2 26,694,2 26,694,2 26,694,2 26,694,2 26,694,2 26,694,2 26,694,2 26,694,2 26,694,2 26,694,2 26,694,2 146,548,6 1 2 1 16 2 2 2 1 1	1,360.8 1,360.8 Number of 1 L3 2 14 2 2 3	402.3 2.334.4 152.6 2.889.3 Units / Floor Units / Floor L4 2 14 2 2 3	2,707.8 2,707.8 2,707.8 2,707.8 2,707.8 2,707.8 13,539.1 13,539.1 13,539.1 13,539.1 13,539.1 13,539.1 14 2,707.8 14 14 2,707.8 14 14 2,707.8 14 14 14 2,707.8 14 14 14 14 14 14 14 14 14 14 14 14 14	1,0688 1,0538 4618 4618 4618 4618 4618 4618 4618 461	251.1 329.9 347.1 247.1 247.1 247.1 247.1 247.1 247.1 1.916.4 Unit Based SFE 365 1006.5 1108.5 1006.5 1006.5 1006.5 1006.5 1006.5	950.5 1,505.6 134.8 134.8 134.8 134.8 134.8 134.8 3,129.8 Total Units 7	3,773.2 4,395.5 549.1 549.1 549.1 549.1 549.1 549.1 549.1 549.1 549.1 549.1 549.1 549.1 549.1 549.1 549.1 549.1 549.1 10355.8 7058.8 7058.8 7058.5 556.5 5355.7 8355.5 9061.8	5,851.2 9,634.3 6,756.8 3,700.6 3,700.6 3,700.6 3,700.6 3,700.6 3,700.6 3,700.6 3,700.6 9,677.8 202.2 9,627.1 9,627.1 9,627.1 1,649.9 497.8 8,23.7 8,41.9	46.4% 46.5% 81.5% 87.7% 87.7% 87.7% 87.7% 87.7% 87.7% 87.7% 87.7% 80% 87.7% 90% 90% 90% 90% 90% 90% 90% 90% 90% 90
		P2 P2 P2 data 70 Loss 1) P1 P2 data 70 Loss 1) P1 P2 data 70 Loss 1) P2 P2 data 70 Loss 1 P2 Level 3 Loss 1 Level 5 Loss 1 Level 5 Loss 1 Level 5 Loss 1 Level 5 Loss 1 Townhouse Areas TH 7 Value 5 Loss 1 Loss 70 Loss 1 Loss 6 Apartmento 1 Loss 6 Unit 70 Loss 1 Loss 7 Unit 62 Loss 7	47.97 47.97 47.97 47.97 47.97 47.97 239.9 Level 1 2 1 2 1 2	9,072.9 24,968.3 26,646.2 26,646.2 26,646.2 26,646.2 145,708.7 SF 673.5 534.3 534.3 534.3 534.3 534.3 534.3 535.9 UNSA.man (Ang) SF 625.1 535.9 886.6 6097.1 789.6	7 2 P1/L1 0 0 0 0 0 0 0	25,015.2 25,015.2 26,694.2 26,694.2 26,694.2 26,694.2 26,694.2 26,694.2 26,694.2 26,694.2 26,694.2 2 146,548.6 1 2 1 16 2 2 2 1 1 4 4	1,360,8 1,360,8 1,360,8 Number of 1 L3 2 14 2 2 3 4	402.3 2.334.4 152.6 2.899.3 2.899.5 2.899.3 2.899.5 2.999.5 2.	2,707.8 2,707.8 2,707.8 2,707.8 2,707.8 2,707.8 2,707.8 13,539.1 13,539.1 13,539.1 13,539.1 13,539.1 13,539.1 13,539.1 13,539.1 14 2 2 14 2 2 3 3 4	1,068.8 1,053.8 461.8 461.8 461.8 461.8 461.8 461.8 461.8 4.474.0 1 1 1 1 1 1 1 1 2 2 3 3 4 4	2251.1 329.9 347.1 247.1 247.1 247.1 1.916.4 247.1 1.916.4 104.5 1068.5 1108.5 1069.5 1069.5 1009.5 10000.5 10000.5 10000000000	