

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

THIS AGREEMENT dated for reference the \_\_\_ day of \_\_\_\_\_, 20\_\_\_ is

**BETWEEN:**

Provincial Rental Housing Corporation, Inc. No. BC0052129  
#1701 – 4555 Kingsway  
Burnaby, BC  
V5H 4V8  
(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 *651 Cambridge Avenue*, legally described as *Lot 1 District Lot 9 Osoyoos Division Yale District Plan EPP113953* (PID 031-486-908) (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. Contain of 75 rental units in a mixture of of apartments and townhouse units for a total of 5,195m<sup>2</sup> of floor area across 8 buildings.

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** – 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 the 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 the 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 the 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.
  - 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 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:

Attention: Provincial Rental Housing Corporation (BC Housing)  
Phone: 604-433-1711

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 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
  - 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 \_\_\_\_\_ by its Authorized signatories:

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

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

Appendix "A": Plans and Specifications

# SCHEDULE

A

This forms part of application  
# DP20-0182 / DVP20-0183



City of  
**Kelowna**  
DEVELOPMENT PLANNING

Planner Initials **TC**

|   |  |  |  |
|---|--|--|--|
| <b>C/MC ADDRESS</b>                                     | Kingsway Avenue, Kelowna, BC   |  |  |
| <b>LEGAL DESCRIPTION</b>                                | Lots A, Plan EPP395652, PID 020-420-404, District Lot 9  |  |  |
| <b>ZONING CLASSIFICATION</b>                            | RM3-R Low Density Multiple Housing (Residential Rental Tenure)   |  |  |
| <b>GROSS SITE AREA</b>                                  | 1.71 Acres   | 6,927 SM   | 74,569 SF  |
| <b>PERMITTED FLOOR AREA RATIO (FAR)</b>                 | 0.75   | 5,196 SM   | 55,927 SF  |
| <b>PROPOSED FLOOR AREA RATIO (FAR)</b>                  | <b>0.75</b>  | <b>5,195 SM</b>                                    | <b>55,919 SF</b>   |
| <b>PERMITTED SITE COVERAGE</b>                          | 40%  | 2,771 SM   | 29,828 SF  |
| <b>PROPOSED SITE COVERAGE (EXCLUDES BALCONIES)</b>      | <b>32%</b>   | <b>2,248 SM</b>                                    | <b>24,203 SF</b>   |
| <b>PERMITTED MAX. SITE COVERAGE</b>                     | 60%  | 4,156 SM   | 44,741 SF  |
| <b>PROPOSED MAX. SITE COVERAGE (EXCLUDES BALCONIES)</b> | <b>66%</b>   | <b>4,584 SM</b>                                    | <b>49,128 SF</b>   |
| Townhomes   | 1,405 SM   | 15,128 SF  |  |
| Apartment   | 843 SM   | 9,075 SF   |  |
| Driveways and surface parking areas                     | 2,316 SM   | 24,925 SF  |  |
| <b>REQUIRED SETBACKS</b>                                | North (Flanking Street - Cambridge Ave) 1.5 - 4.5 M<br>East (Rear) 7.5 M<br>South (Flanking Street - Central Ave) 1.5 - 4.5 M<br>West (Front - Kingsway) 6.0 M | 4.9 - 14.8 FT<br>7.5 M<br>4.9 - 14.8 FT<br>19.7 FT |  |
| <b>PROPOSED SETBACKS (SEE SITE PLAN)</b>                | North (Flanking Street - Cambridge Ave) 1.5 M<br>East (Rear) 3.0 M<br>South (Flanking Street - Central Ave) 1.5 - 6.0 M<br>West (Front - Kingsway) 6.0 M       | 4.92 FT<br>9.8 FT<br>4.9 - 19.7 FT<br>19.7 FT      | (Townhomes have front door facing sheet)<br>(Townhomes have front door facing sheet) |
| <b>PERMITTED HEIGHT</b>                                 | 10 M or 3 Storeys  |  |  |
| <b>PROPOSED HEIGHT</b>                                  | 7 M to 14 M or 2 to 4 Storeys  |  |  |
| <b>REQUIRED PRIVATE OPEN SPACE</b>                      | 1 bedroom dwelling unit<br>2 or more bedroom dwelling unit   | 15 SM<br>25 SM                                     | 630 SM<br>825 SM<br><b>1,455 SM</b>  |
|   |  |  | 6,781 SF<br>8,881 SF<br><b>15,662 SF</b>   |
| <b>PROPOSED PRIVATE OPEN SPACE</b>                      | Townhomes (Balconies & yards)<br>Apartment (Balconies & patios)<br>Outdoor Open Spaces   | 197 SM<br>287 SM<br>1,407 SM                       | 3,805 SF<br>3,084 SF<br>15,141 SF<br><b>1,890 SM</b><br><b>22,030 SF</b>             |

| TOWNHOME UNIT SUMMARY |             |            |             |                      |              |                          |                   |                     |              |                 |
|-----------------------|-------------|------------|-------------|----------------------|--------------|--------------------------|-------------------|---------------------|--------------|-----------------|
| Unit Type             | Lower Floor | Main Floor | Upper Floor | Total (Excl. garage) | No. Of Units | Total FAR (Excl. garage) | Parking in Garage | Parking on Driveway | Balcony Area | Total Balcony   |
| TH-A (2-bedroom)      | 452         | 547        | 0           | 999                  | 9            | 8,991 SF                 | 0                 | 9 cars              | 81 SF        | 729 SF          |
| TH-A1 (3-bedroom)     | 458         | 593        | 0           | 1,051                | 14           | 14,714 SF                | 0                 | 14 cars             | 73 SF        | 1,022 SF        |
| TH-B (2-bedroom)      | 83          | 475        | 435         | 993                  | 4            | 3,972 SF                 | 8 cars            | 0                   | 93 SF        | 372 SF          |
| <b>TOTAL</b>          |             |            |             |                      | <b>27</b>    | <b>27,677 SF</b>         | <b>8 cars</b>     | <b>23 cars</b>      |              | <b>2,123 SF</b> |

| TOWNHOME BUILDING SUMMARY |                            |            |             |                                       |
|---------------------------|----------------------------|------------|-------------|---------------------------------------|
| Building No.              | Lower Floor (Incl. Garage) | Main Floor | Upper Floor | Site Coverage                         |
| Building 1                | 1,820 SF                   | 2,280 SF   | 0 SF        | 2,280 SF                              |
| Building 2                | 1,820 SF                   | 2,280 SF   | 0 SF        | 2,280 SF                              |
| Building 3                | 1,860 SF                   | 2,137 SF   | 872 SF      | 2,137 SF                              |
| Building 4                | 1,860 SF                   | 2,137 SF   | 872 SF      | 2,137 SF                              |
| Building 5                | 1,820 SF                   | 2,280 SF   | 0 SF        | 2,280 SF                              |
| Building 6                | 1,820 SF                   | 2,280 SF   | 0 SF        | 2,280 SF                              |
| Building 7                | 1,368 SF                   | 1,734 SF   | 0 SF        | 1,734 SF                              |
|                           |                            |            |             | <b>15,128 SF (Excludes balconies)</b> |

