City of  
**Kelowna**

# Development Permit & Development Variance Permit

## DP23-0038 DVP23-0039

This permit relates to land in the City of Kelowna municipally known as

**155-179 Rutland Road North**

and legally known as

**LOT A SECTION 26 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN EPP117920 EXCEPT PLAN EPP119750**

and permits the land to be used for the following development:

**Mixed Use (Rental Apartment Housing and Commercial)**

The present owner and any subsequent owner of the above described land must comply with any attached terms and conditions.

**Date of Council Approval: November 21, 2023**

Development Permit Area: Form and Character

Existing Zone: UC4r – Rutland Urban Centre Rental Only

Future Land Use Designation: UC – Urban Centre

**This Development Permit is valid for two (2) years from the date of approval, with no opportunity to extend.**

### **This is NOT a Building Permit.**

In addition to your Development Permit, a Building Permit may be required prior to any work commencing. For further information, contact the City of Kelowna, Development Services Branch.

### **NOTICE**

This permit does not relieve the owner or the owner's authorized agent from full compliance with the requirements of any federal, provincial or other municipal legislation, or the terms and conditions of any easement, covenant, building scheme or agreement affecting the building or land.

Owner: ASI CENTRAL GP INC., INC.NO. A0117887

Applicant: Arlington Street Investments Inc.

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Jocelyn Black  
Urban Planning Manager  
Planning & Development Services

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Date of Issuance

## 1. SCOPE OF APPROVAL

This Development Permit applies to and only to those lands within the Municipality as described above, and any and all buildings, structures and other development thereon.

This Development Permit is issued subject to compliance with all of the Bylaws of the Municipality applicable thereto, except as specifically varied or supplemented by this permit, noted in the Terms and Conditions below.

The issuance of a permit limits the permit holder to be in strict compliance with regulations of the Zoning Bylaw and all other Bylaws unless specific variances have been authorized by the Development Permit. No implied variances from bylaw provisions shall be granted by virtue of drawing notations that are inconsistent with bylaw provisions and that may not have been identified as required Variances by the applicant or Municipal staff.

## 2. CONDITIONS OF APPROVAL

THAT Council authorizes the issuance of Development Permit No. DP23-0038 and Development Variance Permit No. DVP23-0039 for LOT A SECTION 26 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN EPP117920 EXCEPT PLAN EPP119750 located at 155-179 Rutland Road North, Kelowna, BC, subject to the following:

- a) The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A";
- b) The exterior design and finish of the building to be constructed on the land be in accordance with Schedule "B";
- c) Landscaping to be provided on the land be in accordance with Schedule "C";
- d) The applicant be required to post with the City a Landscape and Screening Performance Security deposit in the amount of 125% of the estimated value of the Landscape and Screening Plan, as determined by a Registered Landscape Architect and the estimated value of the mural on the north elevation;

AND THAT variances to the following sections of Zoning Bylaw No. 12375 be granted:

Section 14.11, Footnote 2: Commercial and Urban Centre Zone Development Regulations

To vary the required minimum side yard for any portion of a building above 16.0 m in height from 4.0 m required to 0.25 m proposed (north side yard).

Section 14.11, Footnote 2: Commercial and Urban Centre Zone Development Regulations

To vary the required minimum side yard for any portion of a building above 16.0 m in height from 4.0 m required to 0.13 m proposed (south side yard).

AND THAT the applicant be required to enter into a Car-Share Agreement for a minimum of two years from the date of Building Occupancy as set out in Attachment "C" attached to the Report from the Development Planning Department November 21, 2023;

AND FURTHER THAT this Development Permit is valid for two (2) years from the date of Manager approval, with no opportunity to extend.

## 3. PERFORMANCE SECURITY

As a condition of the issuance of this Permit, Council is holding the security set out below to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Developer and be paid to the Developer or his or her designate if the security is returned. The condition of the posting of the security is that should the Developer fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the Municipality may use enter into an agreement with the property owner of the day to have the work carried out, and any surplus shall be paid over to the property owner of the day. Should the Developer carry out the development as per the conditions of this permit, the security shall be returned to the Developer or his or her designate following proof of Substantial Compliance as defined in Bylaw No. 12310. There is filed accordingly:

- a) An Irrevocable Letter of Credit **OR** certified cheque **OR** a Surety Bond in the amount of **\$209,937.50**

Before any bond or security required under this Permit is reduced or released, the Developer will provide the City with a statutory declaration certifying that all labour, material, workers' compensation and other taxes and costs have been paid.

**4. PARKING CASH-IN-LIEU BYLAW**

Parking Cash-in-Lieu in the amount of **\$75,348** required for seven (7) stalls as part of the proposed development within the Rutland Urban Centre

**5. INDEMNIFICATION**

Upon commencement of the works authorized by this Permit the Developer covenants and agrees to save harmless and effectually indemnify the Municipality against:

- a) All actions and proceedings, costs, damages, expenses, claims, and demands whatsoever and by whomsoever brought, by reason of the Municipality said Permit.

All costs, expenses, claims that may be incurred by the Municipality where the construction, engineering or other types of works as called for by the Permit results in damages to any property owned in whole or in part by the Municipality or which the Municipality by duty or custom is obliged, directly or indirectly in any way or to any degree, to construct, repair, or maintain.

**The PERMIT HOLDER is the CURRENT LAND OWNER.  
Security shall ONLY be returned to the signatory of the  
Landscape Agreement or their designates.**

DRAFT



**CENTRAL**

# MIXED USE COMMERCIAL AND RENTAL RESIDENTIAL DEVELOPMENT

155-179 Rutland Road, Kelowna, B.C.

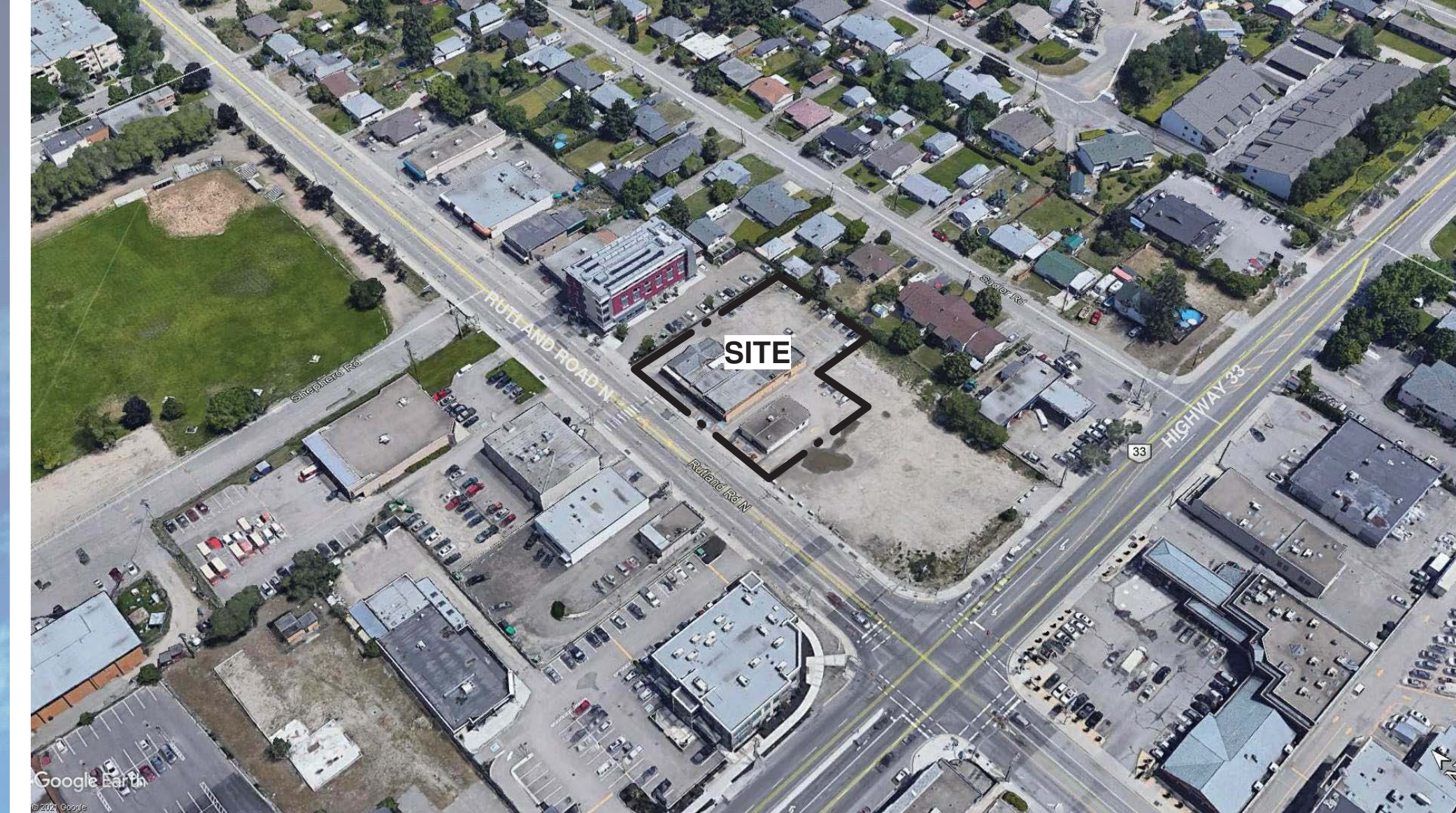
**ARLINGTON GROUP** <sup>ST</sup>

**bfa** studio architects

ECO-REGIONAL ARCHITECTURE + INTERIOR DESIGN

(formerly Besharat Friars Architects)

600 - 355 Burrard Street  
Vancouver, BC V6C 2G8



**ARCHITECTURAL DRAWING LIST**

DWG #	DRAWING TITLE
A000	COVER SHEET
A002	PROJECT STATISTICS
A003	BCBC 2018 CODE SUMMARY
A004	PROJECT STATISTICS
A005	CONTEXT
A006	AERIAL VIEW & ZONING MAP
A007	AERIAL VIEW
A008	3D PERSPECTIVES
A009	3D PERSPECTIVES
A010	3D PERSPECTIVES
A011	3D PERSPECTIVES
A202	P1 LEVEL PLAN
A203	LEVEL 1 FLOOR PLAN
A204	LEVEL 2 FLOOR PLAN
A205	LEVEL 3,4,6 FLOOR PLAN
A206	LEVEL 5 FLOOR PLAN
A207	ROOF PLAN & UPPER ROOF PLAN
A231	TYPICAL UNIT PLANS
A232	TYPICAL UNIT PLANS
A400	ELEVATION MATERIAL LEGEND
A401	NORTH ELEVATION
A402	EAST ELEVATION
A403	SOUTH ELEVATION
A404	WEST ELEVATION
A405	3D VIEWS WITH MATERIAL LEGEND
A406	3D VIEWS WITH MATERIAL LEGEND
A500	SECTION A-A
A501	SECTION B-B
A502	SECTION C-C
A504	PARTIAL SECTIONS
O001	AREA OVERLAY - LEVEL 1
O002	AREA OVERLAY - LEVEL 2
O003	AREA OVERLAY - LEVEL 3-6
O004	AREA OVERLAY - ROOF LEVEL
O005	AREA CALCULATION & UNIT TYPOLOGY
SA01	SHADOW ANALYSIS
SA02	SHADOW ANALYSIS
X001	BUILDING SIGNAGE
X003	MISCELLANEOUS ZONING CALCULATIONS

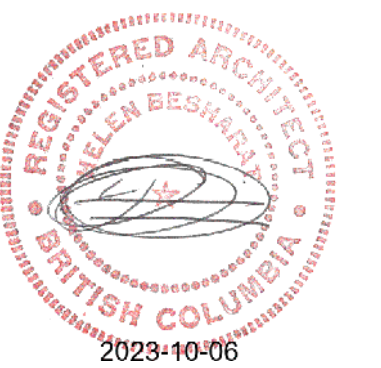
REISSUED FOR REZONING & DEVELOPMENT PERMIT  
22 FEBRUARY 2023

**SCHEDULE A**

This forms part of application  
# DP23-0038 DVP23-0039

Planner Initials **KB**

City of Kelowna  
DEVELOPMENT PLANNING



**PROJECT / CONSULTANT TEAM**

CLIENT	ARCHITECT	INTERIOR DESIGN	LANDSCAPE ARCHITECT	LAND SURVEYOR	CODE CONSULTANT	STRUCTURAL ENGINEERING	MECHANICAL ENGINEERING	ELECTRICAL ENGINEERING	GEOTECHNICAL ENGINEER	CIVIL ENGINEERING	ENERGY MODELING/ ENVELOPE	TRANSPORTATION ENGINEER
ASI CENTRAL LP #400 - 1550 5 ST. SW CALGARY, AB T2R 1K3  TEL: 403.816.5680 604.841.8100	BFA STUDIO ARCHITECTS #600 - 355 BURRARD ST. VANCOUVER, BC V6C 2G8  TEL: 604.662.8544	PORTICO DESIGN GROUP #300 - 1508 WEST 2ND AVE. VANCOUVER, BC V6J 1H2  TEL: 604.662.8544	ECORA ENGINEERING & RESOURCE GROUP 200 -2045 ENTERPRISE WAY KELOWNA, BC V1Y 9T5  TEL:250.469.9757	RUNNALS DENBY 269A LAWRENCE AVENUE KELOWNA, B.C. V1Y 6L2  TEL: 250.763.7322	PONTEM GROUP SUITE 309-63W 6TH AVE, VANCOUVER, BC V5Y 1K2  T: 604-800-9822 F: 604-757-9679	GLOTMAN SIMPSON 1661 WEST 5TH AVENUE, VANCOUVER, BC V6J 1N5  TEL: 604.734.8822	REINBOLD ENGINEERING GROUP 301, 1664 RICHTER STREET, KELOWNA V1Y 8N3  TEL: 250.763.1049	FALCON ENGINEERING LTD. #210-1715 DICKSON AVE. KELOWNA, BC V1Y 9G6  TEL: 250.470.8443	THURBER ENGINEERING #900 - 1281 WEST GEORGIA ST. VANCOUVER, BC V6E 3J7  TEL: 604.684.4384	ALPINE CONSULTANTS 1998 VERNON STREET, LUMBY BC V0E 2G0  TEL: 250.870.6261	ENTUITIVE 1075 W GEORGIA, SUITE 1510, VANCOUVER BC V6E 3C9  TEL: 403.604.1252	BUNT & ASSOCIATES SUITE 113, 334 11 AVENUE SE, CALGARY, AB T2G 0Y2  TEL: 587 349 7571



PROJECT INFORMATION / ZONING DATA										NOTES/ ZONING BY LAW REFERENCE	
PROJECT DESCRIPTION / USE	6 STOREY, 114 RESIDENTIAL UNITS WITH COMMERCIAL SPACE ON MAIN LEVEL, INCLUDING ONE LEVEL OF UNDERGROUND PARKING										
LEGAL DESCRIPTION	LOT A SECTION 26 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT, PLAN EPP117920										
CIVIC ADDRESS PRESENT	155-179 RUTLAND ROAD NORTH, KELOWNA, BC										
CIVIC ADDRESS FUTURE	TBD										
PID	031-614-507										
TOTAL LOT AREA	30,620	SF	2,844.7	SM	ADJACENT ZONE		ADJACENT STREET CHARACTER				
LOT SIZE (APPROXIMATE FRONTAGE)/ ADJACENT LAND USES/ STREET CHARACTER	NORTH	192.62	58.7	UC4 - RUTLAND URBAN CENTRE							
	EAST	180.62	55.1	UC4 - RUTLAND URBAN CENTRE							
	SOUTH	193.00	58.8	UC4 - RUTLAND URBAN CENTRE							
	WEST / RUTLAND RD N	181.46	55.3	UC4 - RUTLAND URBAN CENTRE	RETAIL STREET		REFER TO OCP MAP 4.8				
OCP / AREA DESIGN GUIDELINES	KELOWNA 2040 OFFICIAL COMMUNITY PLAN										
ZONING & DEVELOPMENT PERMIT	UC4r - RUTLAND URBAN CENTRE (RENTAL ONLY)										
ZONE REQUIREMENT					PROPOSAL					NOTES/ ZONING BY LAW REFERENCE	
DENSITY/ FLOOR AREA RATIO (FAR)	BASE DENSITY FAR 1.80	FAR	SF	SM	FAR	SF	SM				
	UNDERGROUND PARKING BASE FAR ADJUSTMENT 0.25	2.35	71,957	6685	2.35	71,935	6683	SECTION 14.14, FOOTNOTE 12			
	RENTAL/AFFORDABLE HOUSING BONUS 0.30										
TOTAL RESIDENTIAL UNITS					114						
					BACHELOR DWELLING UNIT (STUDIO)			40			
					1 - BEDROOM DWELLING UNIT (1-B)			35			
					2-BEDROOM DWELLING UNIT (2-B)			29			
				3-BEDROOM DWELLING UNIT (3-B)			10				
				90,966			8,451				
							REFER TO O003 FOR DETAIL				
GROSS FLOOR AREA											
SITE COVERAGE OF BUILDING	100%								74%	SECTION 14.11, FOOTNOTES 9 & 13	
SITE COVERAGE OF BUILDING & IMPERMEABLE SURFACES	100%								97%		
FINISHED GRADE					1369.0	FT	417.27	M	REFER TO OCP MAP 4.7		
BUILDING HEIGHT (TO ROOF PARAPET)	72.18	FT	22.0	M	72.2	FT	22.0	M	SECTION 14.14		
NUMBER OF STOREY	6								6	REFER TO OCP MAP 4.7	
<b>BUILDING SETBACK BELOW 16M HEIGHT</b>											
NORTH (SIDE YARD)	0.00	FT	0.0	M	0.38	FT	0.11	M	SECTION 14.11		
EAST (REAR YARD LOWER)	0.00	FT	0.0	M	0.25	FT	0.08	M			
EAST (REAR YARD UPPER)	0.00	FT	0.0	M	26.02	FT	7.93	M			
SOUTH (SIDE YARD LOWER)	0.00	FT	0.0	M	0.29	FT	0.09	M			
SOUTH (SIDE YARD UPPER)	0.00	FT	0.0	M	4.35	FT	1.33	M			
WEST / RUTLAND RD N (FRONT YARD)	9.84	FT	3.0	M	9.86	FT	3.01	M			
<b>BUILDING SETBACK ABOVE 16M HEIGHT</b>											
NORTH (SIDE YARD)	13.12	FT	4.0	M	0.83	FT	0.25	M	SECTION 14.11, FOOTNOTE 2 (PROPOSED VARIANCE)		
EAST (REAR YARD LOWER)	13.12	FT	4.0	M	20.42	FT	6.22	M			
EAST (REAR YARD UPPER)	13.12	FT	4.0	M	26.02	FT	7.93	M			
SOUTH (SIDE YARD LOWER)	13.12	FT	4.0	M	0.42	FT	0.13	M			
SOUTH (SIDE YARD UPPER)	13.12	FT	4.0	M	9.77	FT	2.98	M			
WEST / RUTLAND RD N (FRONT YARD)	9.84	FT	3.0	M	19.21	FT	5.86	M			
<b>AMENITY SPACE</b>											
TOTAL PRIVATE AMENITY AREA	4908.3	SF	456	SM	4909.00	SF	456.1	SM	SECTION 14.11, FOOTNOTE 11		
TOTAL COMMON AMENITY AREA	14466.7	SF	1,344	SM	14467.00	SF	1,344.0	SM			
COMMERCIAL STREET FRONTAGE	90%								91%	SECTION 14.11	
MAX. PARKADE EXPOSURE	25%								0%	SECTION 14.11	
COMMERCIAL GROSS FLOOR AREA					7376	SF	685	SM			
GARBAGE / RECYCLING / STORAGE					573	SF	53	SM	RESI. & COMM. COMBINED		

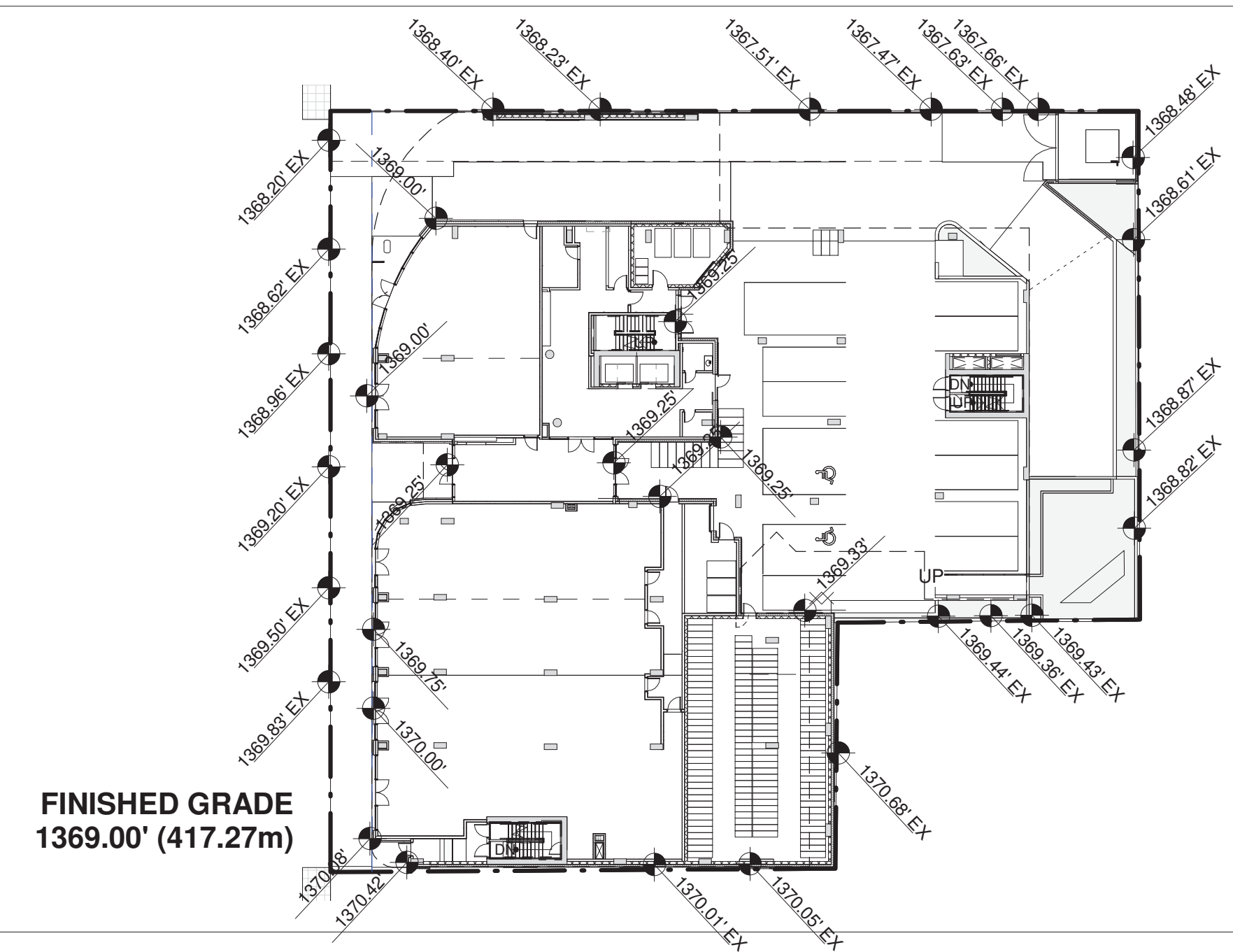
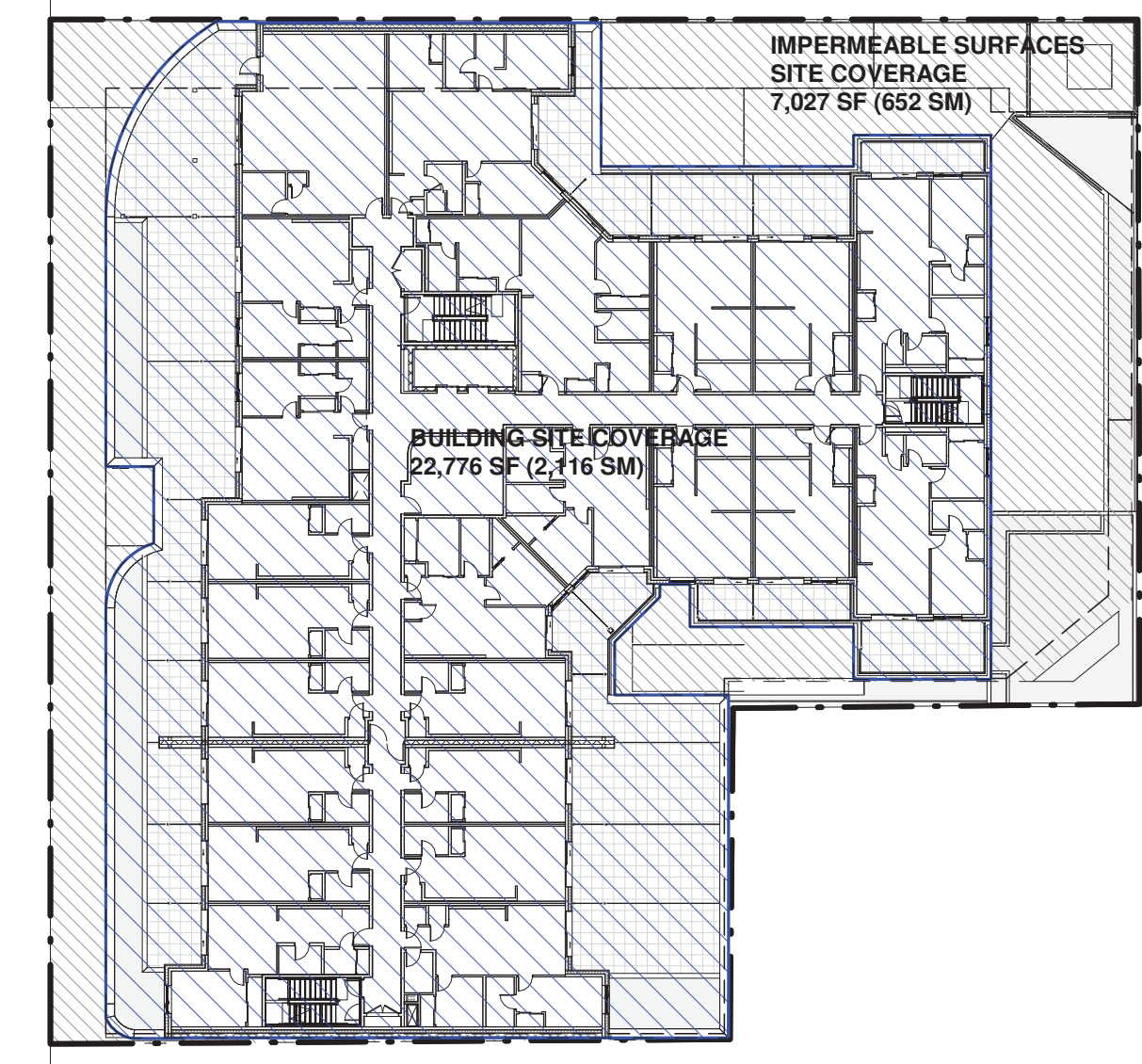
- NOTES:
1. ALL AREAS AND CALCULATIONS ARE APPROXIMATE. & MAY BE ADJUSTED DURING WORKING DRAWINGS
  2. VALUES LISTED IN ABOVE AREA CALCULATIONS ARE DETERMINED IN GENERAL ACCORDANCE WITH THE METHODOLOGY REQUIRED IN CITY OF KELOWNA BYLAWS
  3. VALUES LISTED IN BUILDING CODE DATA SHEET ARE DETERMINED IN ACCORDANCE WITH THE METHODOLOGY REQUIRED IN BCBC
  4. ALL HEIGHT AND AVERAGE GRADE INFORMATION IS PROVIDED AS GEODETIC VALUES

**SITE COVERAGE CALCULATION**

SITE AREA - 30,620 SF (2,844.7 SM)

BUILDING - 22,776 SF (2,116 SM)  
**74%**  
 (MAX. ALLOWED 100%)

BUILDING+IMPERMEABLE SURFACES - 22,776 SF + 7,027 SF = 29,803 SF (2,768 SM)  
**97%**  
 (MAX. ALLOWED 100%)



**bfa studio architects**

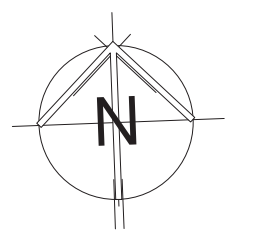
ECO-REGIONAL ARCHITECTURE + INTERIOR DESIGN

600 - 355 Burrard Street Vancouver, BC V6C 2G8  
 T 604 662 8544 F 604 662 4060  
 www.besharatfairs.com info@besharatfairs.com

REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR REZONING & DP	2022-11-21
2	REISSUED FOR REZONING & DP	2023-02-21

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**SCHEDULE A**

This forms part of application # DP23-0038 DVP23-0039

City of Kelowna DEVELOPMENT PLANNING

Planner Initials: KB

**CENTRAL**

PROJECT NO. 22523

PROJECT MIXED USE COMMERCIAL AND RENTAL RESIDENTIAL DEVELOPMENT  
 155-179 Rutland Road, Kelowna, B.C.

DRAWING TITLE

**PROJECT STATISTICS**

REGISTERED ARCHITECT  
 ELEN BESHARA  
 BRITISH COLUMBIA  
 2023-10-06

DRAWING NO. REVISION

**A002**

DATE 2022-11-21 DRAWN AZ  
 SCALE CHECKED HB



OFF STREET PARKING SUMMARY						
TYPE	BYLAW REQUIREMENT (Section 8)	RATE / RATIO	NO. OF UNITS / AREA (SM)	ZONE REQUIREMENT	PROPOSAL	NOTES/ ZONING BYLAW REFERENCE
<b>RESIDENTIAL</b>						
BACHELOR DWELLING UNIT (STUDIO)	MIN 0.8 SPACES & MAX 1.25 SPACES PER UNIT	0.8	40	32		MINIMUM REQUIRED RATE USED FOR CALCULATIONS
1-BEDROOM DWELLING UNIT (1-B)	MIN 0.9 SPACES & MAX 1.25 SPACES PER UNIT	0.9	35	32		SECTION 8.3, TABLE 8.3.1
2-BEDROOM DWELLING UNIT (2-B)	MIN 1 SPACES & MAX 1.5 SPACES PER UNIT	1	29	29		
3-BEDROOM DWELLING UNIT (3-B)	MIN 1 SPACES & MAX 1.5 SPACES PER UNIT	1	10	10		
<b>TOTAL (BEFORE REDUCTION)</b>			<b>114</b>	<b>103</b>		
RENTAL REDUCTION	20% REDUCTION	20%		-21		SECTION 8.2.11 (a)
CAR SHARE REDUCTION	5 STALL REDUCTION FOR 1 CAR SHARE STALL (MAX 20%)	1 PROVIDED		-5		LEVEL 1 STALL NO. 6, REFER TO SECTION 8.2.11 (b)
BONUS BIKE PARKING REDUCTION	20% REDUCTION, MAX. 5 PARKING SPACES			-5		SECTION 8.5.8
<b>TOTAL (AFTER REDUCTION)</b>				<b>72</b>	<b>65</b>	PROPOSED VARIANCE
<b>RESIDENTIAL VISITOR</b>						
VISITOR STALLS	MIN 0.14 SPACES & MAX 0.2 SPACES PER UNIT	0.14	114	16		SECTION 8.3, TABLE 8.3.1
RENTAL REDUCTION	20% REDUCTION	20%		-3		SECTION 8.2.11 (a)
SHARED PARKING	SHARED BETWEEN COMMERCIAL & RESI. VISITORS	9 SHARED STALLS		-9		SECTION 8.2.16 (a)
<b>TOTAL (AFTER REDUCTION)</b>				<b>4</b>	<b>4</b>	
<b>COMMERCIAL</b>						
COMMERCIAL USES IN THE UC4 ZONE	MIN 1.3 SPACES & MAX 4.5 SPACES PER 100 M <sup>2</sup> GFA	1.3	685	9	9	SECTION 8.3, TABLE 8.3.2
NOTE: PARKING SPACES REQUIRED FOR COMMERCIAL RELATED LAND USES CAN BE SHARED WITH THE RESIDENTIAL VISITOR PARKING.						SECTION 8.2.16 (a)
<b>GRAND TOTAL (RESIDENTIAL AND COMMERCIAL)</b>				<b>85</b>	<b>78</b>	
<b>CAR SHARE</b>						
					<b>1</b>	LEVEL 1 STALL NO. 6, REFER TO SECTION 8.2.11 (b)
<b>GRAND TOTAL (RESIDENTIAL, COMMERCIAL &amp; CAR SHARE)</b>					<b>79</b>	
<b>STALL TYPE</b>						
<b>RESIDENTIAL</b>						
	STANDARD				25	
	SMALL				39	
	ACCESSIBLE				0	
	VAN-ACCESSIBLE				1	
<b>RESIDENTIAL VISITOR</b>						
	STANDARD				3	
	SMALL				0	
	ACCESSIBLE				0	
	VAN-ACCESSIBLE				1	MIN 1 ACCESSIBLE PARKING REQUIRED FOR VISITOR
<b>COMMERCIAL</b>						
	STANDARD				8	
	SMALL				0	
	ACCESSIBLE				1	
	VAN-ACCESSIBLE				0	
<b>CAR SHARE</b>						
	STANDARD				1	LEVEL 1 STALL NO. 6, REFER TO SECTION 8.2.11 (b)
<b>GRAND TOTAL</b>					<b>79</b>	INCLUDING RESIDENTIAL, COMMERCIAL & CAR SHARE STALLS
<b>RATIO OF SMALL PARKING STALLS</b>	MAXIMUM PARKING SPACES 50%	50%		<b>39</b>	<b>39</b>	
<b>TOTAL ACCESSIBLE STALLS</b>	3 FOR 69 – 100 PARKING SPACES			<b>3</b>	<b>3</b>	THE NO. OF VAN-ACCESSIBLE PARKING SPACES IS INCLUDED IN THE MINIMUM REQUIRED ACCESSIBLE PARKING SPACES, SECTION 8.2.17
<b>TOTAL VAN-ACCESSIBLE STALLS</b>	1 FOR 69– 100 PARKING SPACES			<b>1</b>	<b>2</b>	
NOTE: 5 DESIGNATED ELECTRICAL VEHICLE STALLS ARE PROVIDED ON SITE & P1						
<b>OFF STREET LOADING SUMMARY</b>						
ALL COMMERCIAL USES	1 PER 1,900 M <sup>2</sup> GFA	1	685	0	1	ANY FRACTION LESS THAN 0.5 ROUNDS DOWN TO THE NEAREST WHOLE INTEGER (INCLUDING ZERO)
<b>OFF STREET BICYCLE PARKING</b>						
<b>RESIDENTIAL</b>						
<b>REQUIRED BONUS LONG TERM (SECURED)</b>						
BACHELOR SUITE	1 .25 SPACE PER UNIT	1.25	40	50		
1 BEDROOM	1 .25 SPACE PER UNIT	1.25	35	44		
2 BEDROOM	1.5 SPACE PER UNIT	1.5	29	44		
3 BEDROOM	2 SPACE PER UNIT	2	10	20		
<b>TOTAL</b>				<b>157</b>	<b>157</b>	PROVIDED ON LEVEL 1 & P1
<b>REQUIRED SHORT TERM</b>						
6 PER ENTRANCE				6	6	SECTION 8.5 TABLE 8.5
<b>COMMERCIAL</b>						
<b>REQUIRED BONUS LONG TERM (SECURED)</b>						
ALL COMMERCIAL USES	0.4 SPACES PER 100 M <sup>2</sup> OF GFA		685	3	3	PROVIDED ON LEVEL 1
<b>REQUIRED SHORT TERM</b>						
2 PER ENTRANCE		2 PER CRU	6 CRU	12	12	SECTION 8.5 TABLE 8.5
<b>NOTES:</b>						
	1. ALL AREAS AND CALCULATIONS ARE APPROXIMATE. & MAY BE ADJUSTED DURING WORKING DRAWINGS					
	2. VALUES LISTED IN ABOVE AREA CALCULATIONS ARE DETERMINED IN GENERAL ACCORDANCE WITH THE METHODOLOGY REQUIRED IN CITY OF KELOWNA ZONING BYLAW NO. 12375					

**REVISIONS**

NO. DESCRIPTION DATE

1 ISSUED FOR REZONING & DP 2022-11-21

2 REISSUED FOR REZONING & DP 2023-02-21

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**SCHEDULE A**  
This forms part of application  
# DP23-0038 DVP23-0039

Planner Initials **KB**



CLIENT

**CENTRAL**

PROJECT NO.

22523

PROJECT

MIXED USE COMMERCIAL AND RENTAL RESIDENTIAL DEVELOPMENT  
155-179 Rutland Road, Kelowna, B.C.

DRAWING TITLE

PROJECT STATISTICS

SEAL



DRAWING NO.

REVISION

**A004**

DATE

2022-11-21

DRAWN

AZ

SCALE

CHECKED

HB



**AREA CALCULATION**

Floor Area (SF)		Excluded					Net	
Level	Commercial/ Retail Units	Residential Net	Storage Locker	Serv./Circ./ Others	Bicycle Stg./ Residential + Comm. Amenity/ Service Rm.	Gross Floor Area	Total Residential + CRU Area/Density FAR	
L1	7376	0		2059	3573	13008	7376	
L2	0	12287	250	2152	798	15487	12287	
L3	0	13068	250	2169	0	15487	13068	
L4	0	13068	250	2169	0	15487	13068	
L5	0	13068	250	2169	0	15487	13068	
L6	0	13068	250	2169	0	15487	13068	
Roof	0	0		523	0	523	0	
<b>Gross Area</b>	<b>7376</b>	<b>64559</b>		<b>13410</b>	<b>4371</b>	<b>90966</b>	<b>71935</b>	

**UNIT TYPOLOGY**

Unit Type	STUDIO + 1 BATH		1 BEDROOM + 1 BATH			2 BEDROOM + 1 BATH		2 BEDROOM + 2 BATH				3 BEDROOM + 2 BATH		Total
	STUDIO-1	STUDIO-2	1B-1	1B-2	1B-3	2B + 1BATH-1	2B + 1BATH-2	2B + 2BATH-1	2B + 2BATH-2	2B + 2BATH-3	2B + 2BATH-4	3B-1	3B-2	
Size (SF)	402-418	403-418	484-486	560-561	528	635	638	798	674	808	766	944	932	
L1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
L2	5	3	4	2	1	1	1	0	1	1	1	1	1	22
L3	5	3	4	2	1	1	1	1	1	1	1	1	1	23
L4	5	3	4	2	1	1	1	1	1	1	1	1	1	23
L5	5	3	4	2	1	1	1	1	1	1	1	1	1	23
L6	5	3	4	2	1	1	1	1	1	1	1	1	1	23
Sub Total	25	15	20	10	5	5	5	4	5	5	5	5	5	
Total	40		35			10		19				10		114
%	35%		30.7%			8.8%		16.7%				8.8%		100%

Notes:  
 1. All areas are approximate, subject to construction drawings minor area adjustments.  
 2. Minor discrepancies are due to area round off.  
 3. Unit areas are calculated from the interior face of exterior walls as per City of Kelowna Zoning Bylaw No. 12375.

**SCHEDULE A**  
 This forms part of application  
 # DP23-0038 DVP23-0039  
 City of Kelowna  
 DEVELOPMENT PLANNING  
 Planner Initials **KB**

REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR REZONING & DP	2022-11-21
2	REISSUED FOR REZONING & DP	2023-02-21

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CLIENT



PROJECT NO. 22523

PROJECT  
 MIXED USE COMMERCIAL AND RENTAL RESIDENTIAL DEVELOPMENT  
 155-179 Rutland Road, Kelowna, B.C.

DRAWING TITLE  
 AREA CALCULATION & UNIT TYPOLOGY

SEAL



DRAWING NO. REVISION

**0005**

DATE 2022-11-21 DRAWN AZ  
 SCALE CHECKED HB



REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR REZONING & DP	2022-11-21
2	REISSUED FOR REZONING & DP	2023-02-21

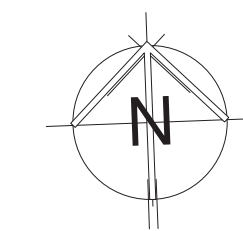
**SCHEDULE A**

This forms part of application  
# DP23-0038 DVP23-0039

Planner Initials **KB**

City of Kelowna  
DEVELOPMENT PLANNING

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CLIENT

**CENTRAL**

PROJECT NO. 22523  
PROJECT MIXED USE COMMERCIAL AND RENTAL RESIDENTIAL DEVELOPMENT  
155-179 Rutland Road, Kelowna, B.C.

LEVEL 1 FLOOR PLAN

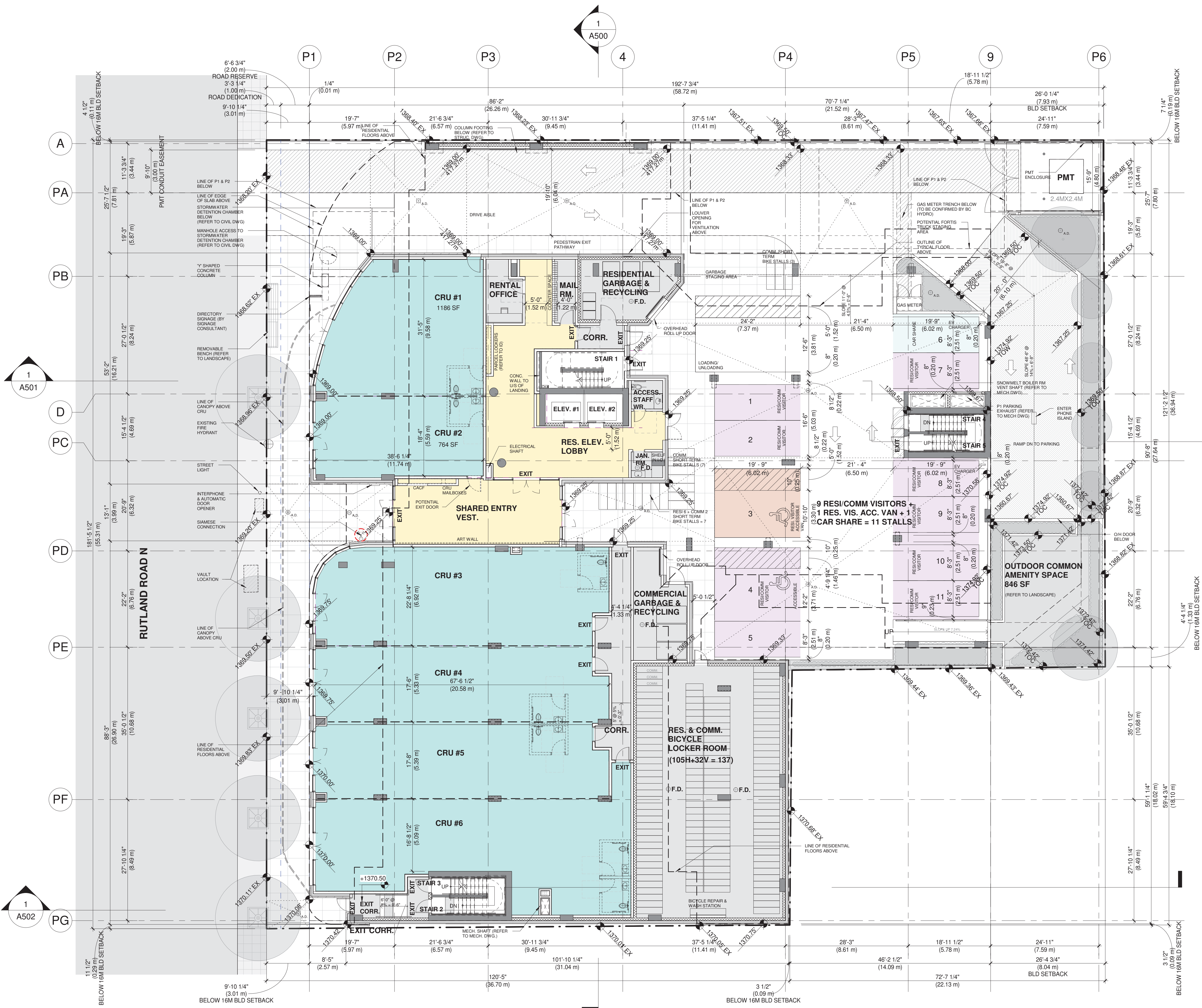
SEAL



DRAWING NO. REVISION

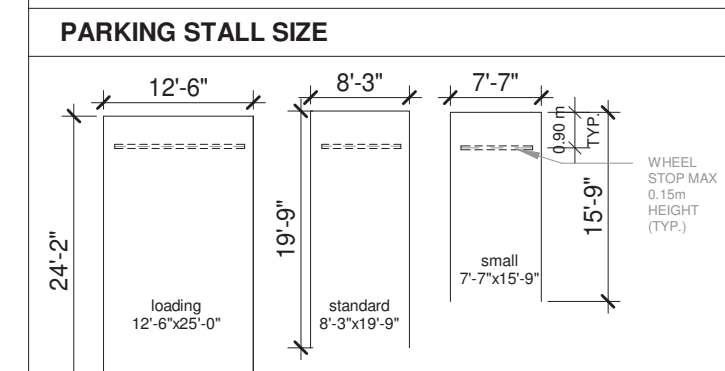
**A203**

DATE 2022-11-21 DRAWN AZ  
SCALE 3/32" = 1'-0" CHECKED HB



**LEGEND PARKING**

- RESIDENTIAL
- RESL VISITOR
- RESI/ COMMERCIAL VISITOR
- CAR SHARE

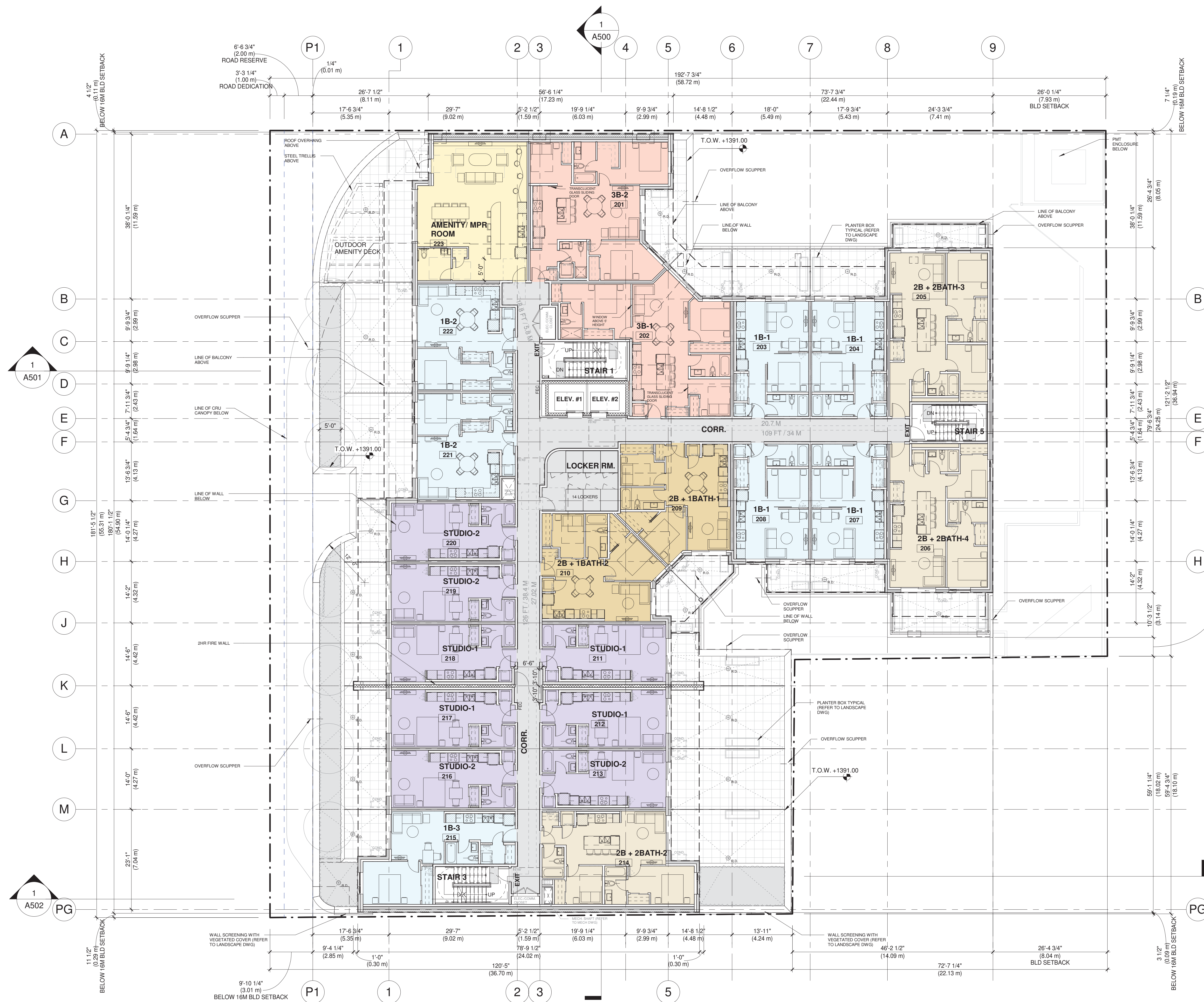


- PARKADE NOTES**
- ALL PARKING, LOADING & BICYCLE STG AS PER CITY OF KELOWNA BY-LAW
  - SECTION 08 PARKING AND LOADING BY-LAW (8.2) ADDITIONAL 0.2M WIDER WHERE THE PARKING SPACE ABUTS AN OBSTRUCTION ON THE SIDE; ADDITIONAL 0.5M WIDER WHERE THE PARKING SPACE ABUTS AN OBSTRUCTION ON BOTH SIDES; AND ADDITIONAL 0.8M WIDER WHERE THE PARKING SPACE ABUTS A DOORWAY.
  - REFER TO LANDSCAPE ARCHITECT'S DRAWINGS FOR ALL HARD AND SOFT LANDSCAPE DESIGN
  - REFER TO CIVIL DRAWINGS FOR OFF-SITE DRAINAGE AND GRADING INFORMATION
  - CRU LAYOUTS ARE SCHEMATIC ONLY. DASHED LINES INDICATE POTENTIAL FUTURE TENANT IMPROVEMENTS REQUIRING FUTURE SEPARATE PERMITS.