950.5 1,505.6 134.8 134.8 134.8 134.8 134.8 134.8 3,129.8 Total Units 7	3.773.2 4.395.5 540.1 540.1 540.1 540.1 540.1 8.765.2 70011(8.765.2 70011(8.765.2 70011(8.770.0 10355.3 70011(7055.2 5576(7055.2) 4.2506.0 7055.5 5526.2 4.2506.0 7055.5 5526.2 4.2506.0 7055.5 7051(7055.5) 7	6,881.2 9,634.3 6,756.8 3,700.6 3,700.6 3,700.6 3,700.6 36,074.5 mt Area m ² 70 ⁹ 202.2	46.4% 46.5% 47.7% 47.7% 47.7% 47.7% 47.7% 47.7% 47.7% 49% 50% 49% 49% 49% 49% 49% 49% 49% 40% 50% 40% 50% 40% 50% 40% 50% 40% 50% 40% 50% 40% 50% 40% 50% 40% 50% 40% 50% 50% 50% 50% 50% 50% 50% 50% 50% 5
		P2 P2 P2 P3 P4 P3 P4	47.97 47.97 47.97 47.97 47.97 47.97 239.9 Level 1 2 1 2 1 2	9.072.9 24.968.3 26.646.2 26.6	7 2 91/L1 0 0 0 0 0 0 0 0	25,015.2 26,694.2 26,694.2 26,694.2 26,694.2 26,694.2 26,694.2 26,694.2 2 5,694.2 7 7 7 7 2 2 145,546.6 14 7 7 7 2 2 1 1 16 2 2 2 1 1 16 2 2 1 1 16 2 2 0 1 1 16 2 2 1 1 16 2 2 1 1 16 2 16 2	1,360,8 1,360,8 1,360,8 Number of 1 Number of 1 1,360,8 1,36	402.3 2.334.4 152.6 2.889.3 2.889.3 2.889.3 2.889.3 2.889.3 2.889.3 2.892.3 2.892.3 2.892.3 2.344 2.344 2.344.4 2.344.4 2.344.4 2.344.4 3.344.444.4	2,707.8 2,707.8 2,707.8 2,707.8 2,707.8 2,707.8 2,707.8 13,539.1 13,539.1 13,539.1 13,539.1 13,539.1 13,539.1 13,539.1 13,539.1 14,539.1 2,747,539.1 14,539.1 2,747,539.1 14,549.1 2,747,539.1 14,549.1 2,747,539.1 14,549.1 2,747,549.1 14,549.114,549.1 14,549.1 14,549.1 14,5	1,068.8 1,053.8 461.8 461.8 461.8 461.8 461.8 461.8 461.8 4.474.0 	291.1 328.9 347.1 247.1 247.1 247.1 1.916.4 0014.3 4014.3 4014.3 4014.3 1015.5 1108.5 1108.5 1108.5 1108.5 1108.5 1108.5 1108.5 1108.5 1108.5 1108.5 1108.5 1109.5 1100.5 1100.5 1100.5 1100.5 1100.5 1100.5 1100.5 1100.5 1100.5 1100.5 1100.5 1100.5	950.5 1,505.6 134.8 134.8 134.8 134.8 134.8 134.8 3,129.8 Total Units 7	3,773.2 4,395.5 400.100.1 4000	6,8912 9,8943 6,7563 1,7068 3,7068 3,7068 3,7068 0,706 0,	464.5% 464.5% 81.1% 87.7% 87.7% 87.7% 87.7% 87.7% 87.7% 80% 80% 12.2% 100% 100% 100% 100% 100% 100% 100% 10