| APARTMENT UNIT SUMMARY                |                                      |           |           |           |              |                 |  |                       |                 |             |
|---------------------------------------|--------------------------------------|-----------|-----------|-----------|--------------|-----------------|--|-----------------------|-----------------|-------------|
| Unit Type                             | Main Floor                           | 2nd Floor | 3rd Floor | 4th Floor | No. Of Units | Unit Area       | Total FAR Area                         | Balcony Area Per Unit | Total Balcony   | Unit Mix    |
| A (1-bedroom-adaptable)               | 6                                    | 7         | 7         | 7         | 27           | 563 SF          | 15,201 SF                              | 69 SF                 | 1,863 SF        | 56%         |
| A1 (1-bedroom-adaptable)              | 2                                    | 2         | 2         | 2         | 8            | 595 SF          | 4,760 SF                               | 72 SF                 | 576 SF          | 17%         |
| A2 (1-bedroom-adaptable)              | 0                                    | 1         | 1         | 1         | 3            | 563 SF          | 1,689 SF                               | 78 SF                 | 234 SF          | 6%          |
| B (2-bedroom-adaptable)               | 0                                    | 1         | 1         | 1         | 3            | 688 SF          | 2,064 SF                               | 69 SF                 | 207 SF          | 6%          |
| B1 (2-bedroom-adaptable)              | 0                                    | 1         | 1         | 1         | 3            | 696 SF          | 2,088 SF                               | 68 SF                 | 204 SF          | 6%          |
| C (1-bedroom-accessible)              | 1                                    | 1         | 1         | 1         | 4            | 610 SF          | 2,440 SF                               | 0 SF                  | 0 SF            | 8%          |
| <b>Units per Floor</b>                | 9                                    | 13        | 13        | 13        | <b>48</b>    | <b>3,715 SF</b> | <b>28,242 SF</b>                       |                       | <b>3,084 SF</b> | <b>100%</b> |
| <b>Unit Area per Floor</b>            | 5,178 SF                             | 7,688 SF  | 7,688 SF  | 7,688 SF  |              |                 |  |                       |                 |             |
| <b>Common Area per Floor</b>          | 3,000 SF                             | 1,443 SF  | 1,409 SF  | 1,409 SF  |              |                 | 7,261 SF Common area excluded from FAR |                       |                 |             |
| <b>Amenity (Main Floor apartment)</b> | 960 SF                               |           |           |           |              |                 | 699 SF Amenity excluded from FAR       |                       |                 |             |
| <b>Total Area per Floor</b>           | 9,077 SF                             | 9,131 SF  | 9,097 SF  | 9,097 SF  |              |                 |  |                       |                 |             |
| <b>Net efficiency per Floor</b>       | 57 %                                 | 84 %      | 85 %      | 85 %      |              |                 |  |                       |                 |             |
| <b>Site Coverage</b>                  | <b>9,075 SF (Excludes balconies)</b> |           |           |           |              |                 |  |                       |                 |             |

| REQUIRED RESIDENT PARKING   |                     |                 |      |
|---|---------------------|-----------------|------|
| Townhome  | 1.50 cars/2 Bedroom | 20 cars         | 17%  |
| Townhome  | 2.00 cars/3 Bedroom | 28 cars         | 23%  |
| Apartment   | 1.25 cars/1 Bedroom | 53 cars         | 44%  |
| Apartment   | 1.50 cars/2 Bedroom | 9 cars          | 7%   |
| <b>REQUIRED VISITOR PARKING</b>   |                     |                 |      |
| Apartment & Townhomes   | 0.14 cars/bdwelling | 11 cars         | 9%   |
|   |                     | 121 cars        | 100% |
| Rental Housing incentives reduction   | 10% less            | 12 cars         |      |
| <b>TOTAL REQUIRED PARKING</b>   |                     | <b>169 cars</b> |      |
| Accessible (From Bylaw Section 8 Table 8.2.19), included in the above total parking     |                     | 4 cars          |      |
| Van-accessible (From Bylaw Section 8 Table 8.2.19), included in the above total parking |                     | 1 cars          |      |

| PROVIDED RESIDENT PARKING             |           |             |                     |
|---------------------------------------|-----------|-------------|---------------------|
| Regular size (on surface)             | 2.5x6.0 M | 8'3"x19'8"  | 17 cars 22%         |
| Small size (on surface)               | 2.3x4.8 M | 7'7"x19'9"  | 15 cars 19%         |
| Regular size (in townhouse garages)   | 2.5x6.0 M | 8'3"x19'8"  | 4 cars 5%           |
| Small size (in townhouse garages)     | 2.3x4.8 M | 7'7"x19'9"  | 4 cars 5%           |
| Regular size (on townhouse driveways) | 2.5x6.0 M | 8'3"x19'8"  | 23 cars 29%         |
| Accessible (on surface)               | 3.7x6.0 M | 12'2"x19'8" | 4 cars 5%           |
| Van-accessible (on surface)           | 4.8x6.0 M | 15'9"x19'8" | 1 cars 1%           |
| <b>PROVIDED VISITOR PARKING</b>       |           |             |                     |
| Regular size visitor (on surface)     | 2.5x6.0 M | 8'3"x19'8"  | 11 cars 14%         |
| <b>TOTAL PROVIDED PARKING</b>         |           |             | <b>79 cars 100%</b> |

| REQUIRED LONG-TERM BICYCLE PARKING |                      |                 |  |
|------------------------------------|----------------------|-----------------|--|
| Townhomes with attached garage     | Not required         | 0 bikes         |  |
| Townhomes with no attached garage  | 0.75 bikes/2 bedroom | 7 bikes         |  |
|                                    | 1.00 bike/3 bedroom  | 14 bikes        |  |
| Apartment Building                 | 0.75 bikes/dwelling  | 36 bikes        |  |
|                                    |                      | <b>57 bikes</b> |  |

| PROVIDED LONG-TERM BICYCLE PARKING |  |                 |             |
|------------------------------------|--|-----------------|-------------|
| Townhomes with no attached garage  |  | 21 bikes        | 37%         |
| Apartment Building                 |  | 36 bikes        | 63%         |
|                                    |  | <b>57 bikes</b> | <b>100%</b> |

| REQUIRED SHORT-TERM BICYCLE PARKING |                   |                 |  |
|-------------------------------------|-------------------|-----------------|--|
| Townhomes                           | 1 bike/5 dwelling | 5 bikes         |  |
| Apartment Building                  | 6 bikes/entrance  | 6 bikes         |  |
|                                     |                   | <b>11 bikes</b> |  |

| PROVIDED SHORT-TERM BICYCLE PARKING |  |                 |  |
|-------------------------------------|--|-----------------|--|
| Townhomes                           |  | 6 bikes         |  |
| Apartment Building                  |  | 6 bikes         |  |
|                                     |  | <b>12 bikes</b> |  |



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Issued for Public Consultation  
July 24, 2020  
Issued for Development Permit  
August 31, 2020  
Re-issued for Development Permit  
July 30, 2021



2021-07-30

Client

Project

Pleasantvale 2  
Kingsway  
Kelowna, BC  
By  
Provincial Rental Housing Corporation