- LEGEND**
- AMENITIES
  - CIRCULATION
  - STUDIO
  - 2 BED + 1 BATH
  - 2 BED + 2 BATH
  - 1 BEDROOM + 1 BATH
  - 3 BEDROOM + 2 BATH

**SCHEDULE A**

This forms part of application  
# DP23-0038 DVP23-0039

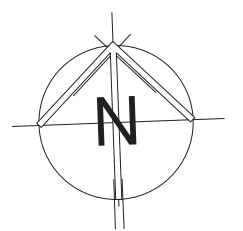
Planner Initials **KB**

City of Kelowna  
DEVELOPMENT PLANNING

**REVISIONS**

NO.	DESCRIPTION	DATE
1	ISSUED FOR REZONING & DP	2022-11-21
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CLIENT

**CENTRAL**

PROJECT NO. 22523

PROJECT  
MIXED USE COMMERCIAL AND RENTAL RESIDENTIAL DEVELOPMENT  
155-179 Rutland Road,  
Kelowna, B.C.

DRAWING TITLE  
**LEVEL 2 FLOOR PLAN**

SEAL



DRAWING NO. REVISION

**A204**

DATE 2022-11-21  
SCALE 3/32" = 1'-0"

DRAWN AZ  
CHECKED HB

**GENERAL NOTES**

1. REFER TO LANDSCAPE ARCHITECT'S DRAWINGS FOR ALL HARD AND SOFT LANDSCAPE DESIGN





- LEGEND**
- CIRCULATION
  - STUDIO
  - 2 BED + 1 BATH
  - 2 BED + 2 BATH
  - 1 BEDROOM + 1 BATH
  - 3 BEDROOM + 2 BATH

**SCHEDULE A**

This forms part of application  
# DP23-0038 DVP23-0039

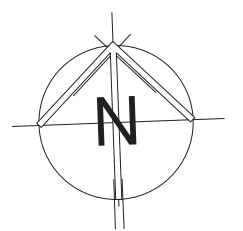
Planner Initials **KB**

**City of Kelowna**  
DEVELOPMENT PLANNING

**REVISIONS**

NO.	DESCRIPTION	DATE
1	ISSUED FOR REZONING & DP	2022-11-21
2	REISSUED FOR REZONING & DP	2023-02-21

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CLIENT

**CENTRAL**

PROJECT NO. 22523

PROJECT MIXED USE COMMERCIAL AND RENTAL RESIDENTIAL DEVELOPMENT  
155-179 Rutland Road,  
Kelowna, B.C.

DRAWING TITLE  
**LEVEL 3,4,6 FLOOR PLAN**

SCALE



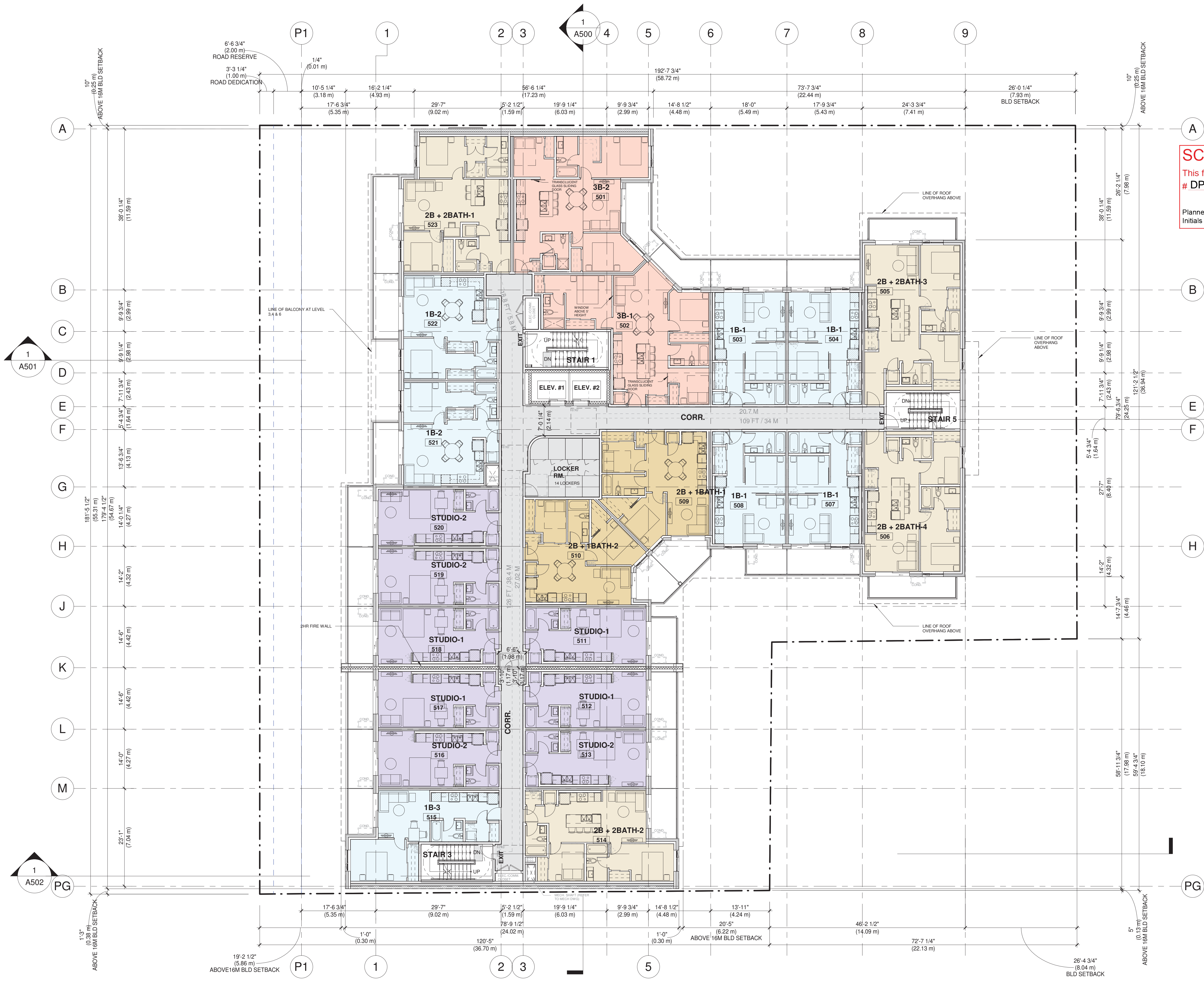
DRAWING NO. REVISION

**A205**

DATE 2022-11-21  
SCALE 3/32" = 1'-0"

DRAWN AZ  
CHECKED HB





- LEGEND**
- CIRCULATION
  - STUDIO
  - 2 BED + 1 BATH
  - 2 BED + 2 BATH
  - 1 BEDROOM + 1 BATH
  - 3 BEDROOM + 2 BATH

**SCHEDULE A**

This forms part of application  
# DP23-0038 DVP23-0039

Planner Initials **KB**

**REVISIONS**

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2	REISSUED FOR REZONING & DP	2023-02-21

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CLIENT

**CENTRAL**

PROJECT NO. 22523

PROJECT MIXED USE COMMERCIAL AND RENTAL RESIDENTIAL DEVELOPMENT  
155-179 Rutland Road,  
Kelowna, B.C.

DRAWING TITLE  
**LEVEL 5 FLOOR PLAN**

SCALE



DRAWING NO. REVISION

**A206**

DATE 2022-11-21  
SCALE 3/32" = 1'-0"

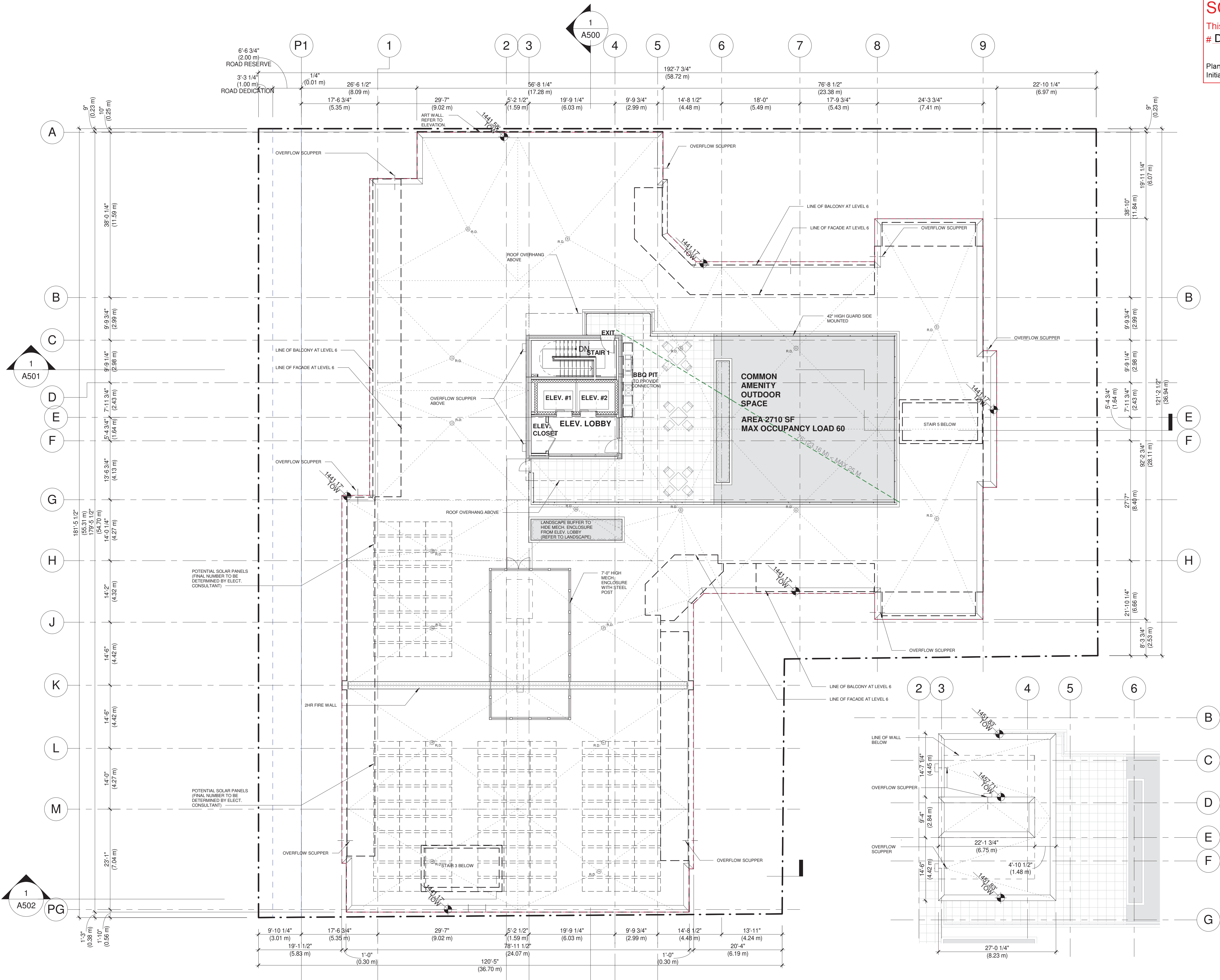
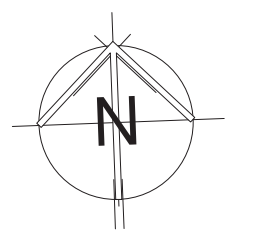
DRAWN Author  
CHECKED HB



REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR REZONING & DP	2022-11-21
2	REISSUED FOR REZONING & DP	2023-02-21

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**ROOF PLAN**

**UPPER ROOF PLAN**

- GENERAL NOTES**
- REFER TO LANDSCAPE ARCHITECT'S DRAWINGS FOR ALL HARD AND SOFT LANDSCAPE DESIGN
  - REFER TO MECH. DWG FOR ROOFTOP MECHANICAL EQUIPMENT DETAILS. EQUIPMENT SIZES MAY VARY DURING WORKING DRAWING.
  - 3 PLY SBS ROOF (COLOUR - LIGHT), ROOF SLOPES.

CLIENT



PROJECT NO. 22523  
 PROJECT MIXED USE COMMERCIAL AND RENTAL RESIDENTIAL DEVELOPMENT  
 155-179 Rutland Road, Kelowna, B.C.

DRAWING TITLE  
**ROOF PLAN & UPPER ROOF PLAN**

SCALE



DRAWING NO. REVISION

**A207**

DATE 2022-11-21 DRAWN AZ  
 SCALE 3/32" = 1'-0" CHECKED HB







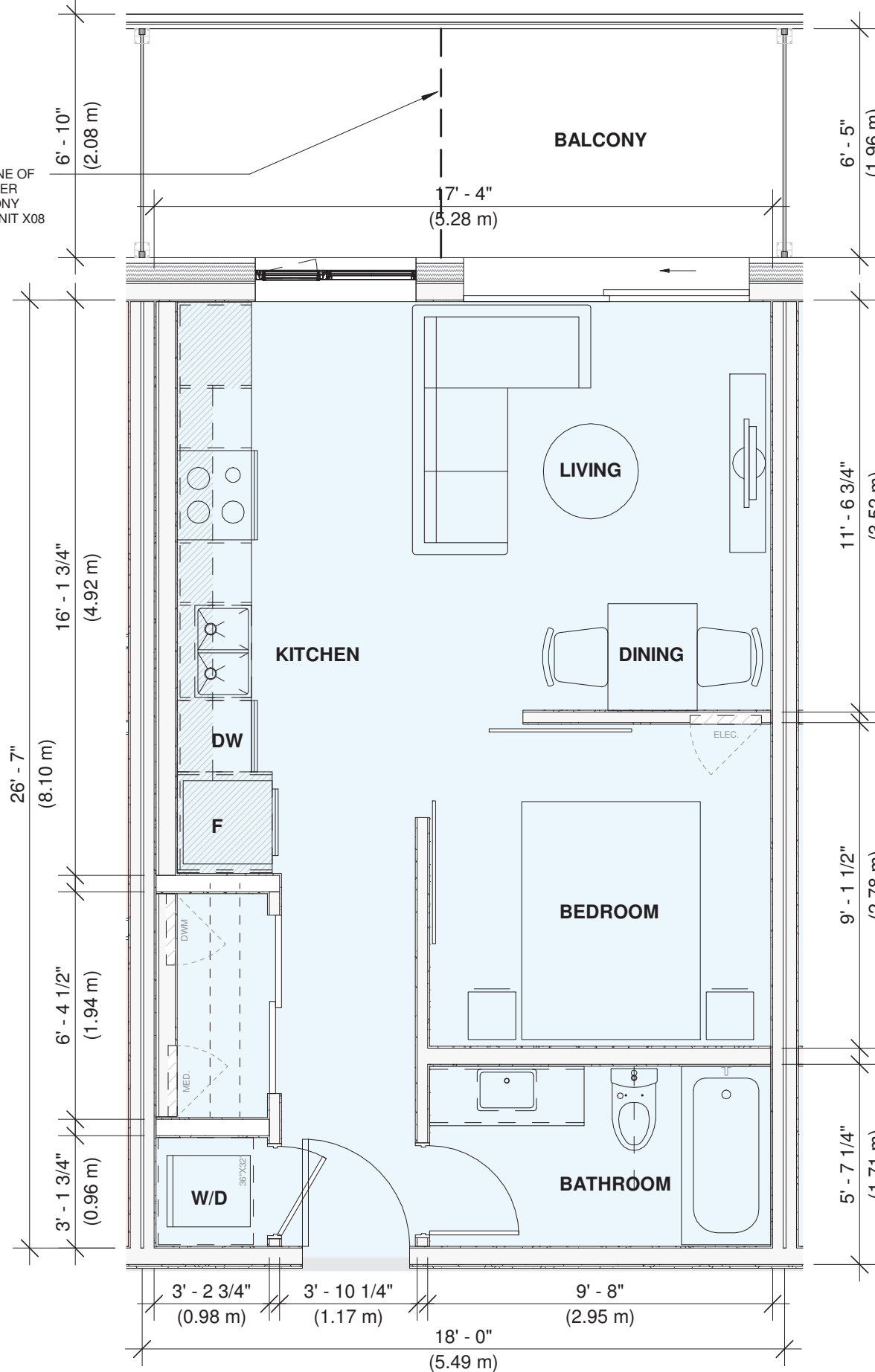
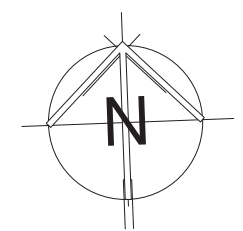




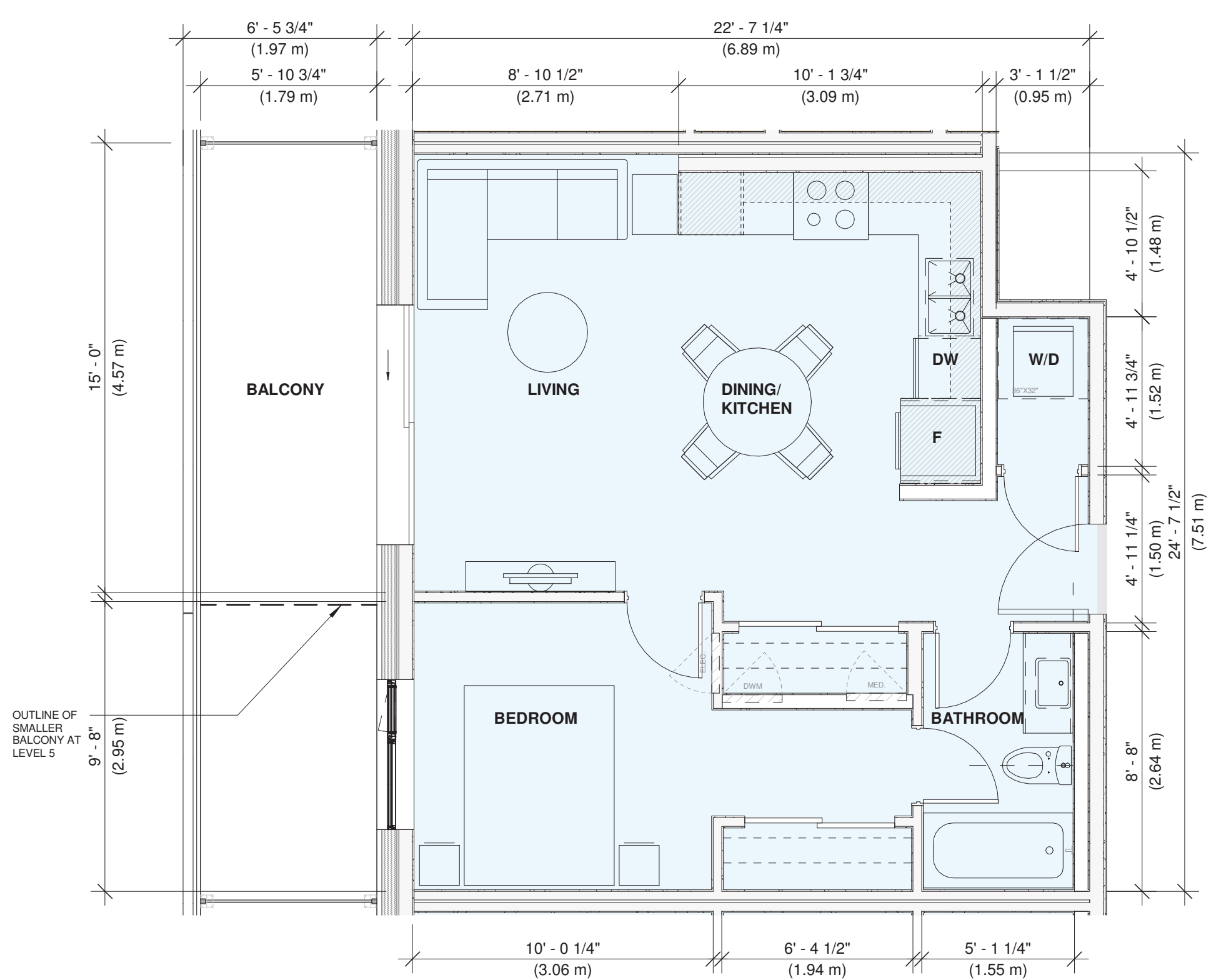
**REVISIONS**

NO.	DESCRIPTION	DATE
1	ISSUED FOR REZONING & DP	2022-11-21
2	REISSUED FOR REZONING & DP	2023-02-21

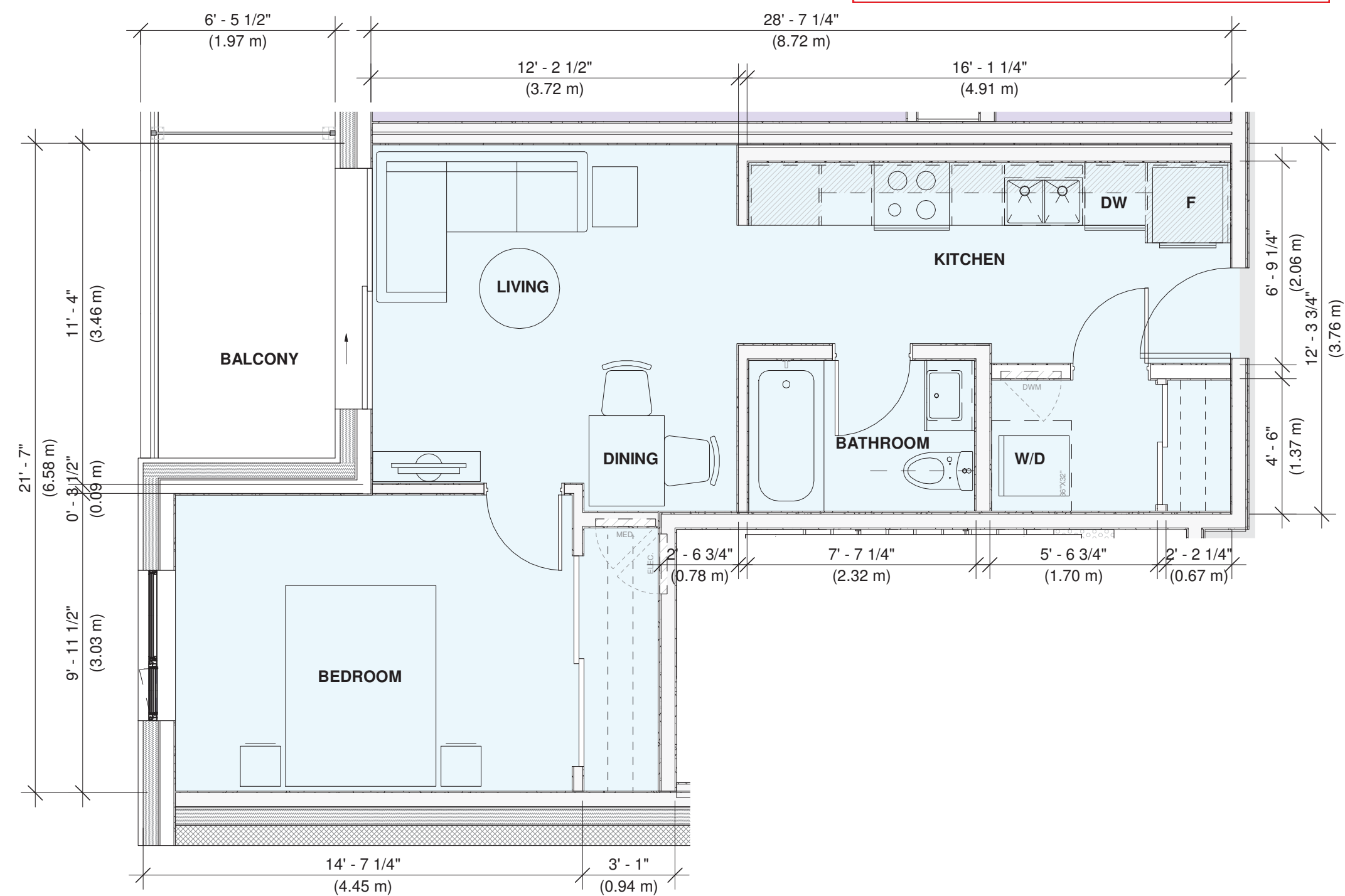
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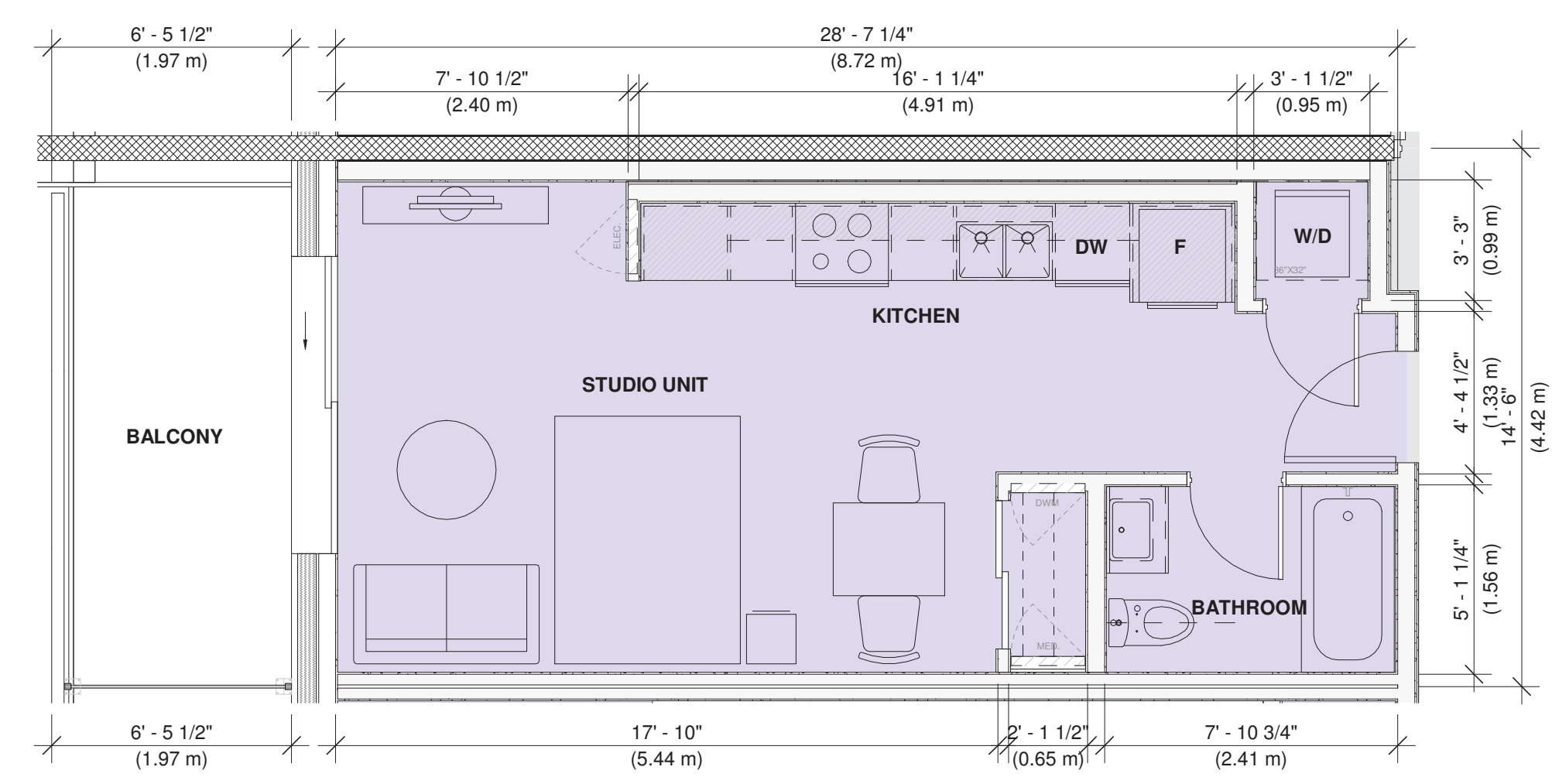
**1B-1 (484-486 SF)**



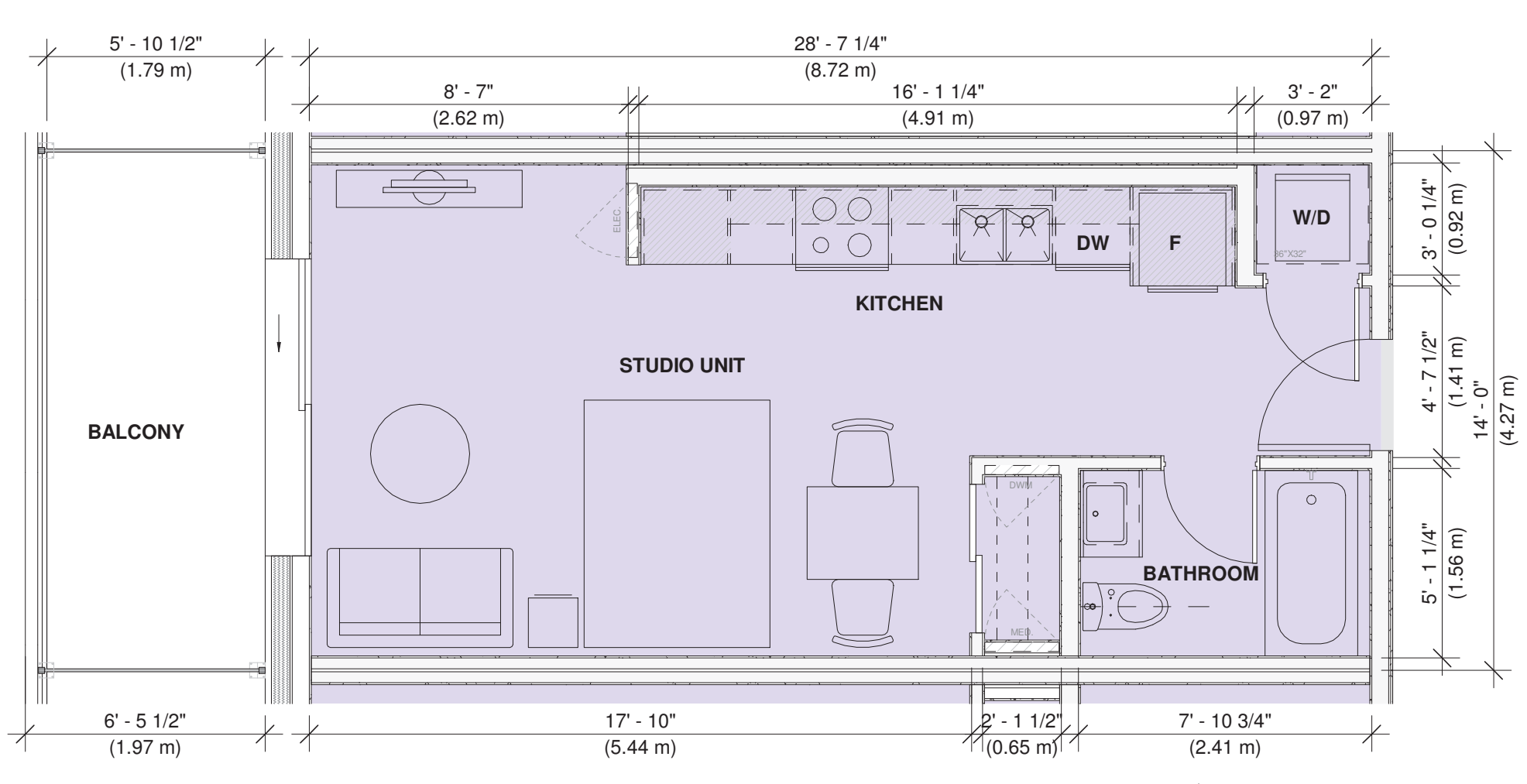
**1B-2 (560-561 SF)**



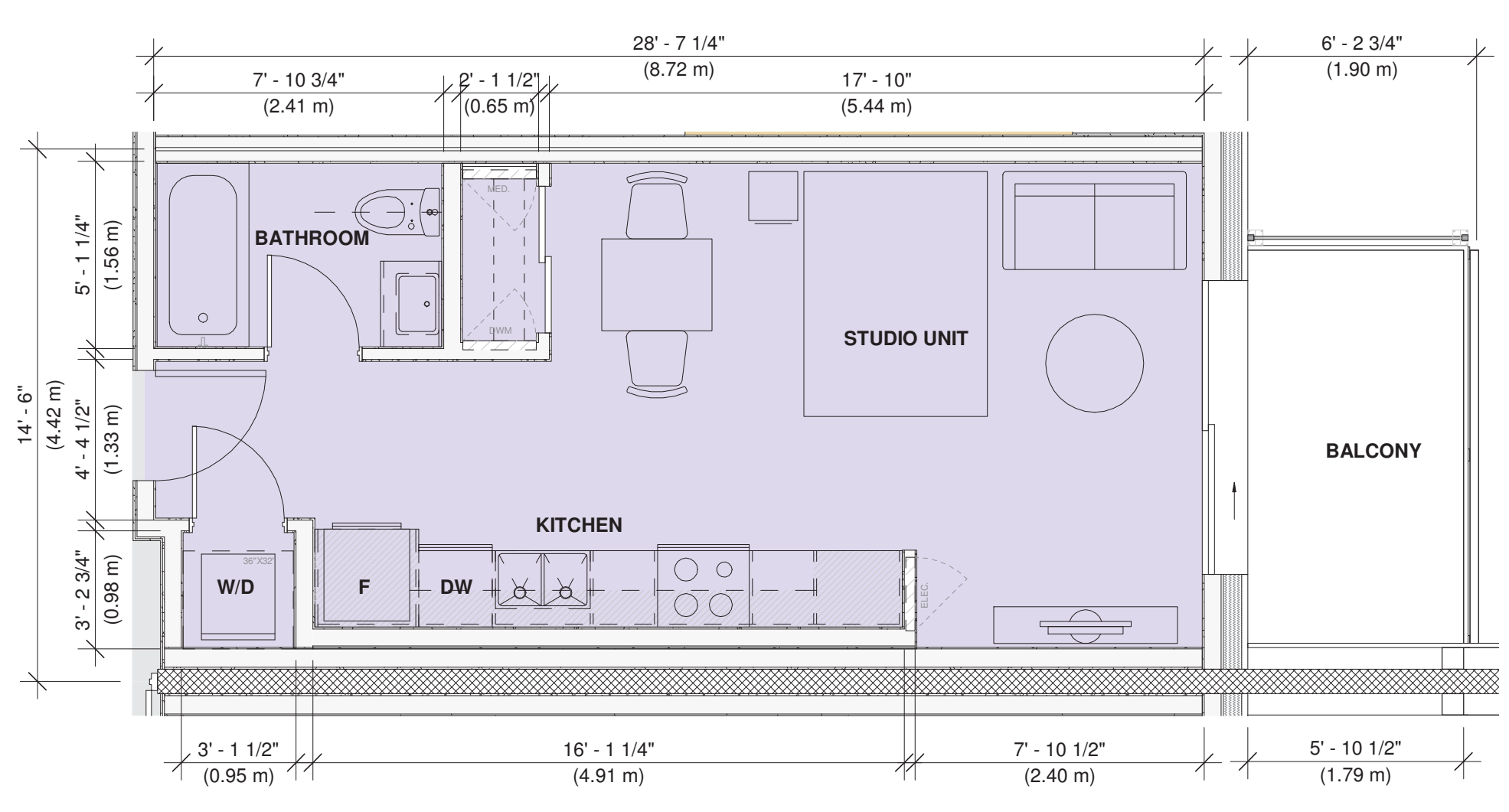
**1B-3 (528 SF)**



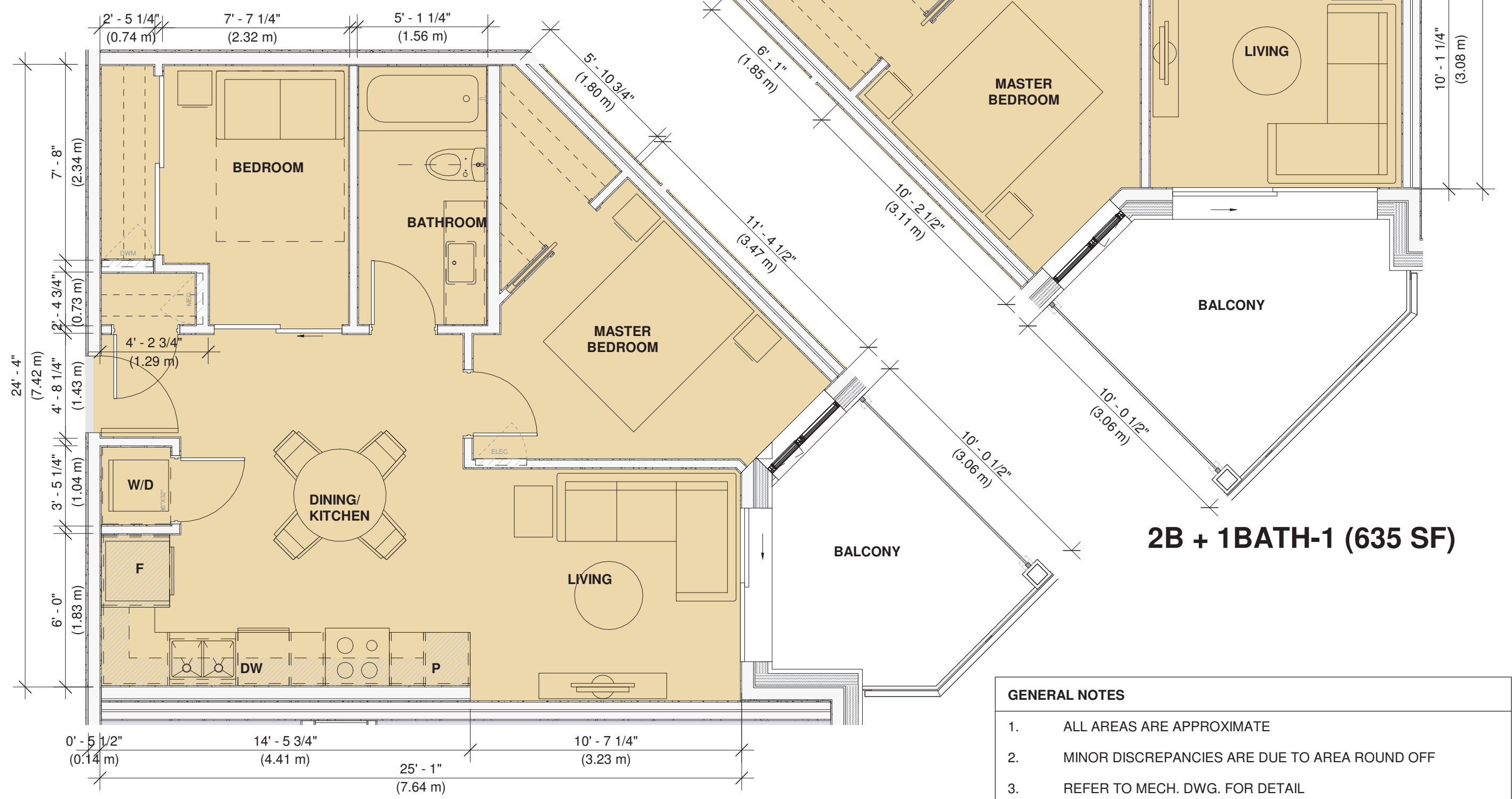
**STUDIO-1 (418 SF)**



**STUDIO-2 (403-418 SF)**



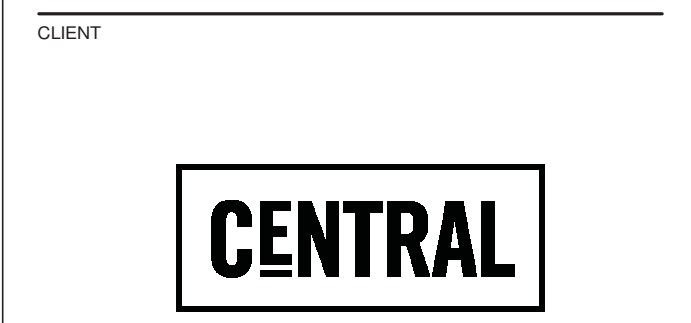
**STUDIO-1 ( with small balcony 402 SF)**



**2B + 1BATH-1 (635 SF)**

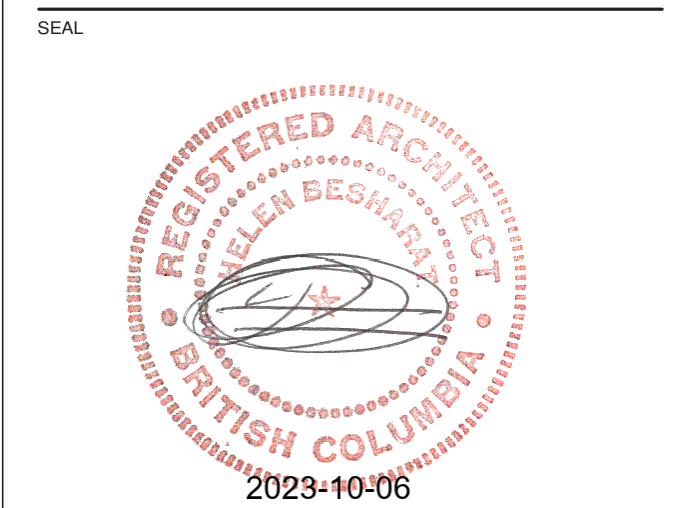
**2B + 1BATH-2 (638 SF)**

- GENERAL NOTES**
- ALL AREAS ARE APPROXIMATE
  - MINOR DISCREPANCIES ARE DUE TO AREA ROUND OFF
  - REFER TO MECH. DWG. FOR DETAIL