		P2 P2 P3 P3 P4 P3 P4 P3 P4	47.97 47.97 47.97 47.97 47.97 47.97 239.9 Level 1 2 1 2 1 2	9,072.9 24,968.3 26,646.2 26,646.2 26,646.2 26,646.2 145,708.7 SF 673.5 534.3 534.3 534.3 534.3 534.3 534.3 535.9 UNSA.man (Ang) SF 625.1 535.9 886.6 6097.1 789.6	7 2 P1/L1 0 0 0 0 0 0 0	25,015.2 25,015.2 26,694.2 26,694.2 26,694.2 26,694.2 26,694.2 26,694.2 26,694.2 26,694.2 26,694.2 2 146,548.6 1 2 1 16 2 2 2 1 1 4 4	1,360,8 1,360,8 1,360,8 Number of 1 L3 2 14 2 2 3 4	402.3 2.334.4 152.6 2.899.3 2.899.5 2.899.3 2.899.5 2.999.5 2.	2,707.8 2,707.8 2,707.8 2,707.8 2,707.8 2,707.8 2,707.8 13,539.1 13,539.1 13,539.1 13,539.1 13,539.1 13,539.1 13,539.1 13,539.1 14 2 2 14 2 2 3 3 4	1,068.8 1,053.8 461.8 461.8 461.8 461.8 461.8 461.8 461.8 4.474.0 1 1 1 1 1 1 1 1 2 2 3 3 4 4	2251.1 329.9 347.1 247.1 247.1 247.1 1.916.4 247.1 1.916.4 104.5 1068.5 1108.5 1069.5 1069.5 1009.5 10000.5 10000.5 10000000000	950.5 1,505.6 134.8 134.8 134.8 134.8 134.8 134.8 3,129.8 Total Units 7	3.773.2 4.395.5 540.1 540.1 540.1 540.1 540.1 8.765.2 70011(8.765.2 70011(8.765.2 70011(8.770.0 10355.3 70011(7055.2 5576(7055.2) 4.2506.0 7055.5 5526.2 4.2506.0 7055.5 5526.2 4.2506.0 7055.5 7051(7055.5) 7	6,881.2 9,634.3 6,756.8 3,700.6 3,700.6 3,700.6 3,700.6 36,074.5 mt Area m ² 70 ⁹ 202.2	464% 465% 477% 477% 477% 477% 89% 49% 50% 49% 49% 49% 49% 49% 49% 49% 49% 49% 49
		P2 P	47.97 47.97 47.97 47.97 47.97 47.97 239.9 Level 1 2 1 2 1 2	9.072.9 24.968.3 26.646.2 26.666.2 26.646.2 26.6	7 2 P1/L1 0 0 0 0 0 0 0 0 0 0 0	25,015,2 26,694,2 26,694,2 26,694,2 26,694,2 26,694,2 26,694,2 26,694,2 26,694,2 26,694,2 26,694,2 26,694,2 26,694,2 2 145,546,6 2 2 2 1 1 16 2 2 2 1 1 16 2 2 2 1 1 16 2 2 2 1 1 16 2 2 2 1 1 16 2 2 2 1 1 16 2 2 1 1 16 2 2 2 1 1 16 2 16 16 2 16 16 16 16 16 16 16 16 16 16 16 16 16	1,360.8 1,360.8 1,360.8 Number of 1 L3 2 14 2 2 14 2 3 4 1 1	402.3 2,334.4 152.6 2,899.3 2,899.3 2,899.4 2,899.3 2,899.4 2 2,899.3 2,999.3 2,999.5	2,707.8 2,707.8 2,707.8 2,707.8 2,707.8 2,707.8 2,707.8 13,539.1 13,539.1 13,539.1 13,539.1 13,539.1 13,539.1 13,539.1 13,539.1 13,539.1 14 2 2 3 4 4 1 1 1 1	1,088,8 1,053,8 461,8 461,8 461,8 461,8 461,8 461,8 461,8 4,474,0 	201.1 329.9 347.1 247.1 247.1 247.1 1976.4 Ure have \$P 40143 4164.5 4164.5 1100.5 Total Ures 9 72 10 10 10 10 20 4 4 5	950.5 1,505.6 134.8 134.8 134.8 134.8 134.8 134.8 3,129.8 Total Units 7	3.773.2 4.395.5 4.395.5 4.305.5 4.00.100.1 4.00.100.100.100.100.100.100.100.100.100	6.8912 9,6343 5,7663 3,7064 3,7066 3,7066 3,70666 3,70666 3,70666 3,70666666666666666666666666666666	46.45 46.45 11.15 47.75 47.75 47.75 47.78 47.78 47.78 47.78 47.78 495 495 495 495 495 5.55 5