Development Summary

N.T.S.  
July 30, 2021

# Development Summary

# A-1.3

# SCHEDULE A

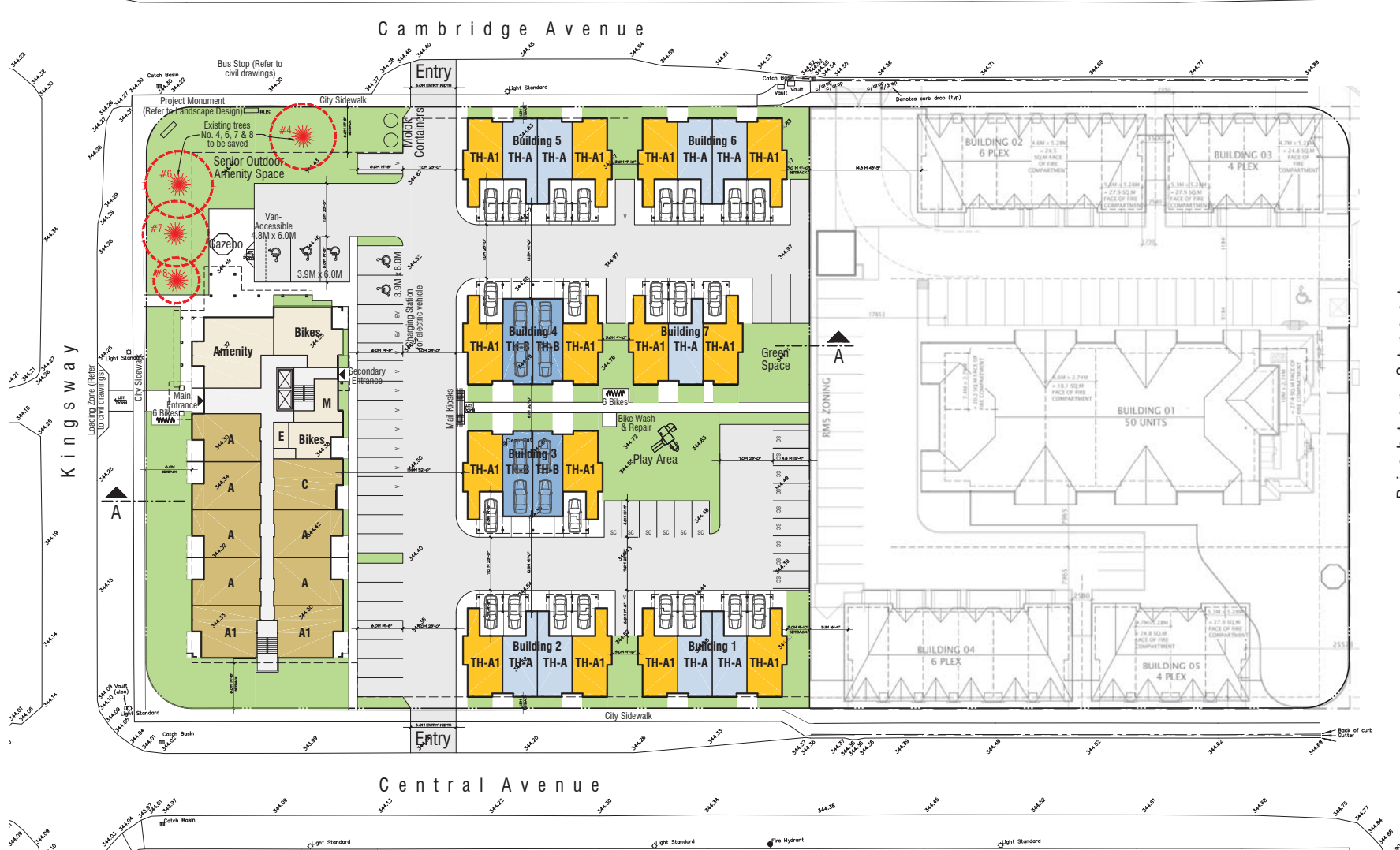
This forms part of application  
 # DP20-0182 / DVP20-0183

Planner Initials **MC**



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Issued for Public Consultation July 24, 2020  
 Issued for Development Permit August 31, 2020  
 Re-issued for Development Permit July 30, 2021  
 Re-issued for Development Permit December 2, 2021



|  |   |  |   |
|--|---|--|---|
|  | Regular Parking<br>2.5m x 6.0m 44 of 79         |  | Accessible Parking<br>3.9m x 6.0m 4 of 79     |
|  | Small Parking<br>2.3m x 4.8m 19 of 79           |  | Van-Accessible Parking<br>4.8m x 6.0m 1 of 79 |
|  | Visitor Regular Parking<br>2.5m x 6.0m 11 of 79 |  |   |

- Notes:
- For all landscape info, refer to Landscape drawings
  - For all civil info, including off-site work, refer to civil drawings
  - This project is to be designed and constructed to meet Step 3 performance requirements of BC Energy Step Code



Richter Street

Project: Pleasantvale 2  
 Kingsway  
 Kelowna, BC  
 By: Provincial Rental Housing Corporation

Site Plan  
 Apartment/Townhome

1" = 30'-0"  
 December 2, 2021

# A-1.4

# SCHEDULE A

This forms part of application  
# DP20-0182 / DVP20-0183



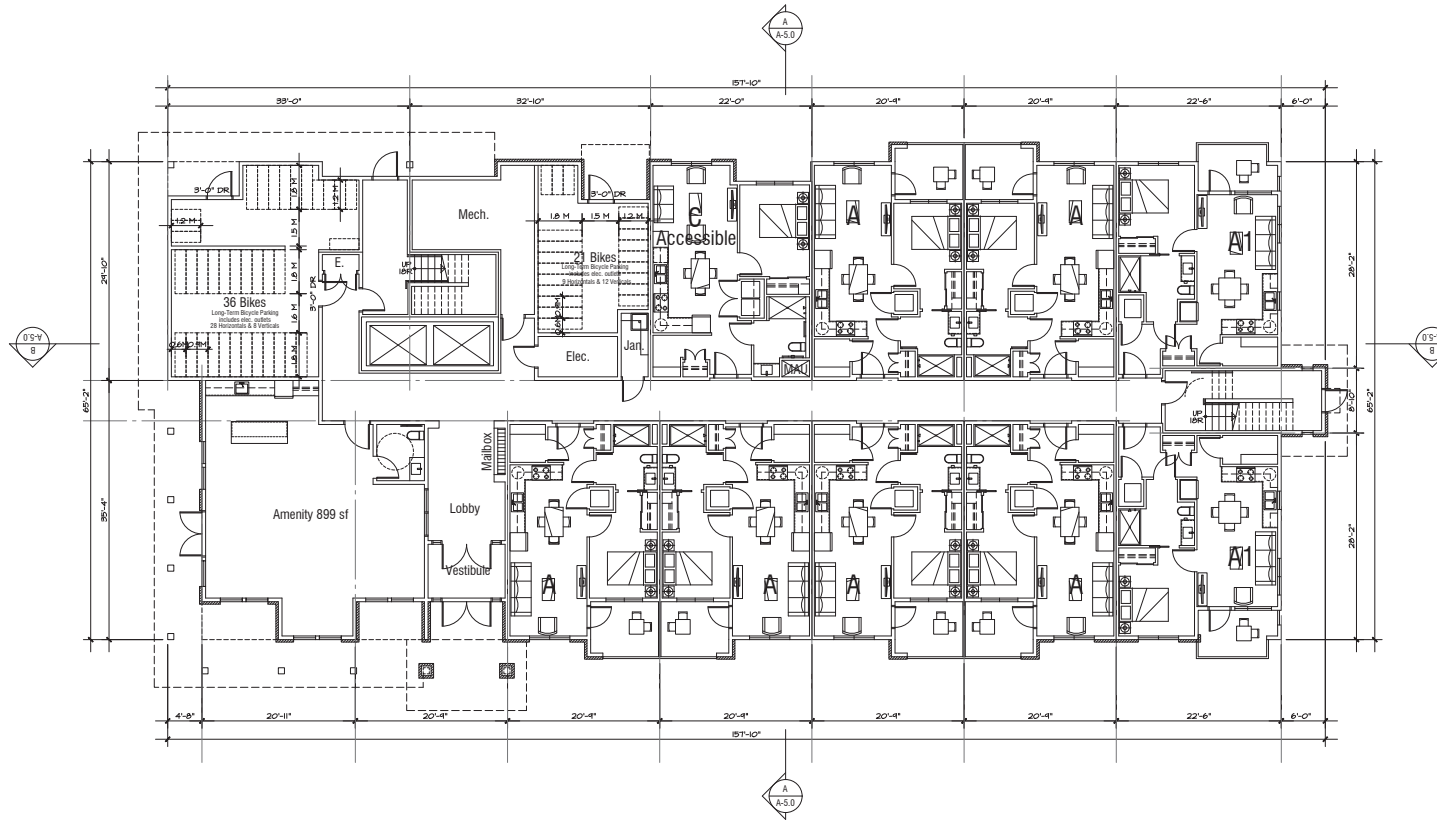
City of  
**Kelowna**  
DEVELOPMENT PLANNING