CLIENT  
 PROJECT NO. 22523  
 PROJECT MIXED USE COMMERCIAL AND RENTAL RESIDENTIAL DEVELOPMENT  
 155-179 Rutland Road, Kelowna, B.C.  
 DRAWING TITLE

TYPICAL UNIT PLANS



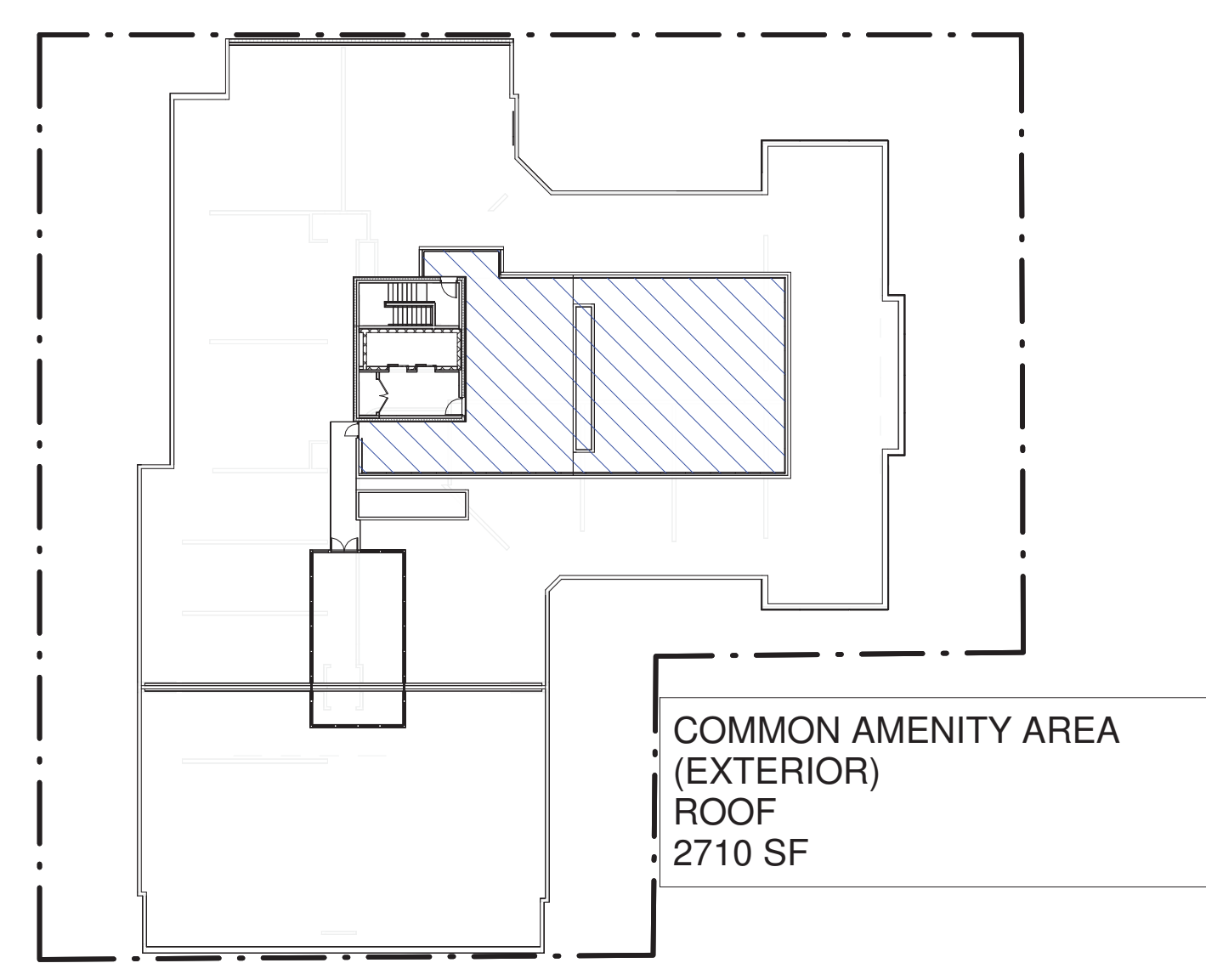
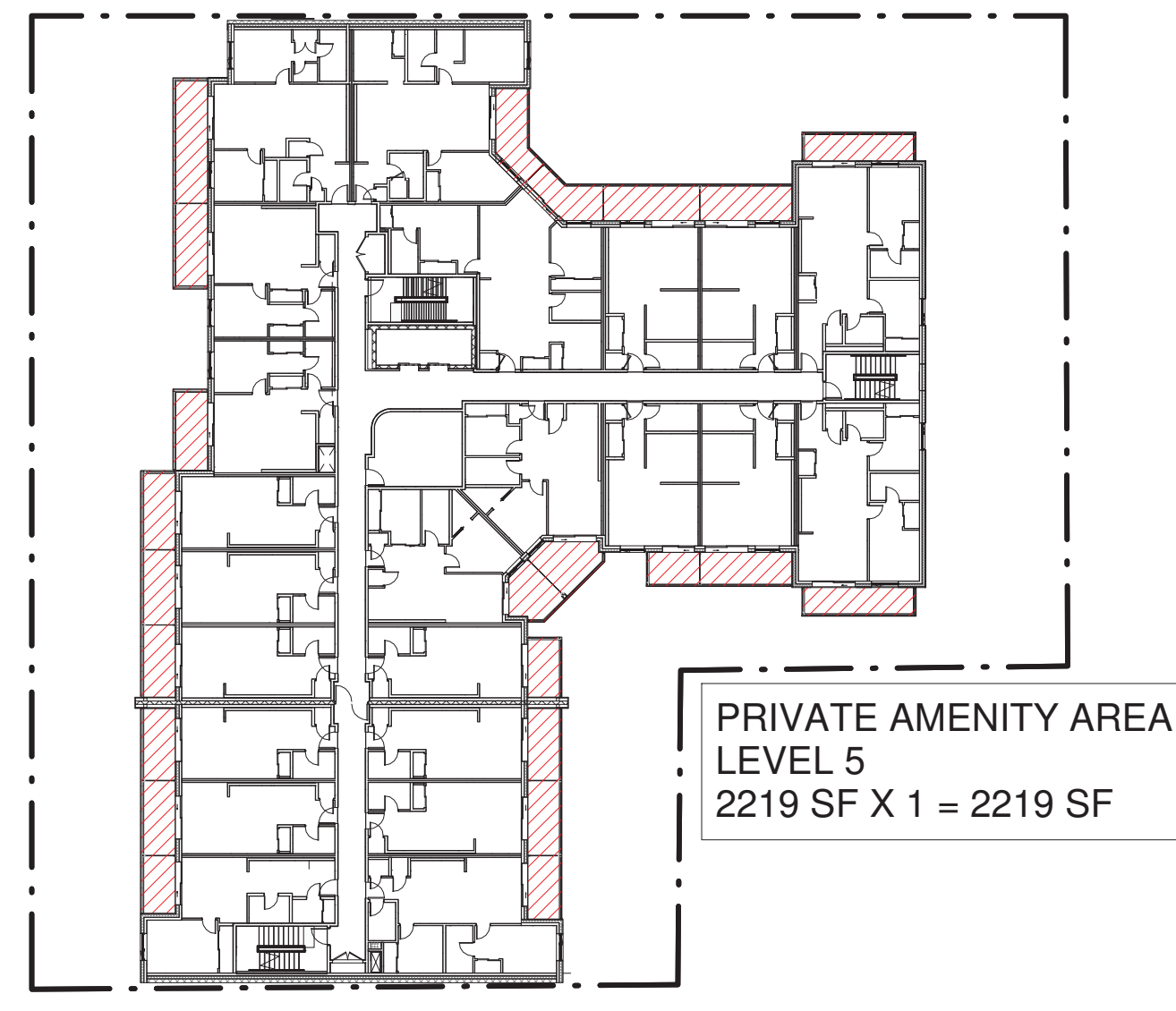
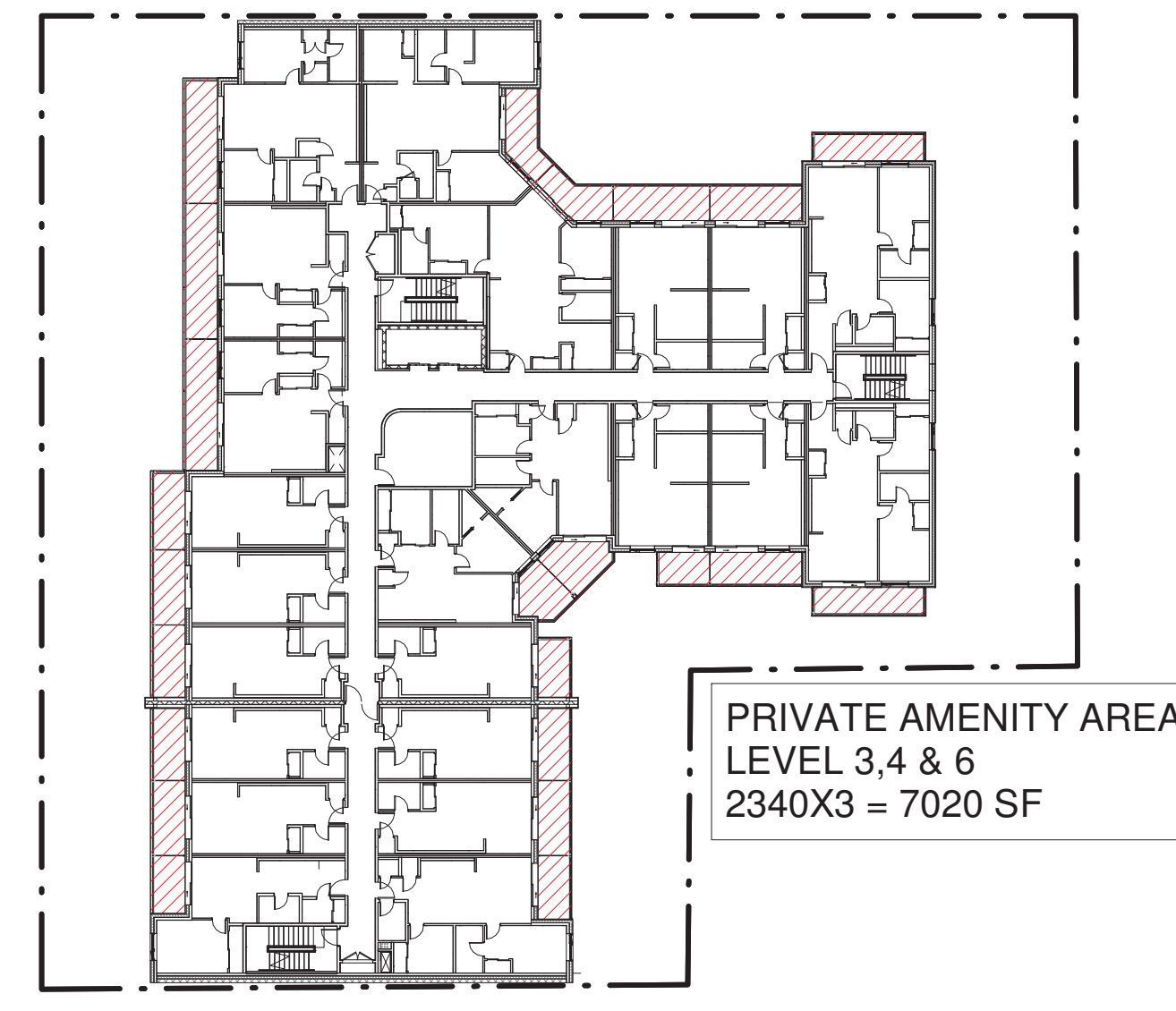
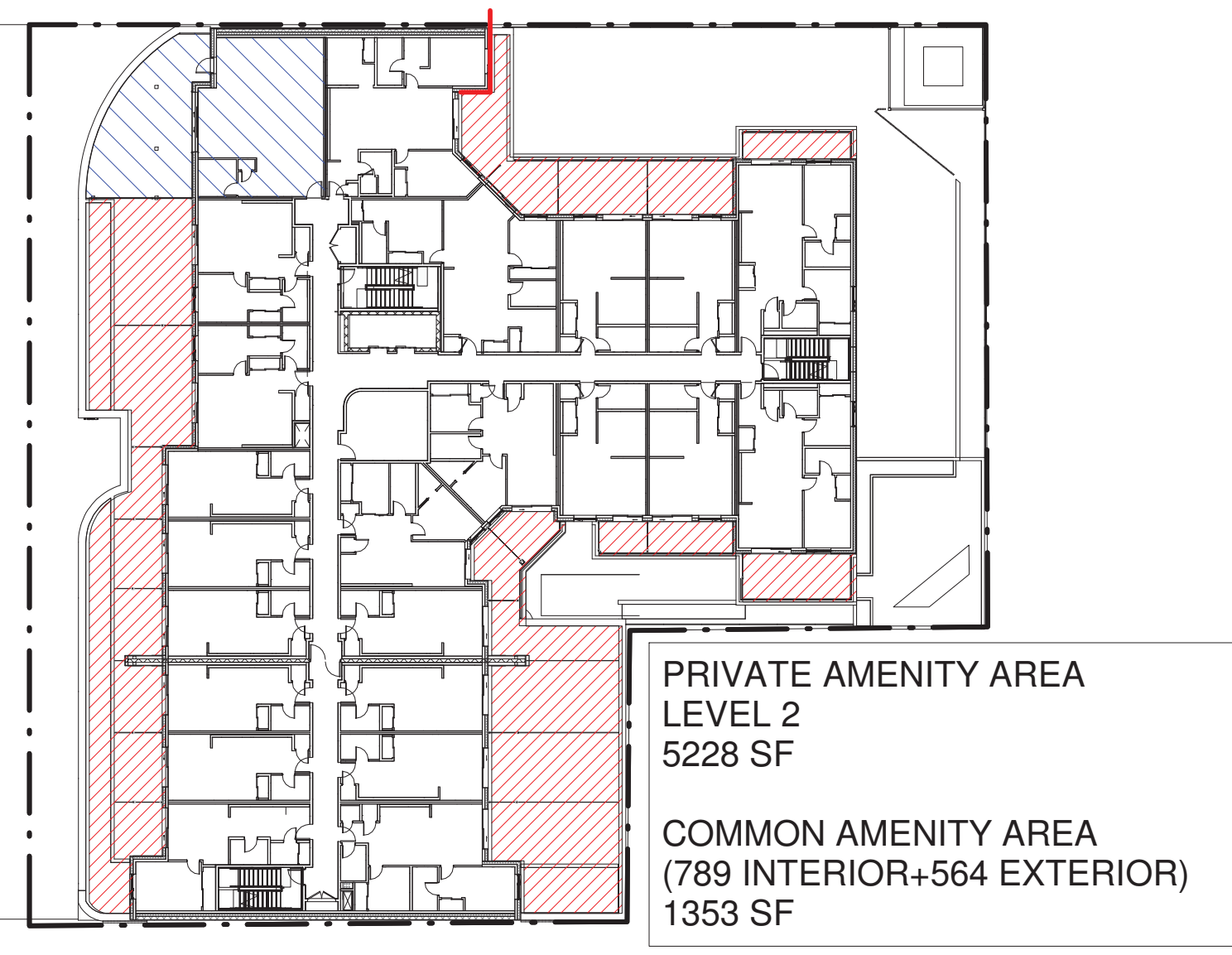
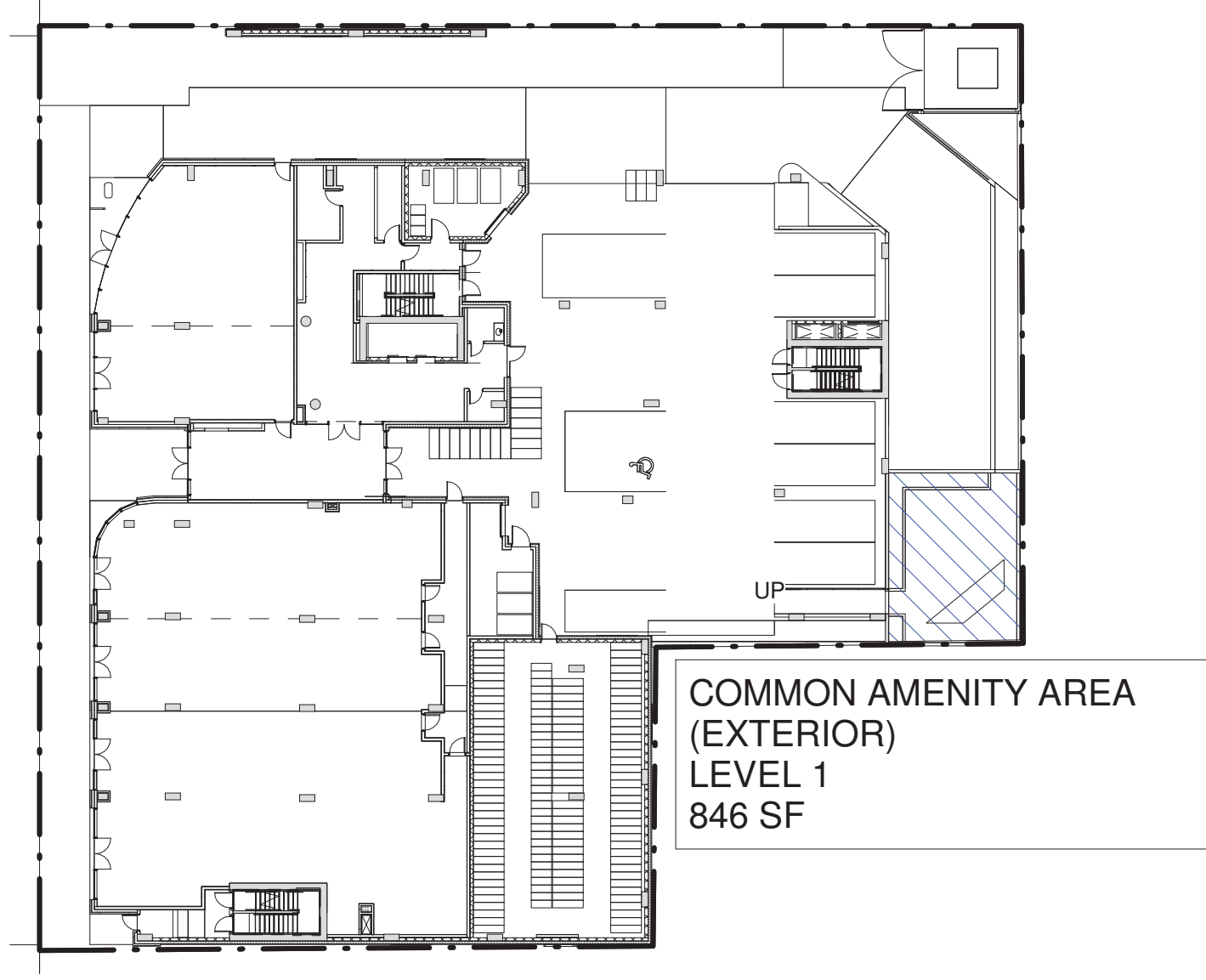
DRAWING NO. REVISION

**A232**

DATE 2022-11-21  
 SCALE 1/4" = 1'-0"  
 DRAWN AZ  
 CHECKED HB



**COMMON & PRIVATE AMENITY AREA CALCULATION**



**PRIVATE AMENITY AREA**

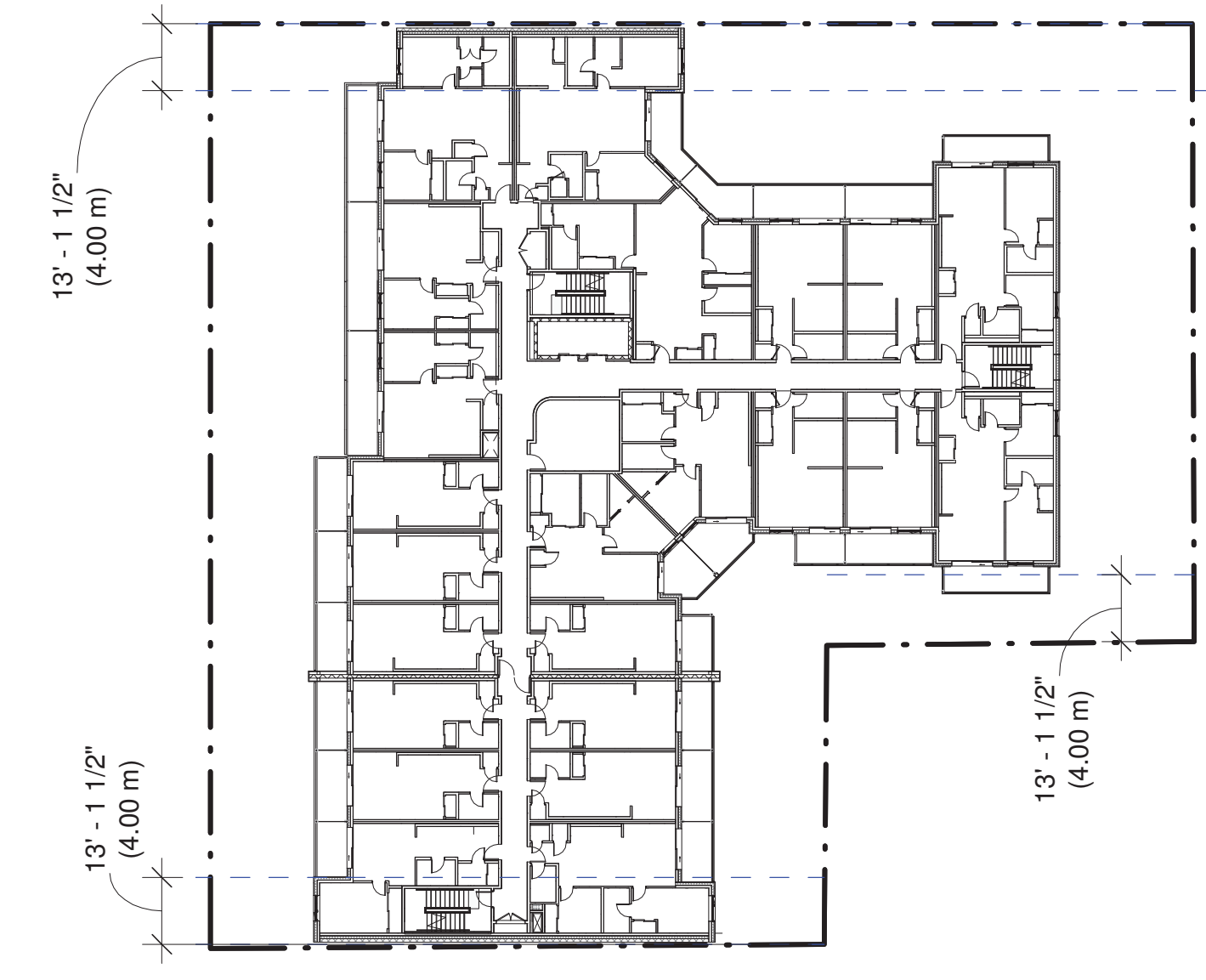
REQUIRED -	14,467 SF (1,344 SM)
TOTAL PROVIDED -	14,467 SF (1,344 SM)

**COMMON AMENITY AREA**

REQUIRED -	4,908 SF (456 SM)
TOTAL PROVIDED -	4,909 SF (456 SM)

**SECTION 14.11 FOOTNOTE 11**

**SETBACK ABOVE 16M HEIGHT STUDY**



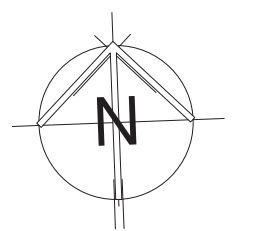
**SECTION 14.11 FOOTNOTE 2**

**SCHEDULE A**  
This forms part of application  
# DP23-0038 DVP23-0039  
Planner Initials **KB**  
City of Kelowna DEVELOPMENT PLANNING

**REVISIONS**

NO.	DESCRIPTION	DATE
1	ISSUED FOR REZONING & DP	2022-11-21
2	REISSUED FOR REZONING & DP	2023-02-21

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CLIENT



PROJECT NO. 22523  
PROJECT MIXED USE COMMERCIAL AND RENTAL RESIDENTIAL DEVELOPMENT  
155-179 Rutland Road, Kelowna, B.C.

DRAWING TITLE  
MISCELLANEOUS ZONING CALCULATIONS

SEAL



DRAWING NO. REVISION

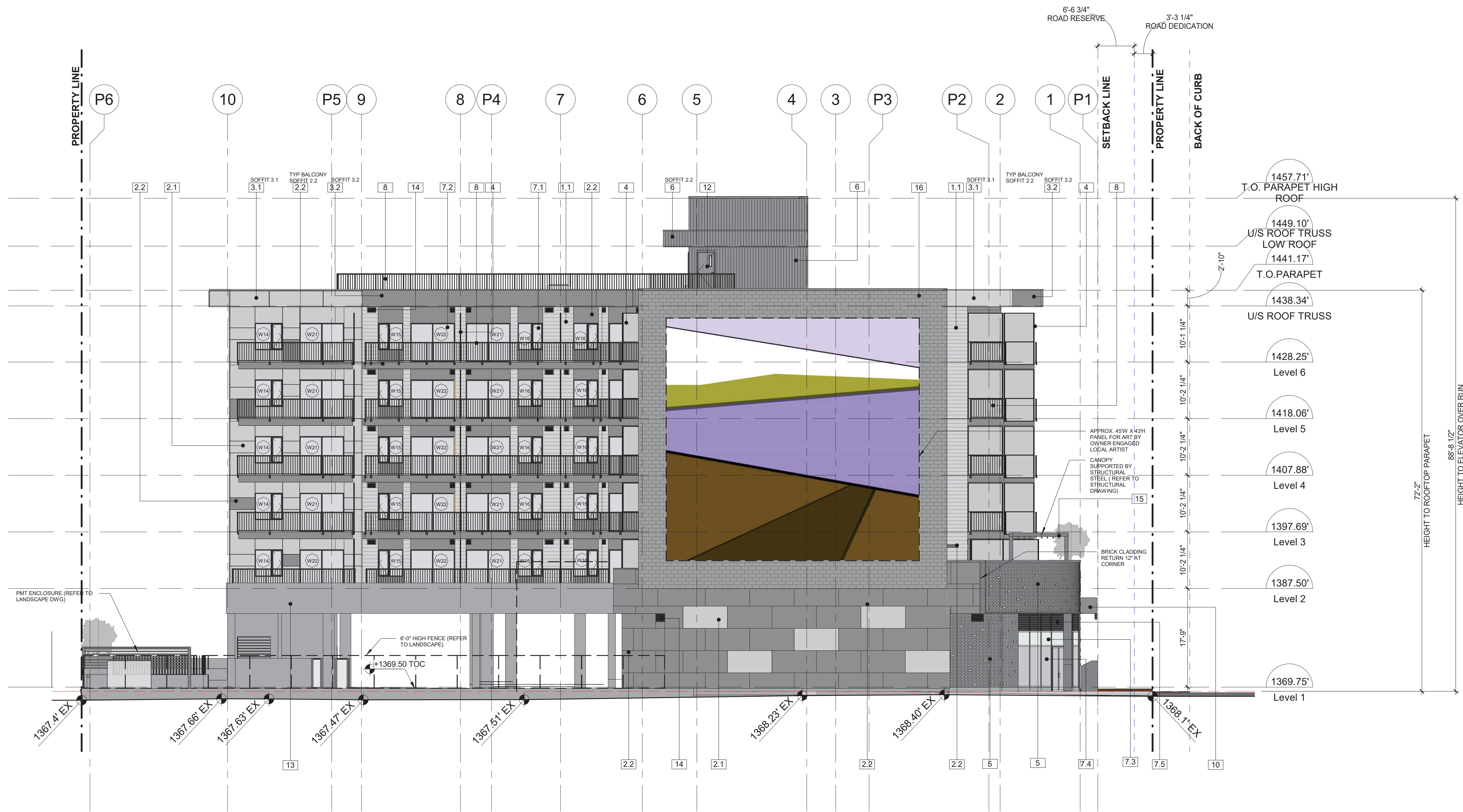
**X003**

DATE	DRAWN
2022-11-21	AZ
SCALE	CHECKED
	HB



NO.	DESCRIPTION	DATE
1	ISSUED FOR REZONING & DP	2022-11-21
2	REISSUED FOR REZONING & DP	2023-02-21
3	ISSUED FOR TENDER	2023-06-28

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CLIENT



PROJECT NO.

22523

PROJECT

**ONE SEVEN NINE**  
 MIXED USE COMMERCIAL AND  
 RENTAL RESIDENTIAL  
 DEVELOPMENT

155-179 Rutland Road, Kelowna, B.C.

DRAWING TITLE

**NORTH ELEVATION**

SEAL



DRAWING NO.

REVISION

**A401**

DATE

2022-11-21

DRAWN

AZ

SCALE

3/32" = 1'-0"

CHECKED

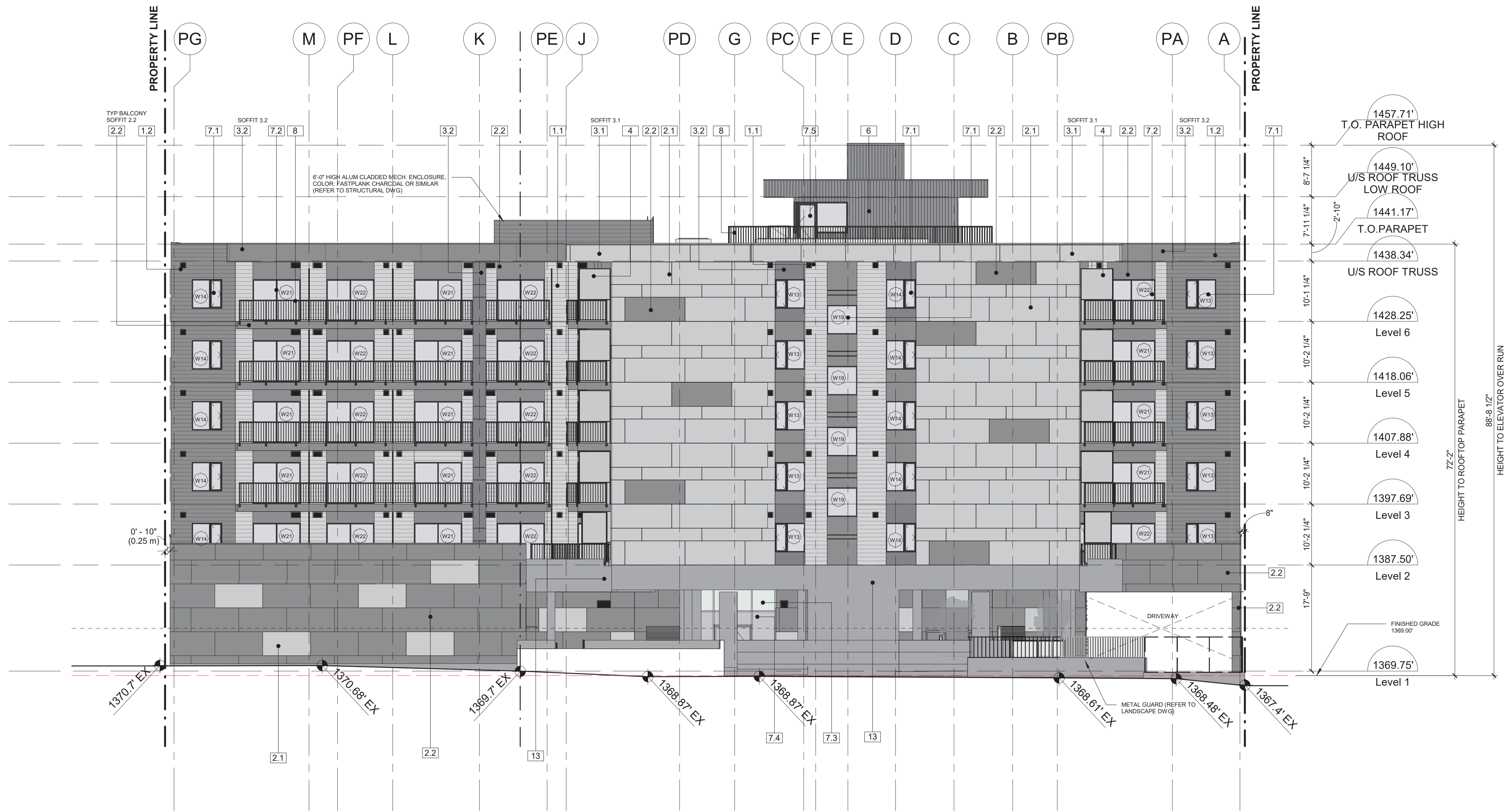
HB

ELEVATION KEYNOTE LEGEND					
ITEM	COLOUR/FINISH	ITEM	COLOUR/FINISH	ITEM	COLOUR/FINISH
1.1	ALUMINUM PLANK SIDING (6" WIDE) COLOUR: TO MATCH FASTPLANK 'CADET GREY' OR SIMILAR FINISH: SMOOTH	7.1	VINYL WINDOW W/ TRIPLE GLAZING FRAME: BLACK GLASS: TEMPERED, CLEAR	12	PAINTED METAL DOOR TO MATCH FASTPLANK 'CHARCOAL' OR SIMILAR
1.2	ALUMINUM PLANK SIDING (6" WIDE) COLOUR: TO MATCH FASTPLANK 'CHARCOAL' OR SIMILAR FINISH: SMOOTH	7.2	VINYL BALCONY DOOR W/ TRIPLE GLAZING FRAME: BLACK GLASS: TEMPERED, CLEAR	13	EXPOSED CONCRETE ELASTOMERIC PAINT (GREY)
2.1	ALUMINUM CLADDING PANEL COLOUR: TO MATCH FASTPLANK 'CADET GREY' OR SIMILAR FINISH: SMOOTH	7.3	ALUMINUM CURTAIN WALL W/ OPAQUE SPANDREL GLASS FRAME: ANODIZED ALUMINUM; COLOR: WHITE GLASS: CHALK WHITE	14	MECHANICAL ENCLOSURE/ LOUVERS FRAME: TO MATCH ADJACENT FINISHES
2.2	ALUMINUM CLADDING PANEL COLOUR: TO MATCH FASTPLANK 'CHARCOAL' OR SIMILAR FINISH: SMOOTH	7.4	ALUMINUM CURTAIN WALL W/ TRIPLE GLAZING FRAME: ANODIZED ALUMINUM; COLOR: WHITE GLASS: LOW-E CLEAR	15	PERGOLA WITH STEEL FRAME FRAME: STEEL FRAME (COLOR TO MATCH FASTPLANK 'CHARCOAL' OR SIMILAR) SOFFIT: ALUMINUM SLAT (COLOR TO MATCH FASTPLANK 'DARK FIR' OR SIMILAR)
3.1	CEMENTITIOUS CLADDING PANEL COLOUR: TO MATCH FASTPLANK 'CADET GREY' OR SIMILAR FINISH: SMOOTH	7.5	ALUMINUM CURTAIN WALL W/ TRIPLE GLAZING FRAME: ANODIZED ALUMINUM; COLOR: BLACK GLASS: LOW-E CLEAR	16	SMOOTH EXPOSED CONCRETE BLOCK COLOR: TO MATCH FASTPLANK 'CHARCOAL' & 'CADET GREY' OR SIMILAR
3.2	CEMENTITIOUS CLADDING PANEL COLOUR: TO MATCH FASTPLANK 'CHARCOAL' OR SIMILAR FINISH: SMOOTH	8	METAL PICKET GUARDRAIL FRAME: BLACK	17	MECH. ENCLOSURE ALUMINUM CLADDING (COLOR TO MATCH FASTPLANK 'CHARCOAL' OR SIMILAR)
4	ALUMINUM FRAME PRIVACY SCREEN FRAME: BLACK PANEL: FROSTED GLASS, TEMPERED	9	NOT USED		
5	STANDARD FACE BRICK (2 TONE) COLOUR: TO MATCH MUTUAL MATERIALS 'COAL CREEK' & 'DESERT WHITE' OR SIMILAR, PATTERN: 1/3 RUNNING BOND	10	CANOPY FASCIA/SOFFIT FASCIA: ALUMINUM PANEL (COLOR TO MATCH FASTPLANK 'CHARCOAL') SOFFIT: ALUMINUM SOFFIT 6" WIDE (COLOR: FASTPLANK 'DARK FIR' OR SIMILAR)		
6	METAL CLADDING PANEL COLOUR: TO MATCH VICWEST PAINT COLOUR - SIGNATURE (WESTERN) CHARCOAL 56072 (22GA) OR SIMILAR	11	ALUMINUM OVERHEAD GARAGE DOOR BLACK		



NO.	DESCRIPTION	DATE
1	ISSUED FOR REZONING & DP	2022-11-21
2	REISSUED FOR REZONING & DP	2023-02-21
3	ISSUED FOR TENDER	2023-06-28

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ELEVATION KEYNOTE LEGEND					
ITEM	COLOUR/FINISH	ITEM	COLOUR/FINISH	ITEM	COLOUR/FINISH
1.1	ALUMINUM PLANK SIDING (6" WIDE) COLOUR: TO MATCH FASTPLANK 'CADET GREY' OR SIMILAR FINISH: SMOOTH	7.1	VINYL WINDOW W/ TRIPLE GLAZING FRAME: BLACK GLASS: TEMPERED, CLEAR	12	PAINTED METAL DOOR TO MATCH FASTPLANK 'CHARCOAL' OR SIMILAR
1.2	ALUMINUM PLANK SIDING (6" WIDE) COLOUR: TO MATCH FASTPLANK 'CHARCOAL' OR SIMILAR FINISH: SMOOTH	7.2	VINYL BALCONY DOOR W/ TRIPLE GLAZING FRAME: BLACK GLASS: TEMPERED, CLEAR	13	EXPOSED CONCRETE ELASTOMERIC PAINT (GREY)
2.1	ALUMINUM CLADDING PANEL COLOUR: TO MATCH FASTPLANK 'CADET GREY' OR SIMILAR FINISH: SMOOTH	7.3	ALUMINUM CURTAIN WALL W/ OPAQUE SPANDREL GLASS FRAME: ANODIZED ALUMINUM; COLOR: WHITE GLASS: CHALK WHITE	14	MECHANICAL ENCLOSURE/ LOUVERS FRAME: TO MATCH ADJACENT FINISHES
2.2	ALUMINUM CLADDING PANEL COLOUR: TO MATCH FASTPLANK 'CHARCOAL' OR SIMILAR FINISH: SMOOTH	7.4	ALUMINUM CURTAIN WALL W/ TRIPLE GLAZING FRAME: ANODIZED ALUMINUM; COLOR: WHITE GLASS: LOW-E CLEAR	15	PERGOLA WITH STEEL FRAME FRAME: STEEL FRAME (COLOR TO MATCH FASTPLANK 'CHARCOAL' OR SIMILAR) SOFFIT: ALUMINUM SLAT (COLOR TO MATCH FASTPLANK 'DARK FIR' OR SIMILAR)
3.1	CEMENTITIOUS CLADDING PANEL COLOUR: TO MATCH FASTPLANK 'CADET GREY' OR SIMILAR FINISH: SMOOTH	7.5	ALUMINUM CURTAIN WALL W/ TRIPLE GLAZING FRAME: ANODIZED ALUMINUM; COLOR: BLACK GLASS: LOW-E CLEAR	16	SMOOTH EXPOSED CONCRETE BLOCK COLOR: TO MATCH FASTPLANK 'CHARCOAL' & 'CADET GREY' OR SIMILAR
3.2	CEMENTITIOUS CLADDING PANEL COLOUR: TO MATCH FASTPLANK 'CHARCOAL' OR SIMILAR FINISH: SMOOTH	8	METAL PICKET GUARDRAIL FRAME: BLACK	17	MECH. ENCLOSURE ALUMINUM CLADDING (COLOR TO MATCH FASTPLANK 'CHARCOAL' OR SIMILAR)
4	ALUMINUM FRAME PRIVACY SCREEN FRAME: BLACK PANEL: FROSTED GLASS, TEMPERED	9	NOT USED		
5	STANDARD FACE BRICK (2 TONE) COLOUR: TO MATCH MUTUAL MATERIALS 'COAL CREEK' & 'DESERT WHITE' OR SIMILAR, PATTERN: 1/3 RUNNING BOND	10	CANOPY FASCIA/SOFFIT FASCIA: ALUMINUM PANEL (COLOR TO MATCH FASTPLANK 'CHARCOAL') SOFFIT: ALUMINUM SOFFIT 6" WIDE (COLOR: FASTPLANK 'DARK FIR' OR SIMILAR)		
6	METAL CLADDING PANEL COLOUR: TO MATCH VICWEST PAINT COLOUR - SIGNATURE (WESTERN) CHARCOAL 56072 (22GA) OR SIMILAR	11	ALUMINUM OVERHEAD GARAGE DOOR BLACK		

CLIENT



PROJECT NO. 22523  
 PROJECT ONE SEVEN NINE  
 MIXED USE COMMERCIAL AND RENTAL RESIDENTIAL DEVELOPMENT  
 155-179 Rutland Road, Kelowna, B.C.  
 DRAWING TITLE

EAST ELEVATION

SEAL



DRAWING NO. REVISION

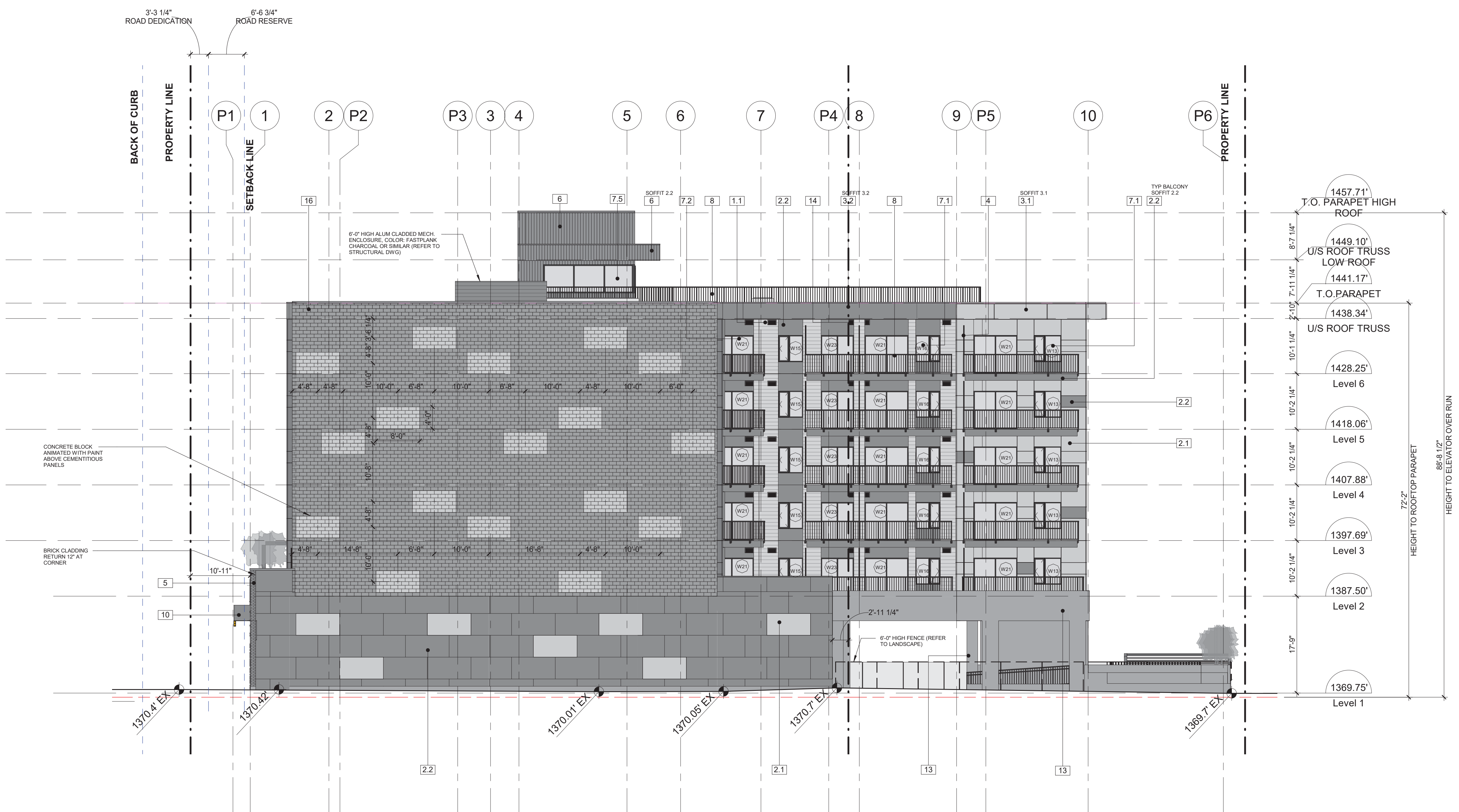
**A402**

DATE 2022-11-21 DRAWN AZ  
 SCALE 3/32" = 1'-0" CHECKED HB



NO.	DESCRIPTION	DATE
1	ISSUED FOR REZONING & DP	2022-11-21
2	REISSUED FOR REZONING & DP	2023-02-21
3	ISSUED FOR TENDER	2023-06-28