	1 minut	Floor A	Areas		Exterior			Number of	Total Lk	nit Area	N -411 -
Unit Types	Level	SE	Subtotal	-	Area		1	Units	SE	m² m²	% of Units
aycare	11	3799.9	3799.9	+			1	+ +			l
-	L2		3799.9		2104.30			1	3799.9	353.0	100.0%
Total		3799.9						1	3799.9	353.0	100%
OUSING UNIT MIX											
	No. Pe	ercentage									
	110. 110	reenage									
Bedroom	91	47.4%									
Bedroom (incl THs)	74	38.5%									
Bedroom (incl THs) otal	27 192	14.1%		Family Size	d Units 5	2.6%					
OMMON / PRIVATE AMENITY											
rivate Outdooor - 1 Bedroom		932.9	Prop	10041.5			0 m²/1B8	Required ED 161.5 SF			
rivate Outdooor - 1 Bedroom rivate Outdooor - 2 Bedroom (incl THs)		932.9		10041.5			0 m ² /1 B8				
rivate Outdooor - 3 Bedroom (Incl THs)		443.0		4767.5			0 m ² /3 B8				
Common Indoor Amenity		128.5		1383.7							
Common Outdoor Amenity Davcare Outdoor		1,193.8		12849.5							
al care o a boo		199.9		2104.5	01						
	Total	3938.2	m	42390.0	SF	3890	0 m²	41871.6 SF			
OFF-STREET PARKING											
Apartment Parking											
Residential Parking		paces Per B paces Per 1		5		0.0 Spaces F 91.0 Spaces F					
	1.1 Sp	paces Per 2	Bed			81.4 Spaces F	equired				
	1.4 Sp	paces Per 3	Bed			37.8 Spaces F					
					Subtotal	211 Spaces F					
					10%	-21.1 Reduction -5 Car-Shan		ntial Rental Tenure			
					Total	185 Spaces F	equired		185 Spaces Provid	ed	
									1 Dedicated Car		
Aax. Small Cars Allowed	50% of	Provided Sp	paces			93 Spaces M	lax.	* inclusive	85 Spaces Provid		* inclusive
									46% of Provided Sp	aces	
fisitor & Daycare Parking fisitor Parking	0.14 So	paces Per U	loit	0.2 Space	: Max	26.9 Spaces R	equired		21 Spaces Provid	ed	
hild Care, Major		pace per 11				4.1 Spaces F		* inclusive	7 Spaces Provid		
							45 children				
					10%			ntial Rental Tenure			
						24 Spaces F	equired		28 Spaces Provid	ed	
Aax. Visitor Small Cars Allowed	0% of	Provided Sp	paces			0 Spaces M	lax.	* inclusive	0 Spaces Provid	ed	* inclusive
fax. Child Care Small Cars Allowed	50% of	Provided St	paces			4 Spaces M	lax.	* inclusive	5 Spaces Provid		* inclusive
									*Variance Req	uired	
oading hild Care Loading Required	1.90	pace for 26 (or more chi	kimo		1 Spaces R	beninge		1 Spaces Provid	ed	
Residential Loading Required	T OP	1000 101 201	or more crit	None II		n/a Spaces F			(shared with ch		g)
Accessible Parking						242 6 2					