Planner  
Initials **TC**



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Revised:  
Issued for Public Consultation  
July 24, 2020  
Issued for Development Permit  
August 31, 2020  
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July 30, 2021



2021-07-30

Client

Project  
**Pleasantvale 2**  
Kingsway  
Kelowna, BC  
By  
Provincial Rental Housing Corporation

Apartment  
Main Floor Plan  
1/8" = 1'-0"  
July 30, 2021

## Apartment Main Floor Plan



# A-2.0



**SCHEDULE A**

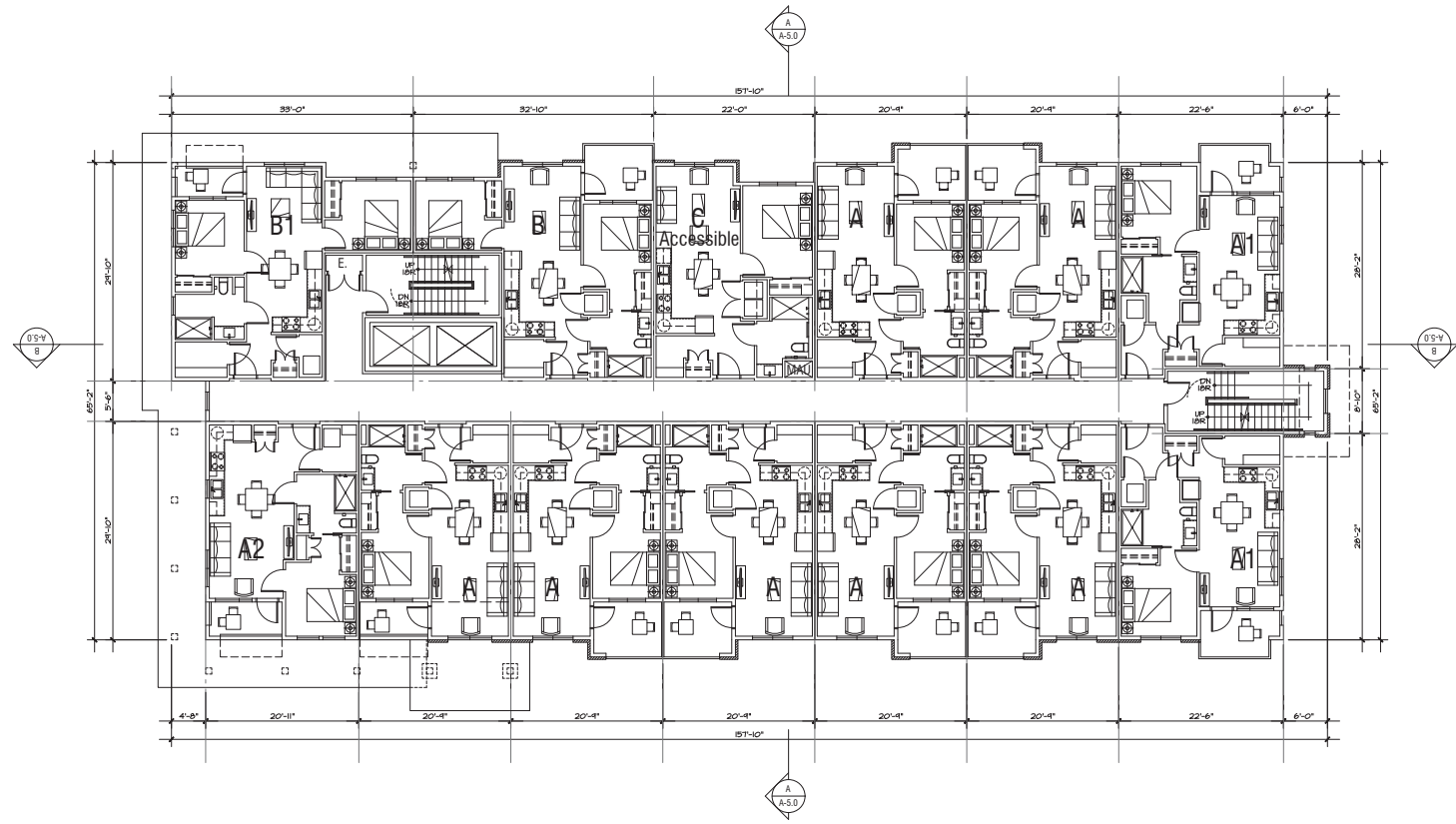
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Planner Initials **TC**



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Revisions:  
 Issued for Public Consultation July 24, 2020  
 Issued for Development Permit August 31, 2020  
 Re-issued for Development Permit July 30, 2021



2021-07-30

Client

Project  
**Pleasantvale 2**  
 Kingsway  
 Kelowna, BC  
 By  
 Provincial Rental Housing Corporation