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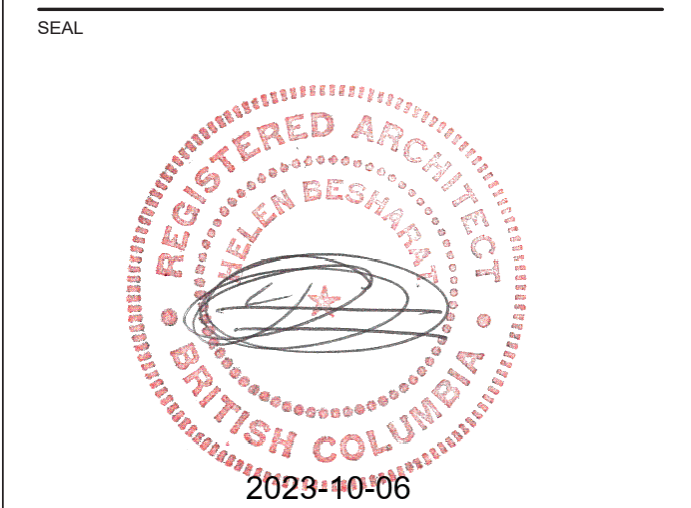


ELEVATION KEYNOTE LEGEND					
ITEM	COLOUR/FINISH	ITEM	COLOUR/FINISH	ITEM	COLOUR/FINISH
1.1	ALUMINUM PLANK SIDING (6" WIDE) COLOUR: TO MATCH FASTPLANK 'CADET GREY' OR SIMILAR FINISH: SMOOTH	7.1	VINYL WINDOW W/ TRIPLE GLAZING FRAME: BLACK GLASS: TEMPERED, CLEAR	12	PAINTED METAL DOOR TO MATCH FASTPLANK 'CHARCOAL' OR SIMILAR
1.2	ALUMINUM PLANK SIDING (6" WIDE) COLOUR: TO MATCH FASTPLANK 'CHARCOAL' OR SIMILAR FINISH: SMOOTH	7.2	VINYL BALCONY DOOR W/ TRIPLE GLAZING FRAME: BLACK GLASS: TEMPERED, CLEAR	13	EXPOSED CONCRETE ELASTOMERIC PAINT (GREY)
2.1	ALUMINUM CLADDING PANEL COLOUR: TO MATCH FASTPLANK 'CADET GREY' OR SIMILAR FINISH: SMOOTH	7.3	ALUMINUM CURTAIN WALL W/ OPAQUE SPANDREL GLASS FRAME: ANODIZED ALUMINUM; COLOR: WHITE GLASS: CHALK WHITE	14	MECHANICAL ENCLOSURE/ LOUVERS FRAME: TO MATCH ADJACENT FINISHES
2.2	ALUMINUM CLADDING PANEL COLOUR: TO MATCH FASTPLANK 'CHARCOAL' OR SIMILAR FINISH: SMOOTH	7.4	ALUMINUM CURTAIN WALL W/ TRIPLE GLAZING FRAME: ANODIZED ALUMINUM; COLOR: WHITE GLASS: LOW-E CLEAR	15	PERGOLA WITH STEEL FRAME FRAME: STEEL FRAME (COLOR TO MATCH FASTPLANK 'CHARCOAL' OR SIMILAR) SOFFIT: ALUMINUM SLAT (COLOR TO MATCH FASTPLANK 'DARK FIR' OR SIMILAR)
3.1	CEMENTITIOUS CLADDING PANEL COLOUR: TO MATCH FASTPLANK 'CADET GREY' OR SIMILAR FINISH: SMOOTH	7.5	ALUMINUM CURTAIN WALL W/ TRIPLE GLAZING FRAME: ANODIZED ALUMINUM; COLOR: BLACK GLASS: LOW-E CLEAR	16	SMOOTH EXPOSED CONCRETE BLOCK COLOR: TO MATCH FASTPLANK 'CHARCOAL' & 'CADET GREY' OR SIMILAR
3.2	CEMENTITIOUS CLADDING PANEL COLOUR: TO MATCH FASTPLANK 'CHARCOAL' OR SIMILAR FINISH: SMOOTH	8	METAL PICKET GUARDRAIL FRAME: BLACK	17	MECH. ENCLOSURE ALUMINUM CLADDING (COLOR TO MATCH FASTPLANK 'CHARCOAL' OR SIMILAR)
4	ALUMINUM FRAME PRIVACY SCREEN FRAME: BLACK PANEL: FROSTED GLASS, TEMPERED	9	NOT USED		
5	STANDARD FACE BRICK (2 TONE) COLOUR: TO MATCH MUTUAL MATERIALS 'COAL CREEK' & 'DESERT WHITE' OR SIMILAR, PATTERN: 1/3 RUNNING BOND	10	CANOPY FASCIA/SOFFIT FASCIA: ALUMINUM PANEL (COLOR TO MATCH FASTPLANK 'CHARCOAL') SOFFIT: ALUMINUM SOFFIT 6" WIDE (COLOR: FASTPLANK 'DARK FIR' OR SIMILAR)		
6	METAL CLADDING PANEL COLOUR: TO MATCH VICWEST PAINT COLOUR - SIGNATURE (WESTERN) CHARCOAL 56072 (22GA) OR SIMILAR	11	ALUMINUM OVERHEAD GARAGE DOOR BLACK		



CLIENT  
**ARLINGTON GROUP**  
 PROJECT NO. 22523  
 PROJECT **ONE SEVEN NINE**  
 MIXED USE COMMERCIAL AND RENTAL RESIDENTIAL DEVELOPMENT  
 155-179 Rutland Road, Kelowna, B.C.  
 DRAWING TITLE

**SOUTH ELEVATION**



DRAWING NO. REVISION

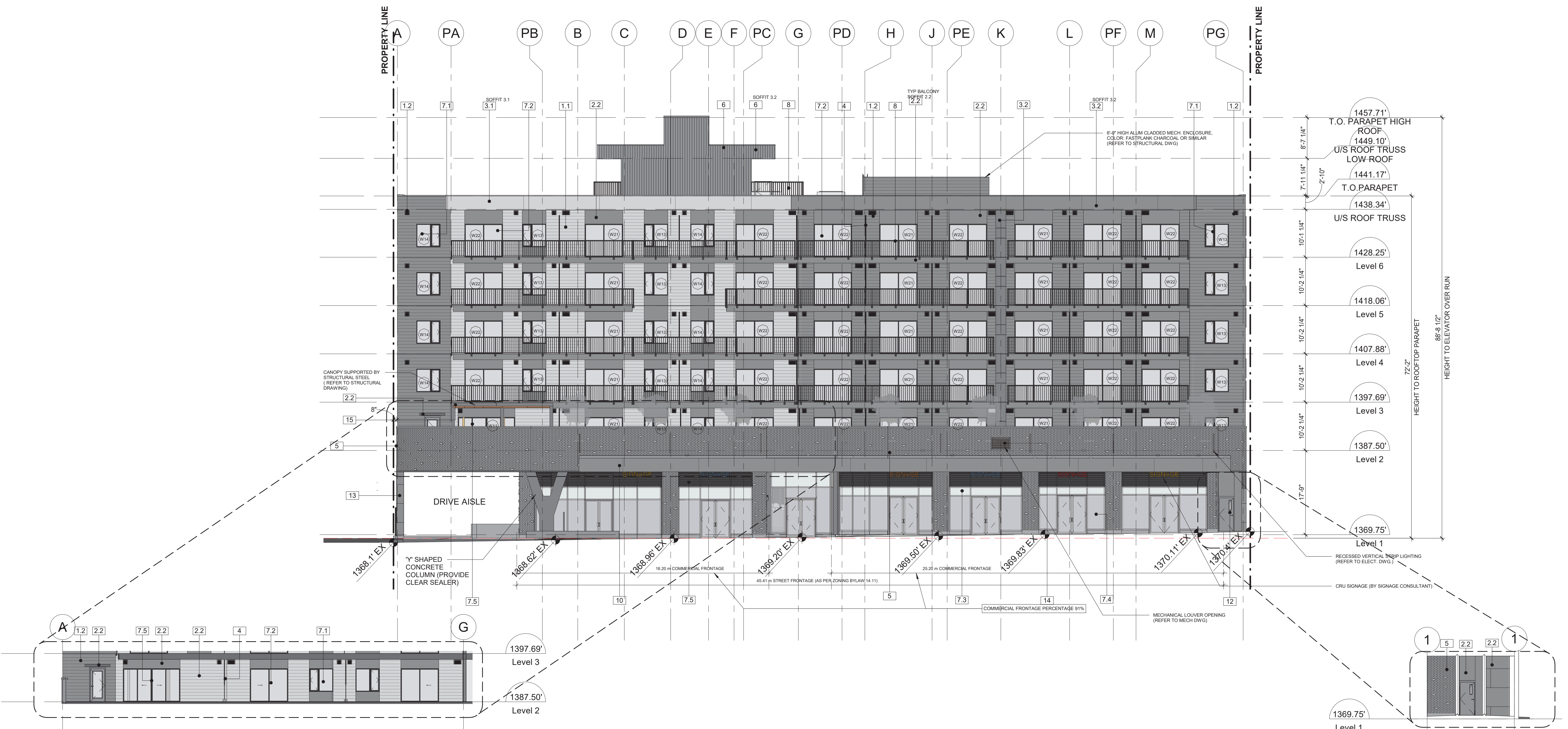
**A403**

DATE 2022-11-21 DRAWN AZ  
 SCALE 3/32" = 1'-0" CHECKED HB



NO.	DESCRIPTION	DATE
1	ISSUED FOR REZONING & DP	2022-11-21
2	REISSUED FOR REZONING & DP	2023-02-21
3	ISSUED FOR TENDER	2023-06-28

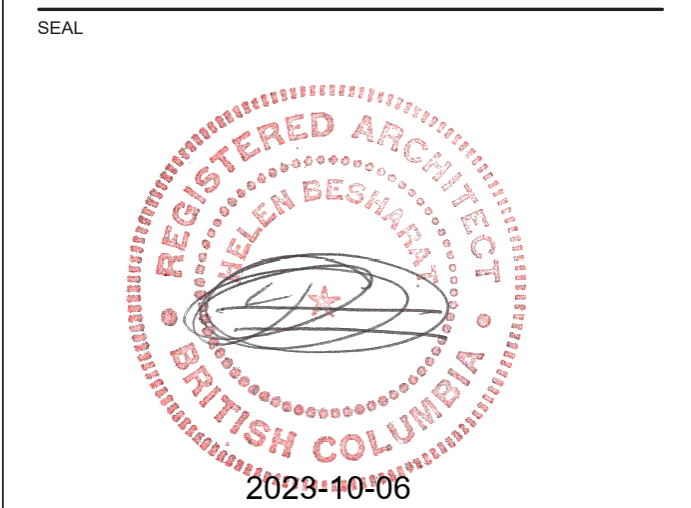
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ELEVATION KEYNOTE LEGEND					
ITEM	COLOUR/FINISH	ITEM	COLOUR/FINISH	ITEM	COLOUR/FINISH
1.1	ALUMINUM PLANK SIDING (6" WIDE) COLOUR: TO MATCH FASTPLANK 'CADET GREY' OR SIMILAR FINISH: SMOOTH	7.1	VINYL WINDOW W/ TRIPLE GLAZING FRAME: BLACK GLASS: TEMPERED, CLEAR	12	PAINTED METAL DOOR TO MATCH FASTPLANK 'CHARCOAL' OR SIMILAR
1.2	ALUMINUM PLANK SIDING (6" WIDE) COLOUR: TO MATCH FASTPLANK 'CHARCOAL' OR SIMILAR FINISH: SMOOTH	7.2	VINYL BALCONY DOOR W/ TRIPLE GLAZING FRAME: BLACK GLASS: TEMPERED, CLEAR	13	EXPOSED CONCRETE ELASTOMERIC PAINT (GREY)
2.1	ALUMINUM CLADDING PANEL COLOUR: TO MATCH FASTPLANK 'CADET GREY' OR SIMILAR FINISH: SMOOTH	7.3	ALUMINUM CURTAIN WALL W/ OPAQUE SPANDREL GLASS FRAME: ANODIZED ALUMINUM; COLOR: WHITE GLASS: CHALK WHITE	14	MECHANICAL ENCLOSURE/ LOUVERS FRAME: TO MATCH ADJACENT FINISHES
2.2	ALUMINUM CLADDING PANEL COLOUR: TO MATCH FASTPLANK 'CHARCOAL' OR SIMILAR FINISH: SMOOTH	7.4	ALUMINUM CURTAIN WALL W/ TRIPLE GLAZING FRAME: ANODIZED ALUMINUM; COLOR: WHITE GLASS: LOW-E CLEAR	15	PERGOLA WITH STEEL FRAME FRAME: STEEL FRAME (COLOR TO MATCH FASTPLANK 'CHARCOAL' OR SIMILAR) SOFFIT: ALUMINUM SLAT (COLOR TO MATCH FASTPLANK 'DARK FIR' OR SIMILAR)
3.1	CEMENTITIOUS CLADDING PANEL COLOUR: TO MATCH FASTPLANK 'CADET GREY' OR SIMILAR FINISH: SMOOTH	7.5	ALUMINUM CURTAIN WALL W/ TRIPLE GLAZING FRAME: ANODIZED ALUMINUM; COLOR: BLACK GLASS: LOW-E CLEAR	16	SMOOTH EXPOSED CONCRETE BLOCK COLOR: TO MATCH FASTPLANK 'CHARCOAL' & 'CADET GREY' OR SIMILAR
3.2	CEMENTITIOUS CLADDING PANEL COLOUR: TO MATCH FASTPLANK 'CHARCOAL' OR SIMILAR FINISH: SMOOTH	8	METAL PICKET GUARDRAIL FRAME: BLACK	17	MECH. ENCLOSURE ALUMINUM CLADDING (COLOR TO MATCH FASTPLANK 'CHARCOAL' OR SIMILAR)
4	ALUMINUM FRAME PRIVACY SCREEN FRAME: BLACK PANEL: FROSTED GLASS, TEMPERED	9	NOT USED		
5	STANDARD FACE BRICK (2 TONE) COLOUR: TO MATCH MUTUAL MATERIALS 'COAL CREEK' & 'DESERT WHITE' OR SIMILAR, PATTERN: 1/3 RUNNING BOND	10	CANOPY FASCIA/SOFFIT FASCIA: ALUMINUM PANEL (COLOR TO MATCH FASTPLANK 'CHARCOAL') SOFFIT: ALUMINUM SOFFIT 6" WIDE (COLOR: FASTPLANK 'DARK FIR' OR SIMILAR)		
6	METAL CLADDING PANEL COLOUR: TO MATCH VICWEST PAINT COLOUR - SIGNATURE (WESTERN) CHARCOAL 56072 (22GA) OR SIMILAR	11	ALUMINUM OVERHEAD GARAGE DOOR BLACK		


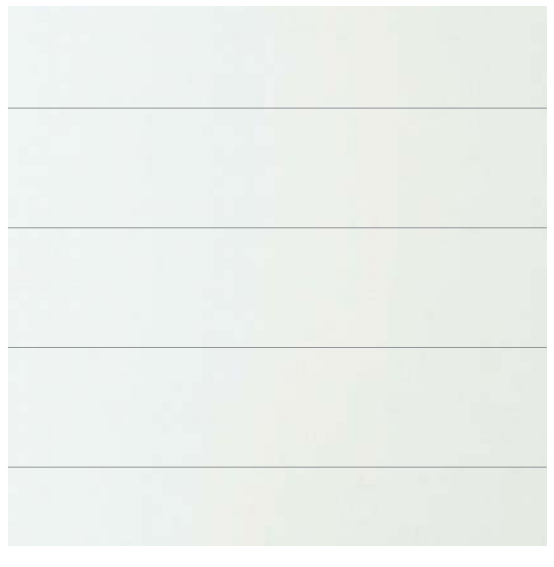



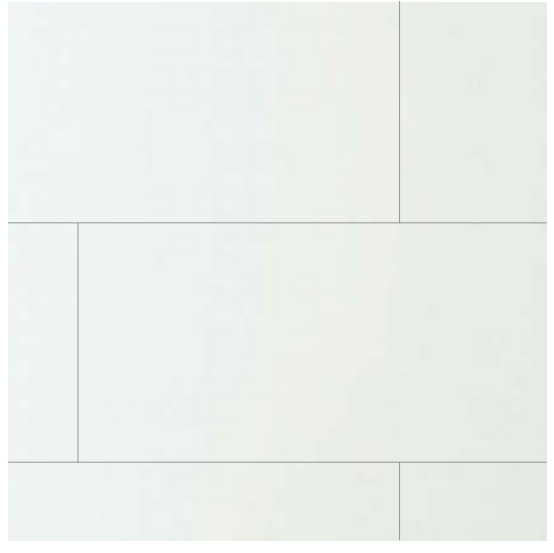

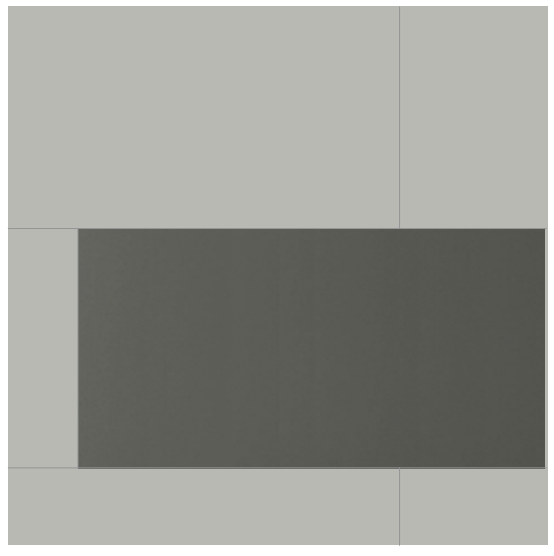



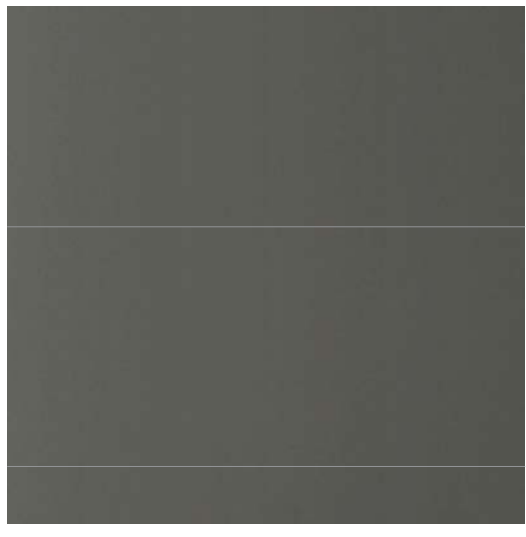
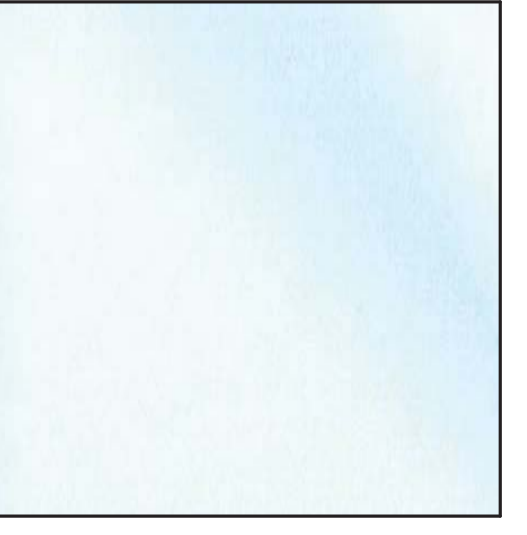


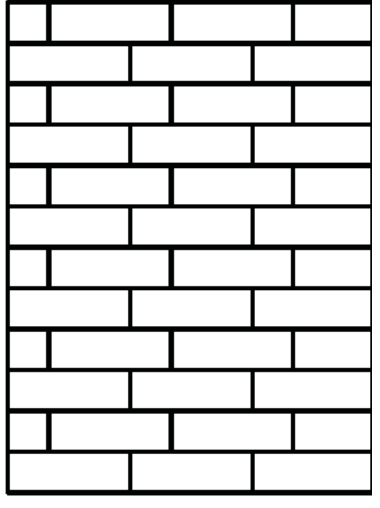
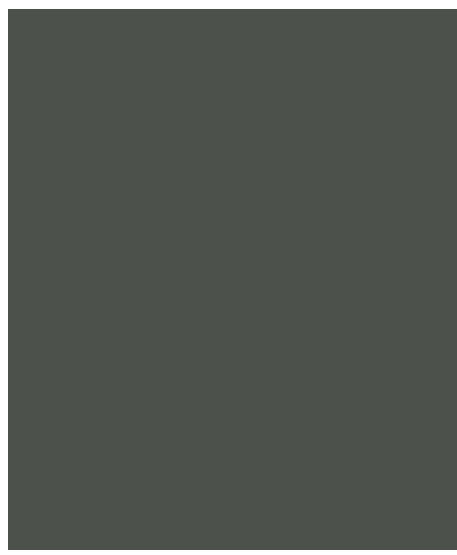
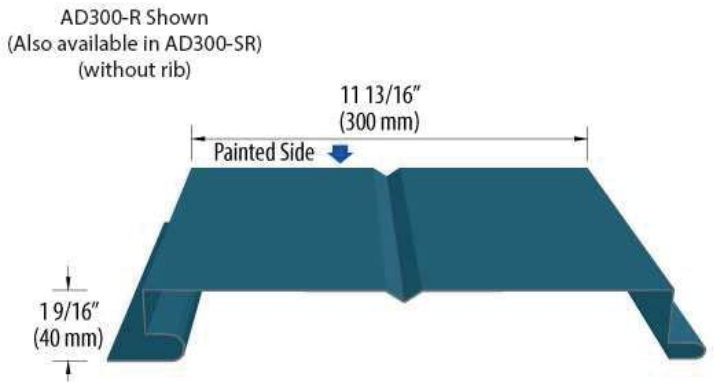
PROJECT NO. 22523  
 PROJECT ONE SEVEN NINE  
 MIXED USE COMMERCIAL AND  
 RENTAL RESIDENTIAL  
 DEVELOPMENT  
 155-179 Rutland Road, Kelowna, B.C.  
 DRAWING TITLE WEST ELEVATION

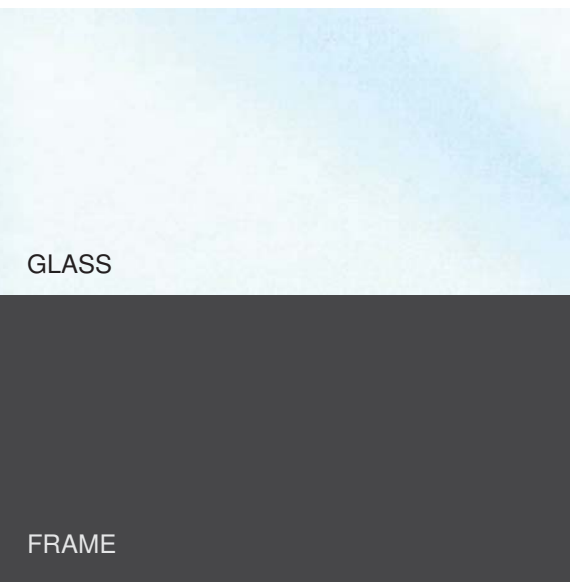



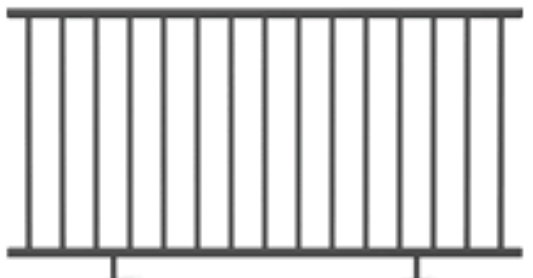

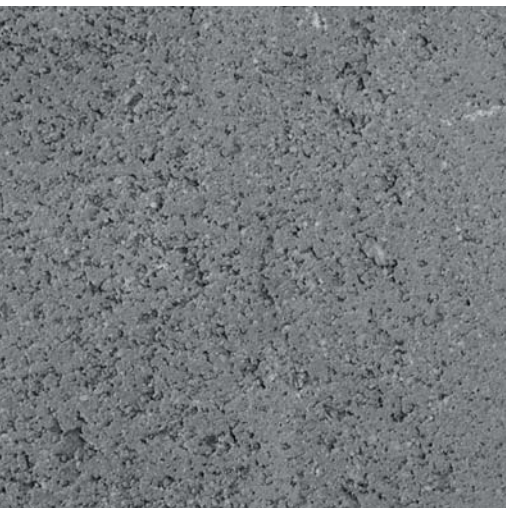



DRAWING NO. REVISION  
**A404**  
 DATE 2022-11-21 DRAWN AZ  
 SCALE 3/32" = 1'-0" CHECKED HB



ITEM	COLOUR FINISH / IMAGE	SYSTEM / PATTERN
1	1.1 	
	1.2 	
2	2.1 	
	2.2 	

ITEM	COLOUR FINISH / IMAGE	SYSTEM
3		
4		
5		
6		

ITEM	COLOUR FINISH / IMAGE	SYSTEM
7.1 & 7.2		
7.3, 7.4 & 7.5		
8		
16		

ELEVATION KEYNOTE LEGEND					
ITEM	DESCRIPTION	COLOUR/FINISH	ITEM	DESCRIPTION	COLOUR/FINISH
1.1	CEMENTITIOUS LAP SIDING (7" WIDE)	COLOUR: TO MATCH HARDIEPLANK 'ARCTIC WHITE' OR SIMILAR FINISH: SMOOTH	7.2	VINYL BALCONY DOOR W/ DOUBLE GLAZING	FRAME: BLACK GLASS: TEMPERED, CLEAR
1.2	CEMENTITIOUS LAP SIDING (7" WIDE)	COLOUR: TO MATCH HARDIEPLANK 'IRON GRAY' OR SIMILAR FINISH: SMOOTH	7.3	ALUMINUM CURTAIN WALL W/ OPAQUE SPANDREL GLASS	FRAME: ANODIZED ALUMINUM; COLOR: WHITE GLASS: CHALK WHITE
2.1	CEMENTITIOUS CLADDING PANEL (2 TONE)	COLOUR: TO MATCH HARDIE TEXTURED PANEL 'ARCTIC WHITE' & 'STABLE GRAY' OR SIMILAR; FINISH: SMOOTH	7.4	ALUMINUM CURTAIN WALL W/ DOUBLE GLAZING	FRAME: ANODIZED ALUMINUM; COLOR: WHITE GLASS: LOW-E CLEAR
2.2	CEMENTITIOUS CLADDING PANEL (2 TONE)	COLOUR: TO MATCH HARDIE TEXTURED PANEL 'STABLE GRAY' & 'IRON GRAY' OR SIMILAR; FINISH: SMOOTH	7.5	ALUMINUM CURTAIN WALL W/ DOUBLE GLAZING	FRAME: ANODIZED ALUMINUM; COLOR: BLACK GLASS: LOW-E CLEAR
3	CEMENTITIOUS CLADDING PANEL	COLOUR: TO MATCH HARDIEPLANK 'IRON GRAY' OR SIMILAR FINISH: SMOOTH	8	METAL PICKET FENCE RAILING	FRAME: TO MATCH VINYL DOOR / WINDOW FRAME
4	ALUMINUM FRAME PRIVACY SCREEN	FRAME: BLACK PANEL: FROSTED GLASS	9	ALUMINUM FRAME GUARD W/ SAFETY GLASS	FRAME: TO MATCH STARLINE 'KENDALL CHARCOAL' OR SIMILAR GLASS: TEMPERED, CLEAR
5	STANDARD FACE BRICK (2 TONE)	COLOUR: TO MATCH MUTUAL MATERIALS 'COAL CREEK' & 'DESERT WHITE' OR SIMILAR, PATTERN: 1/3 RUNNING BOND	10	METAL CANOPY WITH STEEL FRAME	FASCIA: ALUMINUM PANEL (COLOR TO MATCH CURTAIN WALL FRAME) SOFFIT: WOOD SLAT (FIR), 2" WIDE
6	METAL CLADDING PANEL	COLOUR: TO MATCH VICWEST PAINT COLOUR - SIGNATURE (WESTERN) CHARCOAL 56072 (22GA) OR SIMILAR	11	ALUMINUM OVERHEAD GARAGE DOOR	BLACK
7.1	VINYL WINDOW W/ DOUBLE GLAZING	FRAME: BLACK GLASS: TEMPERED, CLEAR	12	PAINTED METAL DOOR	TO MATCH MUTUAL MATERIALS BRICK COLOUR 'COAL CREEK'
13	EXPOSED CONCRETE WITH CLEAR SEALER		14	MECHANICAL ENCLOSURE/ LOUVERS	FRAME: TO MATCH ADJACENT FINISHES
14	MECHANICAL ENCLOSURE/ LOUVERS		15	TIMBER PERGOLA WITH STEEL FRAME	FASCIA: ALUMINUM PANEL (COLOR TO MATCH CURTAIN WALL FRAME) INTERNAL FRAME: WOOD SLAT (FIR), 2" WIDE
15	TIMBER PERGOLA WITH STEEL FRAME		16	SMOOTH EXPOSED CONCRETE BLOCK	COLOR: BASALITE CHARCOAL OR SIMILAR

REVISIONS		
NO.	DESCRIPTION	DATE
1	ISSUED FOR REZONING & DP	2022-11-21
2	REISSUED FOR REZONING & DP	2023-02-21

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**SCHEDULE B**  
 This forms part of application # DP23-0038 DVP23-0039  
 City of Kelowna DEVELOPMENT PLANNING  
 Planner Initials KB

CLIENT

**CENTRAL**

PROJECT NO. 22523

PROJECT MIXED USE COMMERCIAL AND RENTAL RESIDENTIAL DEVELOPMENT  
 155-179 Rutland Road, Kelowna, B.C.

DRAWING TITLE

ELEVATION MATERIAL LEGEND

SEAL



DRAWING NO. REVISION

**A400**

DATE 2022-11-21 DRAWN AZ  
 SCALE CHECKED HB



ITEM	COLOUR FINISH/ IMAGE	SYSTEM
1	1.1	
	1.2	
2	2.1	
	2.2	
3		
4		
5		
6		
7.1 & 7.2		
7.3, 7.4 & 7.5		
8		
16		



REFER TO ELEVATIONS FOR DETAILS

**GENERAL NOTE**  
 1. 3D PERSPECTIVES ARE APPROXIMATE ILLUSTRATION OF BUILDINGS, REFER TO DETAILED DRAWINGS

**bfa studio**  
 architects

ECO-REGIONAL ARCHITECTURE + INTERIOR DESIGN

800 - 355 Burrard Street T 604 662 8544  
 Vancouver, BC V6C 2G8 F 604 662 4060  
 www.besharatfiars.com info@besharatfiars.com

**REVISIONS**

NO.	DESCRIPTION	DATE
1	ISSUED FOR REZONING & DP	2022-11-21
2	REISSUED FOR REZONING & DP	2023-02-21

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**SCHEDULE B**  
 This forms part of application  
 # DP23-0038 DVP23-0039  
 City of Kelowna  
 DEVELOPMENT PLANNING  
 Planner Initials: KB

CLIENT

**CENTRAL**

PROJECT NO.

22523

PROJECT

MIXED USE COMMERCIAL AND RENTAL RESIDENTIAL DEVELOPMENT  
 155-179 Rutland Road,  
 Kelowna, B.C.

DRAWING TITLE

3D VIEWS WITH MATERIAL LEGEND

SEAL



DRAWING NO.

REVISION

**A405**

DATE  
 2022-11-21

DRAWN  
 AZ

SCALE

CHECKED

HB



ITEM	COLOUR FINISH/ IMAGE	SYSTEM
1	1.1	
	1.2	
2	2.1	
	2.2	
3		
4		
5		
6		
7.1 & 7.2		
7.3, 7.4 & 7.5		
8		
16		



REFER TO ELEVATIONS FOR DETAILS

**GENERAL NOTE**  
 1. 3D PERSPECTIVES ARE APPROXIMATE ILLUSTRATION OF BUILDINGS, REFER TO DETAILED DRAWINGS

**bfa studio architects**

ECO-REGIONAL ARCHITECTURE + INTERIOR DESIGN

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 Vancouver, BC V6C 2G8 F 604 662 4060  
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 DEVELOPMENT PLANNING

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**CENTRAL**

PROJECT NO. 22523

PROJECT MIXED USE COMMERCIAL AND RENTAL RESIDENTIAL DEVELOPMENT  
 155-179 Rutland Road, Kelowna, B.C.

DRAWING TITLE  
**3D VIEWS WITH MATERIAL LEGEND**

SEAL



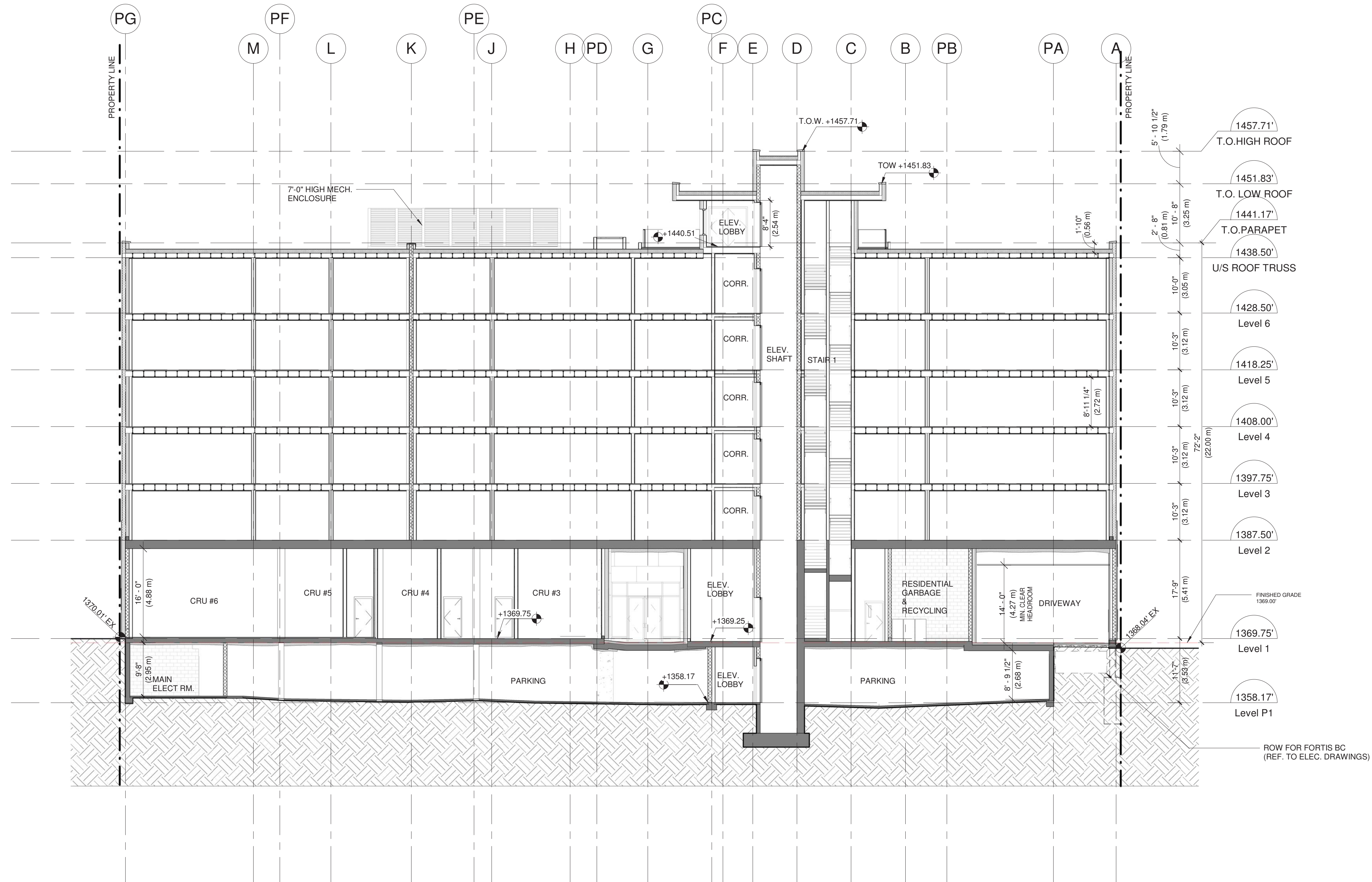
DRAWING NO. REVISION

**A406**

DATE 2022-11-21 DRAWN AZ  
 SCALE CHECKED HB



NO.	DESCRIPTION	DATE
1	ISSUED FOR REZONING & DP	2022-11-21
2	REISSUED FOR REZONING & DP	2023-02-21



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CLIENT

**CENTRAL**

PROJECT NO. 22523  
 PROJECT MIXED USE COMMERCIAL AND RENTAL RESIDENTIAL DEVELOPMENT  
 155-179 Rutland Road, Kelowna, B.C.

DRAWING TITLE SECTION A-A

SEAL



DRAWING NO. REVISION

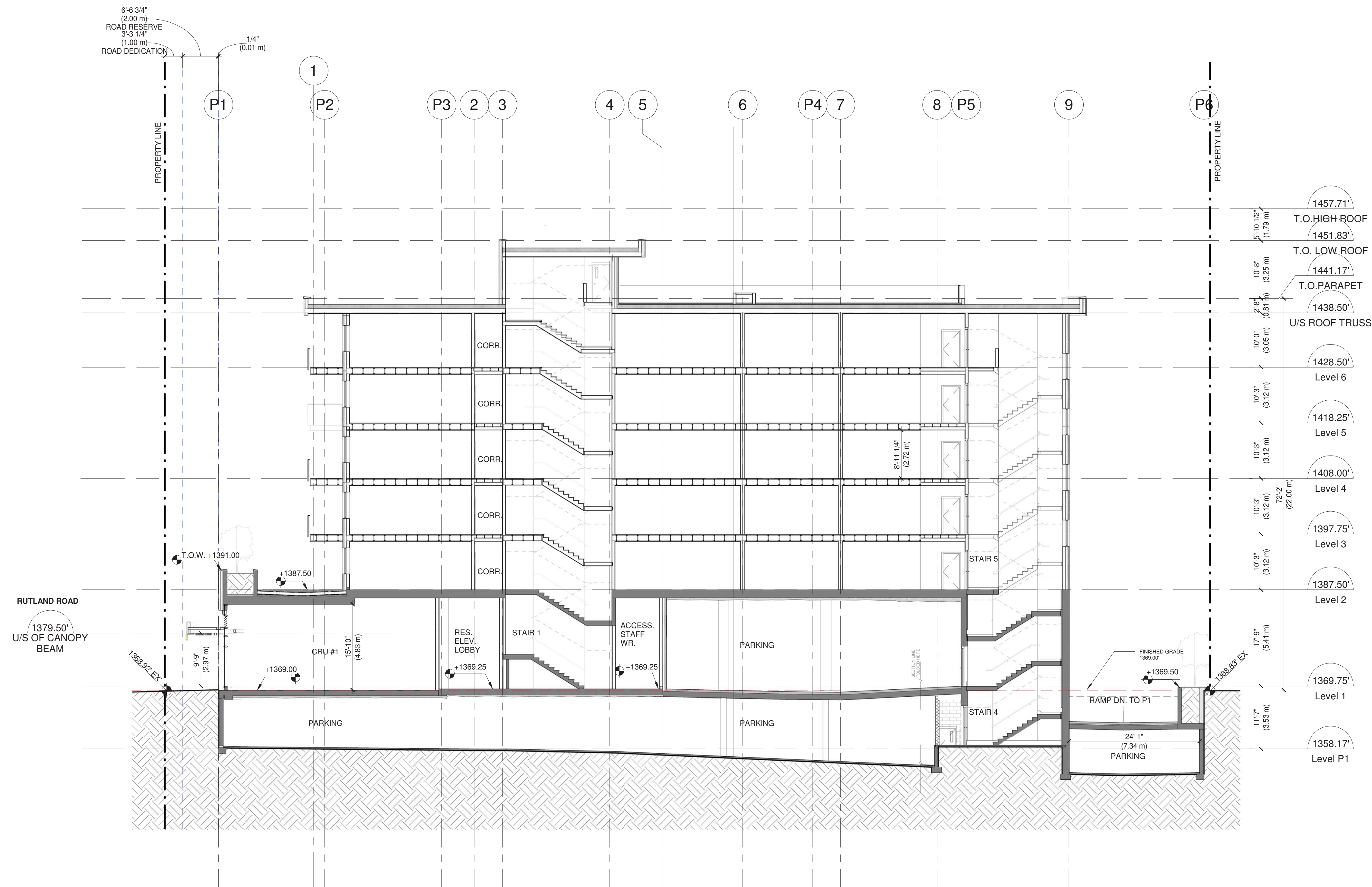
**A500**

DATE 2022-11-21 DRAWN AZ  
 SCALE 3/32" = 1'-0" CHECKED HB

**GENERAL NOTES**  
 1. REQUIRED MINIMUM BUILDING ELEVATION (MBE) ACCORDING TO CITY OF KELOWNA BYLAW IS 343.66m. PROPOSED ELEVATION OF THE LOWEST FLOOR SLAB IS 412.59m



NO.	DESCRIPTION	DATE
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CLIENT



PROJECT NO. 22523  
 PROJECT MIXED USE COMMERCIAL AND RENTAL RESIDENTIAL DEVELOPMENT  
 155-179 Rutland Road, Kelowna, B.C.

DRAWING TITLE SECTION B-B

SEAL



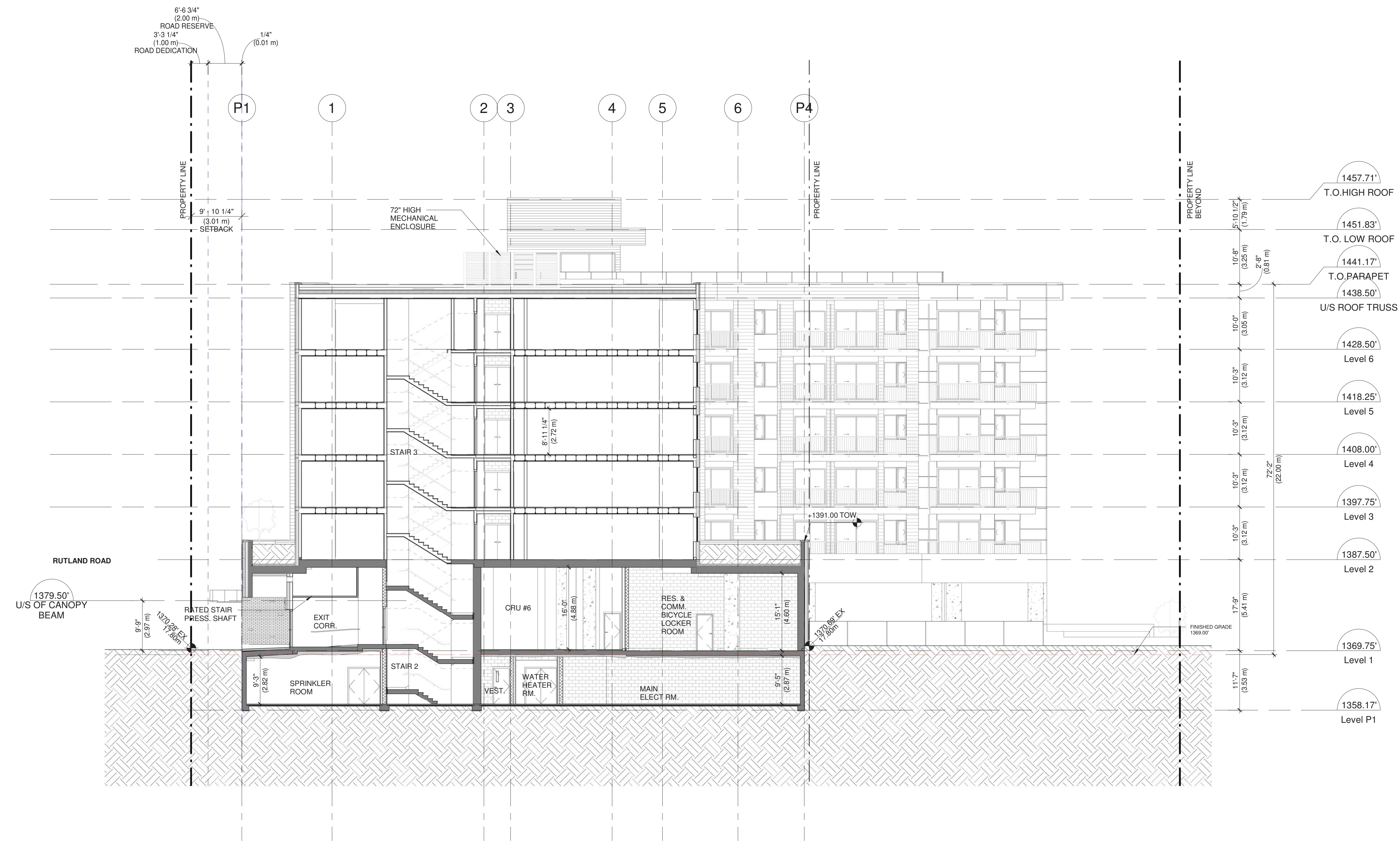
DRAWING NO. REVISION

**A501**

DATE 2022-11-21 DRAWN AZ  
 SCALE 3/32" = 1'-0" CHECKED HB

**GENERAL NOTES**  
 1. REQUIRED MINIMUM BUILDING ELEVATION (MBE) ACCORDING TO CITY OF KELOWNA BYLAW IS 343.66m. PROPOSED ELEVATION OF THE LOWEST FLOOR SLAB IS 412.59m





**REVISIONS**

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CLIENT



PROJECT NO. 22523  
 PROJECT MIXED USE COMMERCIAL AND RENTAL RESIDENTIAL DEVELOPMENT  
 155-179 Rutland Road, Kelowna, B.C.