otal Combined Parking Spaces	6 Sr	ace For Ev	ecy 201-30	0 Parking Spa	ces	213 Spaces P	rovided	* inclusive	6 Spaces Provid	ed	* inclusive
otal Combined Parking Spaces coessible Parking				0 Parking Spa 0 Parking Spa		213 Spaces P 6 Spaces P 2 Spaces P	equired	* inclusive * inclusive	6 Spaces Provid 2 Spaces of Pro-		* inclusive * inclusive
otal Combined Parking Spaces coessible Parking an Accessible Parking						6 Spaces R	equired				
otal Combined Parking Spaces coessible Parking an Accessible Parking arking Space Dimensions	2 Sp	pace For Evi	ery 201-30			6 Spaces R	equired				
otal Combined Parking Spaces coessible Parking an Accessible Parking arking Space Dimensions	2 Sp Required (v	pace For Evi	ery 201-30	0 Parking Spa	ices	6 Spaces R	equired				
otal Combined Parking Spaces cossible Parking an Accessible Parking arking Space Dimensions	2 Sp Required (v 2.5m (8.20 l	Width x Lengt	ery 201-30 th x Height) n (19.69 FT		6 FT)	6 Spaces R	equired				
tal Combined Parking Spaces cossible Parking an Accessible Parking arking Space Dimensions tandard Space mail Cars cossible	2 Sp Required (v 2.5m (8.20 2.3m (7.55 4.8m (15.75	Width x Lengt FT) x 6.0m FT) x 4.8m 5 FT) x 6.0	th x Height) n (19.69 FT n (19.69 FT im (19.69 F	0 Parking Spa) x 2.0m (6.5) x 2.0m (6.5 T) x 2.3m (7	6 FT) 6 FT) 55 FT)	6 Spaces R	equired				
tal Combined Parking Spaces coessible Parking arking Space Dimensions landard Space and Carst Combined Carst coessible an Accessible	2 Sp Required (v 2.5m (8.20) 2.3m (7.55) 4.8m (15.75 4.8m (15.75	Width x Lengt FT) x 6.0m FT) x 4.8m 5 FT) x 6.0 5 FT) x 6.0	ery 201-30 th x Height) n (19.69 FT n (15.75 FT im (19.69 F im (19.69 F	0 Parking Spa) x 2.0m (6.5) x 2.0m (6.5 T) x 2.3m (7 T) x 2.3m (7	6 FT) 6 FT) 55 FT) 55 FT)	6 Spaces R	equired				
otal Combined Parking Spaces coessible Parking an Accessible Parking tarking Space Dimensions tandard Space mid Carn coessible an Accessible an Accessible adding	2 Sp Required (v 2.5m (8.20) 2.3m (7.55) 4.8m (15.75 4.8m (15.75 3.0m (9.84)	Width x Lengt FT) x 6.0m FT) x 4.8m 5 FT) x 6.0 5 FT) x 6.0 FT) x 6.0 FT) x 7.0m	ery 201-30 th x Height) n (19.69 FT n (15.75 FT im (19.69 F im (19.69 F	0 Parking Spa) x 2.0m (6.5) x 2.0m (6.5 T) x 2.3m (7	6 FT) 6 FT) 55 FT) 55 FT)	6 Spaces R	equired				
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[PROJECT TEAM]