Apartment  
 2nd Floor Plan  
 1/8" = 1'-0"  
 July 30, 2021

Apartment 2nd Floor Plan

**A-2.1**

# SCHEDULE A

This forms part of application  
# DP20-0182 / DVP20-0183



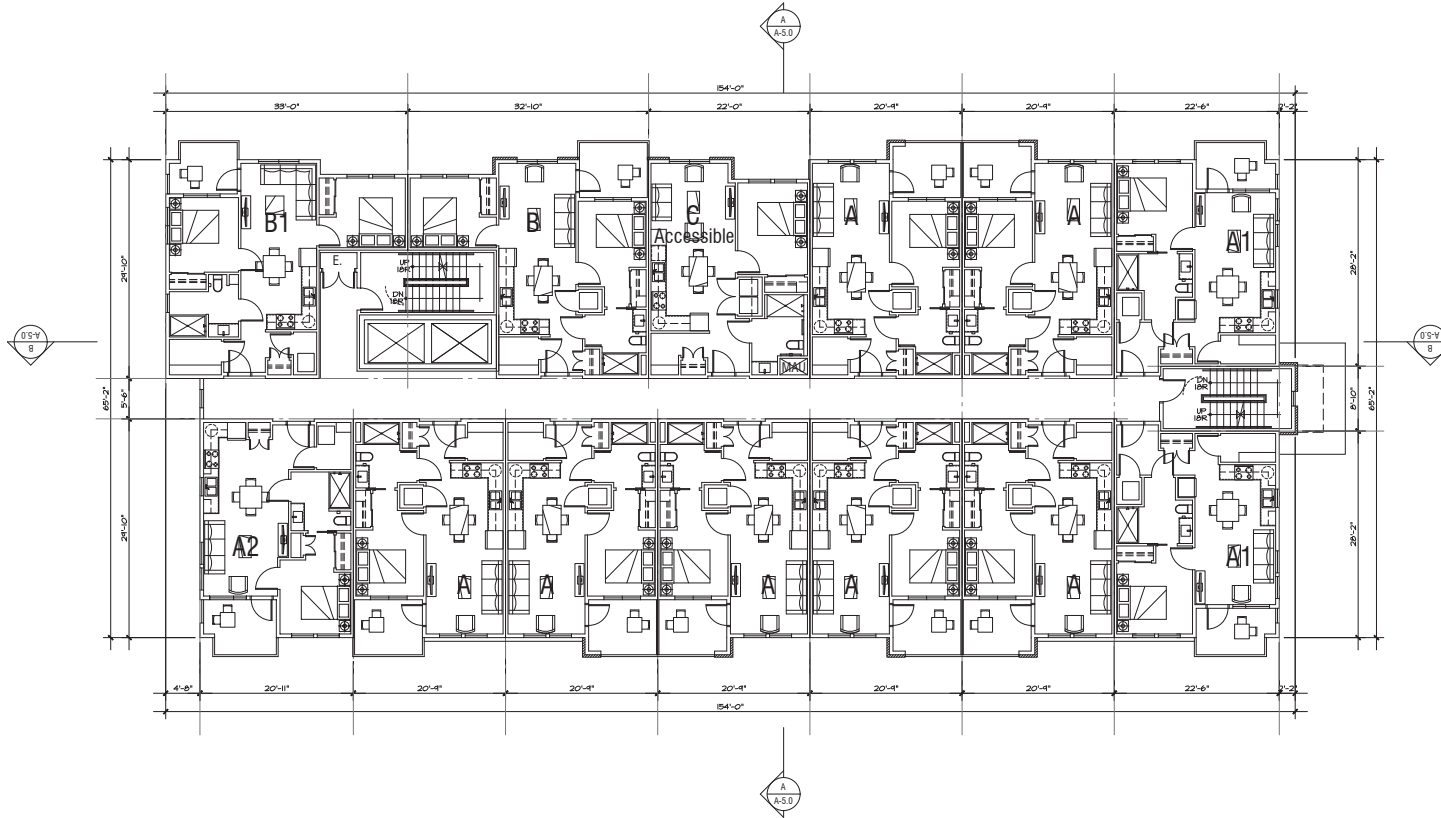
City of  
**Kelowna**  
DEVELOPMENT PLANNING

Planner  
Initials **TC**



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July 30, 2021



2021-07-30

Client

Project  
**Pleasantvale 2**  
Kingsway  
Kelowna, BC  
By  
Provincial Rental Housing Corporation

Apartment  
3rd Floor Plan  
1/8" = 1'-0"  
July 30, 2021

## Apartment 3rd Floor Plan



# A-2.2



# SCHEDULE A

This forms part of application  
 # DP20-0182 / DVP20-0183



Planner Initials **TC**

City of Kelowna  
 DEVELOPMENT PLANNING



380-110 River St. Kelowna, B.C. V1Y 9Y7  
 Tel: 465.689.5899 Fax: 465.689.6887

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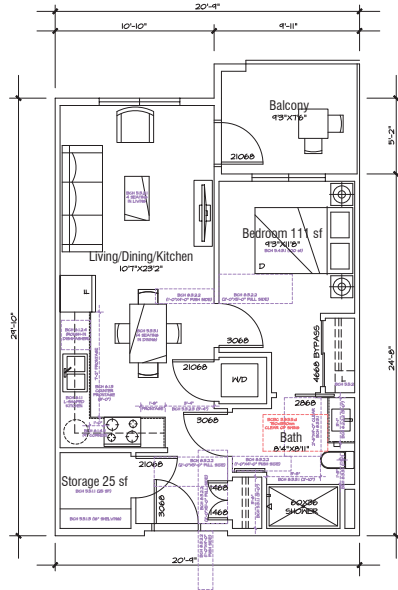


2021-07-30

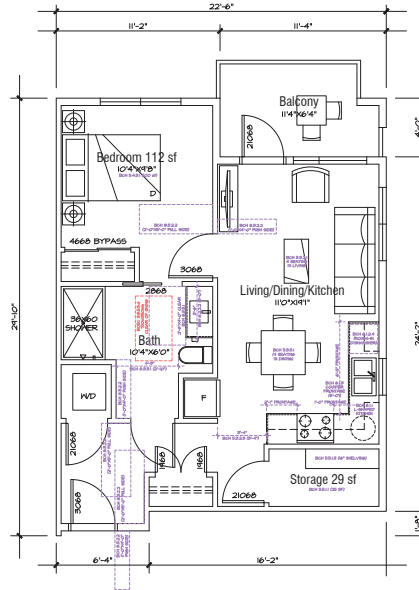
Client

Project  
 Pleasantvale 2  
 Kingsway  
 Kelowna, BC  
 By  
 Provincial Rental Housing Corporation

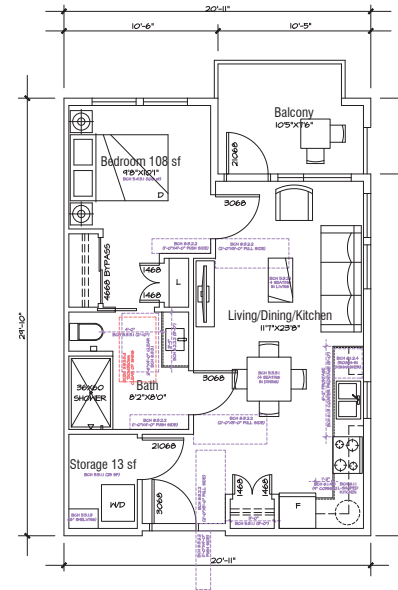
Apartment Unit Plans  
 Type A, A1, A2  
 1/4" = 1'-0"  
 July 30, 2021