DRAWING TITLE SECTION C-C

SEAL



DRAWING NO. REVISION

**A502**

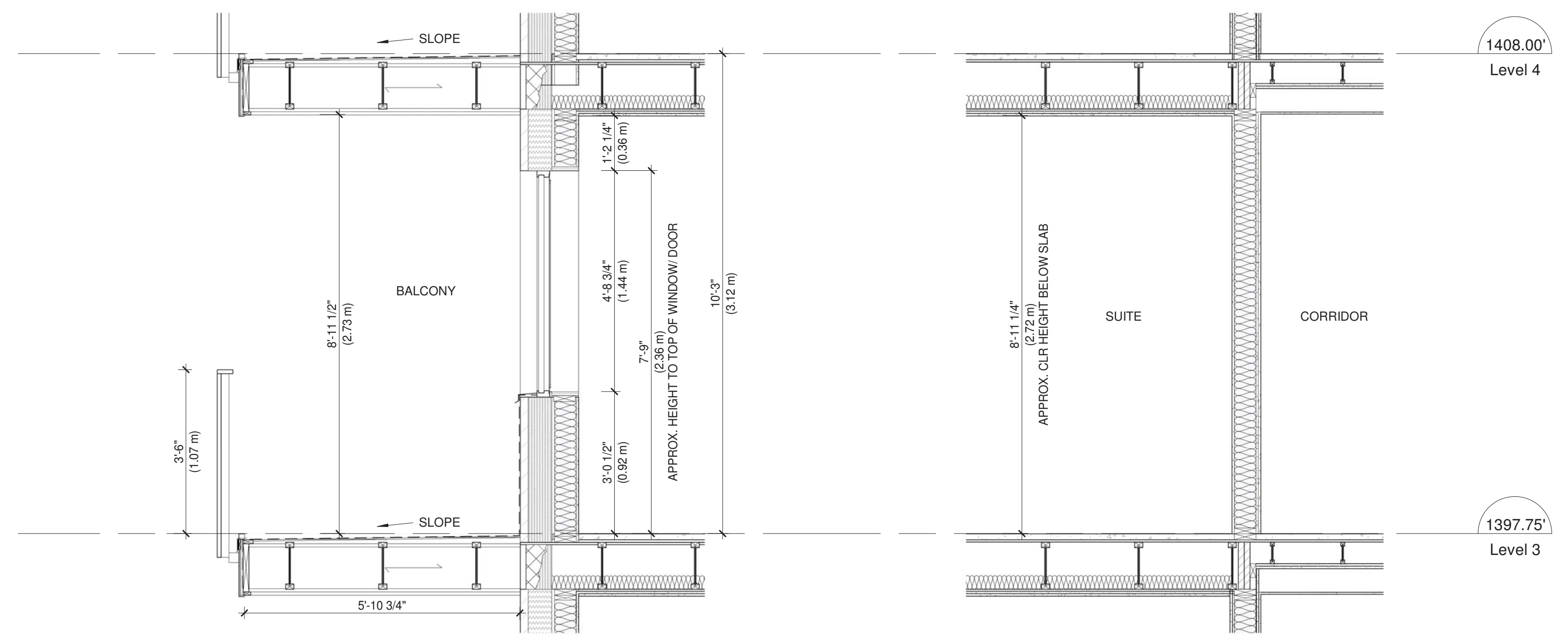
DATE 2022-11-21 DRAWN AZ  
 SCALE 3/32" = 1'-0" CHECKED HB

**GENERAL NOTES**  
 1. REQUIRED MINIMUM BUILDING ELEVATION (MBE) ACCORDING TO CITY OF KELOWNA BYLAW IS 343.66m. PROPOSED ELEVATION OF THE LOWEST FLOOR SLAB IS 412.59m



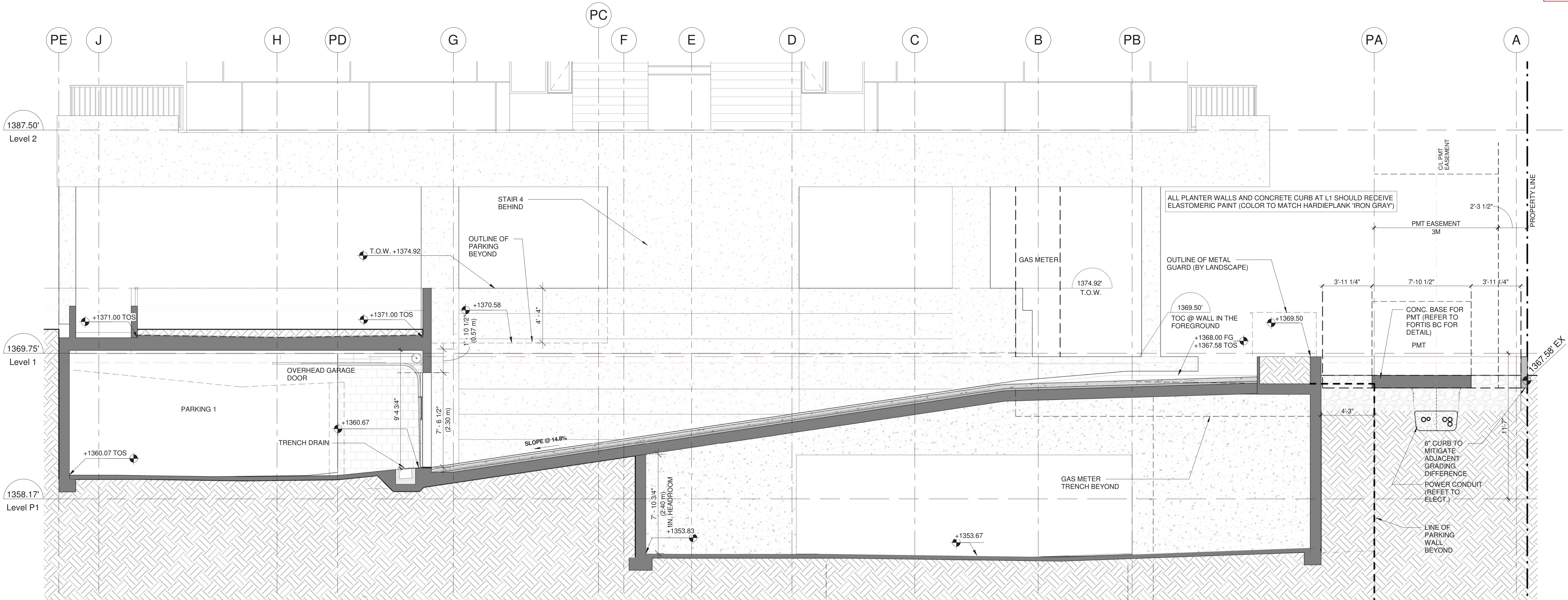
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**1** TYPICAL SUITE SECTION  
1/2" = 1'-0"

**SCHEDULE B**  
This forms part of application  
# DP23-0038 DVP23-0039  
Planner Initials **KB**  
City of Kelowna  
DEVELOPMENT PLANNING



**2** WALL SECTION - ENTRY RAMP  
1/4" = 1'-0"

**GENERAL NOTES**  
1. CEILING DROPS ARE APPROXIMATE AND MAY BE ADJUSTED DURING WORKING DRAWINGS BASED ON MECHANICAL CONSULTANT'S DWG

CLIENT

**CENTRAL**

PROJECT NO. 22523  
PROJECT MIXED USE COMMERCIAL AND RENTAL RESIDENTIAL DEVELOPMENT  
155-179 Rutland Road, Kelowna, B.C.

DRAWING TITLE  
**PARTIAL SECTIONS**

SEAL



DRAWING NO. REVISION

**A504**

DATE 2022-11-21 DRAWN CMV/AZ  
SCALE CHECKED HB



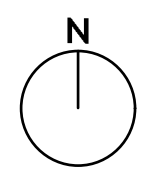
**SCHEDULE** C

This forms part of application  
# DP23-0038 DVP23-0039

Planner Initials **KB**



City of  
**Kelowna**  
DEVELOPMENT PLANNING



PROJECT TITLE

**155-179 RUTLAND ROAD  
MIXED-USE**  
Kelowna, BC

DRAWING TITLE

**OVERALL SITE PLAN  
1, 2, 6 FLOORS**

ISSUED FOR / REVISION

7	20.05.24	Development Permit Revision
8	22.09.09	Development Permit Revision
9	22.11.08	Development Permit Revision
10	22.11.14	Rezoning and Development Permit
11	23.02.21	Released for Rezoning and DP

PROJECT NO	21-086
DESIGN BY	KM
DRAWN BY	MC
CHECKED BY	FB
DATE	FEB. 21, 2023
SCALE	1:150
PAGE SIZE	24"x36"

SEAL



DRAWING NUMBER

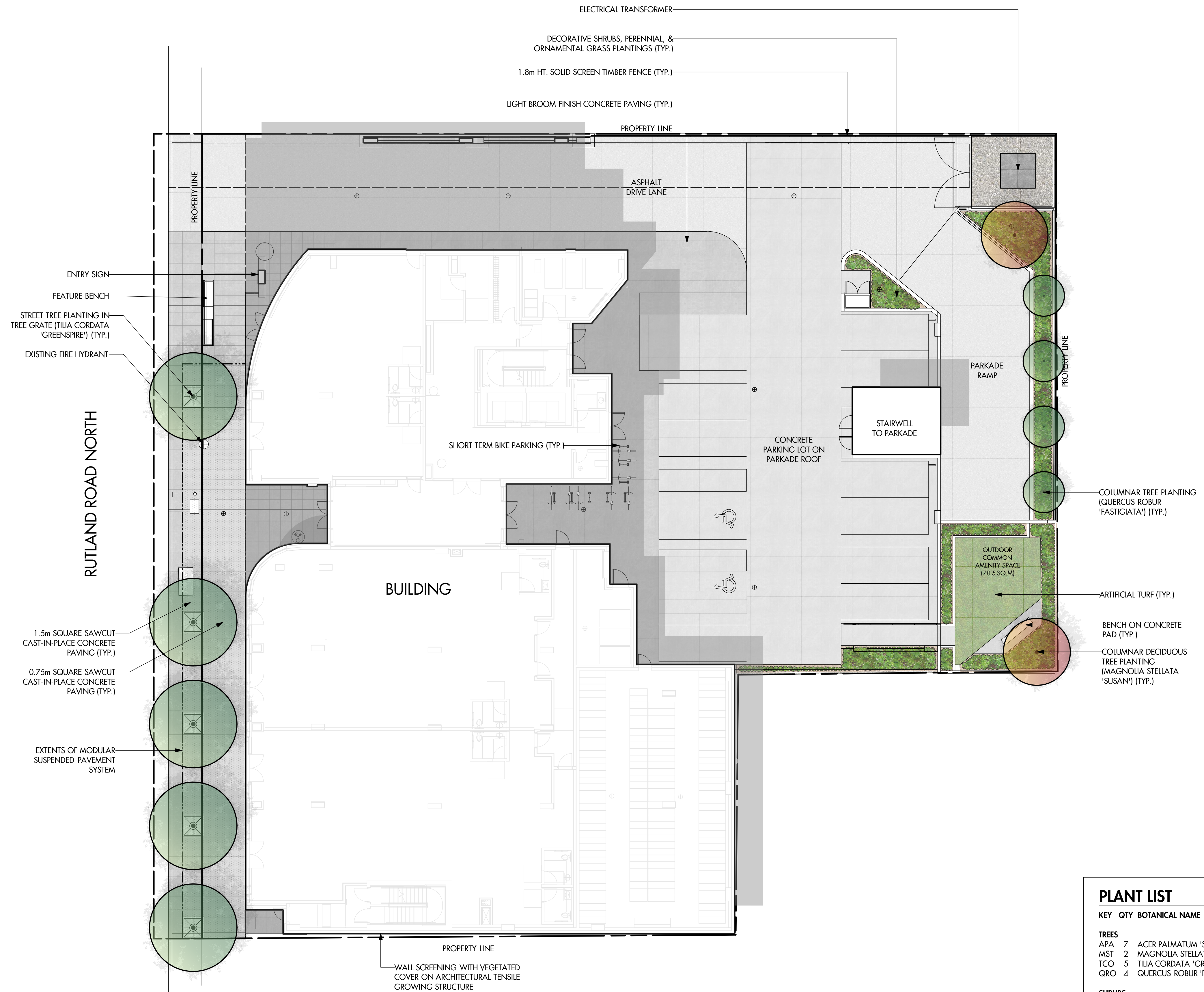
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**SCHEDULE C**  
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 City of Kelowna  
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 Planner Initials **KB**



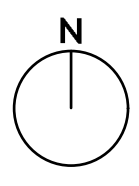
**NOTES**

1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED CNLA STANDARDS. ALL OFFSITE LANDSCAPE WORKS TO MEET CITY OF KELOWNA BYLAW 7900 STANDARDS.
2. ALL SOFT LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC TIMED UNDERGROUND IRRIGATION SYSTEM.
3. TREE AND SHRUB BEDS TO BE DRESSED IN A MINIMUM 75mm DEPTH BLACK WOOD MULCH. DO NOT PLACE WEED MAT UNDERNEATH TREE AND SHRUB BEDS.
4. TREE AND SHRUB BEDS TO RECEIVE A MINIMUM 300mm DEPTH TOPSOIL PLACEMENT.
5. SITE GRADING AND DRAINAGE WILL ENSURE THAT ALL STRUCTURES HAVE POSITIVE DRAINAGE, AND THAT NO WATER OR LOOSE IMPEDIMENTS WILL BE DISCHARGED FROM THE LOT ONTO ADJACENT PUBLIC, COMMON, OR PRIVATE PROPERTIES.

**PLANT LIST**

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE/SPACING & REMARKS
<b>TREES</b>				
APA	7	ACER PALMATUM 'SANGO KAKU'	CORAL BARK JAPANESE MAPLE	3cm CAL
MST	2	MAGNOLIA STELLATA 'SUSAN'	SUSAN MAGNOLIA	6cm CAL
TCO	5	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LINDEN	6cm CAL
QRO	4	QUERCUS ROBUR 'FASTIGIATA'	PYRAMIDAL ENGLISH OAK	4cm CAL
<b>SHRUBS</b>				
BUX	52	BUXUS 'GREEN VELVET'	GREEN VELVET BOXWOOD	#02 CONT. /0.75M O.C. SPACING
CSA	9	CORNUS SANGUINEA 'WINTER BEAUTY'	BLOOD TWIG DOGWOOD	#02 CONT. /1.8M O.C. SPACING
EAL	13	EUCONYMIUS ALATUS 'COMPACTA'	DWARF WINGED BURNING BUSH	#02 CONT. /1.5M O.C. SPACING
HMA	9	HYDRANGEA MACROPHYLLA 'SWEET N' SALSA'	SWEET N' SALSA HYDRANGEA	#02 CONT. /1.8M O.C. SPACING
<b>PERENNIALS, GRASSES, GROUNDCOVERS &amp; VINES</b>				
CVE	25	COREOPSIS VERTICILLATA 'MOONBEAM'	MOONBEAM THREADLEAF COREOPSIS	#01 CONT. /0.9M O.C. SPACING
HOS	12	HOSTA 'NORTHERN EXPOSURE'	NORTHERN EXPOSURE HOSTA	#01 CONT. /1.5M O.C. SPACING
PAL	12	PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS	#01 CONT. /1.5M O.C. SPACING
PQU	12	PARTHENOCISSUS QUINQUEFOLIA	VIRGINIA CREEPER	#01 CONT. /1.5M O.C. SPACING
PQU	8	PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY	#01 CONT. /1.2M O.C. SPACING
SNE	20	SALVIA NEMOROSA 'MAY NIGHT'	MAY NIGHT SALVIA	#01 CONT. /0.9M O.C. SPACING

LEVEL 1 - LANDSCAPE PLAN



PROJECT TITLE  
**155-179 RUTLAND ROAD MIXED-USE**  
 Kelowna, BC

DRAWING TITLE  
**CONCEPTUAL LANDSCAPE PLAN**

ISSUED FOR / REVISION

NO.	DATE	DESCRIPTION
7	20.05.24	Development Permit Revision
8	22.09.09	Development Permit Revision
9	22.11.08	Development Permit Revision
10	22.11.14	Rezoning and Development Permit
11	23.02.21	Revised for Rezoning and DP

PROJECT NO: 21-086  
 DESIGN BY: KM  
 DRAWN BY: MC  
 CHECKED BY: FB  
 DATE: FEB. 21, 2023  
 SCALE: 1:150  
 PAGE SIZE: 24x36"



DRAWING NUMBER  
**L2/5**



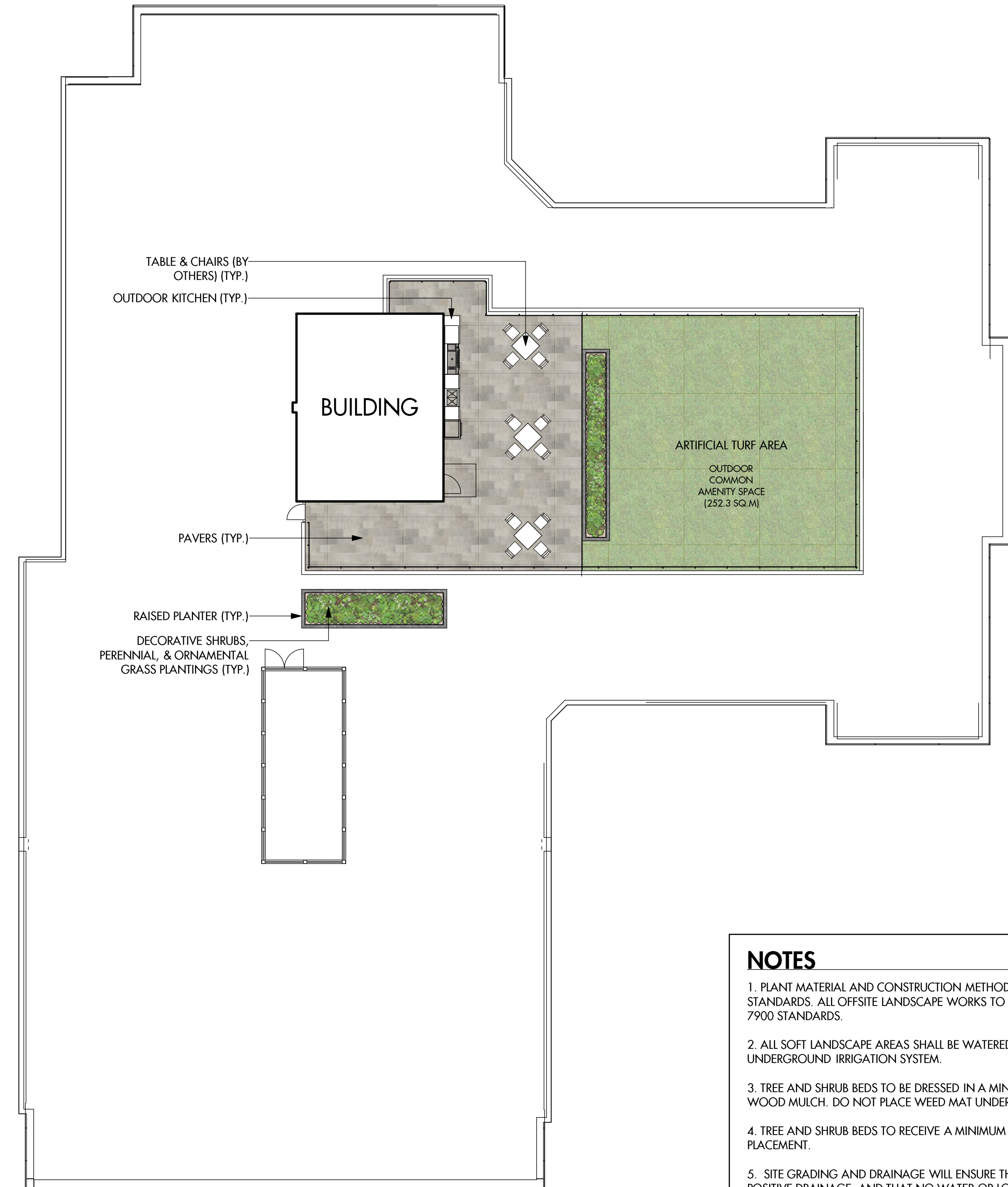


**SCHEDULE C**  
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 City of Kelowna  
 DEVELOPMENT PLANNING  
 Planner Initials **KB**



WALL SCREENING WITH VEGETATED COVER ON ARCHITECTURAL TENSILE GROWING STRUCTURE

LEVEL 2 - LANDSCAPE PLAN



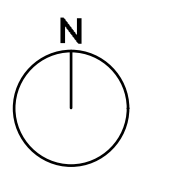
LEVEL 6 - LANDSCAPE PLAN

**NOTES**

1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED CNLA STANDARDS. ALL OFFSITE LANDSCAPE WORKS TO MEET CITY OF KELOWNA BYLAW 7900 STANDARDS.
2. ALL SOFT LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC TILED UNDERGROUND IRRIGATION SYSTEM.
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**PLANT LIST**

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MST	2	MAGNOLIA STELLATA 'SUSAN'	SUSAN MAGNOLIA	6cm CAL
TCO	5	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LINDEN	6cm CAL
QRO	4	QUERCUS ROBUR 'FASTIGIATA'	PYRAMIDAL ENGLISH OAK	4cm CAL
<b>SHRUBS</b>				
BUX	52	BUXUS 'GREEN VELVET'	GREEN VELVET BOXWOOD	#02 CONT. /0.75M O.C. SPACING
CSA	9	CORNUS SANGUINEA 'WINTER BEAUTY'	BLOOD TWIG DOGWOOD	#02 CONT. /1.8M O.C. SPACING
EAL	13	EUONYMUS ALATUS 'COMPACTA'	DWARF WINGED BURNING BUSH	#02 CONT. /1.5M O.C. SPACING
HMA	9	HYDRANGEA MACROPHYLLA 'SWEET N' SALSA'	SWEET N' SALSA HYDRANGEA	#02 CONT. /1.8M O.C. SPACING
<b>PERENNIALS, GRASSES, GROUNDCOVERS &amp; VINES</b>				
CVE	25	COREOPSIS VERTICILLATA 'MOONBEAM'	MOONBEAM THREADLEAF COREOPSIS	#01 CONT. /0.9M O.C. SPACING
HOS	12	HOSTA 'NORTHERN EXPOSURE'	NORTHERN EXPOSURE HOSTA	#01 CONT. /1.5M O.C. SPACING
PAL	12	PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS	#01 CONT. /1.5M O.C. SPACING
PQU	12	PARTHENOCISSUS QUINQUEFOLIA	VIRGINIA CREEPER	#01 CONT. /1.5M O.C. SPACING
PQU	8	PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY	#01 CONT. /1.2M O.C. SPACING
SNE	20	SALVIA NEMOROSA 'MAY NIGHT'	MAY NIGHT SALVIA	#01 CONT. /0.9M O.C. SPACING



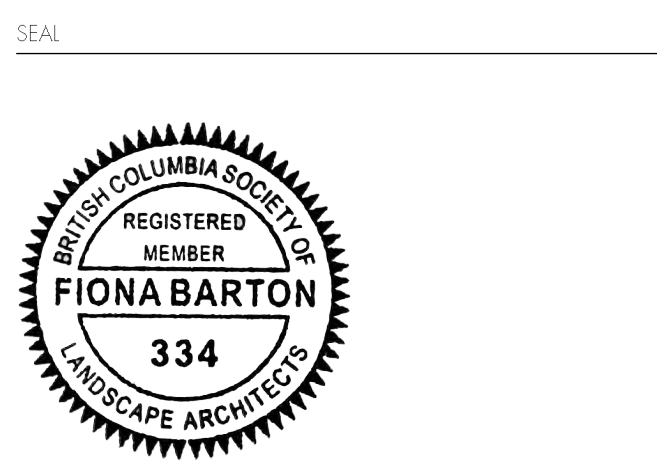
PROJECT TITLE  
**155-179 RUTLAND ROAD MIXED-USE**  
 Kelowna, BC

DRAWING TITLE  
**CONCEPTUAL LANDSCAPE PLAN**

ISSUED FOR / REVISION

NO.	DATE	DESCRIPTION
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PROJECT NO: 21-086  
 DESIGN BY: KM  
 DRAWN BY: MC  
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 SCALE: 1:150  
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DRAWING NUMBER  
**L3/5**

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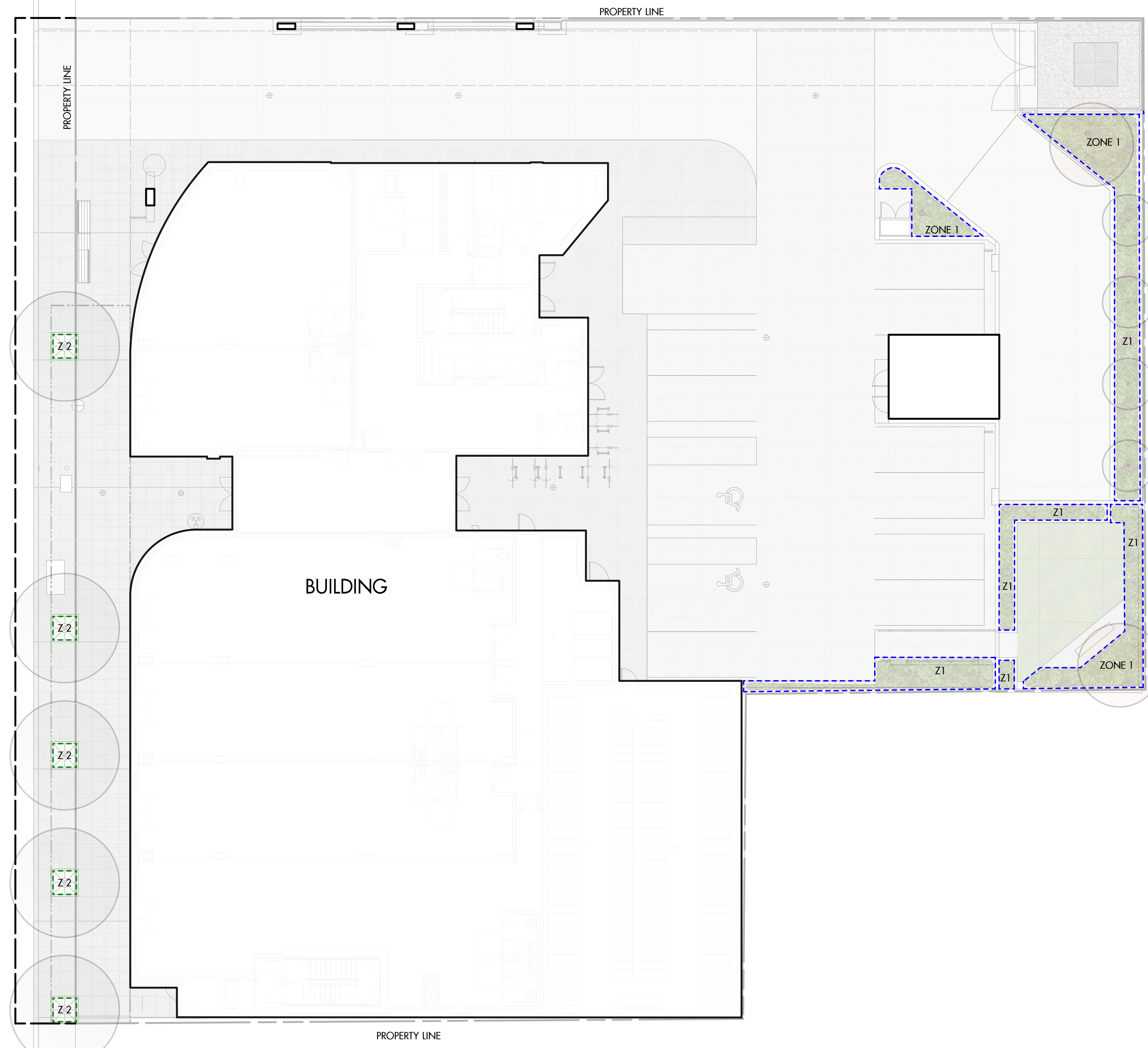


**SCHEDULE C**

This forms part of application  
 # DP23-0038 DVP23-0039

Planner Initials **KB**

RUTLAND ROAD NORTH



LEVEL 1 - LANDSCAPE PLAN

**WATER CONSERVATION CALCULATIONS**

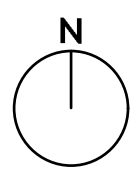
LANDSCAPE MAXIMUM WATER BUDGET (WB) = 124 cu.m. / year  
 ESTIMATED LANDSCAPE WATER USE (WU) = 69 cu.m. / year  
 WATER BALANCE = 55 cu.m. / year  
 \*REFER ATTACHED IRRIGATION APPLICATION FOR DETAILED CALCULATIONS

**IRRIGATION LEGEND**

- ZONE #1: HIGH EFFICIENCY SUBSURFACED DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS  
 TOTAL AREA: 94 sq.m.  
 MICROCLIMATE: SOUTHEAST EXPOSURE, PARTIALLY SHADED BY TREES  
 ESTIMATED ANNUAL WATER USE: 31 cu.m.
- ZONE #2: HIGH EFFICIENCY BUBBLER IRRIGATION FOR TREES IN GRATES  
 TOTAL AREA: 11 sq.m.  
 MICROCLIMATE: WEST EXPOSURE, FULL SUN  
 ESTIMATED ANNUAL WATER USE: 4 cu.m.
- ZONE #3: HIGH EFFICIENCY SUBSURFACED DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS  
 TOTAL AREA: 62 sq.m.  
 MICROCLIMATE: SOUTHEAST EXPOSURE, PARTIALLY SHADED BY TREES  
 ESTIMATED ANNUAL WATER USE: 21 cu.m.
- ZONE #4: HIGH EFFICIENCY SUBSURFACED DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS  
 TOTAL AREA: 2 sq.m.  
 MICROCLIMATE: SOUTHEAST EXPOSURE, PARTIALLY SHADED BY TREES  
 ESTIMATED ANNUAL WATER USE: 1 cu.m.
- ZONE #5: HIGH EFFICIENCY SUBSURFACED DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS  
 TOTAL AREA: 20 sq.m.  
 MICROCLIMATE: SOUTHEAST EXPOSURE, PARTIALLY SHADED BY TREES  
 ESTIMATED ANNUAL WATER USE: 7 cu.m.
- ZONE #6: HIGH EFFICIENCY SUBSURFACED DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS  
 TOTAL AREA: 18 sq.m.  
 MICROCLIMATE: SOUTHEAST EXPOSURE  
 ESTIMATED ANNUAL WATER USE: 6 cu.m.

**IRRIGATION NOTES**

1. IRRIGATION PRODUCTS AND INSTALLATION METHODS SHALL MEET OR EXCEED THE REQUIREMENTS OF THE WATER USE REGULATION BYLAW NO. 10480 AND THE SUPPLEMENTARY SPECIFICATIONS IN THE CITY OF KELOWNA BYLAW 7900 (PART 6, SCHEDULE 5).
2. THE IRRIGATION SYSTEM SHALL MEET THE REQUIREMENTS, REGULATIONS, AND BYLAWS OF THE WATER PURVEYOR.
3. THE IRRIGATION SYSTEM SHALL BE EQUIPPED WITH AN APPROVED BACKFLOW PREVENTION DEVICE, WATER METER, AND SHUT OFF VALVE LOCATED OUTSIDE THE BUILDING ACCESSIBLE TO THE CITY.
4. AN APPROVED SMART CONTROLLER SHALL BE INSTALLED. THE IRRIGATION SCHEDULING TIMES SHALL UTILIZE A MAXIMUM ET VALUE OF 7" / MONTH (KELOWNA JULY ET), TAKING INTO CONSIDERATION SOIL TYPE, SLOPE, AND MICROCLIMATE.
5. DRIP LINE AND EMITTERS SHALL INCORPORATE TECHNOLOGY TO LIMIT ROOT INTRUSION.
6. IRRIGATION SLEEVES SHALL BE INSTALLED TO ROUTE IRRIGATION LINES UNDER HARD SURFACES AND FEATURES.
7. IRRIGATION PIPE SHALL BE SIZED TO ALLOW FOR A MAXIMUM FLOW OF 1.5m /SEC.
8. A FLOW SENSOR AND MASTER VALVE SHALL BE CONNECTED TO THE CONTROLLER AND PROGRAMMED TO STOP FLOW TO THE SYSTEM IN CASE OF AN IRRIGATION WATER LEAK.



PROJECT TITLE

**155-179 RUTLAND ROAD  
 MIXED-USE**

Kelowna, BC

DRAWING TITLE

**WATER CONSERVATION/  
 IRRIGATION PLAN**

ISSUED FOR / REVISION

NO.	DATE	REVISION
7	20.05.24	Development Permit Revision
8	22.09.09	Development Permit Revision
9	22.11.08	Development Permit Revision
10	22.11.14	Rezoning and Development Permit
11	23.02.21	Revised for Rezoning and DP

PROJECT NO.

21-086

DESIGN BY

KM

DRAWN BY

MC

CHECKED BY

FB

DATE

FEB. 21, 2023

SCALE

1:150

PAGE SIZE

24"x36"

SEAL



DRAWING NUMBER

**L4/5**

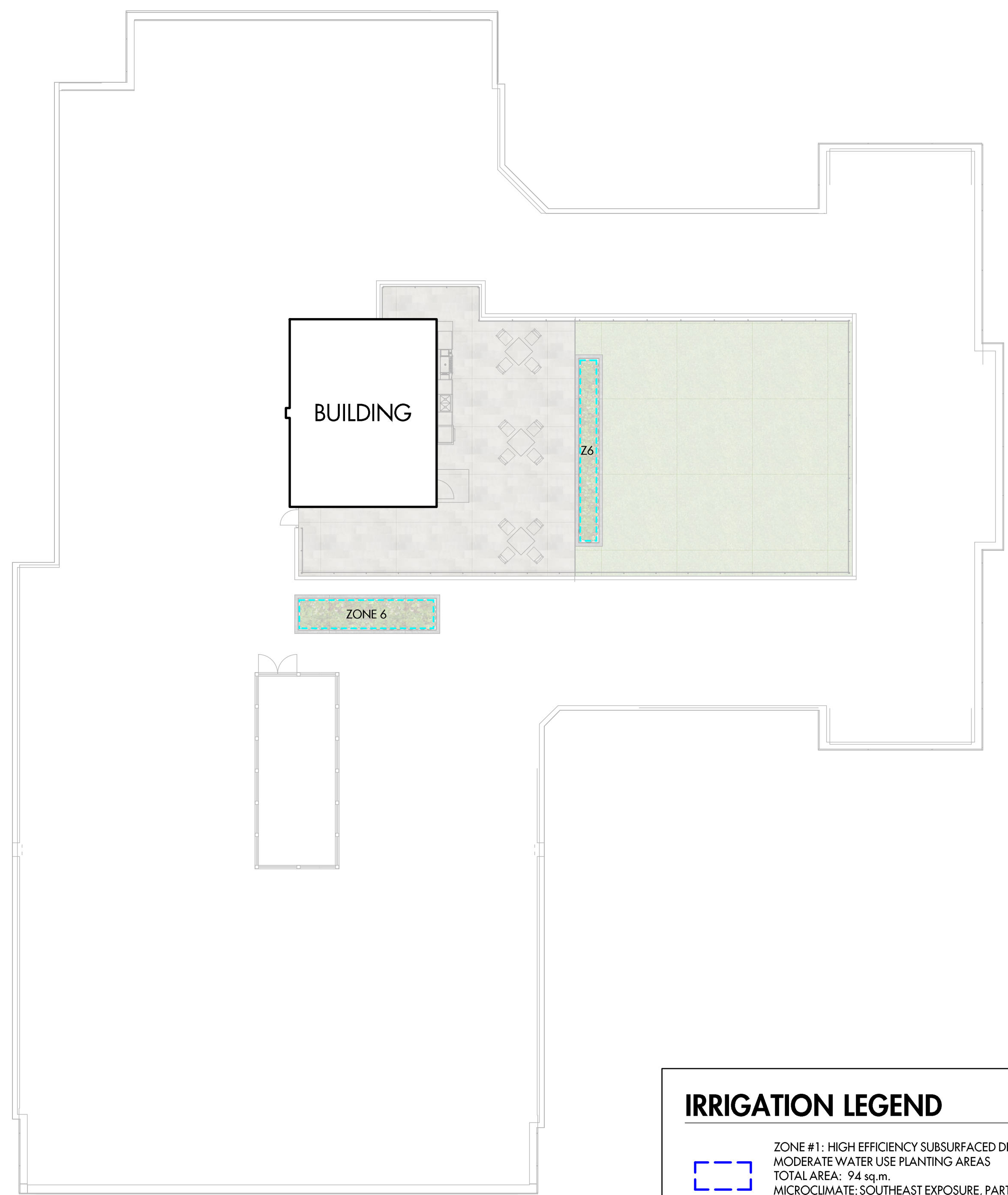
ISSUED FOR REVIEW ONLY

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LEVEL 2 - LANDSCAPE PLAN



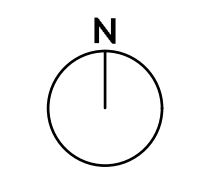
WATER CONSERVATION CALCULATIONS	
LANDSCAPE MAXIMUM WATER BUDGET (WB)	= 124 cu.m. / year
ESTIMATED LANDSCAPE WATER USE (WU)	= 69 cu.m. / year
WATER BALANCE	= 55 cu.m. / year
*REFER ATTACHED IRRIGATION APPLICATION FOR DETAILED CALCULATIONS	

- ### IRRIGATION NOTES
- IRRIGATION PRODUCTS AND INSTALLATION METHODS SHALL MEET OR EXCEED THE REQUIREMENTS OF THE WATER USE REGULATION BYLAW NO. 10480 AND THE SUPPLEMENTARY SPECIFICATIONS IN THE CITY OF KELOWNA BYLAW 7900 (PART 6, SCHEDULE 5).
  - THE IRRIGATION SYSTEM SHALL MEET THE REQUIREMENTS, REGULATIONS, AND BYLAWS OF THE WATER PURVEYOR.
  - THE IRRIGATION SYSTEM SHALL BE EQUIPPED WITH AN APPROVED BACKFLOW PREVENTION DEVICE, WATER METER, AND SHUT OFF VALVE LOCATED OUTSIDE THE BUILDING ACCESSIBLE TO THE CITY.
  - AN APPROVED SMART CONTROLLER SHALL BE INSTALLED. THE IRRIGATION SCHEDULING TIMES SHALL UTILIZE A MAXIMUM ET VALUE OF 7" / MONTH (KELOWNA JULY ET), TAKING INTO CONSIDERATION SOIL TYPE, SLOPE, AND MICROCLIMATE.
  - DRIP LINE AND EMITTERS SHALL INCORPORATE TECHNOLOGY TO LIMIT ROOT INTRUSION.
  - IRRIGATION SLEEVES SHALL BE INSTALLED TO ROUTE IRRIGATION LINES UNDER HARD SURFACES AND FEATURES.
  - IRRIGATION PIPE SHALL BE SIZED TO ALLOW FOR A MAXIMUM FLOW OF 1.5m /SEC.
  - A FLOW SENSOR AND MASTER VALVE SHALL BE CONNECTED TO THE CONTROLLER AND PROGRAMMED TO STOP FLOW TO THE SYSTEM IN CASE OF AN IRRIGATION WATER LEAK.

### IRRIGATION LEGEND

	<b>ZONE #1:</b> HIGH EFFICIENCY SUBSURFACED DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS TOTAL AREA: 94 sq.m. MICROCLIMATE: SOUTHEAST EXPOSURE, PARTIALLY SHADED BY TREES ESTIMATED ANNUAL WATER USE: 31 cu.m.
	<b>ZONE #2:</b> HIGH EFFICIENCY BUBBLER IRRIGATION FOR TREES IN GRATES TOTAL AREA: 11 sq.m. MICROCLIMATE: WEST EXPOSURE, FULL SUN ESTIMATED ANNUAL WATER USE: 4 cu.m.
	<b>ZONE #3:</b> HIGH EFFICIENCY SUBSURFACED DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS TOTAL AREA: 62 sq.m. MICROCLIMATE: SOUTHEAST EXPOSURE, PARTIALLY SHADED BY TREES ESTIMATED ANNUAL WATER USE: 21 cu.m.
	<b>ZONE #4:</b> HIGH EFFICIENCY SUBSURFACED DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS TOTAL AREA: 2 sq.m. MICROCLIMATE: SOUTHEAST EXPOSURE, PARTIALLY SHADED BY TREES ESTIMATED ANNUAL WATER USE: 1 cu.m.
	<b>ZONE #5:</b> HIGH EFFICIENCY SUBSURFACED DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS TOTAL AREA: 20 sq.m. MICROCLIMATE: SOUTHEAST EXPOSURE, PARTIALLY SHADED BY TREES ESTIMATED ANNUAL WATER USE: 7 cu.m.
	<b>ZONE #6:</b> HIGH EFFICIENCY SUBSURFACED DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS TOTAL AREA: 18 sq.m. MICROCLIMATE: SOUTHEAST EXPOSURE ESTIMATED ANNUAL WATER USE: 6 cu.m.

**SCHEDULE C**  
 This forms part of application  
 # DP23-0038 DVP23-0039  
 City of Kelowna  
 DEVELOPMENT PLANNING  
 Planner Initials: KB



PROJECT TITLE  
**155-179 RUTLAND ROAD MIXED-USE**  
 Kelowna, BC

DRAWING TITLE  
**WATER CONSERVATION/ IRRIGATION PLAN**

ISSUED FOR / REVISION		
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PROJECT NO.	21-086
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SEAL



DRAWING NUMBER

**L5/5**

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## APPLICANT INFORMATION

Owner	ASI Central GP Inc.		Contractor co. name	Ecora Engineering & Resource Group	
Project address	155-179 Rutland Road North		Contractor contact name	Fiona Barton	
City	Kelowna		Contractor phone #	250-469-9757	
Owner phone #	1-403-266-5000 ext. 207		Contractor email	<a href="mailto:fiona@outlanddesign.ca">fiona@outlanddesign.ca</a>	
Owner email	<a href="mailto:Aaron.Macdonald@arlingtonstreet.ca">Aaron.Macdonald@arlingtonstreet.ca</a>				
Province	BC	Postal Code:	V1X 3B1	Preferred contact Owner	<input type="checkbox"/>
				Contractor	<input type="checkbox"/>

**NOTE: ALL 3 PAGES OF THE APPLICATION MUST BE COMPLETED AND SUBMITTED**

## LANDSCAPE AND IRRIGATION CHECKLIST

The Applicant in submitting this application, has adhered to:

- Applicable electrical standards, plumbing standards, and backflow prevention standards
- Bylaw 7900 Schedule 4 and 5
- Requirements of Water Regulation Bylaw

Where an exemption is required (e.g. golf course or large school field), contact the Water Smart program directly.

Note that checklists for selecting an irrigation contractor are available through the IIABC or the IA. Below is the link to the IIABC checklist.

<https://www.irrigationbc.com/page/selecting-a-contractor>

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Applicant notes pertaining to the application:



## LANDSCAPE WATER USE AREA

Applicant: **ASI Central GP Inc.** | Address: **155-179 Rutland Road North**

### Step 1: Measure Total Landscape Area (LA)

Area of site that will absorb water: **207** sq.m. (over 100 square meters)

Note: Include boulevard, and proposed lawn, plants, mulch, pervious decks or paving stones. Do not include areas that are not pervious such as buildings, paved driveways, concrete patios etc.

Step 2: Divide Into Landscape Treatments*		Plant Factor	Irrig Efficiency	Hydrozone Area	% of Total LA	Estimated Water
Note: each of the areas below are a 'HYDROZONE'		(PF)	(IE)	(HA)		(WU)
<b>Unwatered Pervious Areas (not impervious paving)</b>						
Mulch (Stone, bark or sand)		N/A	N/A		0%	N/A
Pervious deck (Spaced wood deck)		N/A	N/A		0%	N/A
Pervious paving (ie: AquaPave, Rima Pave)		N/A	N/A		0%	N/A
Naturalized meadow (wildflowers)		N/A	N/A		0%	N/A
Naturalized area (Existing natural area)		N/A	N/A		0%	N/A
Other:		N/A	N/A		0%	N/A
Swimming or ornamental pool		1	1		0%	0
<b>Watered Planting Beds (shrubs or groundcover)</b>						
<i>Planting Type</i>	<i>Irrig Efficiency</i>					
Low water use plants	High (Drip or Bubbler)	0.3	0.9		0%	0
Low water use plants	Moderate (Spray or Rotor)	0.3	0.7		0%	0
Moderate water use plants	High (Drip or Bubbler)	0.5	0.9	207	100%	69
Moderate water use plants	Moderate (Spray or Rotor)	0.5	0.7		0%	0
High water use plants	High (Drip or Bubbler)	0.7	0.9		0%	0
High water use plants	Moderate (Spray or Rotor)	0.7	0.7		0%	0
<b>Watered Mown Lawn Areas</b>						
	Moderate (Spray or Rotor)	1	0.7		0%	0
<b>Special Landscape Areas (SLA)</b>						
Vegetable Garden	High (Drip or Bubbler)	1	0.9		0%	0
Vegetable Garden	Moderate (Spray or Rotor)	1	0.7		0%	0
Commercial sportsfield turf	Moderate (Spray or Rotor)	1	0.7		0%	0
Rainwater or Recycled Water Use		0.3	1		0%	0
<b>Totals</b>				207	100%	69
<b>Special Landscape Area (SLA) Sub total</b>				0		

\*If proposed design conditions are not shown on the form please contact Water Smart 250-469-8502



Applicant:

ASI Central GP Inc.

Address: 155-179 Rutland Road North

## CALCULATE & COMPARE WATER BUDGET TO ESTIMATED WATER USE

0

Total Landscape Area	207	
Landscape Water Budget (WB)	124	cu.m./yr.
Estimated Landscape Water Use (WU)	69	cu.m./yr.
Under (-OVER) Budget (Must be under Water Budget WB)	55	cu.m./yr.
	OK	

I confirm by completing the attached Landscape Water Conservation Report, that the project will conform to industry best practices for landscape and irrigation installation in Kelowna. I also acknowledge that the landscape treatments of the project will conform to the Hydrozone areas as identified in the Landscape Area Water Use Area table.