PC Urban

Gordon Rental

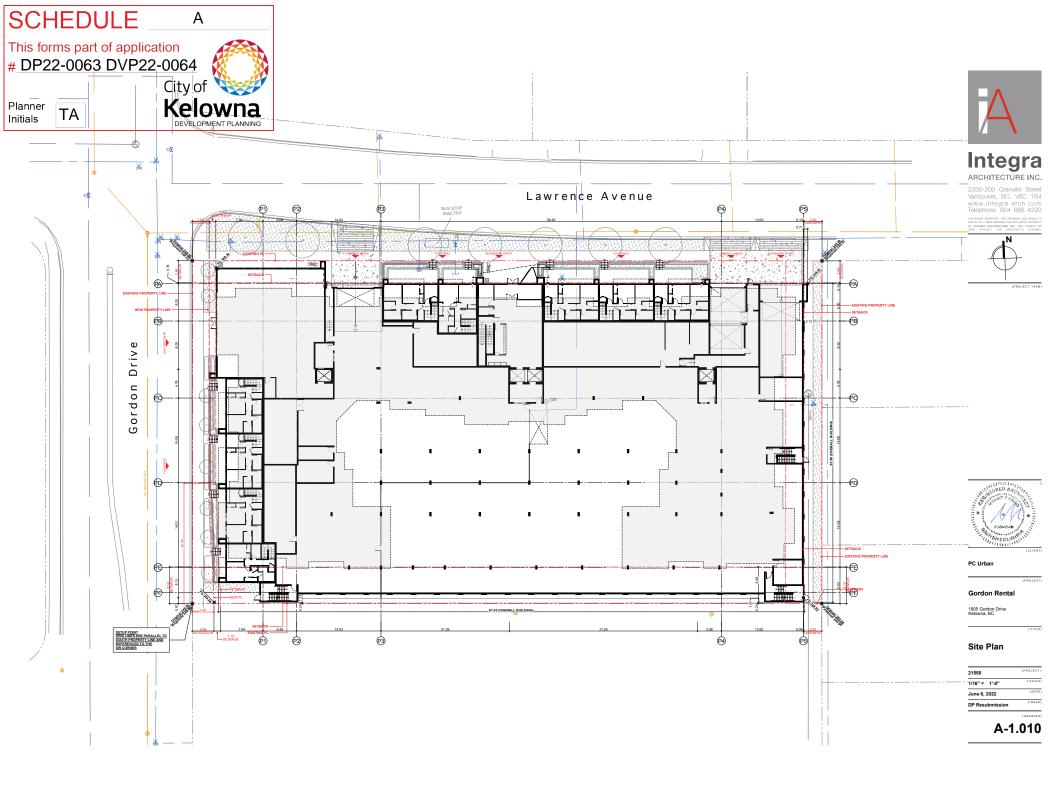
[PROJECT]

[TITLE]

1605 Gordon Drive Kelowna, BC

Project Data

21550	[PROJECT]
	[SCALE]
June 6, 2022	[DATE]
DP Resubmission	(ISSUE)