**UNIT A 1-BEDROOM (ADAPTABLE)**  
 563 sf FSR including 25 sf storage  
 551 sf BCH 5.2 (525 + 5%)



**UNIT A1 1-BEDROOM (ADAPTABLE)**  
 595 sf FSR including 29 sf storage  
 551 sf BCH 5.2 (525 + 5%)



**UNIT A2 1-BEDROOM (ADAPTABLE)**  
 563 sf FSR including 13 sf storage  
 551 sf BCH 5.2 (525 + 5%)

Apartment Units



**A-6.0**

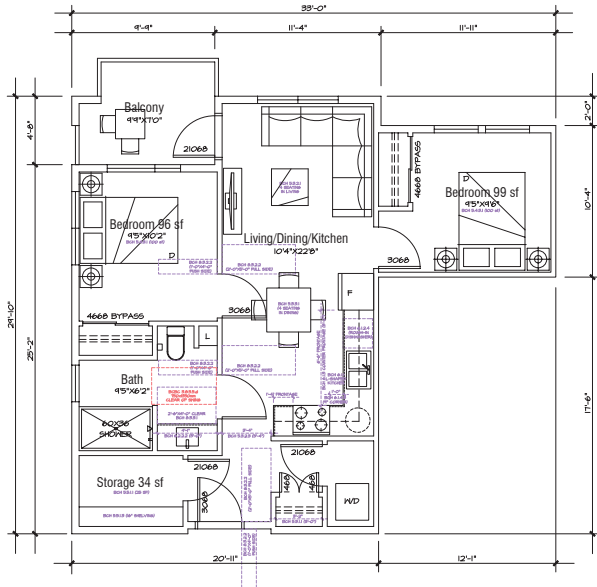
# SCHEDULE A

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 # DP20-0182 / DVP20-0183

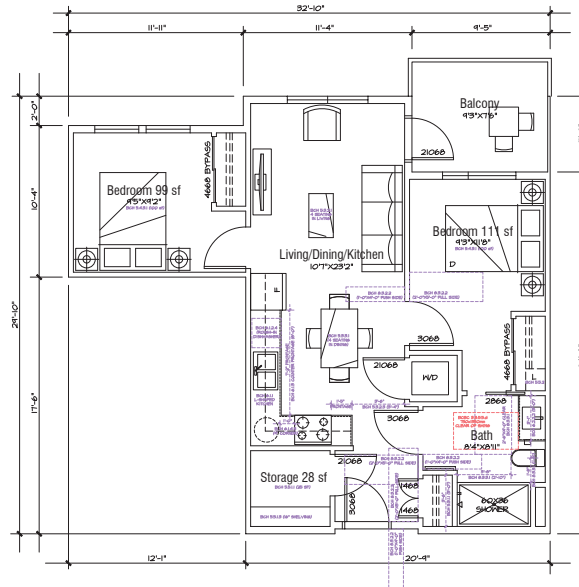


City of  
**Kelowna**  
 DEVELOPMENT PLANNING

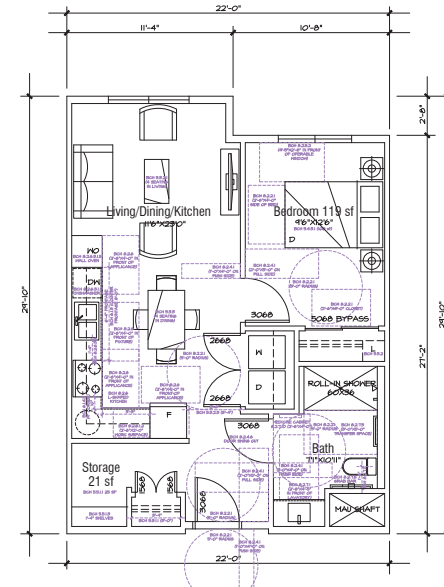
Planner  
 Initials **TC**



**UNIT B1 2-BEDROOM (ADAPTABLE)**  
 696 sf FSR including 34 sf storage  
 761 sf BCH 5.2 (725 + 5%)



**UNIT B 2-BEDROOM (ADAPTABLE)**  
 688 sf FSR including 28 sf storage  
 761 sf BCH 5.2 (725 + 5%)



**UNIT C 1-BEDROOM (ACCESSIBLE)**  
 610 sf FSR including 21 sf storage  
 588 sf BCH 5.2.1 (525 + 12%)



rdc ARCHITECTS  
 280-110 River St. Vancouver, B.C. V6C 1K7  
 Tel: 604.689.5297 Fax: 604.689.5887

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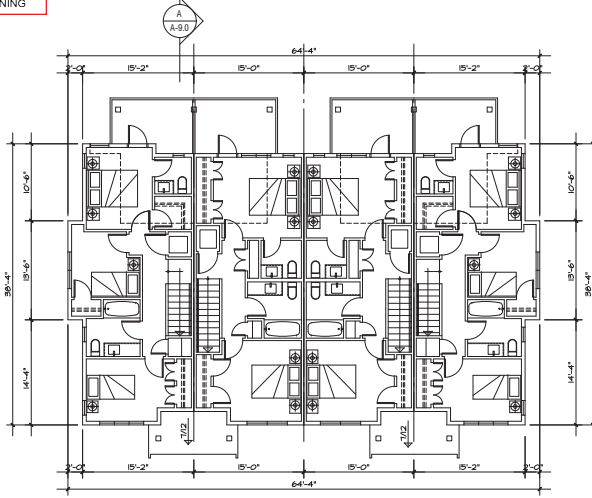
Client  
 Project  
 Pleasantvale 2  
 Kingsway  
 Kelowna, BC  
 By  
 Provincial Rental Housing Corporation

Apartment Unit Plans  
 Type B, B1, C  
 1/4" = 1'-0"  
 July 30, 2021

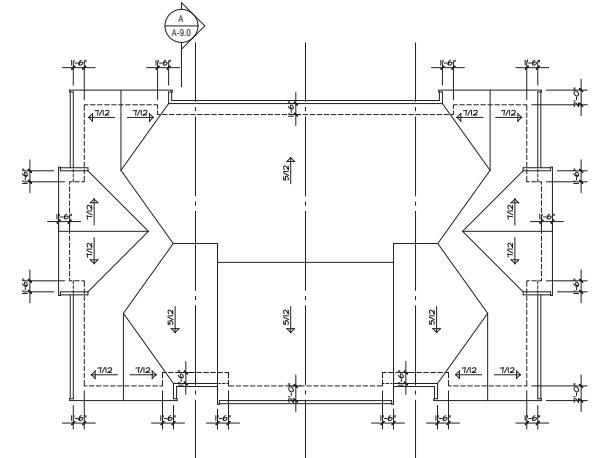
**SCHEDULE A**

This forms part of application  
 # DP20-0182 / DVP20-0183

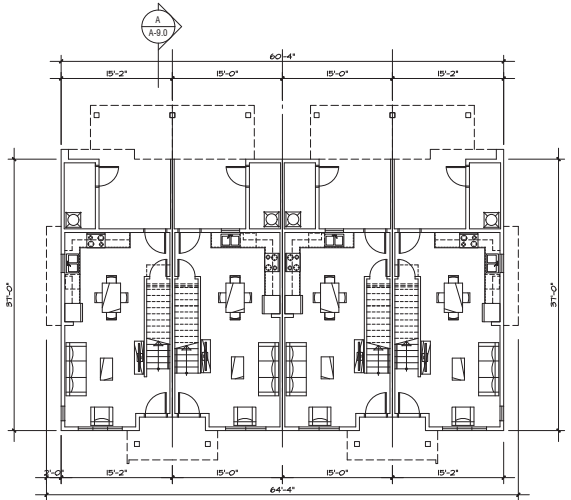
Planner Initials **TC**



Unit A1 596 sf    Unit A 547 sf    Unit A 547 sf    Unit A1 596 sf  
**MAIN FLOOR PLAN**  
 Building Area 2,280 sf



**UPPER FLOOR PLAN**



Unit A1 458 sf    Unit A 452 sf    Unit A 452 sf    Unit A1 458 sf  
**LOWER FLOOR PLAN**  
 Building Area 1,820 sf



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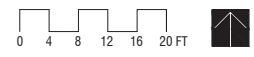
2021-07-30

Client

Project  
**Pleasantvale 2**  
 Kingsway  
 Kelowna, BC  
 By  
 Provincial Rental Housing Corporation