\_\_\_\_\_  
Name of Applicant (person submitting the form)

Date: \_\_\_\_\_


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## FOR CITY OF KELOWNA OFFICE USE ONLY

The calculations above satisfy the requirements of the Water Regulation Bylaw 10480 Section 4.4.2 and 4.4.3. and the application is hereby APPROVED with the signature of the Water Manager or designate.

\_\_\_\_\_  
Name of Kelowna Water Smart designate  
For Water Manager

Date: \_\_\_\_\_

<b>SCHEDULE</b>		<b>C</b>
This forms part of application		
# DP23-0038 DVP23-0039		
Planner Initials	KB	
		<b>City of Kelowna</b> DEVELOPMENT PLANNING





Monday, August 14, 2023

**155-179 Rutland Road North Mixed Use**

ASI Central GP Inc.  
400 – 1550 5 Street SW  
Calgary, AB T2R 1K3  
Attn: Ralph Bennetsen, EVP, Development & Acquisitions  
Via email to: [Ralph.Bennetsen@arlingtonstreet.ca](mailto:Ralph.Bennetsen@arlingtonstreet.ca)

**Re: 155-179 Rutland Road North Mixed Use – Preliminary Cost Estimate for Bonding**

Dear Ralph:

Please be advised of the following preliminary cost estimate for bonding of the proposed landscape works shown in the 155-179 Rutland Road North Mixed Use conceptual landscape plan dated 23.02.21;

- On-site Improvements: 1,308 square metres (14,079 square feet) = \$155,950.00
- Off-site Improvements: 100 square metres (1,076 square feet) of = \$51,830.00

This preliminary cost estimate is inclusive of trees, shrubs, mulch, site furnishings, root barrier, topsoil & irrigation.

You will be required to submit a performance bond to the City of Kelowna in the amount of 125% of the preliminary cost estimate. Please do not hesitate to contact me with any questions about the landscape plan.

Best regards,



Fiona Barton, MBCSLA, CSLA  
*as per*  
Outland Design Landscape Architecture



**THIS AGREEMENT** made in duplicate this 5 day of October, 2023

**BETWEEN:**

**UPTOWN MURAL PROJECT 2023**

OF THE FIRST PART

Hereinafter referred to as “Uptown Mural Project 2023.”

– and –

OF THE SECOND PART

**Property Owner (s)** –155-179 Rutland Road N, Kelowna BC **address here**

Hereinafter referred to as the “Owner”

**WHEREAS** The Uptown Rutland Business Association (URBA) owners of the “Uptown Mural Project 2023” was established in 2007 and is an area defined and mandated under municipal legislation. The role of the BIA is to allow property owners and business operators to work together and, with the support of the municipality, to organize, finance and promote economic development in the BIA District. Specific tasks include beautification, event management, marketing and enhancing relationships with government and community organizations

**AND WHEREAS** the Owner is the registered Owner of the building at **{full address here}**

1. The Owner hereby agrees to permit contract Artist and crew of the Uptown Mural Project 2023 to paint A Mural located at 155-179 Rutland Road N, Kelowna BC Kelowna BC, being the exterior face of the direction facing (north/south/east/west) wall of the building, hereinafter called the “Wall”.
2. The Owner agrees not to deface, cover, destroy, damage, alter or directly obstruct the visibility of the street art for a minimum of three (3) years.
3. In an effort to support and engage the community of Rutland, and to ensure only the highest calibre of public art is curated and produced for the Uptown Mural Project, the Owner recognises the experience and expertise of the Uptown Mural Project team and willfully agrees to the following selection and development process:



- i. ALL Artists will be selected by Uptown Mural Project Management, a team of professional artists with experience in selecting Mural Artists for public art projects and expertise in the field of contemporary mural art.
  - ii. All Mural Artists will be selected from a group of professional artists, with proven experience and expertise in mural painting. All Mural Artists selected shall have demonstrated artistic excellence with outdoor large-scale murals within their portfolio of previous work.
  - iii. Selected Artists will be paired with a selected wall by Uptown Mural Project Management, selected artists will supply three (3) visual renderings / conceptual sketches. These preliminary sketches will be shared with the Owner.
  - iv. Uptown Mural Project Management will review preliminary sketches and when necessary will request up to a maximum of three (3) revisions. All revisions are subject to artist approval based on the grounds of artistic license, copyright and project mandate.
  - v. Artist will provide the Uptown Mural Project Management a final concept sketch 14-21 days prior to artist commencing painting. This Final will be shared with building Owner as soon as it is received by Uptown Mural Project Management.
4. The Owner agrees that if repairs are required to the Wall, the Owner will notify Uptown Mural Project 2023 in writing of this intention to repair. Once authorization has been received from Uptown Mural Project 2023, the Owner agrees to proceed with the approved repairs using all reasonable efforts to minimize damage to the mural.
5. The Uptown Mural Project 2023 will use all reasonable efforts not to interfere or disrupt with the day to day business conducted by the Owner and tenants/occupiers of the Building. The Owner will assist Uptown Mural



Project 2023 to coordinate the painting of the mural with the affected tenant(s)/occupier(s) of the Building.

6. The Owner agrees to permit, by prior appointment, the Uptown Mural Project 2023 and its employees, access to the Lands at all reasonable times in order to complete the mural art and to undertake any necessary inspections, approvals or repairs. The Owner will permit the artists and crew access to washrooms during the time the mural is painted.
7. If the wall with the mural is to be demolished or painted over prior to the three-year term, the Owner must notify the Uptown Mural Project 2023 sixty (60) days prior to the demolition or painting.

Additional Comments:

**Maintenance Plan**

While the required minimum lifespan of each mural is three years, the anticipated lifespan with ongoing maintenance is much longer, potentially twenty (20) years. The project will ensure that each wall is first primed and prepared prior to the artist painting and that each mural is painted with careful planning and consideration to technique and materials. The three-year minimum commitment by the owner is to ensure that the mural remains in place until at least September 2025 to inspire artists and business owners to build upon a community mural festival each following year.

The maintenance schedule will include regular inspection of the mural twice a year, once after the winter and once after the summer — the two times of year with the most weather extremes. This inspection will be conducted by Uptown Mural Project 2023 and Project Manager David Doody.

**Copyright**

- i) Copyright of the mural and maquette shall remain with the artist.
- ii) The artist shall have no right to a claim of loss or damage if the wall upon which the mural is located is torn down or supplanted. The artist will have first right to work on repairs of the mural.
- iii) Ownership of the mural shall remain with the building owner.
- iv) Both the artist and the owner shall allow the use of photographs, videos, media productions and images of the mural, building and festival events for promotional purposes by the Uptown Rutland Business Association.
- v) Copyright fees for promotional use by URBA are part of the artist’s production fee. Both the artist and the owner shall allow the use of photographs, videos, media productions and images of the mural, building and festival events for non-commercial use by project partners, funders, sponsors and the general public.




**SIGNED**

**Building Owner**

Name: Frank Lonardelli (signing authority for ASI Central LP)

Please Print


Signature: 

Building Location: 155-179 Rutland Road N, Kelowna BC

**Uptown Mural Project 2023 / Uptown Rutland Business Association (URBA)**

Name: KAREN BEAUBIER

Please Print

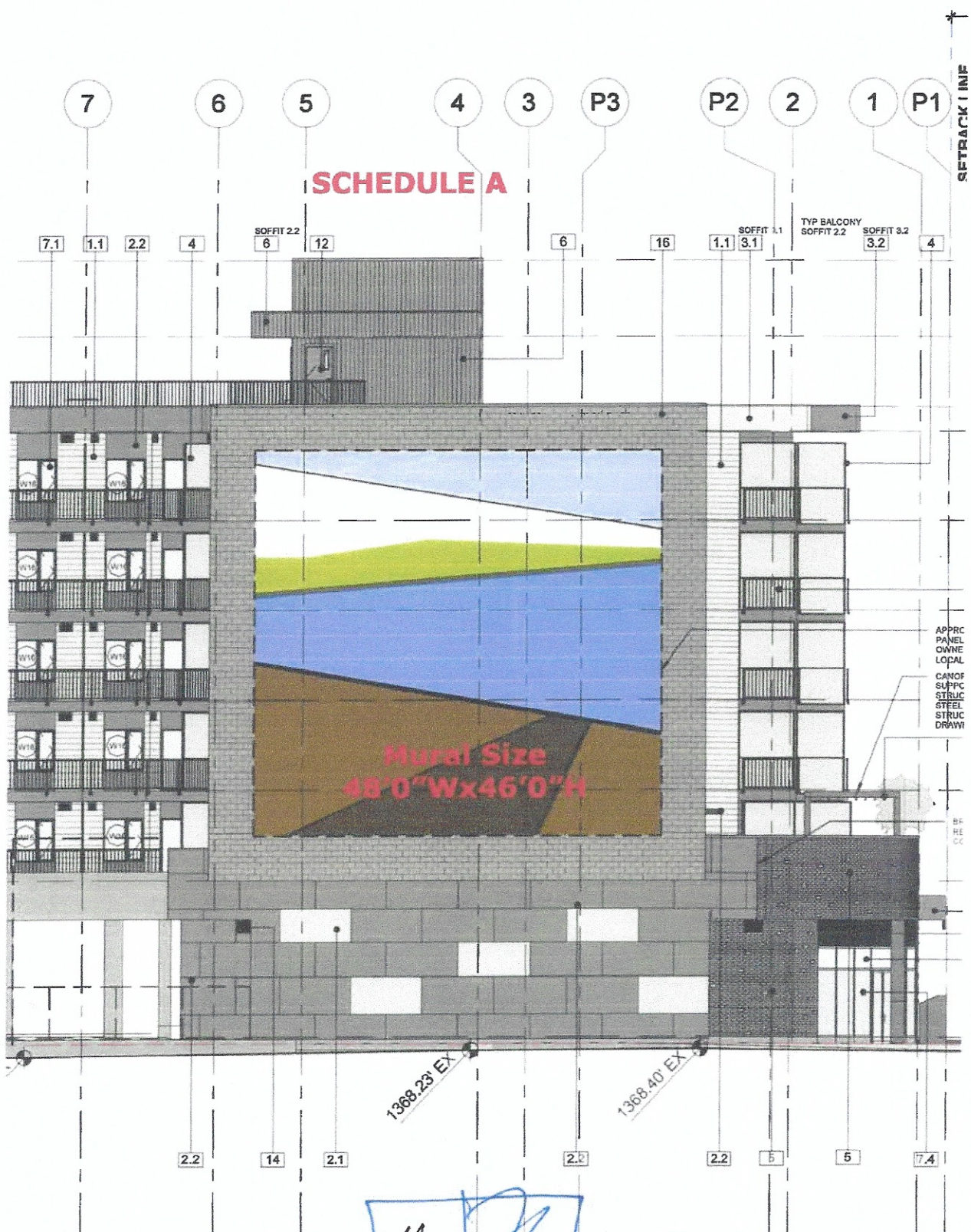
Signature: 

Title: EXECUTIVE DIRECTOR





6'-6 3/4" ROAD RESERVE



SCHEDULE A

Mural Size 48'0"Wx46'0"H

1368.23 EX

1368.40 EX

Handwritten signature in blue ink, possibly 'KB' and 'RZ'.

APPRC PANEL OWNE LOCAL  
CANOF SUPPC STEEL STRUC DRAWN

BE RE CC



ASI Central LP Inc  
400 1550 5<sup>th</sup> Street  
Calgary AB T2R 1K3

Ralph:

Re: Agreement for Uptown Mural Project - ASI Central LP project,  
Rutland, Kelowna

Please be advised, the mural referenced in the attached letter regarding the Uptown Mural Project and ASI Central LP project Rutland, Kelowna dated October 5, 2023 will cost \$12,000 to complete.

Cost Breakdown:

Artist Fee: \$5,000

Scissor Lift & Equipment: \$2000

Paint & Supplies: \$1,000

Project Management Fee: \$2,000-\$2,500 (percentage based on total number of murals produced in year of production)

Accommodation: \$1,800

Sincerely,



Karen Beaubier  
Executive Director



## FORM & CHARACTER – DEVELOPMENT PERMIT GUIDELINES

**Chapter 2 - The Design Foundations:** apply to all projects and provide the overarching principles for supporting creativity, innovation and design excellence in Kelowna.

- Facilitate Active Mobility
- Use Placemaking to Strengthen Neighbourhood Identity
- Create Lively and Attractive Streets & Public Spaces
- Design Buildings to the Human Scale
- Strive for Design Excellence

**The General Residential and Mixed Use Guidelines:** provide the key guidelines that all residential and mixed use projects should strive to achieve to support the Design Foundations.

- The General Guidelines are supplemented by typology-specific guidelines (e.g., Townhouses & Infill on page 18-19, High-Rise Residential and Mixed-Use on page 18-42), which provide additional guidance about form and character.

### Chapter 2 - Design Foundations

Apply To All Projects

Page 18-8

#### Section 2.1 - General Residential and Mixed Use Design Guidelines

Page 18-9

#### Section 2.2 - Achieving High Performance

Page 18-17

Chapter 3  
Townhouses & Infill

Page 18-19

Chapter 4  
Low & Mid-Rise  
Residential &  
Mixed Use

Page 18-34

Chapter 5  
High-Rise  
Residential &  
Mixed Use

Page 18-42

\*Note: Refer to the Design Foundations and the Guidelines associated with the specific building typology.



Consideration has been given to the following guidelines as identified in Chapter 18 of the City of Kelowna 2040 Official Community Plan:

<b>SECTION 2.0: GENERAL RESIDENTIAL AND MIXED USE</b>						
<b>RATE PROPOSALS COMPLIANCE TO PERTINENT GUIDELINE</b> <i>(1 is least complying &amp; 5 is highly complying)</i>	N/A	1	2	3	4	5
<b>2.1 General residential &amp; mixed use guidelines</b>						
<b>2.1.1 Relationship to the Street</b>						
<b>N/A    1    2    3    4    5</b>						
a. Orient primary building facades and entries to the fronting street or open space to create street edge definition and activity.						✓
b. On corner sites, orient building facades and entries to both fronting streets.	✓					
c. Minimize the distance between the building and the sidewalk to create street definition and a sense of enclosure.						✓
d. Locate and design windows, balconies, and street-level uses to create active frontages and 'eyes on the street', with additional glazing and articulation on primary building facades.						✓
e. Ensure main building entries are clearly visible with direct sight lines from the fronting street.						✓
f. Avoid blank, windowless walls along streets or other public open spaces.			✓			
g. Avoid the use of roll down panels and/or window bars on retail and commercial frontages that face streets or other public open spaces.	✓					
h. In general, establish a street wall along public street frontages to create a building height to street width ratio of 1:2, with a minimum ratio of 11:3 and a maximum ratio of 1:1.75. <ul style="list-style-type: none"> <li>• Wider streets (e.g. transit corridors) can support greater streetwall heights compared to narrower streets (e.g. local streets);</li> <li>• The street wall does not include upper storeys that are setback from the primary frontage; and</li> <li>• A 1:1 building height to street width ratio is appropriate for a lane of mid-block connection condition provided the street wall height is no greater than 3 storeys.</li> </ul>						✓
<b>2.1.2 Scale and Massing</b>						
<b>N/A    1    2    3    4    5</b>						
a. Provide a transition in building height from taller to shorter buildings both within and adjacent to the site with consideration for future land use direction.				✓		
b. Break up the perceived mass of large buildings by incorporating visual breaks in facades.					✓	
c. Step back the upper storeys of buildings and arrange the massing and siting of buildings to: <ul style="list-style-type: none"> <li>• Minimize the shadowing on adjacent buildings as well as public and open spaces such as sidewalks, plazas, and courtyards; and</li> <li>• Allow for sunlight onto outdoor spaces of the majority of ground floor units during the winter solstice.</li> </ul>			✓			



<b>2.1.3 Site Planning</b>	<b>N/A</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>
a. Site and design buildings to respond to unique site conditions and opportunities, such as oddly shaped lots, location at prominent intersections, framing of important open spaces, corner lots, sites with buildings that terminate a street end view, and views of natural features.					✓	
b. Use Crime Prevention through Environmental Design (CPTED) principles to better ensure public safety through the use of appropriate lighting, visible entrances, opportunities for natural surveillance, and clear sight lines for pedestrians.						✓
c. Limit the maximum grades on development sites to 30% (3:1)						✓
d. Design buildings for 'up-slope' and 'down-slope' conditions relative to the street by using strategies such as: <ul style="list-style-type: none"> <li>• Stepping buildings along the slope, and locating building entrances at each step and away from parking access where possible;</li> <li>• Incorporating terracing to create usable open spaces around the building</li> <li>• Using the slope for under-building parking and to screen service and utility areas;</li> <li>• Design buildings to access key views; and</li> <li>• Minimizing large retaining walls (retaining walls higher than 1 m should be stepped and landscaped).</li> </ul>	✓					
e. Design internal circulation patterns (street, sidewalks, pathways) to be integrated with and connected to the existing and planned future public street, bicycle, and/or pedestrian network.						✓
f. Incorporate easy-to-maintain traffic calming features, such as on-street parking bays and curb extensions, textured materials, and crosswalks.	✓					
g. Apply universal accessibility principles to primary building entries, sidewalks, plazas, mid-block connections, lanes, and courtyards through appropriate selection of materials, stairs, and ramps as necessary, and the provision of wayfinding and lighting elements.	✓					
<b>2.1.4 Site Servicing, Access, and Parking</b>	<b>N/A</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>
a. Locate off-street parking and other 'back-of-house' uses (such as loading, garbage collection, utilities, and parking access) away from public view.						✓
b. Ensure utility areas are clearly identified at the development permit stage and are located to not unnecessarily impact public or common open spaces.						✓
c. Avoid locating off-street parking between the front façade of a building and the fronting public street.						✓
d. In general, accommodate off-street parking in one of the following ways, in order of preference: <ul style="list-style-type: none"> <li>• Underground (where the high water table allows)</li> <li>• Parking in a half-storey (where it is able to be accommodated to not negatively impact the street frontage);</li> </ul>					✓	



<ul style="list-style-type: none"> <li>Garages or at-grade parking integrated into the building (located at the rear of the building); and</li> <li>Surface parking at the rear, with access from the lane or secondary street wherever possible.</li> </ul>						
e. Design parking areas to maximize rainwater infiltration through the use of permeable materials such as paving blocks, permeable concrete, or driveway planting strips.		✓				
f. In cases where publicly visible parking is unavoidable, screen using strategies such as: <ul style="list-style-type: none"> <li>Landscaping;</li> <li>Trellises;</li> <li>Grillwork with climbing vines; or</li> <li>Other attractive screening with some visual permeability.</li> </ul>	✓					
g. Provide bicycle parking at accessible locations on site, including: <ul style="list-style-type: none"> <li>Covered short-term parking in highly visible locations, such as near primary building entrances; and</li> <li>Secure long-term parking within the building or vehicular parking area.</li> </ul>						✓
h. Provide clear lines of site at access points to parking, site servicing, and utility areas to enable casual surveillance and safety.						✓
i. Consolidate driveway and laneway access points to minimize curb cuts and impacts on the pedestrian realm or common open spaces.						✓
j. Minimize negative impacts of parking ramps and entrances through treatments such as enclosure, screening, high quality finishes, sensitive lighting and landscaping.					✓	
<b>2.1.5 Streetscapes, Landscapes, and Public Realm Design</b>	N/A	1	2	3	4	5
a. Site buildings to protect mature trees, significant vegetation, and ecological features.	✓					
b. Locate underground parkades, infrastructure, and other services to maximize soil volumes for in-ground plantings.	✓					
c. Site trees, shrubs, and other landscaping appropriately to maintain sight lines and circulation.	✓					
d. Design attractive, engaging, and functional on-site open spaces with high quality, durable, and contemporary materials, colors, lighting, furniture, and signage.				✓		
e. Ensure site planning and design achieves favourable microclimate outcomes through strategies such as: <ul style="list-style-type: none"> <li>Locating outdoor spaces where they will receive ample sunlight throughout the year;</li> <li>Using materials and colors that minimize heat absorption;</li> <li>Planting both evergreen and deciduous trees to provide a balance of shading in the summer and solar access in the winter; and</li> <li>Using building mass, trees and planting to buffer wind.</li> </ul>				✓		
f. Use landscaping materials that soften development and enhance the public realm.				✓		



g. Plant native and/or drought tolerant trees and plants suitable for the local climate.						✓
h. Select trees for long-term durability, climate and soil suitability, and compatibility with the site's specific urban conditions.						✓
i. Design sites and landscapes to maintain the pre-development flows through capture, infiltration, and filtration strategies, such as the use of rain gardens and permeable surfacing.	✓					
j. Design sites to minimize water use for irrigation by using strategies such as: <ul style="list-style-type: none"> <li>• Designing planting areas and tree pits to passively capture rainwater and stormwater run-off; and</li> <li>• Using recycled water irrigation systems.</li> </ul>	✓					
k. Create multi-functional landscape elements wherever possible, such as planting areas that also capture and filter stormwater or landscape features that users can interact with.	✓					
l. Select materials and furnishings that reduce maintenance requirements and use materials and site furnishings that are sustainably sourced, re-purposed or 100% recycled.	✓					
m. Use exterior lighting to complement the building and landscape design, while: <ul style="list-style-type: none"> <li>• Minimizing light trespass onto adjacent properties;</li> <li>• Using full cut-off lighting fixtures to minimize light pollution; and</li> <li>• Maintaining lighting levels necessary for safety and visibility.</li> </ul>	✓					
n. Employ on-site wayfinding strategies that create attractive and appropriate signage for pedestrians, cyclists, and motorists using a 'family' of similar elements.	✓					
<b>2.1.6 Building Articulation, Features and Materials</b>	<b>N/A</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>
a. Express a unified architectural concept that incorporates variation in façade treatments. Strategies for achieving this include: <ul style="list-style-type: none"> <li>• Articulating facades by stepping back or extending forward a portion of the façade to create a series of intervals or breaks;</li> <li>• Repeating window patterns on each step-back and extension interval;</li> <li>• Providing a porch, patio, or deck, covered entry, balcony and/or bay window for each interval; and</li> <li>• Changing the roof line by alternating dormers, stepped roofs, gables, or other roof elements to reinforce each interval.</li> </ul>						✓
b. Incorporate a range of architectural features and details into building facades to create visual interest, especially when approached by pedestrians. Include architectural features such as: bay windows and balconies; corner feature accents, such as turrets or cupolas; variations in roof height, shape and detailing; building entries; and canopies and overhangs.  Include architectural details such as: Masonry such as tiles, brick, and stone; siding including score lines and varied materials to distinguish between floors; articulation of columns and pilasters;						✓



ornamental features and art work; architectural lighting; grills and railings; substantial trim details and moldings / cornices; and trellises, pergolas, and arbors.						
c. Design buildings to ensure that adjacent residential properties have sufficient visual privacy (e.g. by locating windows to minimize overlook and direct sight lines into adjacent units), as well as protection from light trespass and noise.				✓		
d. Design buildings such that their form and architectural character reflect the buildings internal function and use.						✓
e. Incorporate substantial, natural building materials such as masonry, stone, and wood into building facades.			✓			
f. Provide weather protection such as awnings and canopies at primary building entries.						✓
g. Place weather protection to reflect the building's architecture.						✓
h. Limit signage in number, location, and size to reduce visual clutter and make individual signs easier to see.	✓					
i. Provide visible signage identifying building addresses at all entrances.	✓					

<b>SECTION 4.0: LOW &amp; MID-RISE RESIDENTIAL MIXED USE</b>						
<b>RATE PROPOSALS COMPLIANCE TO PERTINENT GUIDELINE</b> <i>(1 is least complying &amp; 5 is highly complying)</i>	N/A	1	2	3	4	5
<b>4.1 Low &amp; mid-rise residential &amp; mixed use guidelines</b>						
<b>4.1.1 Relationship to the Street</b>						
<b>N/A</b>						
i. Ensure lobbies and main building entries are clearly visible from the fronting street.						✓
j. Avoid blank walls at grade wherever possible by: <ul style="list-style-type: none"> <li>• Locating enclosed parking garages away from street frontages or public open spaces;</li> <li>• Using ground-oriented units or glazing to avoid creating dead frontages; and</li> <li>• When unavoidable, screen blank walls with landscaping or incorporate a patio café or special materials to make them more visually interesting.</li> </ul>			✓			
<b>Commercial &amp; Mixed Use Buildings</b>						
k. Ensure buildings have a continuous active and transparent retail frontage at grade to provide a visual connection between the public and private realm.						✓
l. Site buildings using common 'build to' line at or near the front property line so that a continuous street frontage is maintained. Some variation (1-3 m maximum) can be accommodated in ground level set backs to support pedestrian and retail activity by, for example, incorporating recessed entryway, small entry plaza, or sidewalk café.						✓



m. Incorporate frequent entrances (every 15 m maximum) into commercial and street frontages to create punctuation and rhythm along the street, visual interest and support pedestrian activity.						✓
<b>Residential &amp; Mixed Use Buildings</b>						
n. Set back residential buildings on the ground floor between 3-5 m from the property line to create a semi-private entry or transition zone to individual units and to allow for an elevated front entryway or raised patio. <ul style="list-style-type: none"> <li>• A maximum 1.2 m height (e.g. 5-6 steps) is desired for front entryways.</li> <li>• Exceptions can be made in cases where the water table requires this to be higher. In these cases, provide a larger patio and screen parking with ramps, stairs and landscaping.</li> </ul>	✓					
o. Incorporate individual entrances to ground floor units accessible from the fronting street or public open spaces.	✓					
p. Site and orient buildings so that windows and balconies overlook public streets, parks, walkways, and shared amenity spaces while minimizing views into private residences.					✓	
<b>4.1.2 Scale and Massing</b>	N/A	1	2	3	4	5
a. Residential building facades should have a maximum length of 60 m. A length of 40 m is preferred.						✓
b. Residential buildings should have a maximum width of 24 m.						✓
c. Buildings over 40 m in length should incorporate a significant horizontal and vertical break in the façade.					✓	
d. For commercial facades, incorporate a significant break at intervals of approximately 35 m.						✓
<b>4.1.3 Site Servicing, Access, and Parking</b>	N/A	1	2	3	4	5
a. On sloping sites, floor levels should step to follow natural grade and avoid the creation of blank walls.	✓					
b. Site buildings to be parallel to the street and to have a distinct front-to-back orientation to public street and open spaces and to rear yards, parking, and/or interior court yards: <ul style="list-style-type: none"> <li>• Building sides that interface with streets, mid-block connections and other open spaces and should positively frame and activate streets and open spaces and support pedestrian activity; and</li> <li>• Building sides that are located away from open spaces (building backs) should be designed for private/shared outdoor spaces and vehicle access.</li> </ul>						✓
c. Break up large buildings with mid-block connections which should be publicly-accessible wherever possible.	✓					
d. Ground floors adjacent to mid-block connections should have entrances and windows facing the mid-block connection.	✓					



<b>4.1.4 Site Servicing, Access and Parking</b>	<b>N/A</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>
a. Vehicular access should be from the lane. Where there is no lane, and where the re-introduction of a lane is difficult or not possible, access may be provided from the street, provided: <ul style="list-style-type: none"> <li>• Access is from a secondary street, where possible, or from the long face of the block;</li> <li>• Impacts on pedestrians and the streetscape is minimised; and</li> <li>• There is no more than one curb cut per property.</li> </ul>						✓
b. Above grade structure parking should only be provided in instances where the site or high water table does not allow for other parking forms and should be screened from public view with active retail uses, active residential uses, architectural or landscaped screening elements.			✓			
c. Buildings with ground floor residential may integrate half-storey underground parking to a maximum of 1.2 m above grade, with the following considerations: <ul style="list-style-type: none"> <li>• Semi-private spaces should be located above to soften the edge and be at a comfortable distance from street activity; and</li> <li>• Where conditions such as the high water table do not allow for this condition, up to 2 m is permitted, provided that entryways, stairs, landscaped terraces, and patios are integrated and that blank walls and barriers to accessibility are minimized.</li> </ul>	✓					
<b>4.1.5 Publicly-Accessible and Private Open Spaces</b>	<b>N/A</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>
a. Integrate publicly accessible private spaces (e.g. private courtyards accessible and available to the public) with public open areas to create seamless, contiguous spaces.	✓					
b. Locate semi-private open spaces to maximize sunlight penetration, minimize noise disruptions, and minimize 'overlook' from adjacent units.					✓	
<b>Outdoor amenity areas</b>						
c. Design plazas and urban parks to: <ul style="list-style-type: none"> <li>• Contain 'three edges' (e.g. building frontage on three sides) where possible and be sized to accommodate a variety of activities;</li> <li>• Be animated with active uses at the ground level; and</li> <li>• Be located in sunny, south facing areas.</li> </ul>	✓					
d. Design internal courtyards to: <ul style="list-style-type: none"> <li>• Provide amenities such as play areas, barbecues, and outdoor seating where appropriate.</li> <li>• Provide a balance of hardscape and softscape areas to meet the specific needs of surrounding residents and/or users.</li> </ul>	✓					
e. Design mid-block connections to include active frontages, seating and landscaping.	✓					
<b>Rooftop Amenity Spaces</b>						
f. Design shared rooftop amenity spaces (such as outdoor recreation space and rooftop gardens on the top of a parkade) to be accessible to residents and to ensure a balance of amenity and privacy by:						✓



<ul style="list-style-type: none"> <li>Limiting sight lines from overlooking residential units to outdoor amenity space areas through the use of pergolas or covered areas where privacy is desired; and</li> <li>Controlling sight lines from the outdoor amenity space into adjacent or nearby residential units by using fencing, landscaping, or architectural screening.</li> </ul>						
<p>g. Reduce the heat island affect by including plants or designing a green roof, with the following considerations:</p> <ul style="list-style-type: none"> <li>Secure trees and tall shrubs to the roof deck; and</li> <li>Ensure soil depths and types are appropriate for proposed plants and ensure drainage is accommodated.</li> </ul>			✓			
<b>4.1.6 Building Articulation, Features, and Materials</b>	<b>N/A</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>
<p>a. Articulate building facades into intervals that are a maximum of 15 m wide for mixed-use buildings and 20 m wide for residential buildings. Strategies for articulating buildings should consider the potential impacts on energy performance and include:</p> <ul style="list-style-type: none"> <li>Façade Modulation – stepping back or extending forward a portion of the façade to create a series of intervals in the façade;</li> <li>Repeating window pattern intervals that correspond to extensions and step backs (articulation) in the building façade;</li> <li>Providing a porch, patio, deck, or covered entry for each interval;</li> <li>Providing a bay window or balcony for each interval, while balancing the significant potential for heat loss through thermal bridge connections which could impact energy performance;</li> <li>Changing the roof line by alternating dormers, stepped roofs, gables, or other roof elements to reinforce the modulation or articulation interval;</li> <li>Changing the materials with the change in building plane; and</li> <li>Provide a lighting fixture, trellis, tree or other landscape feature within each interval.</li> </ul>					✓	
<p>b. Break up the building mass by incorporating elements that define a building’s base, middle and top.</p>						✓
<p>c. Use an integrated, consistent range of materials and colors and provide variety, by for example, using accent colors.</p>					✓	
<p>d. Articulate the façade using design elements that are inherent to the buildings as opposed to being decorative. For example, create depth in building facades by recessing window frames or partially recessing balconies to allow shadows to add detail and variety as a byproduct of massing.</p>						✓
<p>e. Incorporate distinct architectural treatments for corner sites and highly visible buildings such as varying the roofline, articulating the façade, adding pedestrian space, increasing the number and size of windows, and adding awnings or canopies.</p>				✓		
<p>f. Provide weather protection (e.g. awnings, canopies, overhangs, etc.) along all commercial streets and plazas with particular attention to the following locations:</p> <ul style="list-style-type: none"> <li>Primary building entrances;</li> </ul>						✓





<ul style="list-style-type: none"> <li>• Adjacent to bus zones and street corners where people wait for traffic lights;</li> <li>• Over store fronts and display windows; and</li> <li>• Any other areas where significant waiting or browsing by people occurs.</li> </ul>						
g. Architecturally-integrate awnings, canopies, and overhangs to the building and incorporate architectural design features of buildings from which they are supported.						✓
h. Place and locate awnings and canopies to reflect the building's architecture and fenestration pattern.						✓
i. Place awnings and canopies to balance weather protection with daylight penetration. Avoid continuous opaque canopies that run the full length of facades.						✓
j. Provide attractive signage on commercial buildings that identifies uses and shops clearly but which is scaled to the pedestrian rather than the motorist. Some exceptions can be made for buildings located on highways and/or major arterials in alignment with the City's Sign Bylaw.	✓					
k. Avoid the following types of signage: <ul style="list-style-type: none"> <li>• Internally lit plastic box signs;</li> <li>• Pylon (stand alone) signs; and</li> <li>• Rooftop signs.</li> </ul>	✓					
l. Uniquely branded or colored signs are encouraged to help establish a special character to different neighbourhoods.	✓					



**CO-OPERATIVE CARSHARING AGREEMENT**

**THIS AGREEMENT** made the 14 day of August, 2023,

**BETWEEN:**

**MODO CO-OPERATIVE**  
200 - 470 Granville Street  
Vancouver, BC  
V6C 1V5

(**"Modo"**)

**AND:**

**ASI CENTRAL LIMITED PARTNERSHIP,**  
**by its general partner ASI CENTRAL GP INC.**  
Suite 400, 1550 5 Street SW  
Calgary, AB  
T2R 1K3

(**"ASI"**)

**WHEREAS:**

- A. Developer (as defined below) is the registered owner of those certain lands located at 155 Rutland Road North in Kelowna, in the Province of British Columbia and legally described as follows:  
  
**PID: 031-614-507, legal lot description Lot A Sec 26 TWP 26 PL EPP119720,**  
**(the "Lands");**
- B. Developer is causing the construction of a new mixed-use development (the **"Development"**) on the Lands;
- C. It is intended that the Development will include approximately 114 rental units (collectively the **"Rental Units"**, and each a **"Rental Unit"**), together with additional commercial space on the Lands;
- D. Modo is a member-owned co-operative that facilitates carsharing for individuals and businesses as an alternative to privately-owned automobiles;
- E. As a condition of approving the Development, the City of Kelowna in British Columbia (the **"Municipality"**) requires Developer to provide one (1) co-operative vehicle (the **"Shared Vehicle"**) in connection with the Development and to be available as part of a service to share the use of the Shared Vehicle (the **"Carsharing Program"**);





- F. In addition, the Municipality requires Developer to designate one (1) parking space at the Development for the exclusive use of the Shared Vehicle (the “**Shared Vehicle Parking Space**” as set out in Schedule A hereto) and free-of-charge to Modo;
- G. Modo will deliver the Shared Vehicle to the Shared Vehicle Parking Space and will make the Shared Vehicle available for use in accordance with the terms of this Agreement;
- H. Modo will, at its cost, operate, maintain, repair and insure the Shared Vehicle and administer the service to share the Shared Vehicle (collectively, the “**Services**”);
- I. Developer and Modo intend that the Shared Vehicle will be available for use by all members of Modo (collectively, the “**Modo Members**” and each a “**Modo Member**”), including the Residents who become Modo Members; and
- J. Developer and Modo wish to set out in this Agreement the terms and conditions of the Carsharing Program as it pertains to the Development.

**NOW THEREFORE** in consideration of the sum of Ten (\$10.00) Dollars now paid by each party to the other (the receipt and sufficiency of which is hereby acknowledged) and in consideration of the mutual promises and covenants contained herein, the parties agree as follows:

## ARTICLE 1 - DEFINITIONS

- 1.1 Definitions. In this Agreement, the following terms have the following meanings:
- (a) “**Agreement**” means this agreement, any schedules attached hereto which are referred to in this agreement, and every properly executed instrument which by its terms amends, modifies, supplements, or extends this agreement;
- (b) “**Arbitrator**” has the meaning set out in section 14.1(e);
- (c) “**Carsharing Program**” has the meaning set out in Recital E;
- (d) “**Commencement Date**” means the date on which the Occupancy Permit is issued by the Municipality;
- (e) “**Developer**” means **ASI** and any of its heirs, executors, administrators, successors, assigns, subsidiaries or nominees who may assume the right, title or interest in the Development and/or this Agreement from Developer named herein, and expressly includes any party which may manage or operate the Development for Developer from time to time;
- (f) “**Development**” has the meaning set out in Recital B;





- (g)    **“Driving Credits”** has the meaning set out in section 7.2;
- (h)    **“Estimated Occupancy Date”** has the meaning set out in section 3.5;
- (i)    **“EV Station”** means one (1) electric vehicle charging station (which specifications are defined in Schedule B) to be provided, installed, maintained and replaced by Developer, at Developer’s sole cost, to be used for the sole purpose of charging the Shared Vehicle, and to be located next to the Shared Vehicle Parking Space;
- (j)    **“Lands”** has the meaning set out in Recital A;
- (k)    **“Marketing Program”** has the meaning set out in section 7.2;
- (l)    **“Mediator”** means a member in good standing of the Arbitrators Association of British Columbia or Mediate BC;
- (m)    **“Membership Holder”** means the Rental Owner;
- (n)    **“Membership Shares”** means membership shares in Modo;
- (o)    **“Modo Members”** has the meaning set out in Recital I;
- (p)    **“Municipality”** has the meaning set out in Recital E;
- (q)    **“Occupancy Permit”** means the first occupancy permit issued by the Municipality in respect of the Development;
- (r)    **“Partnership Membership”** means the Membership Holder membership in Modo by way of ownership of the Subject Shares;
- (s)    **“Partner User”** means a Resident (as defined below) of the Development who benefits from Modo membership privileges by way of the Partnership Membership;
- (t)    **“Project Fee”** has the meaning set out in section 2.1;
- (u)    **“Rental Owner”** means the owner of the Rental Units;
- (v)    **“Rental Units”** has the meaning set out in Recital C;
- (w)    **“Residents”** means collectively, the tenants of the Rental Units and **“Resident”** means any one of them;
- (x)    **“Rules”** has the meaning set out in section 5.4(a);
- (y)    **“Services”** has the meaning set out in Recital H;






- (z) **“Shared Vehicle”** has the meaning set out in Recital E;
- (aa) **“Shared Vehicle Deployment Sequence”** has the meaning set out in section 6.3;
- (bb) **“Shared Vehicle Minimum Term”** means the term of three (3) years for the Shared Vehicle, commencing from the later of the Commencement Date or the first date that the Shared Vehicle is made available for use by Modo Members at a Shared Vehicle Parking Space;
- (cc) **“Shared Vehicle Parking Space”** has the meaning set out in Recital G;
- (dd) **“Subject Shares”** has the meaning set out in section 2.1(b);
- (ee) **“Sustainable Usage Levels”** means the level of use of the Modo vehicles by members that remains cost-effective to meet Modo’s usage goals; and,
- (ff) **“Term”** means the term of this Agreement as described in section 9.1.

## ARTICLE 2 - PROJECT FEE

- 2.1 At least sixty (60) days prior to Estimated Occupancy Date, Developer will pay to Modo the aggregate sum of \$32,000.00 plus GST (the **“Project Fee”**), representing the following:
  - (a) \$1,000.00 for the purchase of one hundred (100) Membership Shares (the **“Subject Shares”**); and
  - (b) the Project Fee minus \$1,000.00 to be used by Modo toward the ownership costs of Shared Vehicle.
- 2.2 Upon payment of the Project Fee, Modo will issue the Subject Shares and will issue a receipt to Developer confirming payment of the Project Fee to Modo.
- 2.3 Developer agrees that Modo will not be under any obligation whatsoever to provide the Services or issue the Subject Shares if Modo has not received full payment of the Project Fee from Developer by the required deadline set out in section 2.1 of this Agreement.
- 2.4 If the Occupancy Permit is issued later than the year 2027, the Project Fee will increase by 4% for each year thereafter, on January 1<sup>st</sup> of such year and until the Occupancy Permit is issued, including the year the Occupancy Permit is issued.

## ARTICLE 3 - BENEFITS AND OBLIGATIONS OF DEVELOPER

- 3.1 Developer agrees to designate the Shared Vehicle Parking Space for the exclusive use of Modo, in compliance with the standards set out in Schedule B



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- and free-of-charge to Modo from the Commencement Date and throughout the Term.
- 3.2 Developer agrees that throughout the Term, subject to section 11.5, the Shared Vehicle Parking Space will be accessible to and exclusively useable by Modo Members on a 24 hours a day, 7 days a week basis.
- 3.3 Developer permits Modo to directly authorize removal of unauthorized vehicles parked in the Shared Vehicle Parking Space through the towing company contracted by Developer, or a towing company of Modo's choice in the event there is not a designated contractor or if that contractor is unavailable. The unauthorized vehicle(s) parked in the Shared Vehicle Parking Space would be removed at the vehicle owners' risk and expense.
- 3.4 Developer will ensure that the EV Station is operational and for the exclusive use of Modo from the Commencement Date and throughout the Term.
- 3.5 At least sixty (60) calendar days prior to the date Developer anticipates that the Occupancy Permit will be issued, Developer will provide written notice to Modo of such estimated date (the "**Estimated Occupancy Date**").
- 3.6 Promptly upon issuance of the Occupancy Permit, Developer will further provide Modo with written notice of the Commencement Date.
- 3.7 Upon completion of Developer's obligations under section 2.1 and assumption of this Agreement by the Membership Holder pursuant to section 4.1, Developer will cause the Subject Shares, which together form the Partnership Membership, to be transferred to and registered in the name of the Membership Holder and the Membership Holder will hold the Subject Shares on behalf of and for the benefit of the Residents, subject to section 5.4.
- 3.8 Developer warrants that it will cause its subsidiaries and any party which may manage or operate the Development from time to time to comply with the terms of this Agreement and will cause any of its successors or permitted assigns to enter into an assumption agreement, provided that, upon such assumption, Developer will be released of its obligations hereunder to the extent its obligations are so assumed.

#### ARTICLE 4 - ASSUMPTION BY MEMBERSHIP HOLDER

- 4.1 Once Developer is in a position to do so (as determined by Developer in its sole discretion), Developer will cause the Rental Owner to execute an assignment and assumption agreement pursuant to which Developer will assign its interest in this Agreement to the Rental Owner and the Rental Owner will assume all of Developer's obligations under this Agreement and any other obligations herein which are expressly identified as obligations of the Rental Owner and Membership Holder. If the Subject Shares were issued to Developer prior to such





assumption, then Developer will transfer an undivided interest in the Subject Shares to the Rental Owner concurrently with such assumption, and Modo hereby consents to such transfer.

- 4.2 Effective upon the assumption of this Agreement by the Membership Holder pursuant to section 4.1, Developer and its nominees, subsidiaries and other affiliates will have no further obligations or liabilities whatsoever hereunder.

#### ARTICLE 5 - BENEFITS AND OBLIGATIONS OF THE MEMBERSHIP HOLDER

- 5.1 The parties agree that the Subject Shares will be registered in the name of the Membership Holder. The Membership Holder will be the legal owner of all the Subject Shares, and their beneficial interest will vest in the Residents in accordance with this Agreement.
- 5.2 The Subject Shares, and the benefit of the Partnership Membership, will not be allocated or divided in any manner as between the Residents, and there will be no limit on the number of Residents of any given Rental Unit that may apply to be Partner Users at any given time (subject to the overall limit on the number of Partner Users set out in section 6.1).
- 5.3 Residents will not automatically become Modo Members and must apply to join Modo and meet Modo's membership requirements in order to be eligible to use the Shared Vehicle and participate in the Carsharing Program.
- 5.4 The Membership Holder agrees on behalf of the Residents that, upon assuming this Agreement, it will:
- (a) administer the Partnership Membership in accordance with the rules set out in Schedule C hereto (the "Rules");
  - (b) the Membership Holder will use reasonable commercial efforts to make available to Residents the Rules; and
  - (c) at all times retain ownership of the Subject Shares.
- 5.5 Every six (6) calendar months during the Term (commencing within six (6) months after the Commencement Date), Modo will provide the Rental Owner in writing with the name of each Partner User.
- 5.6 Within thirty (30) days after receipt of the information, referred to in section 5.5, the Membership Holder will confirm to Modo in writing which Partner Users have ceased to be Residents of their respective Rental Units, and Modo will cancel such Partner Users' benefits of the Partnership Membership and such former Residents will cease to be Partner Users.





- 5.7 Modo covenants and agrees that the Partnership Membership will grant Partner Users the benefit of usage of Modo vehicles at the same usage rates as shareholders of Modo but without voting rights.
- 5.8 Modo will be the sole provider of the Carsharing Program in respect of the Shared Vehicle during the Term.
- 5.9 The Rental Owner agrees to pay for the electricity withdrawn from the EV Stations when due and Modo will reimburse the Rental Owner in accordance with section 6.13.