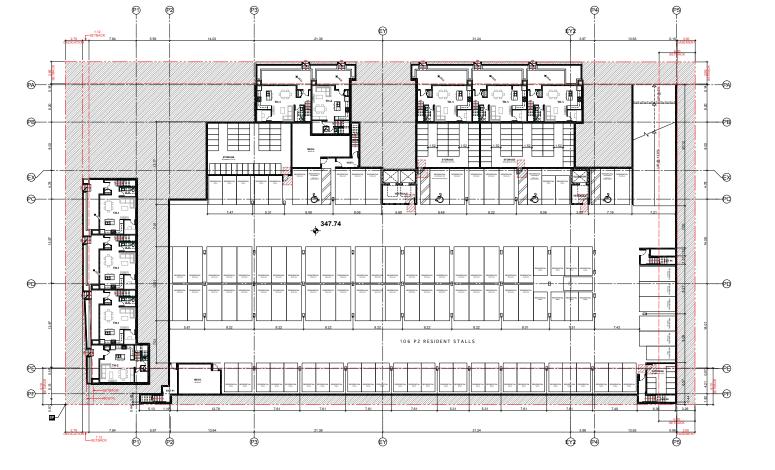


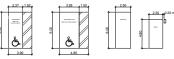


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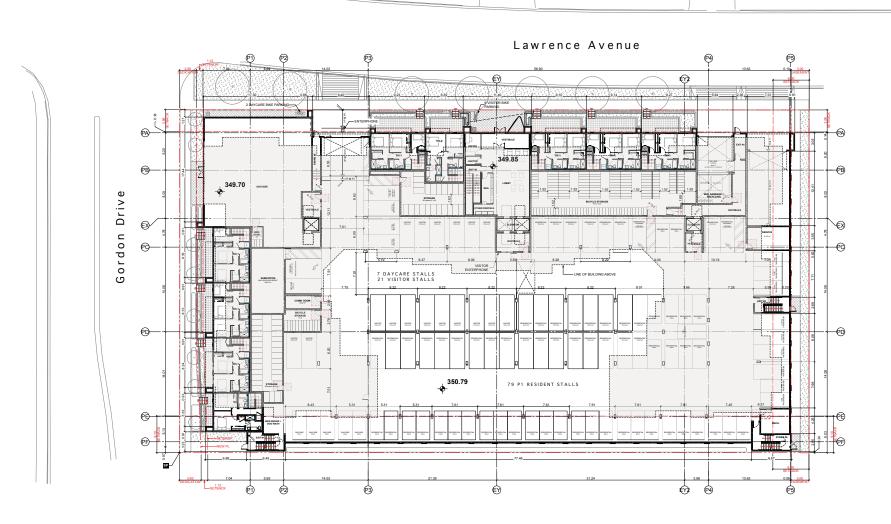




P2 Floor Plan

21550	[PROJECT]
1/16" = 1'-0"	[SCALE]
June 6, 2022	[DATE]
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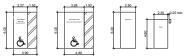
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1605 Gordon Drive Kelowna, BC

P1 / Level 1 Floor Plan

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June 6, 2022	[DATE
DP Resubmission	lissue



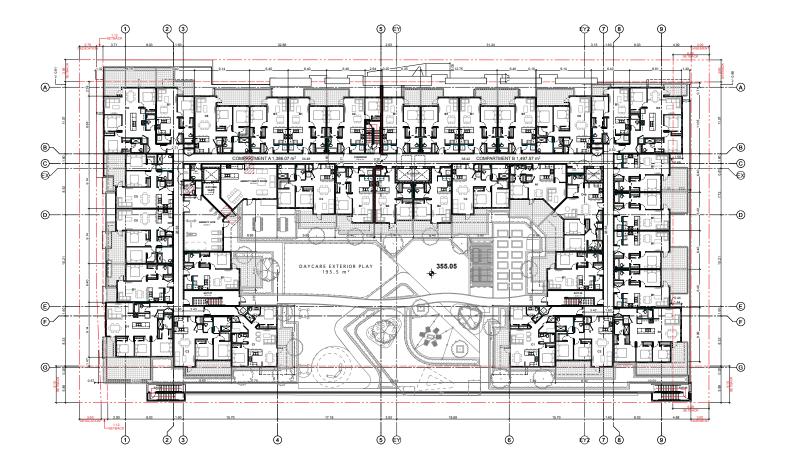




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Level 2 Floor Plan

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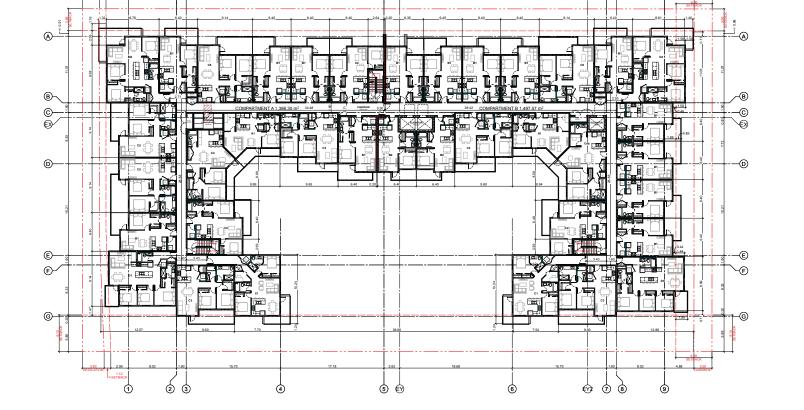
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Level 3 Floor Plan