Townhome A1 & A  
 4-Plex Plans  
 1/8" = 1'-0"  
 July 30, 2021

Townhome A1 & A 4-Plex Plans



**A-7.0**

# SCHEDULE

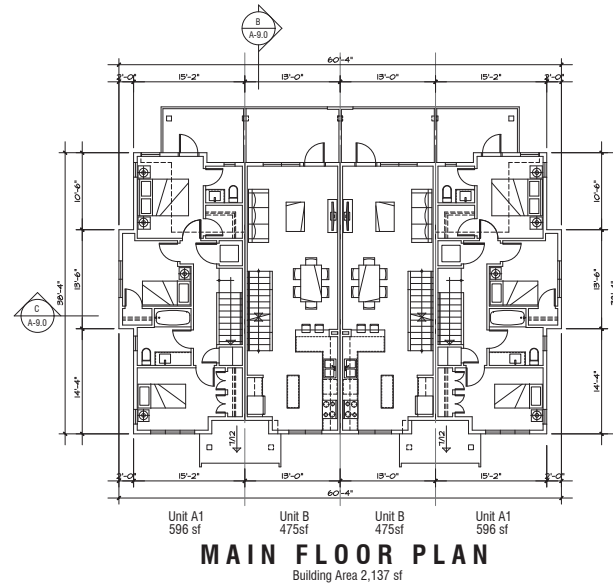
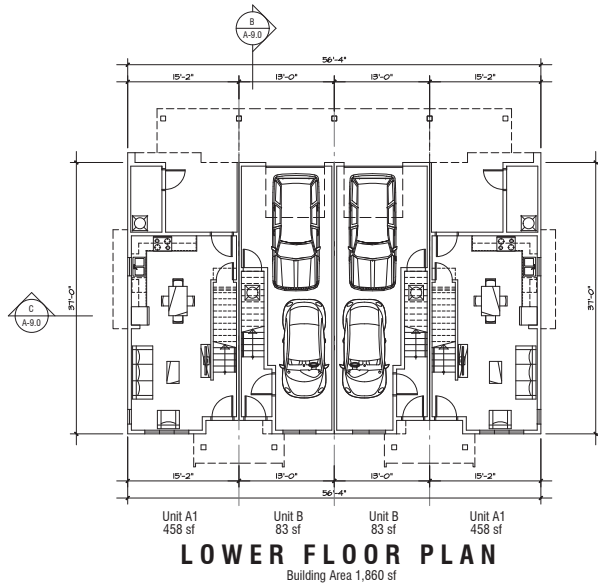
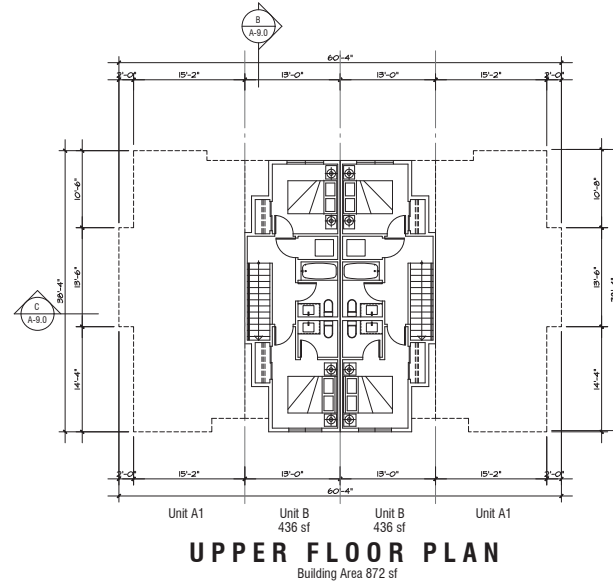
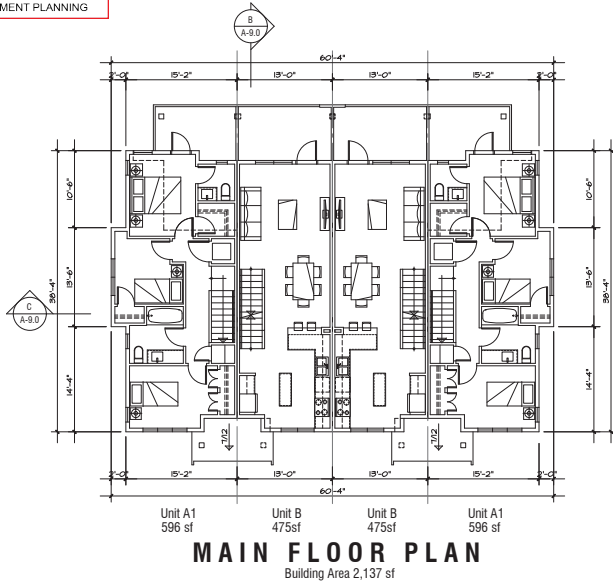
A

This forms part of application  
 # DP20-0182 / DVP20-0183



City of  
**Kelowna**  
 DEVELOPMENT PLANNING

Planner Initials **TC**



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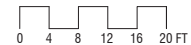
Client

Project  
**Pleasantvale 2**  
 Kingsway  
 Kelowna, BC  
 By  
 Provincial Rental Housing Corporation

Townhome A1 & B  
 4-Plex Plans

1/8" = 1'-0"  
 July 30, 2021

## Townhome A1 & B 4-Plex Plans



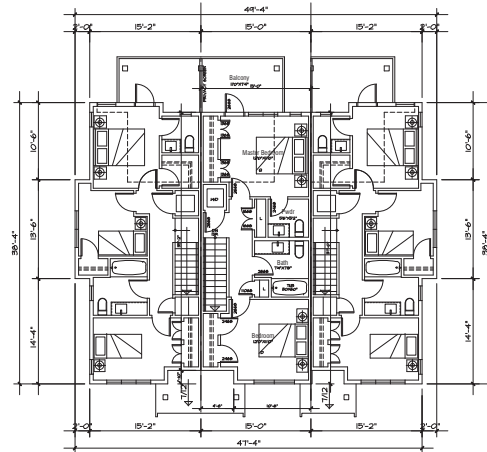
# A-7.2

# SCHEDULE A

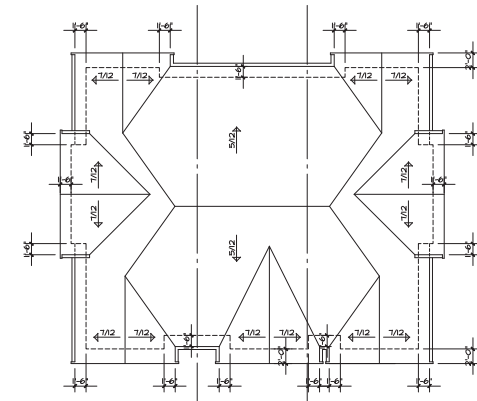
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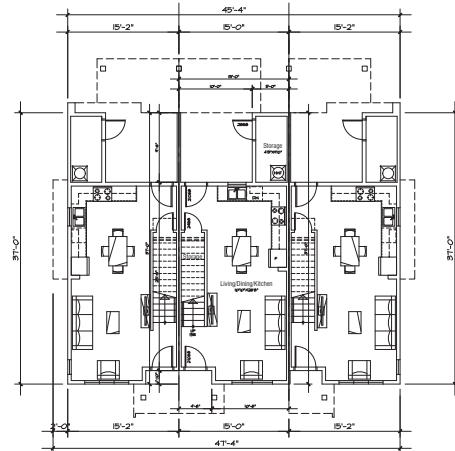
Planner Initials **TC**



Unit A1 596 sf  
 Unit A 547 sf  
 Unit A1 596 sf  
**MAIN FLOOR PLAN**  
 Building Area 1,734 sf



**UPPER FLOOR PLAN**



Unit A1 458 sf  
 Unit A 452 sf  
 Unit A1 458 sf  
**LOWER FLOOR PLAN**  
 Building Area 1,368 sf



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Client

Project  
**Pleasantvale 2**  
 Kingsway  
 Kelowna, BC  
 By  
 Provincial Rental Housing Corporation

Townhome A1 & A  
 3-Plex Plans  
 1/8" = 1'-0"  
 July 30, 2021



# SCHEDULE A

This forms part of application  
 # DP20-0182 / DVP20-0183



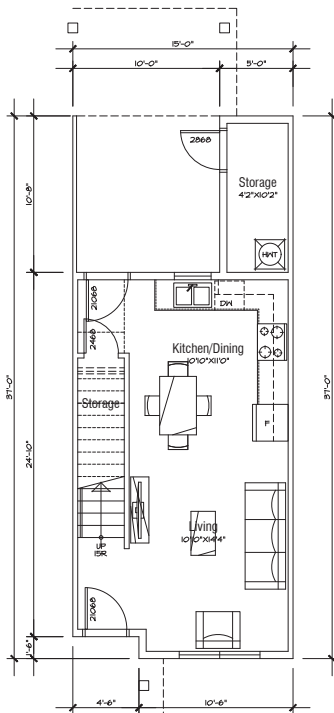
City of  
**Kelowna**  
 DEVELOPMENT PLANNING