#### ARTICLE 6 - BENEFITS AND OBLIGATIONS OF MODO

- 6.1 Modo agrees that the Partnership Membership will allow up to a maximum number of Residents to be Partner Users at any given time equal to the Project Fee paid hereunder divided by \$500, rounded down to the closest whole number. For greater certainty, once the foregoing number of Partner Users has been reached, no other Resident may become a Partner User unless an existing Partner User ceases to be a Partner User.
- 6.2 Any number of Residents of any given Rental Unit may apply to Modo to become Partner Users, and each such Resident who becomes a Partner User will count as a separate Partner User for the purposes of the limit set out in section 6.1.
- 6.3 Modo will use the Project Fee, less the amount required to purchase the Subject Shares, toward the ownership costs of one new four-wheeled automobile with electric motorization for use as the Shared Vehicle, provided that Modo may temporarily use a new four-wheeled automobile with internal combustion engine as the Shared Vehicle if Modo is unable to procure and deliver a new four-wheeled automobile with electric motorization within the time period set out in the deployment sequence of the Shared Vehicle (the “**Shared Vehicle Deployment Sequence**”) as set out in Schedule D hereto. In the event that Modo is temporarily using a four-wheeled automobile with internal combustion engine as the Shared Vehicle, Modo will use reasonable commercial efforts to replace such automobile with a new four-wheeled automobile with electric motorization as soon as possible after the Commencement Date and until such time as one is ultimately procured and delivered to the Shared Vehicle Parking Space, which automobile with electric motorization will become the Shared Vehicle at no additional cost to Developer or the Rental Owner.
- 6.4 Forthwith upon the purchase of the Shared Vehicle, Modo will provide Developer with a copy of the Shared Vehicle’s registration evidencing that the Shared Vehicle is registered in the name of Modo together with proof of insurance.
- 6.5 Modo will deliver the Shared Vehicle to the Shared Vehicle Parking Space and will make the Shared Vehicle available for use by Modo Members in accordance





- with the terms of this Agreement and pursuant to the Shared Vehicle Deployment Sequence.
- 6.6 In the event that the Occupancy Permit is not issued within thirty (30) days after the Estimated Occupancy Date, Modo reserves the right to park the Shared Vehicle at another location suitable for its use within the Carsharing Program and make it available for use by Modo Members, provided always that Modo will deliver the Shared Vehicle to the Shared Vehicle Parking Space by no later than the date set out in the Shared Vehicle Deployment Sequence.
- 6.7 Modo agrees to provide the Shared Vehicle for the use of Modo Members and to cause the Shared Vehicle to be parked in the Shared Vehicle Parking Space at all times when not in use by a Modo Member and when not being repaired or serviced.
- 6.8 Modo and Developer agree that Modo will not be responsible for any costs related to the use of and access to the Shared Vehicle Parking Space during the Term, including, without limitation, the maintenance of the Shared Vehicle Parking Space.
- 6.9 Notwithstanding the foregoing, Modo must promptly and at its own expense clean up any oil or other substance which spills or leaks from a Shared Vehicle into or onto any part of the Development, failing which Developer may clean up such spill or leak, and Modo will, forthwith on demand reimburse Developer for the cost thereof.
- 6.10 Modo will at its sole expense provide Developer with appropriate signage for the Shared Vehicle Parking Space.
- 6.11 Modo will be solely responsible for providing and paying for the Services, including but not limited to the operation, administration, maintenance, repair, replacement and insurance costs in respect of the Shared Vehicle and the Carsharing Program in a prudent manner. If the Shared Vehicle is damaged beyond repair during the Shared Vehicle Minimum Term, then Modo will promptly replace such Shared Vehicle with a vehicle of at least equivalent value and function and such replacement vehicle will constitute the Shared Vehicle for all purposes hereunder.
- 6.12 Modo acknowledges and agrees that Developer and the Membership Holder will not be responsible for any costs associated with the Shared Vehicle, the Carsharing Program or the Services, including, without limitation, any applicable taxes or delivery fees in respect of the purchase of the Shared Vehicle or any user or membership fees of any of the Residents, other than the payment of the Project Fee and the maintenance, use of and access to the Shared Vehicle Parking Space and EV Station.






- 6.13 Modo will reimburse the Rental Owner the amount paid by the Rental Owner for the electricity withdrawn from the EV Station, based on data logs and reports from the EV Station. The reimbursement will be made in arrears on a yearly basis, starting on the Commencement Date or such other date as may be agreed upon by the Rental Owner and Modo.
- 6.14 Modo reserves the right to temporarily relocate the Shared Vehicle parked in the Shared Vehicle Parking Space if use of the Shared Vehicle Parking Space is not possible in accordance with section 3.1 or 3.2 and for a duration greater than twenty-four (24) consecutive hours and until use of the Shared Vehicle Parking Space has been re-established in accordance with sections 3.1 and 3.2. Promptly following use being re-established in accordance with sections 3.1 and 3.2, Modo will relocate the Shared Vehicle back to the Shared Vehicle Parking Space.
- 6.15 Modo reserves the right to temporarily relocate the Shared Vehicle parked in the Shared Vehicle Parking Space if status or use of the EV Station is not in accordance with section 3.4 for a duration greater than twenty-four (24) consecutive hours and until status and use of the EV Station have been re-established in accordance with section 3.4. Promptly following status and use of the EV Station being re-established in accordance with section 3.4, Modo will relocate the Shared Vehicle back to the Shared Vehicle Parking Space.
- 6.16 Modo will provide orientation to all Residents wishing to participate in the Carsharing Program or use Modo vehicles.
- 6.17 Modo will provide Developer with marketing materials to promote participation in the Services to Residents and prospective residents of the Development.
- 6.18 Modo confirms and agrees that, in accordance with Modo's membership documentation, each Resident will be individually responsible for any and all actions, causes of action, costs or claims of whatsoever type or nature levied or made by Modo or by any other person as a result of or in connection with such Resident's participation in the Services or otherwise arising from the Subject Shares of, or membership in, Modo held by the Membership Holder or its affiliates, subsidiaries, successors or assigns.
- 6.19 Modo represents and warrants that there are no other obligations associated with the holding of the Subject Shares beyond those which are contemplated in this Agreement, in the rules and policies of Modo regarding its shares, or at law.

## **ARTICLE 7 - MARKETING AND ASSESSMENT**

- 7.1 Modo acknowledges that the premises within the Development will be occupied by Residents that will change over time.



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- 7.2 Modo will establish a marketing program (the “**Marketing Program**”) where Modo will, within fifteen (15) days following the Commencement Date, credit \$100 of driving credits (“**Driving Credits**”) to the Modo account of each Resident who becomes a Modo Member for the first time, which Driving Credits will only be applied to fees for usage of Modo vehicles, for the duration of the Shared Vehicle Minimum Term.
- 7.3 Modo will allow each commercial tenant renting a space in the Development to open a Modo business account and register its employees as business drivers without incurring membership and registration fees.
- 7.4 Throughout the duration of the leasing and occupancy phases of the Development, Developer agrees to communicate the benefits of the Carsharing Program to prospective residents and Residents. This will be done through Developer’s existing communications channels such as email, website, collateral, leasing agents and property managers, with the intent to raise awareness and usage of the Services, and with the information and materials in support provided by Modo, including:
- (a) a short description of Modo, the Services, the Driving Credits and the Partnership Membership on the Development’s website;
  - (b) to the extent permitted by law, a direct email or mail to the Residents shortly after such Residents have moved in the Development, with a link to a dedicated “welcome” page on Modo’s website;
  - (c) to the extent permitted by law, a follow up direct email or mail to the Residents six (6) months after first occupation of the Development, with a link to a dedicated “welcome” page on Modo’s website; and
  - (d) a small notice (sticker or poster) in a prominent location (i.e. elevator, community room), providing a short description of the Services, the Driving Credits and the Partnership Membership,
- and the Membership Holder consents and agrees to the foregoing and will take such steps as reasonably required to assist Developer in carrying out the foregoing obligations.
- 7.5 From the date of this Agreement until the termination of this Agreement, Developer and Modo will allow use of each other’s graphics in advertising and promotional activities conducted by either party. Such use of graphics must be in a manner whereby the graphics remain in their original form and each party will use the most recent version of the other party’s graphics (as approved by each party in writing).
- 7.6 Developer and Modo will only use each other’s wordmarks, logos or trade names pursuant to section 7.5 solely in connection with activities relating to the





Development. Any other use must receive the prior written approval of each party (by mail or electronic mail).

- 7.7 The Membership Holder will permit Modo to assess, not more than once a year, the impacts of its Services by facilitating the administration of assessment measures including, but not limited to (and to the extent permitted by law), the distribution of emails, surveys and questionnaires for the Residents relative to the Services, provided that the Residents, in their sole discretion, may elect not to participate in any such assessment measures.

**ARTICLE 8 - SECURITY INTEREST**

- 8.1 Subject to receipt of the Project Fee, Modo agrees to grant to Developer a security interest in the Shared Vehicle and to execute a security agreement in the form attached as Schedule E hereto.
- 8.2 Modo acknowledges and agrees that Developer may register a security interest in the Shared Vehicle for a term equal to the Shared Vehicle Minimum Term in the British Columbia Personal Property Registry.

**ARTICLE 9 - NO FIXED TERM**

- 9.1 The term (the “**Term**”) will commence on the date this Agreement is executed by the parties. This Agreement will not have a fixed term and will continue in full force and effect until terminated in accordance with the terms hereof provided that Modo agrees to provide the Services for a minimum term equal to the Shared Vehicle Minimum Term.

**ARTICLE 10 - MUTUAL REPRESENTATIONS**

- 10.1 Each party represents and warrants to the other that:
- (a) it is an entity duly organized and validly existing under the laws of its jurisdiction of organization or incorporation;
  - (b) it has the requisite corporate power and authority to enter into this Agreement and to carry out its obligations under this Agreement; and
  - (c) such party’s obligations under this Agreement constitute legal, valid and binding obligations, enforceable against such party in accordance with the terms herein.

**ARTICLE 11 - TERMINATION AND AMENDMENT**

- 11.1 Developer and Modo agree that, if after execution of this Agreement, Developer does not receive approval for a development permit, a building permit or any other permit necessary to construct and complete the Development from the Municipality then Developer will give notice of same and thereafter this





- Agreement will be terminated and both parties will be relieved of their obligations herein, except as expressly set out herein.
- 11.2 No amendment, addition, deletion or other modification to this Agreement will be effective unless in writing and signed by each party.
- 11.3 During the Shared Vehicle Minimum Term, this Agreement may not be amended or terminated without the prior written consent of the General Manager of Engineering Services of the Municipality.
- 11.4 Notwithstanding sections 11.2 and 11.3, Modo reserves the right to make reasonable amendments to the rules governing the Membership Shares and ownership of the Subject Shares as set out in Schedule C, so long as such changes apply equally to each group of Residents. Upon any amendments, Modo will immediately notify the Membership Holder, following which the Membership Holder will notify the Residents of such amendments.
- 11.5 Developer and Modo agree that, if the usage of the Shared Vehicle falls below Sustainable Usage Levels, and only after the Shared Vehicle Minimum Term has expired, Modo may exercise its right, in its sole discretion, to: (i) replace the Shared Vehicle with any vehicle of Modo's choice, or (ii) relocate the Shared Vehicle from the Shared Vehicle Parking Space to a location off the Lands, in each case so as to ensure that the terms of the Agreement are not oppressive to Modo or its members.
- 11.6 In the event of relocation of the Shared Vehicle pursuant to section 11.5, then the Shared Vehicle Parking Space will no longer need to be made available to Modo and sections 3.1 to 3.4, 5.8, 6.7 and 6.13 will cease to apply, and Modo will not be obligated hereunder to provide the Services or make the Shared Vehicle available for use of Residents, but, for greater certainty, the Partnership Membership will continue in effect. For the avoidance of doubt, in the event of a replacement of the Shared Vehicle pursuant to section 11.5, this section 11.6 will not apply.
- 11.7 If the Development is destroyed and not rebuilt in a form substantially similar to the original buildings, any of the parties may terminate this Agreement and in such case Modo will cancel the Subject Shares held by the Membership Holder, and the Membership Holder will not be entitled to a refund of the purchase price paid for the Subject Shares or any part thereof.
- 11.8 Either party will have the right to terminate this Agreement forthwith on the dissolution, winding up or bankruptcy of the other party.

## ARTICLE 12 - SUBSEQUENT TRANSFERS OF RENTAL UNITS

- 12.1 If at any time following the assumptions and transfer referred to in section 4.1, the Rental Owner subsequently transfers its interest in the Rental Units to a





transferee, then the Rental Owner will cause such transferee to execute an assumption agreement which provides that such transferee agrees to be bound by the terms and conditions of this Agreement and assumes all of the obligations of Developer and the Membership Holder under this Agreement, and the Rental Owner will transfer the Rental Owner's interest in the Subject Shares to such transferee, and the transferring Rental Owner will not be liable for any obligations or liabilities arising hereunder from and after the date of such transfer.

### **ARTICLE 13 - DEFAULT**

- 13.1 A party claiming default under the terms of this Agreement must provide the defaulting party with written notice of the default. If the defaulting party fails to correct the default within thirty (30) days of receipt of such written notice, the party claiming default may deliver notice of dispute in accordance with section 14.1(a) and proceed with the dispute resolution procedures provided for in ARTICLE 14 -.

### **ARTICLE 14 - DISPUTE RESOLUTION**

- 14.1 If a dispute arises between the parties in connection with this Agreement, then Developer and Modo agree to use the following procedure to resolve the dispute:
- (a) the party initiating the dispute will send a notice of dispute in writing to the other party which notice will contain the particulars of the matter in dispute and the relevant provisions of the Agreement. The responding party will send a notice of reply in writing to the other party to the dispute within ten (10) days after receipt of the notice of dispute, setting out particulars of its response and any relevant provisions of the Agreement;
  - (b) after a period of ten (10) days following receipt of a responding party's written notice of reply, the parties will request the Mediator to assist the parties to reach agreement on any unresolved dispute. The Mediator will conduct a non-binding mediation of the dispute according to the rules and procedures as determined by the Mediator;
  - (c) if the dispute remains unresolved for thirty (30) calendar days after a notice of dispute has been issued as per section 14.1(a)., or if a default is not cured within thirty (30) calendar days after either party notifies the other of such default, the parties will agree upon and appoint a mediator for the purpose of mediating such dispute. The appointment of the Mediator will be carried out in accordance with the terms and conditions of an agreement to be entered into between the parties and the Mediator which will set out the terms of reference for the engagement of the Mediator. The Mediator will conduct a non-binding mediation of the dispute according to the rules and procedures as determined by the Mediator. If the parties fail or neglect to agree upon a Mediator within ten (10) days following receipt of the responding party's written notice of reply





referred to in section 14.1(b), the dispute will be resolved by an Arbitrator (as defined below) in accordance with section 14.1(e). No individual with any direct or indirect interest in the subject matter of this Agreement or any direct or indirect interest in the parties to this Agreement may be appointed as a Mediator;

- (d) if the dispute has not been resolved within ten (10) days after the Mediator has been appointed under section 14.1(c), or within such further period agreed to by the parties, the Mediator will terminate the mediated negotiations by giving notice in writing to both parties;
- (e) except for claims for injunctive relief, all claims and disputes between the parties to this Agreement arising out of or relating to this Agreement which are not resolved by the Mediator in accordance with section 14.1, will be decided by final and binding arbitration before a single arbitrator (the “**Arbitrator**”) in accordance with the *Arbitration Act* (British Columbia). The parties will agree upon the Arbitrator within fifteen (15) days of the Mediator terminating the mediated negotiations. Failing such agreement between the parties, such Arbitrator will be finally chosen by reference to a Judge of the Supreme Court of British Columbia. The Arbitrator will not have any direct or indirect interest in the subject matter of the Development or any direct or indirect interest in either party or subsidiaries of the parties to this Agreement. No arbitration arising out of or relating to this Agreement will include, by consolidation or joinder or in any other manner, an additional person not a party to this Agreement, except by written consent containing specific reference to this Agreement and signed by each party and any other person sought to be joined. This provision will be specifically enforceable in any Court of competent jurisdiction;
- (f) the parties covenant and agree that the Arbitrator appointed hereunder has the power to, among other things, specifically declare that a party to this Agreement is in default of the terms of the Agreement and, in appropriate circumstances, declare that the Agreement is terminated and award damages for breach of contract or otherwise;
- (g) an award or order rendered by the Arbitrator will be final and binding upon the parties, and judgment may be entered upon it in accordance with applicable law in any Court having jurisdiction within the Province of British Columbia;
- (h) unless otherwise agreed in writing by the parties, the parties will continue to meet their obligations under this Agreement while the mediation and arbitration processes are continuing; and
- (i) the parties will each bear their own costs in connection with the foregoing and all costs of the arbitration (including the Mediator and the Arbitrator) will be shared equally by the parties.



- 14.2 The dispute resolution provisions of section 14.1 will survive termination of this Agreement in respect of any dispute resolution process that is commenced under section 14.1 prior to the date of termination.

### **ARTICLE 15 - NOTICES**

- 15.1 Notices under this Agreement will be provided in writing to the following addresses or electronic mail addresses set out below:

(a) Developer:

- 400, 1550 5<sup>th</sup> Street SW
- Calgary AB T2R 1K3
- Email: [ralph.bennetsen@arlingtonstreet.ca](mailto:ralph.bennetsen@arlingtonstreet.ca) and [propertymanager@arlingtonstreet.ca](mailto:propertymanager@arlingtonstreet.ca)

(b) Modo

- 200 – 470 Granville Street, Vancouver, BC, V6C 1V5
- Email: [info@Modo.coop](mailto:info@Modo.coop)

- 15.2 All notices will be deemed to have been delivered on the date of delivery, if delivered, and on the next business day following their posting in B.C. or emailing.

- 15.3 Addresses for notices may be amended by written notice from one party to the other.

### **ARTICLE 16 - ASSIGNMENT**

- 16.1 Neither party will transfer or assign this Agreement to any other party without the prior written consent of the parties to this Agreement, which consent will not be unreasonably withheld. Notwithstanding the foregoing, Developer may assign this Agreement to the Rental Owner without Modo's prior consent but on notice to Modo, which notice will include the contact information of the parties to which the Agreement is being assigned.

### **ARTICLE 17 - INDEMNITY**

- 17.1 Each party agrees to indemnify and save harmless the other party from and against all losses, costs, damages, suits, actions, causes of action, claims or demands in any way resulting from, connected with or arising out of the first party's breach of its obligations under this Agreement. This section 17.1 will survive the termination of the Agreement.





## ARTICLE 18 - GENERAL

- 18.1 Nothing in this Agreement nor the acts of the parties will be construed, implied or deemed to create an agency, partnership or joint venture relationship between the parties. Neither party has the right or authority to, and will not, assume or create any obligation of any nature whatsoever on behalf of the other party or bind the other party in any respect whatsoever.
- 18.2 This Agreement constitutes the entire agreement between the parties with respect to the subject-matter hereof and cancels and supersedes any prior understandings and agreements between the parties with respect thereto. There are no representations, warranties, terms, conditions, undertakings or collateral agreements, express, implied or statutory, between the parties other than as expressly set forth in this Agreement.
- 18.3 Any provision of this Agreement that is or becomes unenforceable will be unenforceable to the extent of such unenforceability without invalidating the remaining provisions hereof.
- 18.4 Any waiver or consent will be effective only in the instance and for the purpose for which it is given. No failure or delay on the part of either party in exercising any right, power or privilege under this Agreement will constitute a waiver thereof nor will any single or partial exercise of any right, power or privilege preclude any other or further exercise thereof or the exercise thereof or the exercise of any other right, power or privilege.
- 18.5 This Agreement will enure to the benefit of and be binding upon the parties and their heirs, executors, administrators, personal representatives, respective successors and permitted assigns.
- 18.6 The parties will at all times do, execute, acknowledge and deliver such acts, deeds, agreements and other instruments as may be reasonably necessary or desirable to give full force and effect to the terms of this Agreement.
- 18.7 This Agreement will be governed by and construed in accordance with the laws of the Province of British Columbia, and the federal laws of Canada applicable therein and each party irrevocably attorns to the exclusive jurisdiction of the courts of the Province of British Columbia.
- 18.8 This Agreement may be executed in any number of counterparts, each of which will be deemed to be an original and all of which taken together will be deemed to constitute one and the same instrument. Delivery of an executed counterpart of this Agreement by facsimile or electronic means will be equally effective as delivery of a manually executed counterpart thereof.

***[Remainder of page intentionally left blank; signature page to follow.]***



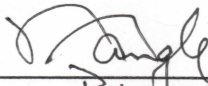




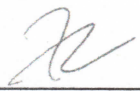
**IN WITNESS WHEREOF** the parties have executed this Agreement as of the date first written above.

**By Modo:**

**MODO CO-OPERATIVE**, by its authorized signatory

By:   
Name: Patrick Nangle  
Title: CEO

**By ASI CENTRAL LIMITED PARTNERSHIP,**  
**by its general partner ASI CENTRAL GP INC.,** by its authorized signatory

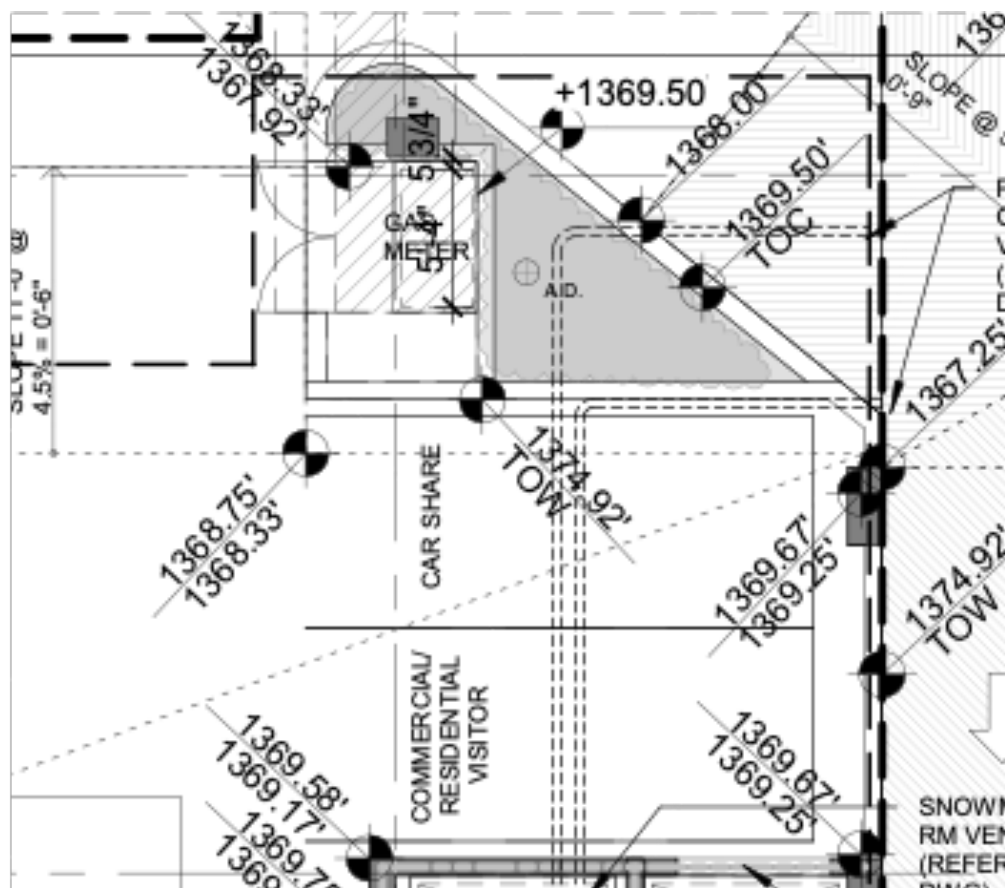
By:   
Name: Frank Lonardelli  
Title: President





### SCHEDULE A SHARED VEHICLE PARKING SPACE

WIDTH 2.9 M X LENGTH 5.5 M





## SCHEDULE B CONSTRUCTION STANDARDS FOR SHARED VEHICLE PARKING SPACE

The Shared Vehicle Parking Space shall be constructed to the satisfaction of the General Manager of Engineering Services of the municipality where the Shared Vehicle Parking Space is being constructed, and in accordance with the following specifications and requirements:

### 1. General

The Shared Vehicle Parking Space shall be constructed, finished and designated in accordance with applicable municipal building permits, by-laws, policies and guidelines, including the municipal standards as required by the Parking By-law and Building By-law applying to the property upon which the Shared Vehicle Parking Space is being constructed.

### 2. Dimensions

The Shared Vehicle Parking Space dimensions shall be standardized:

- The minimum height shall be 2.0 meters.
- The minimum width shall be 2.9 meters.
- The minimum length shall be 5.5 meters.

Tandem parking shall not be permitted. Perpendicular and angle parking shall be preferred.

Where one side of a Shared Vehicle Parking Space abuts any portion of a fence or structure, there shall be a horizontal clearance of at least 30 centimetres between such side of the Shared Vehicle Parking Space and the said fence or structure.

### 3. Location

It is preferred to locate the Shared Vehicle Parking Space at either street level or lane level. If locating the Shared Vehicle Parking Space at street level or lane level is not feasible, the Shared Vehicle Parking Space shall be located at the parking level of the parkade closest to the street level, second only in selection to the siting of disability parking spaces.

If the Shared Vehicle Parking Space is located underground or above ground, the location of the Shared Vehicle Parking Space will be chosen to ensure the greatest possible visibility of the space and most convenient access to the building, second only in selection to the siting of disability parking spaces.

When several Shared Vehicle Parking Spaces are provided, the spaces shall be located next to each other or in close proximity.



#### 4. Access

Permitted users of the Shared Vehicle to be parked on the Shared Vehicle Parking Space must have the ability to access the Shared Vehicle Parking Space 24 hours a day, 7 days a week.

The procedure for permitted users to self-access the Shared Vehicle Parking Space by foot when the Shared Vehicle Parking Space is located in a gated parkade shall consist in typing a code on a keypad or swiping a key fob on a fob reader. The procedure shall be simple and consistent to prevent access disruption.

In the event that a keypad is being used to provide access to the Shared Vehicle Parking Space, it should be possible to change the code of the keypad over time.

The procedure for permitted users to depart from and return to the parkade with a Shared Vehicle when the Shared Vehicle Parking Space for the Shared Vehicle is located in a gated parkade shall consist in typing a code on a keypad or swiping a key fob on a fob reader or using a remote control. The procedure shall not require for the permitted users to step out of the Shared Vehicle to perform the procedure.

In the event that remote controls are being used for permitted users to depart from and return to the parkade with a Shared Vehicle, MODO shall be provided with one more remote control than the number of Shared Vehicles to be parked in the parkade.

The location of the Shared Vehicle Parking Space and procedure to access the Shared Vehicle Parking Space in a gated parkade shall be designed to mitigate potential security concerns from users of the parkade.

#### 5. Maneuverability

The location of the Shared Vehicle Parking Space will be chosen to ensure the Shared Vehicle can be parked in the Shared Vehicle Parking Space driving forward with an angle of approach between 0° and 90°.

An angle of approach to park the Shared Vehicle in the Shared Vehicle Parking Space between 90° and 180° or the need to park the Shared Vehicle in reverse shall not be permitted.

The location of the Shared Vehicle Parking Space shall not require a maneuver more complex than a three-point turn to drive the Shared Vehicle out of the Shared Vehicle Parking Space.

If the Shared Vehicle Parking Space is located in a parkade with an entry/exit ramp, the location of the Shared Vehicle Parking Space shall not require for the Shared Vehicle to be driven in reverse to exit the parkade.





## 6. Signage

The Shared Vehicle Parking Space shall be clearly designated with signage and pavement markings.

Clear, visible and legible signs shall be placed directing users of the Shared Vehicle to the location of the Shared Vehicle Parking Space, indicating which parking space is the Shared Vehicle Parking Space and marking it as being reserved for the exclusive purpose of parking a Shared Vehicle.

A symbol (similar to that approved for a disability space) shall be stamped/painted on the Shared Vehicle Parking Space.

## 7. Lighting

The Shared Vehicle Parking Stall shall be illuminated to the satisfaction of the General Manager of Engineering Services of the municipality where the Shared Vehicle Parking Space is being constructed with:

- average illumination levels of 11 Lux with a uniformity ratio (average level to minimum level) of 3:1;
- luminaires situated in such a way so as not to directly throw light onto streets, lanes, or adjacent properties; and
- a photocell or equivalent switch that will activate the lighting system when ambient light levels are 11 Lux or less.

## 8. Connectivity

Sufficient 3G and/or 4G LTE cellular network reception signal of the cellular network used for the operation of the Shared Vehicle shall be supplied at the Shared Vehicle Parking Space to ensure the reliable operation of the Shared Vehicle service, with:

- a Received Signal Strength Indicator (RSSI) for 3G cellular network superior to -86 dBm; and
- a Reference Signal Received Power (RSRP) for 4G LTE cellular network superior to -106 dBm.

## 9. Electric Vehicle charging infrastructure

The Vehicle Parking Space shall be provided with an EV Station (as defined below) featuring:

- a. an RFID card reader to enable/disable power distribution, which card reader must be programmable to authorize a defined set of RFID cards; and



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- b. networking/telematic capabilities for which the adequate administration credentials/rights have been granted to Modo, allowing Modo to remotely monitor equipment status and collect utilization data.

EV Station means a 40 amp (minimum), 208-volt, single phase Level 2 electric vehicle charging level (as defined by SAE International’s J1772 standard) charging outlet capable of charging an electric vehicle and includes all wiring, electrical transformer and other electrical equipment necessary to supply the required electricity for such outlet, and mechanical ventilation modifications, all of which is to be provided, installed, maintained and replaced by Developer, at Developer’s sole cost and to be used for the sole purpose of supplying electricity to the Shared Vehicle Parking Space.





## SCHEDULE C PARTNERSHIP MEMBERSHIP RULES

1. The following terms have the following meanings:
  - (a) “**Development**” means the rental residential development known as \_\_\_\_\_ located at \_\_\_\_\_, British Columbia;
  - (b) “**Membership Holder**” means the Rental Owner;
  - (c) “**Modo**” means Modo Co-operative;
  - (d) “**Rental Owner**” means the owner of the Development;
  - (e) “**Residents**” means, collectively, residents of the Development, and each such resident is referred to herein as a “**Resident**”;
2. The Membership Holder has assumed, or will assume, an agreement (the “**Co-operative Carsharing Agreement**”) with Modo pursuant to which Modo granted to the Membership Holder a Modo partnership membership ( the “Membership”) by issuing to the Membership Holder a certain number of membership shares in Modo (the “**Modo Shares**”) for the benefit of Residents, as set out in the Co-operative Carsharing Agreement, so Residents can benefit from Modo membership privileges without the need to themselves pay Modo membership fees.
3. The Membership Holder will be the legal owner of the Modo Shares, and a certain number of Residents, as further set out in the Co-operative Carsharing Agreement, may, on a continuing basis, enjoy the benefits of the Membership subject to meeting Modo’s eligibility requirements as set out on Modo’s website from time to time and as set out herein (the “**Membership Eligibility Criteria**”).
4. Residents who are granted the rights and benefits of the Membership from time to time (the “**Partner Users**” and, each a “**Partner User**”) will benefit from the same price plan for usage of Modo vehicles as other member shareholders of Modo but, for clarity, will not have any voting rights in respect of the Membership or Modo.
5. Any Resident may apply to become a Partner User, provided that membership privileges will be granted to applying and eligible Residents on a first-come, first-served basis.
6. In order for a Resident to become a Partner User, the Resident must submit to Modo, an application including (but not limited) to the following:
  - (a) the applicant Resident, if the holder of a driver’s licence issued in British Columbia, Canada, must prove current residency at the Development by



- providing Modo with a copy of its current driver's records indicating their address within the Development;
- (b) the applicant Resident, if the holder of a driver's licence issued outside of British Columbia, Canada, must prove current residency at the Development by providing Modo with a copy of a bill indicating the name of the Resident and their address within the Development; and
  - (c) the applicant Resident, must provide contact information and such other information regarding the Resident as may be reasonably required by Modo for the purposes of determining if the Resident qualifies for the Membership Eligibility Criteria.
7. Each Partner User will be responsible for and will save the Membership Holder harmless from any and all liabilities incurred by the Membership Holder and any and all actions, causes of action, costs or claims of whatsoever type or nature levied or made against the Membership Holder by Modo or by any other person, to the extent resulting from such Partner User's participation in the Membership and except to the extent resulting from the negligence or willful misconduct of the Membership Holder.
  8. A Resident may only be a Partner User and may only exercise the rights and benefits of the Membership while such Resident meets the Membership Eligibility Criteria.
  9. If at any time Resident who is a Partner User ceases to meet the Membership Eligibility Criteria, then the Resident will cease to be a Partner User and may only reapply to be a Partner User when the Resident again meets the Membership Eligibility Criteria.
  10. Except as otherwise provided in these rules, a Partner User may only enjoy and exercise the benefits of the Membership while the Partner User is a Resident, and the benefits that a Partner User enjoys under the Membership may not under any circumstances be assigned, transferred or sold by the Partner User to any party.
  11. If a Partner User does not book a Modo vehicle at least once during a period of twelve (12) consecutive months, Modo may cancel such Partner User's participation in the Membership.
  12. The Modo Shares remain at all times in the name of the Membership Holder.
  13. Partner Users may only make use of Modo vehicles in accordance with the policies and rules of Modo.
  14. These rules will have no further force or effect upon termination of the Co-operative Carsharing Agreement.





**SCHEDULE D  
 SHARED VEHICLE DEPLOYMENT SEQUENCE**

<b>Commencement of Shared Vehicle deployment</b>	<b>Conditions for deployment of the Shared Vehicle</b>
Within seven (7) days after the Commencement Date.	<ul style="list-style-type: none"> <li>• The Project Fee has been paid to Modo at least 60 days prior to the Commencement Date as per section 2.1 of this Agreement;</li> <li>• The Shared Vehicle Parking Space is available to Modo as per sections 3.1 and 3.2 of this Agreement; and</li> <li>• The EV Station is operational and accessible to Modo as per section 3.4 this Agreement.</li> </ul>



**SCHEDULE E  
 SECURITY AGREEMENT**

BY:  
**MODO CO-OPERATIVE**  
 200 - 470 Granville Street,  
 Vancouver, B.C.  
 V6C IV5

(the “Grantor”)

**IN FAVOUR OF:**

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

(the “Secured Party”)

**WHEREAS:**

A. The Secured Party has financed the acquisition by the Grantor of the following vehicle:

Make/Model: \_\_\_\_\_  
 Vehicle Identification Number: \_\_\_\_\_

(the “Shared Vehicle”); and

B. The Grantor has agreed to deliver this Agreement to create security over the interest it has in the Shared Vehicle for the benefit of the Secured Party.

**NOW THEREFORE THIS AGREEMENT WITNESSES** that in consideration of the premises and the covenants and agreements herein contained the Grantor and the Secured Party hereby agree as follows:

1. **Security Interest in the Shared Vehicle.** As security for the performance by the Grantor of its obligations set forth in the Co-operative Carsharing Agreement attached hereto (the “Co-op Car Agreement”), the Grantor grants to the Secured Party a security interest (the “Security Interest”) in all of its present and future right, title and interest in and to the Shared Vehicle.
2. **Grant of Security Interest in Proceeds of Collateral.** The Grantor also grants the Secured Party a security interest in the proceeds derived directly or indirectly from any dealing with the Shared Vehicle, including but not limited to, accounts receivable, bills of exchange, insurance proceeds, chattel paper, intangibles, motor vehicles, and all other after acquired property constituting proceeds. The Grantor acknowledges that the Security Interest hereby created attaches upon the execution of this Security Agreement, that the value has been given and that the Grantor has rights in the Shared Vehicle.
3. **Use and Location of the Shared Vehicle.** The Grantor will not sell, lease or otherwise dispose of the Shared Vehicle without the prior written consent of the Secured Party and





- the Grantor will keep the Shared Vehicle in good condition, reasonable wear and tear excepted.
4. **No Liens on Shared Vehicle.** The Grantor will not permit any lien, charge, encumbrance or security interest (each, a “Lien”) to attach to the Shared Vehicle which ranks prior to or equal with or could in any event rank prior to the equal with the rank of the Security Interest. The Grantor will not enter into any agreement with any person which would obtain prior or equal rank for any Lien over the rank of the ‘Security Interest’.
  5. **Name of Grantor.** The Grantor covenants not to change its name without giving fifteen (15) days' prior written notice to the Secured Party (so as to enable the Secured Party to amend its registration in respect of this Agreement and protect its rights hereunder).
  6. **Default.** It will be a “Default” under this Agreement if:
    - (a) the Grantor breaches or fails to perform any of the terms, conditions, obligations or covenants to be observed and performed by the Grantor under the Co-op Car Agreement, and persists in such failure or breach after thirty (30) days' notice by the Secured Party requiring that the Grantor remedy such failure or breach,
    - (b) the Grantor commits an act of bankruptcy or becomes insolvent or files a proposal or a notice of intention to file a proposal,
    - (c) an assignment for the benefit of creditors under applicable bankruptcy or similar legislation is made or a petition is filed,
    - (d) an order is made, a resolution is passed, or any other step is taken for the bankruptcy, liquidation, dissolution or winding-up of the Grantor or for any arrangement or composition of its debts, or
    - (e) a receiver, receiver and manager or receiver-manager of the Grantor is appointed.
  7. **Remedies.** The Security Interest is immediately enforceable, upon the occurrence of a Default, and the Secured Party, at its option, may exercise at any time following such Default any or all of the rights, remedies, privileges and powers available to it under this Agreement, the Personal Property Security Act (British Columbia) or any other applicable legislation. All rights, remedies, privileges and powers of the Secured Party hereunder are cumulative and no such right, remedy, privilege or power is exhaustive but is in addition to each other right, remedy, privilege and power of the Secured Party hereunder or under any other agreement, instrument or document now or hereafter existing at law or in equity or by statute.
  8. **Costs of Enforcement.** The Grantor will be responsible for payment of all costs, charges and expenses (including legal costs on a solicitor and own client basis) of the Secured Party of and incidental to any proceeding taken to enforce the remedies of this Agreement.
  9. **Loss, Injury or Destruction.** The loss, injury or destruction of the Shared Vehicle will not operate in any manner to release the Grantor from its obligations to the Secured Party under the Co-op Car Agreement.

10. **Term.** The Security Interest granted hereunder will terminate and be of no further force and effect as of the expiry of the Shared Vehicle Minimum Term (as defined in the Co-Op Car Agreement) for the Shared Vehicle.
11. **Amendment.** This Agreement may be altered or amended only by an agreement in writing signed by the parties hereto.
12. **Binding Effect.** This Agreement will enure to the benefit of and be binding upon the heirs, executors, administrators, legal and personal representatives, successors and permitted assigns of the parties, as applicable.
13. **Governing Law.** This Agreement is governed by and will be construed in accordance with the laws of the Province of British Columbia and the laws of Canada applicable therein.
14. **Counterparts.** This Agreement may be executed in any number of counterparts, each of which will be deemed to be an original and all of which taken together will be deemed to constitute one and the same instrument.
15. **Execution by Electronic Means.** This Agreement may be executed by the Grantors and transmitted by facsimile or other electronic means, and when it is executed and transmitted this Agreement will be for all purposes as effective as if the Grantor had delivered an executed original Agreement.

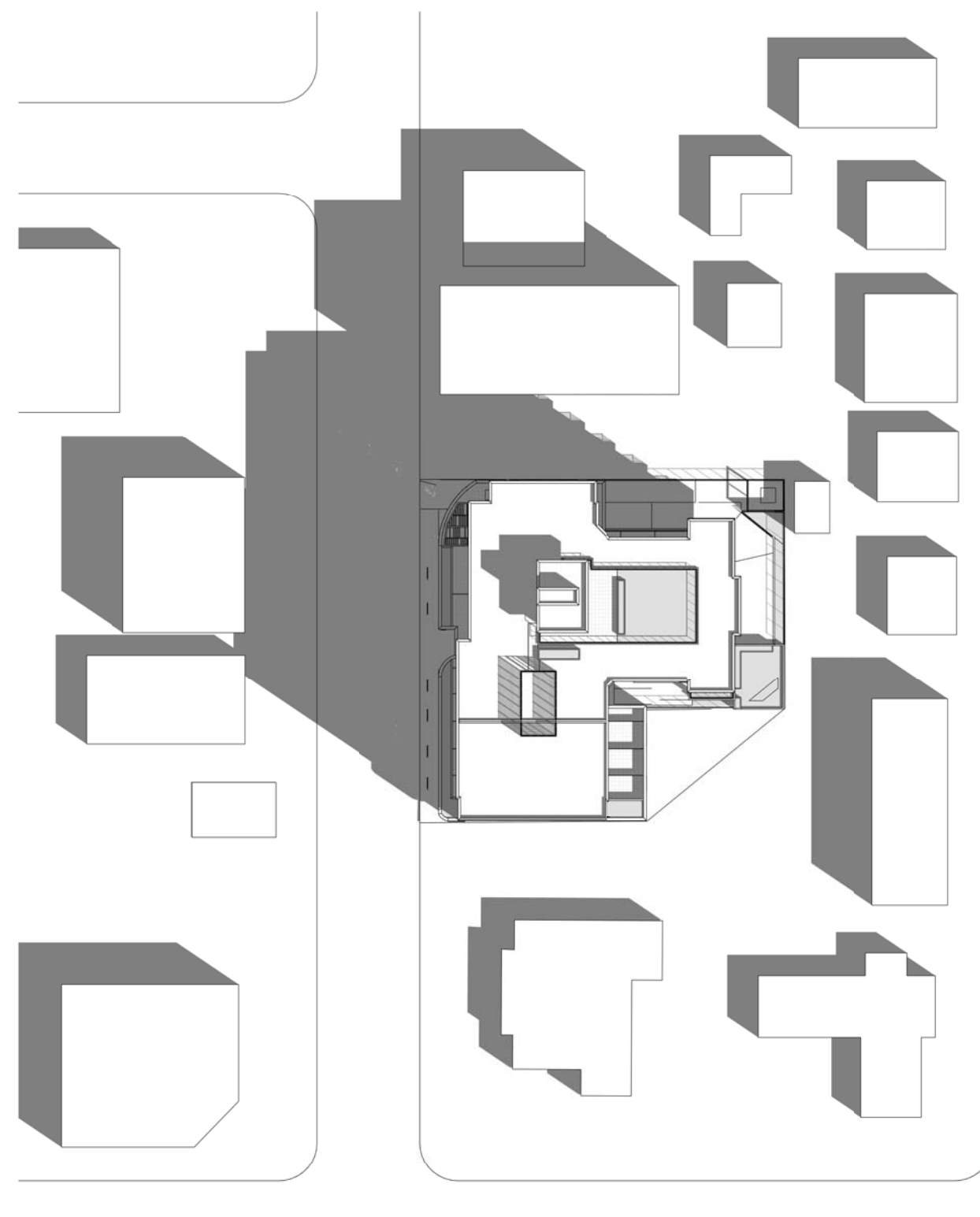
**IN WITNESS WHEREOF** the Grantor has executed this Agreement on the \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_.