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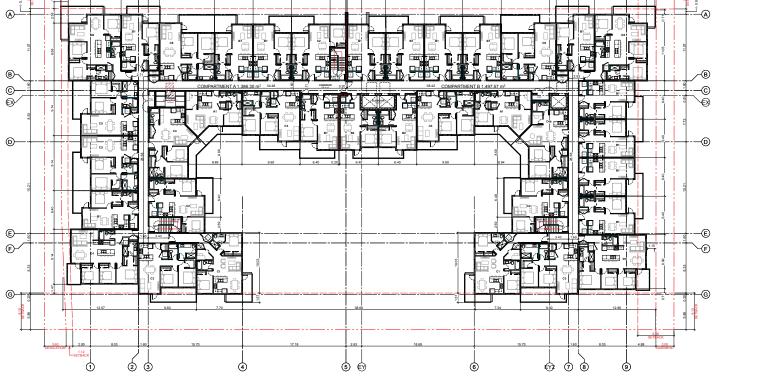
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Level 4 Floor Plan

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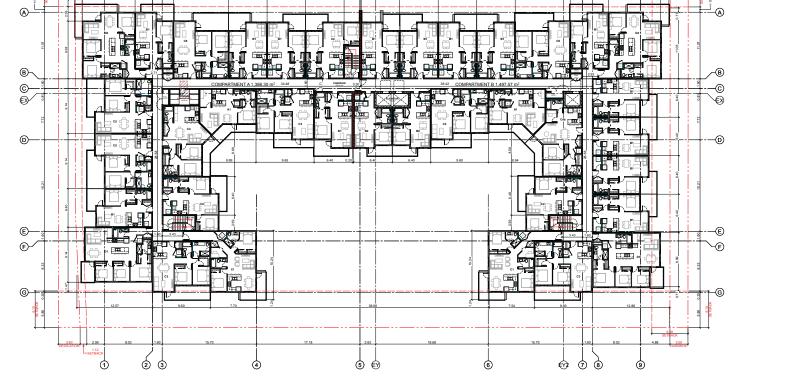
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Level 5 Floor Plan

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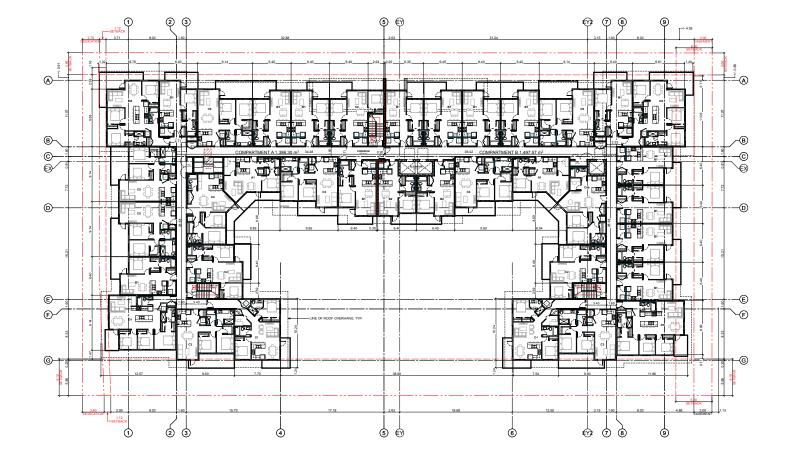




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Level 6 Floor Plan

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Perspective -Corner of Gordon + Lawrence

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Perspective -Lobby

[SCALE]
[DATE]
(ISSUE)









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Perspective -Courtyard

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