Planner  
 Initials **TC**

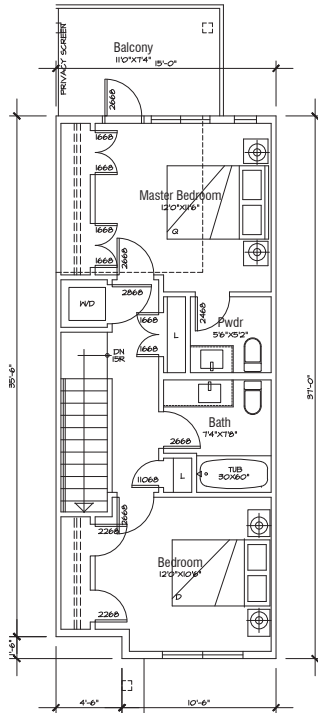


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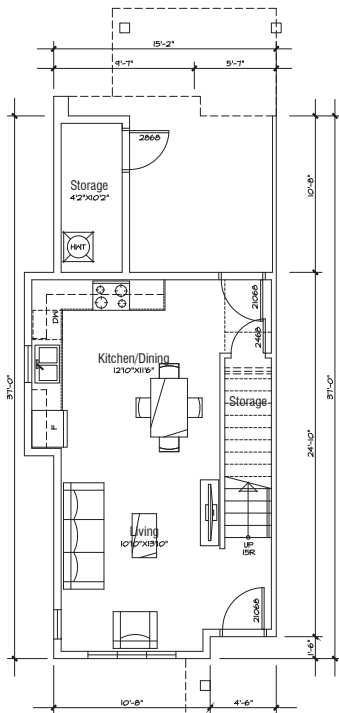
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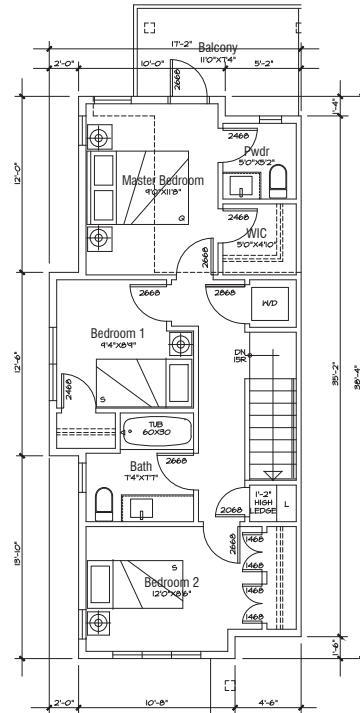
**TOWNHOME TH-A 2-BEDROOM**  
 442 sf  
 990 sf FSR including 53 sf storage



**TOWNHOME TH-A 2-BEDROOM**  
 548 sf  
 990 sf FSR including 53 sf storage



**TOWNHOME TH-A1 3-BEDROOM**  
 473 SF  
 1,076 sf FSR including 55 sf storage



**TOWNHOME TH-A1 3-BEDROOM**  
 593 SF  
 1,076 sf FSR including 55 sf storage

Client

Project  
**Pleasantvale 2**  
 Kingsway  
 Kelowna, BC  
 By  
 Provincial Rental Housing Corporation

Townhome Unit Plans  
 Type A, A1  
 1/4" = 1'-0"  
 July 30, 2021

Townhome Units

**A-10.0**

# SCHEDULE

A

This forms part of application

# DP20-0182 / DVP20-0183



City of  
**Kelowna**  
DEVELOPMENT PLANNING

Planner  
Initials **TC**



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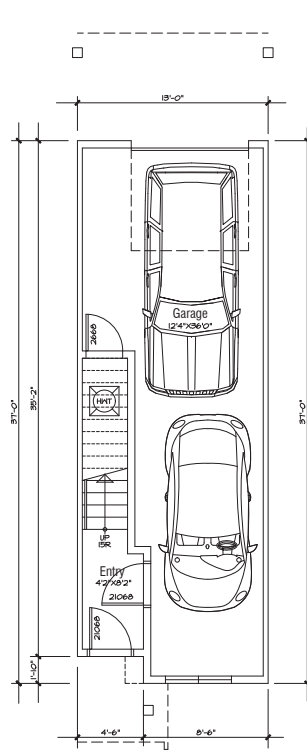


2021-07-30

Client

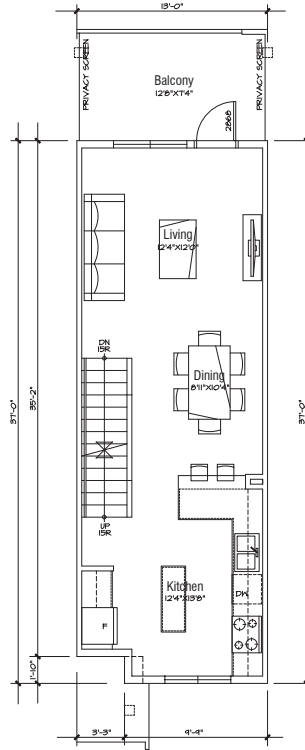
Project  
Pleasantvale 2  
Kingsway  
Kelowna, BC  
By  
Provincial Rental Housing Corporation

Townhome Unit Plans  
Type B  
1/4" = 1'-0"  
July 30, 2021



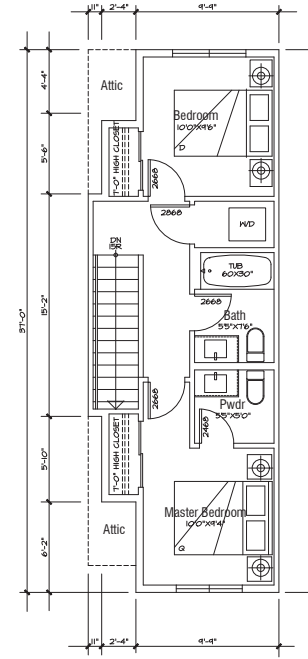
**TOWNHOME TH-B 2-BEDROOM**  
83 sf

993 sf FSR including 83 sf lower floor



**TOWNHOME TH-B 2-BEDROOM**  
475 sf

993 sf FSR including 83 sf lower floor



**TOWNHOME TH-B 2-BEDROOM**  
435 sf

993 sf FSR including 83 sf lower floor

Townhome Units

**A-10.1**

# SCHEDULE

B

This forms part of application  
# DP20-0182 / DVP20-0183



Planner Initials TC



## Apartment Building Facing Kingsway



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2021-07-30

Client:

Project:  
Pleasantvale 2  
Kingsway  
Kelowna, BC  
By  
Provincial Rental Housing Corporation

Apartment Rendering  
July 30, 2021

# A-3.2

# SCHEDULE

B

This forms part of application

# DP20-0182 / DVP20-0183



City of  
**Kelowna**  
DEVELOPMENT PLANNING

Planner  
Initials

TC



## Townhomes A1 & A Facing Central Avenue



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2021-07-30

Client

Project  
Pleasantvale 2  
Kingsway  
Kelowna, BC  
By  
Provincial Rental Housing Corporation

Townhomes A1 & A  
Rendering

July 30, 2021

# A-7.4