**MODO CO-OPERATIVE**, by its authorized signatory

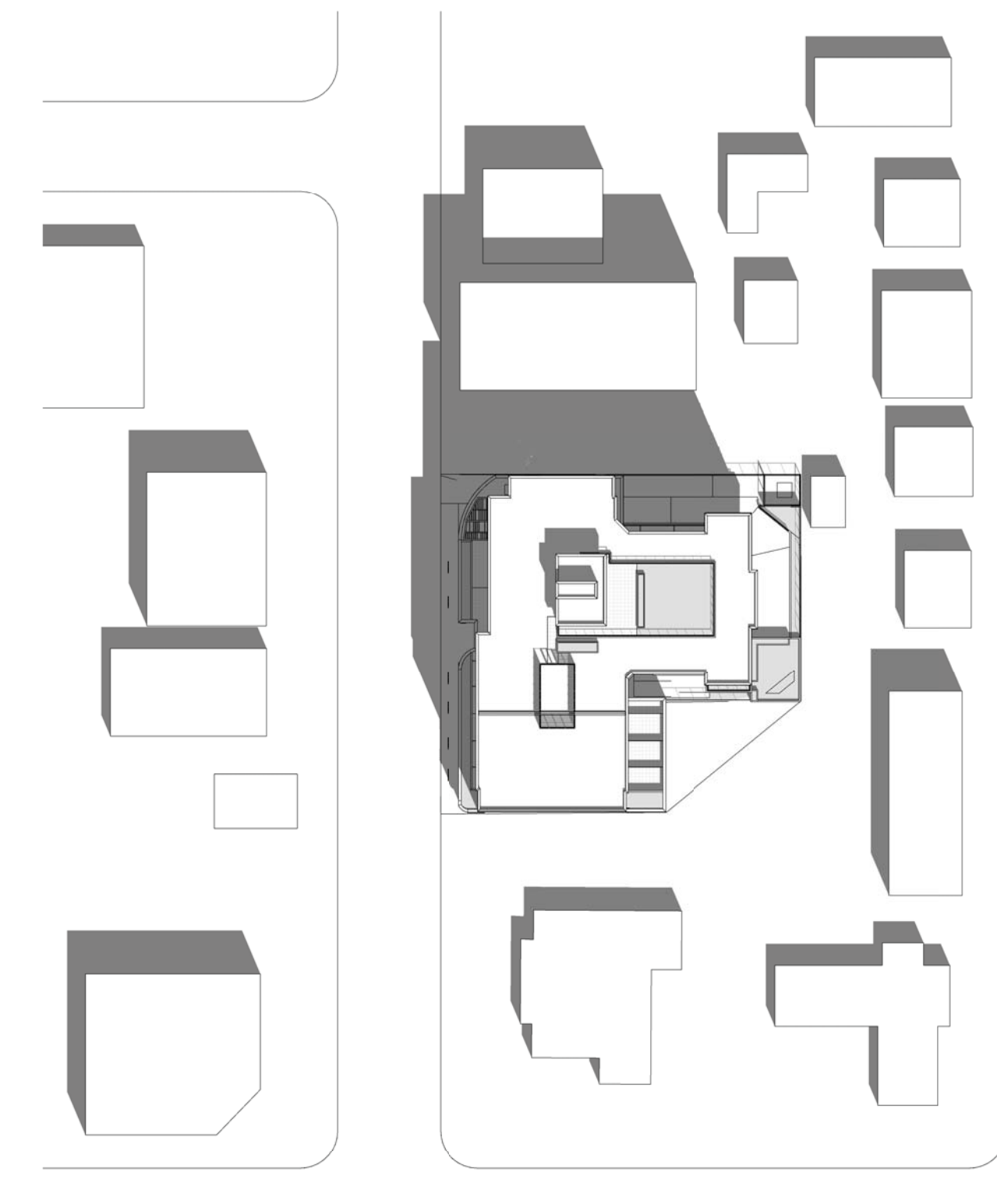
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Name:  
Title:



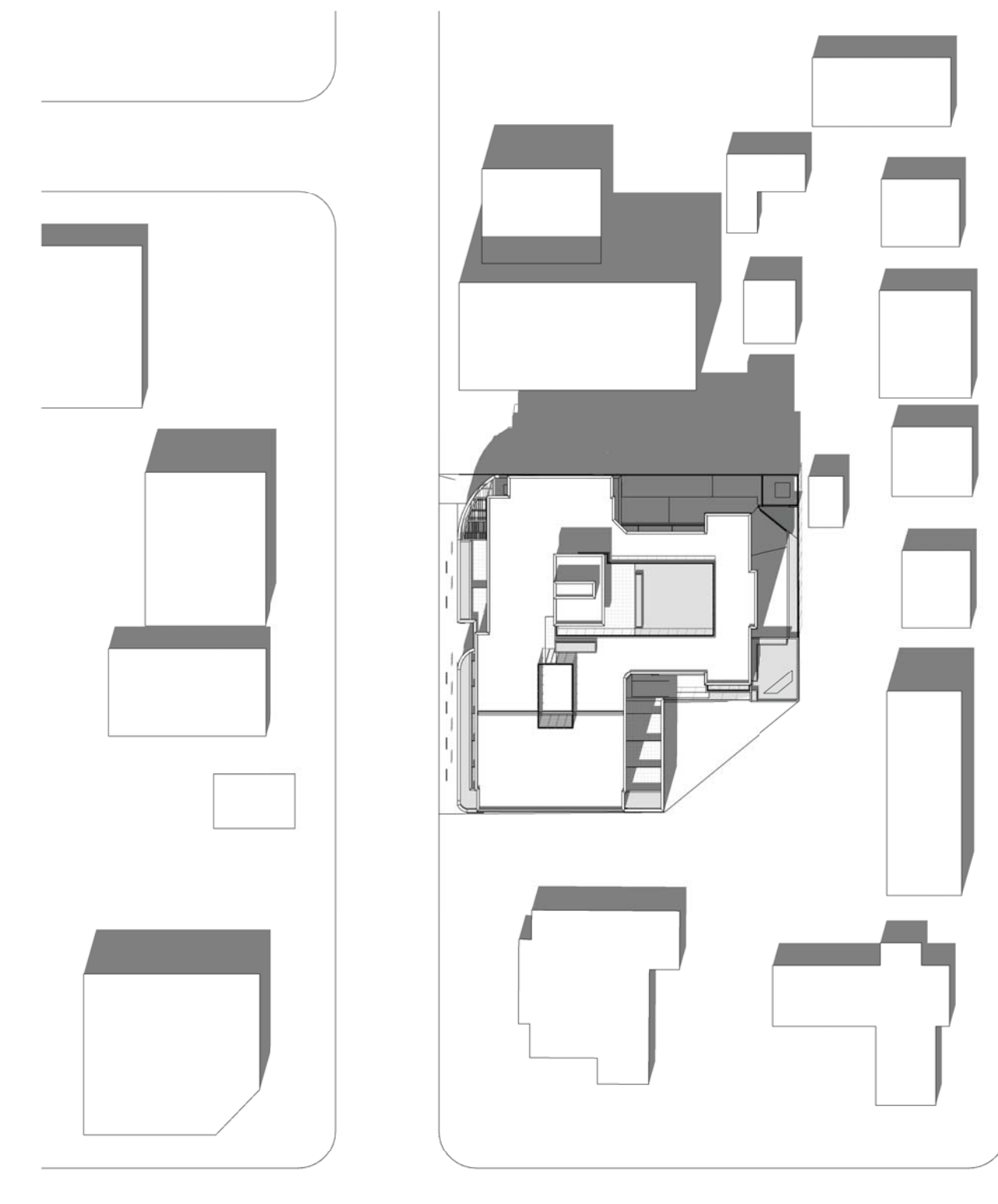




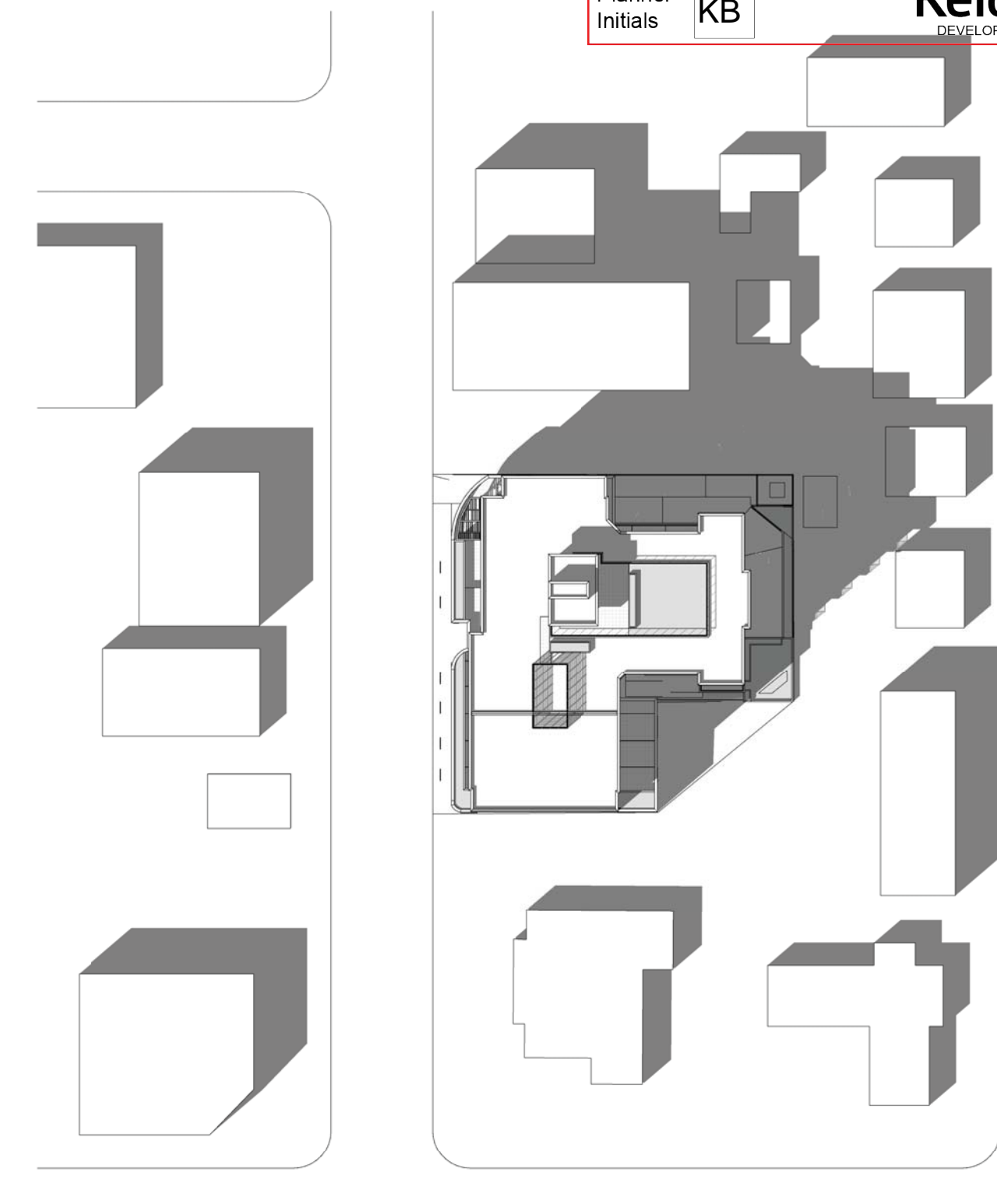
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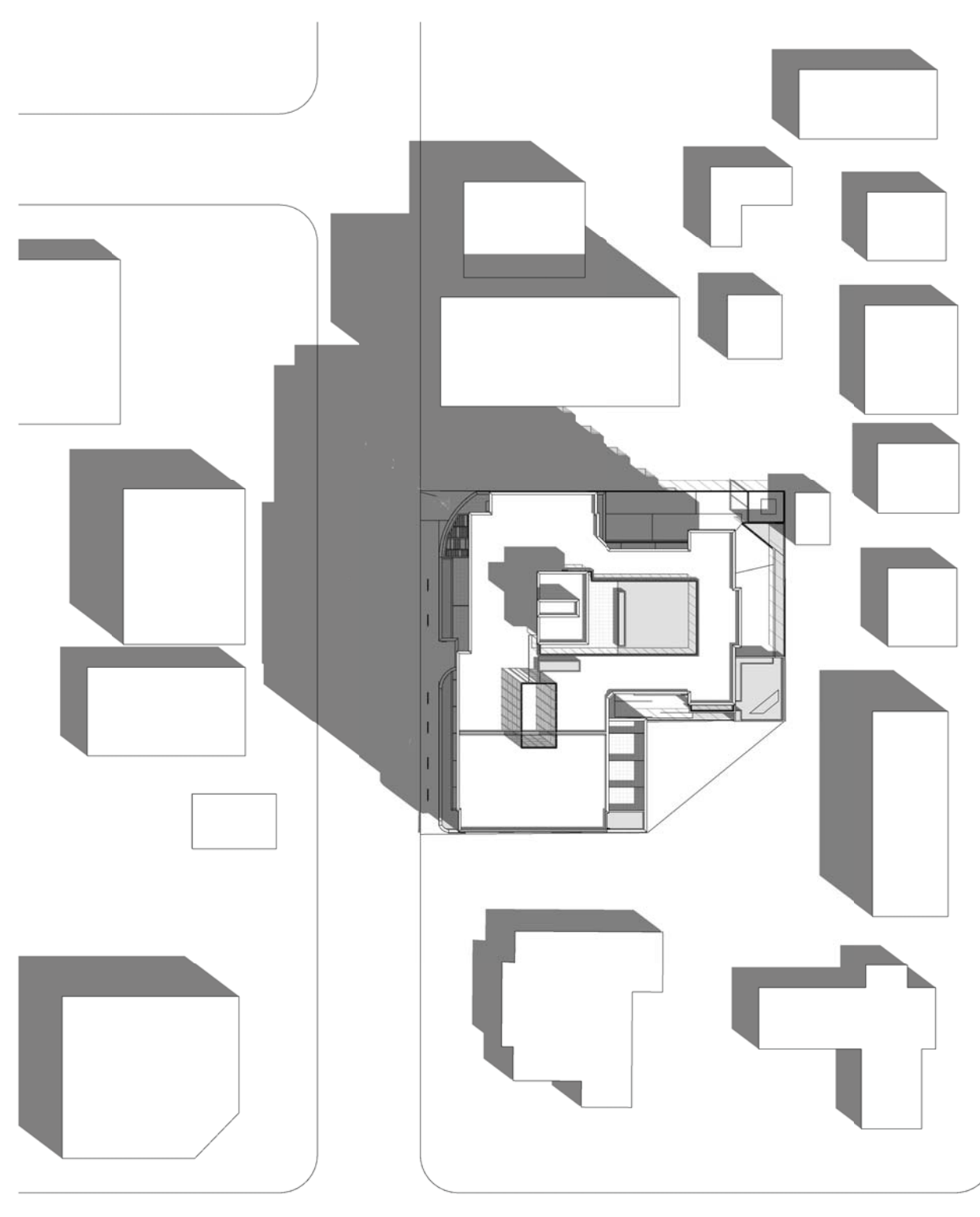
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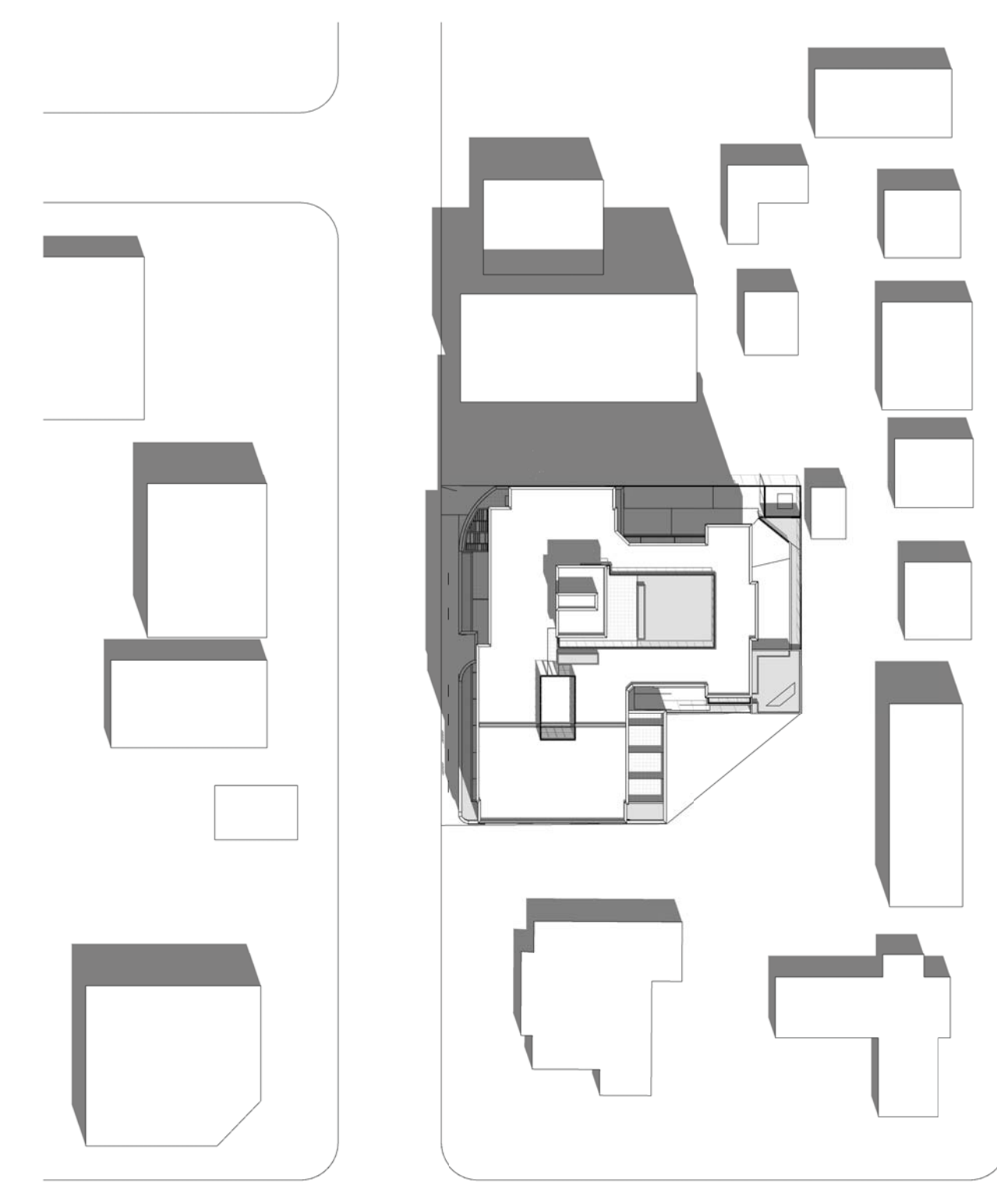
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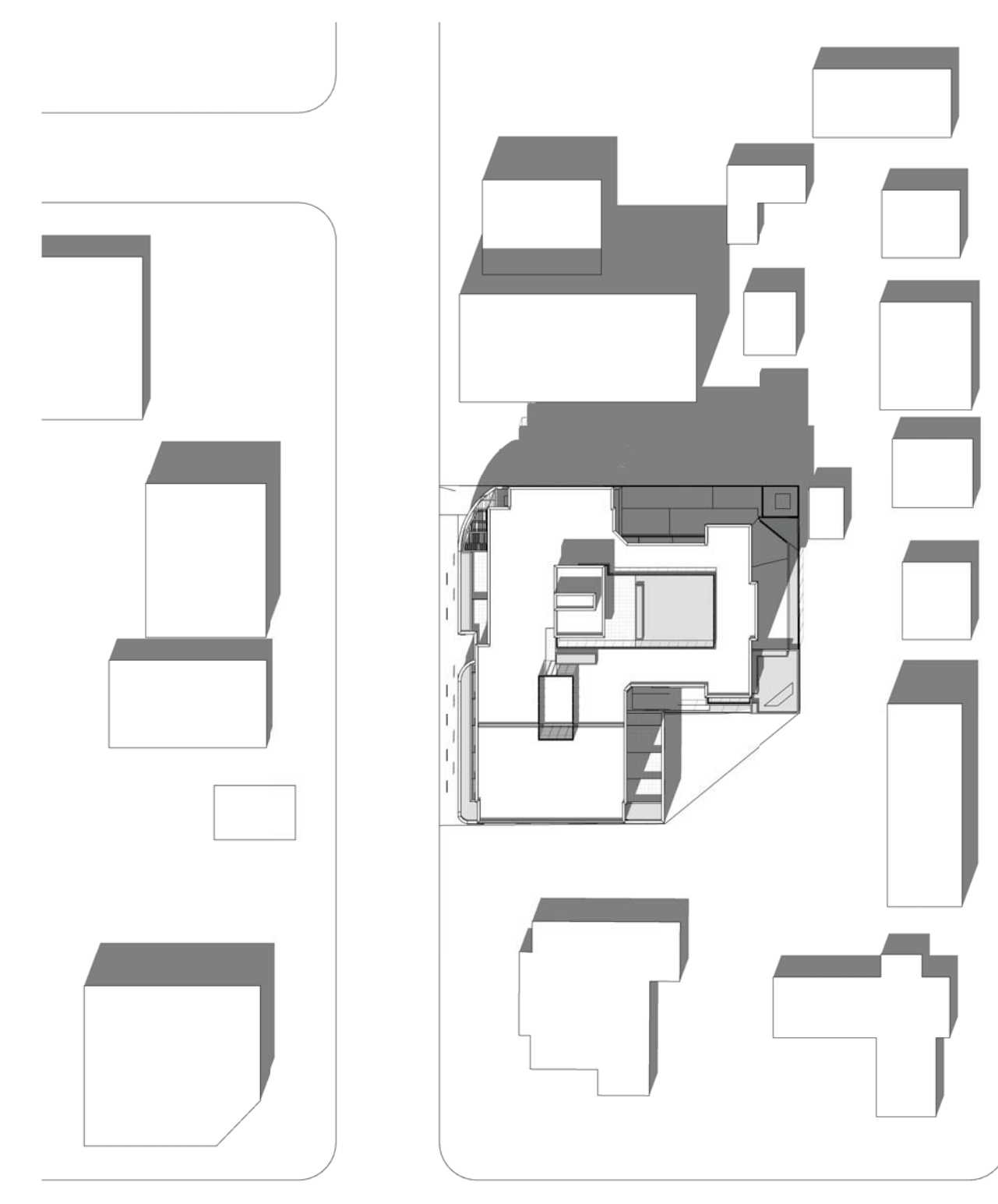
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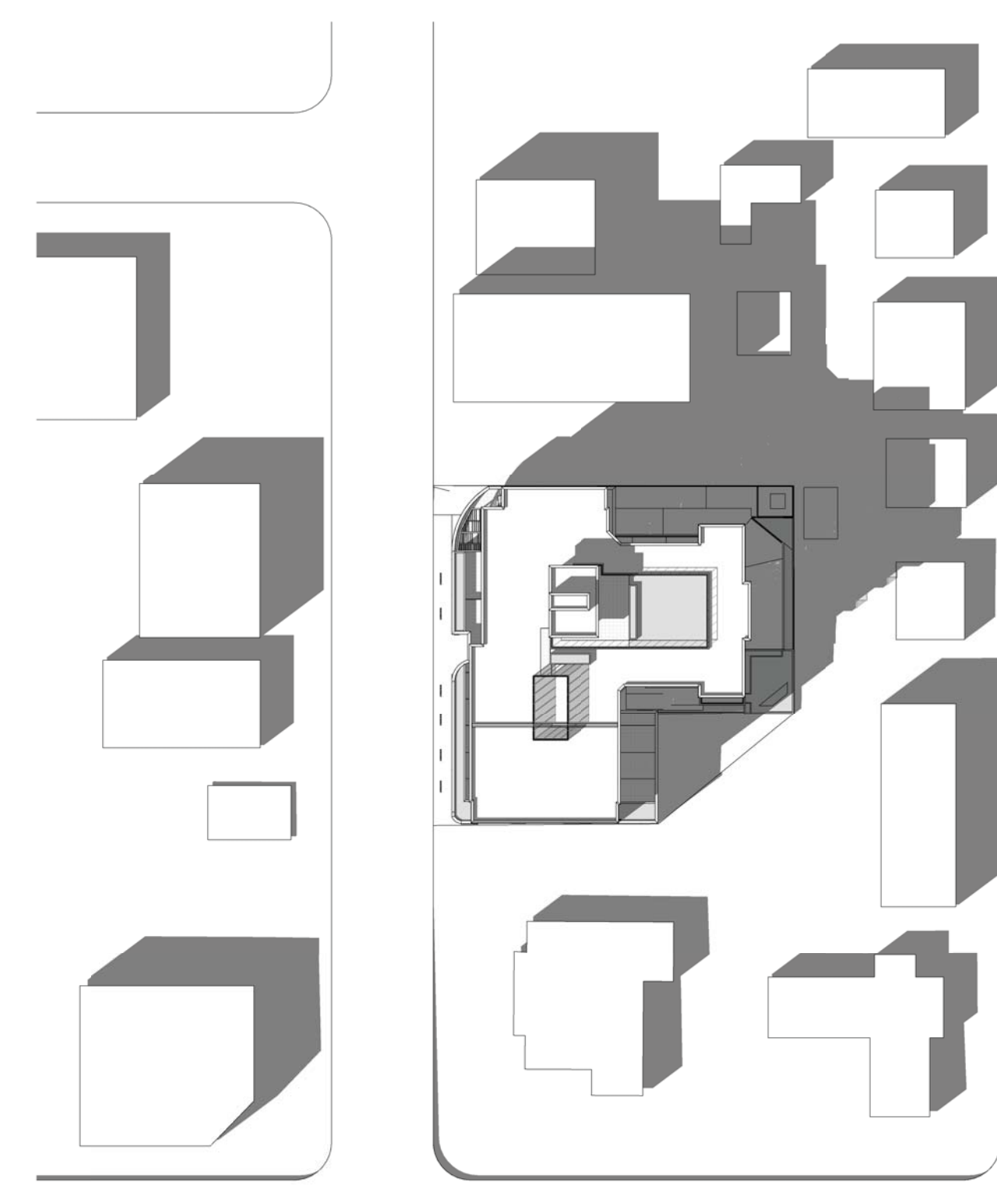
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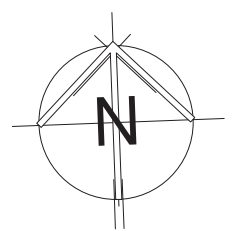


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REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR REZONING & DP	2022-11-21
2	REISSUED FOR REZONING & DP	2023-02-21

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CLIENT

**CENTRAL**

PROJECT NO. 22523  
 PROJECT MIXED USE COMMERCIAL AND RENTAL RESIDENTIAL DEVELOPMENT  
 155-179 Rutland Road, Kelowna, B.C.

DRAWING TITLE SHADOW ANALYSIS

SEAL



DRAWING NO. REVISION

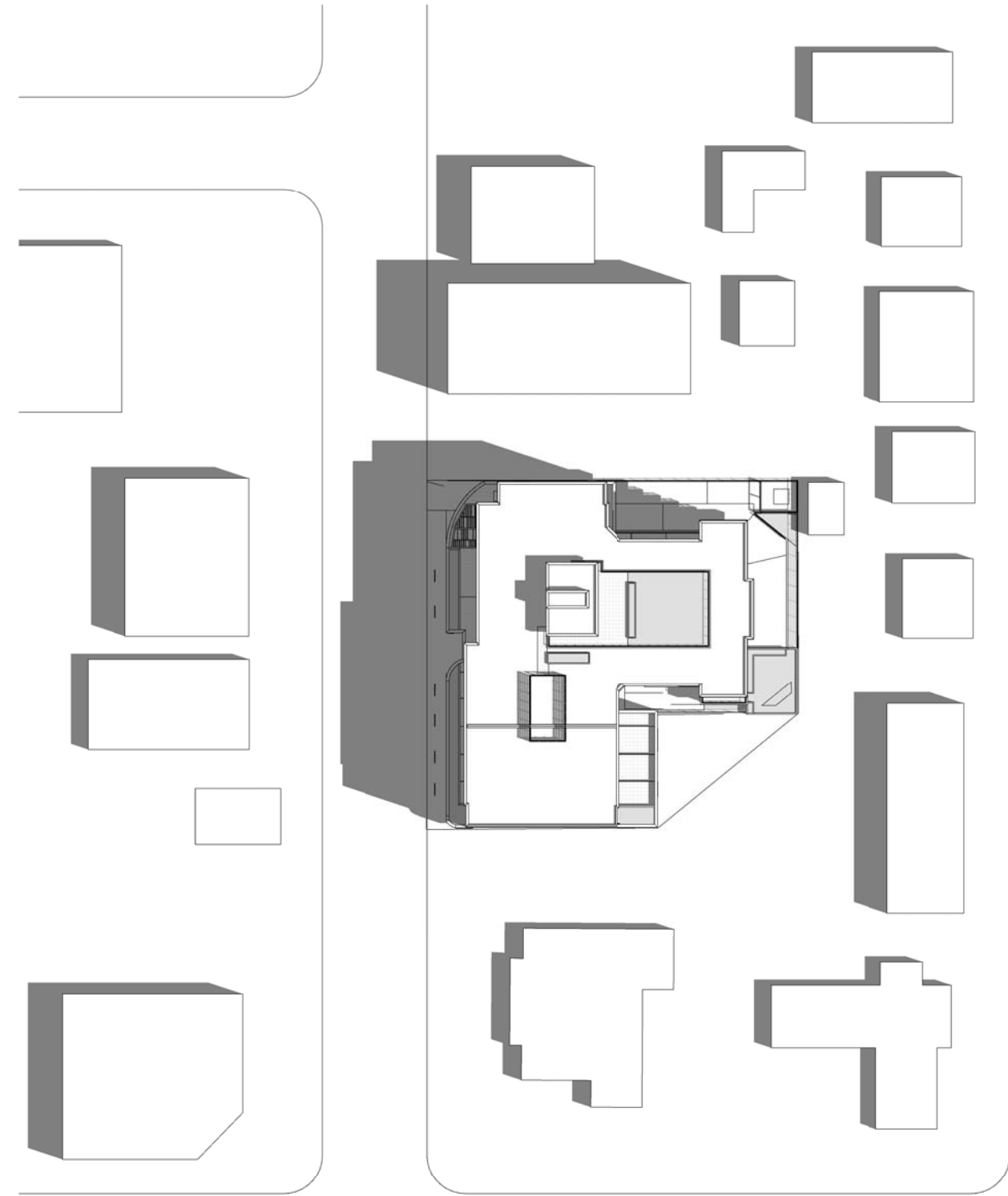
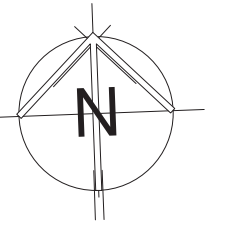
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DATE 2022-11-21 DRAWN AZ  
 SCALE CHECKED HB

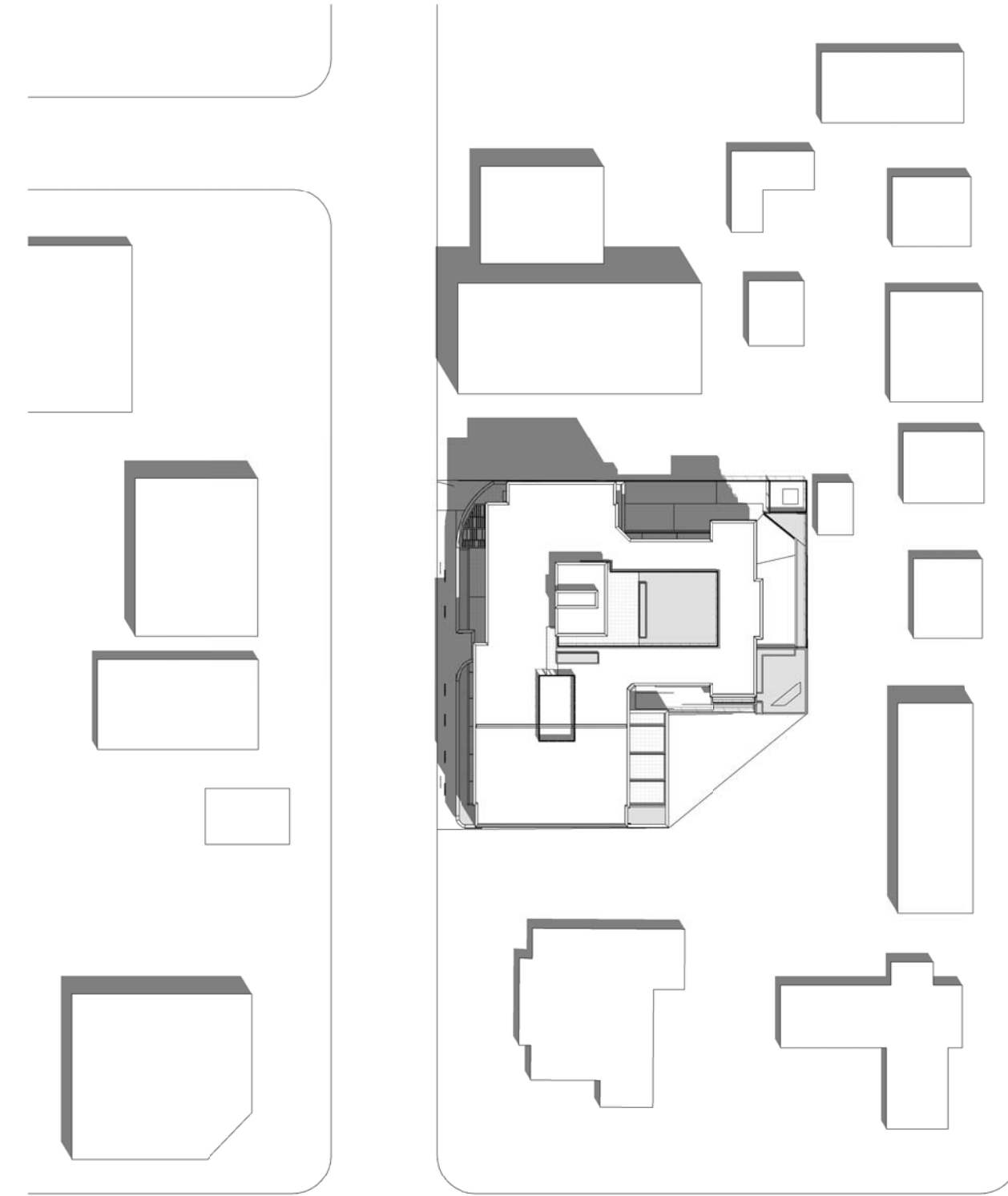


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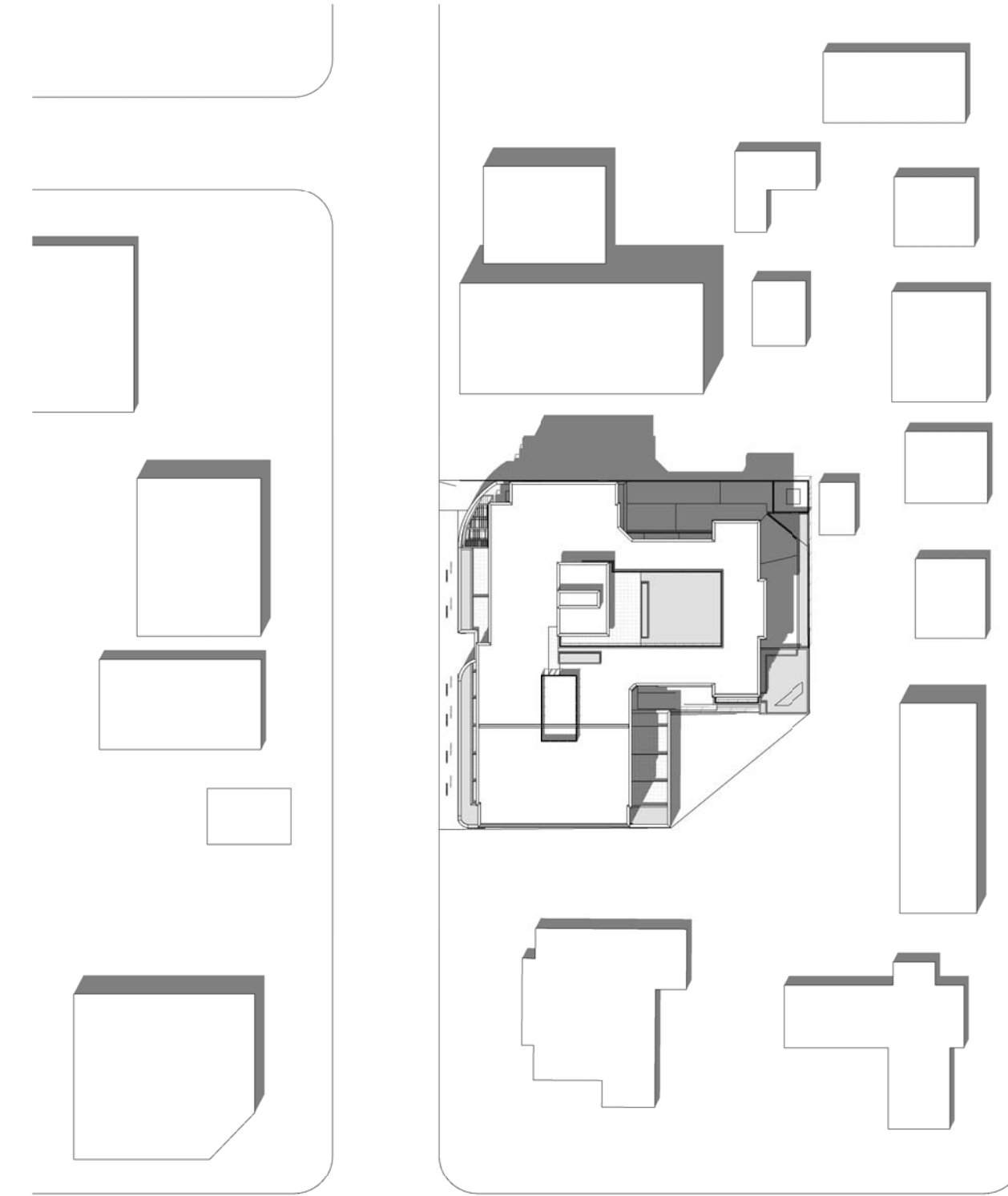
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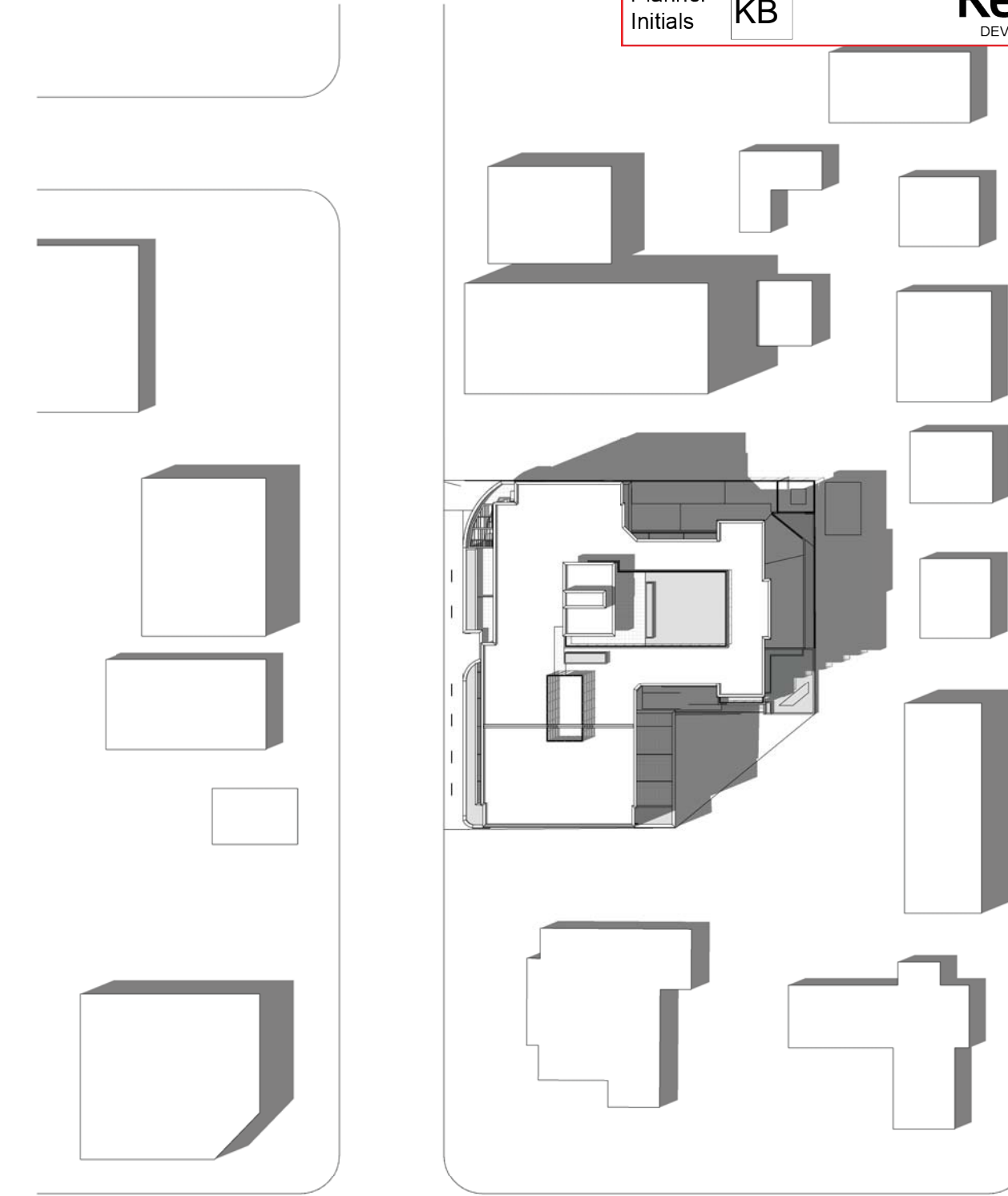
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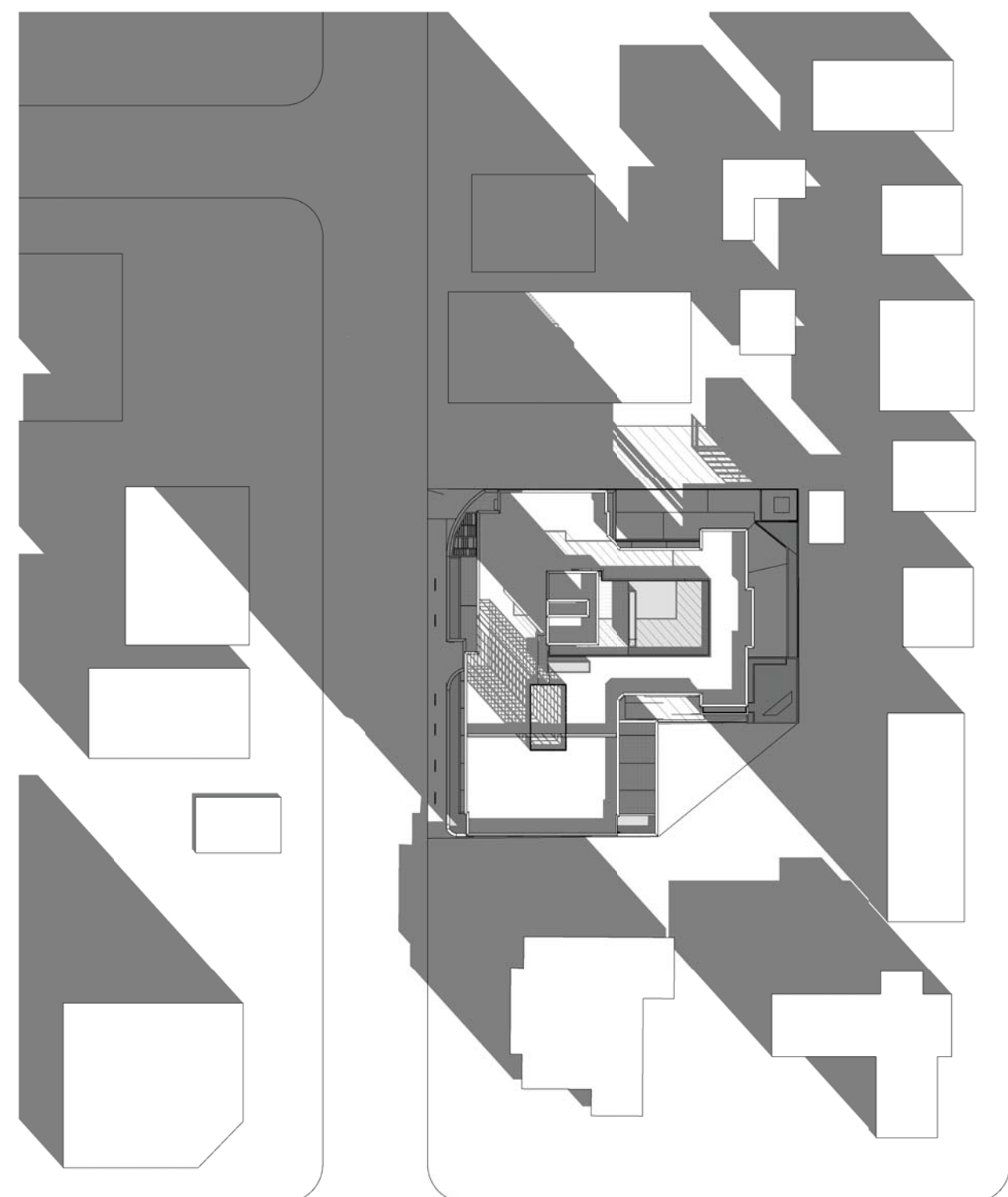
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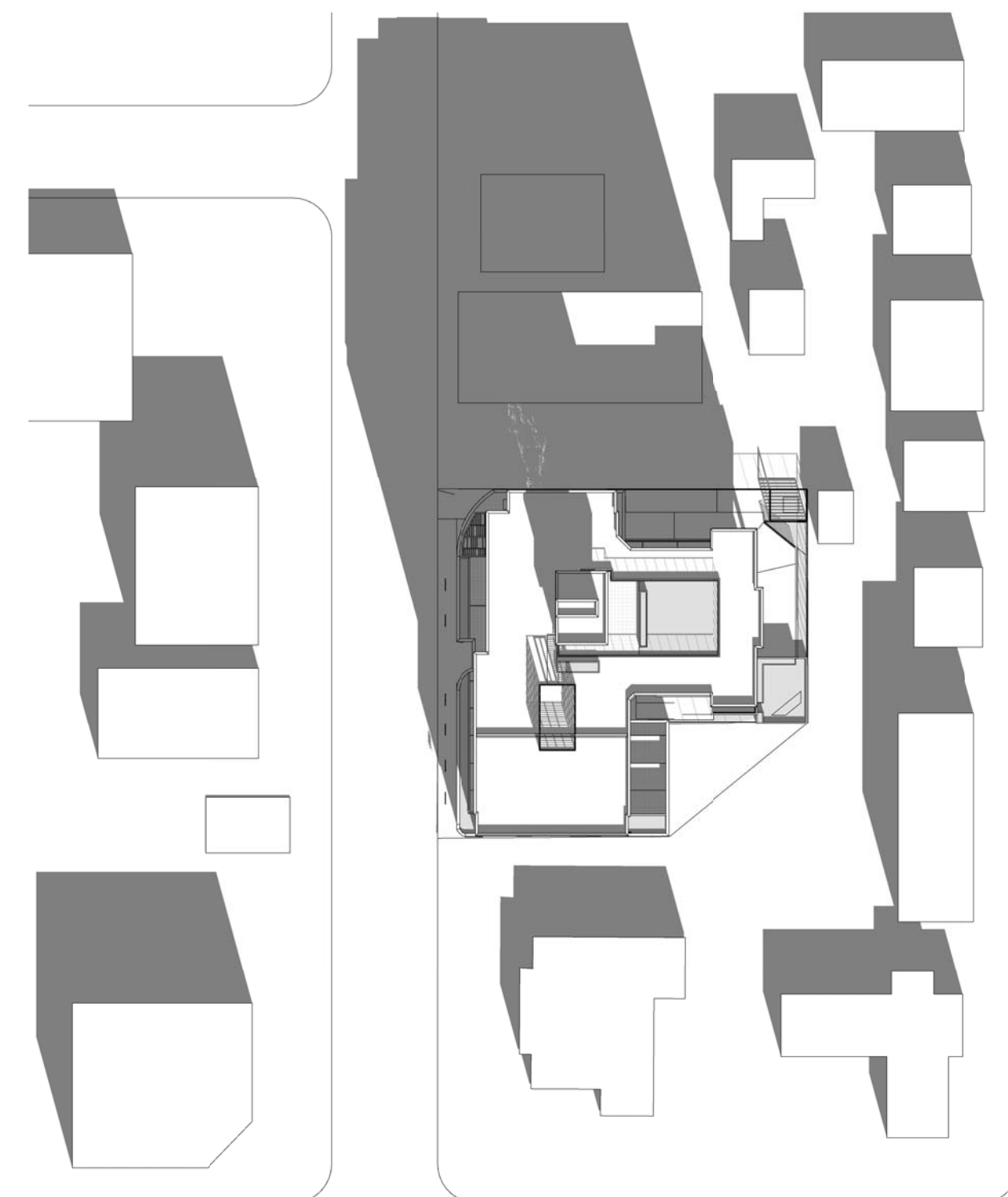
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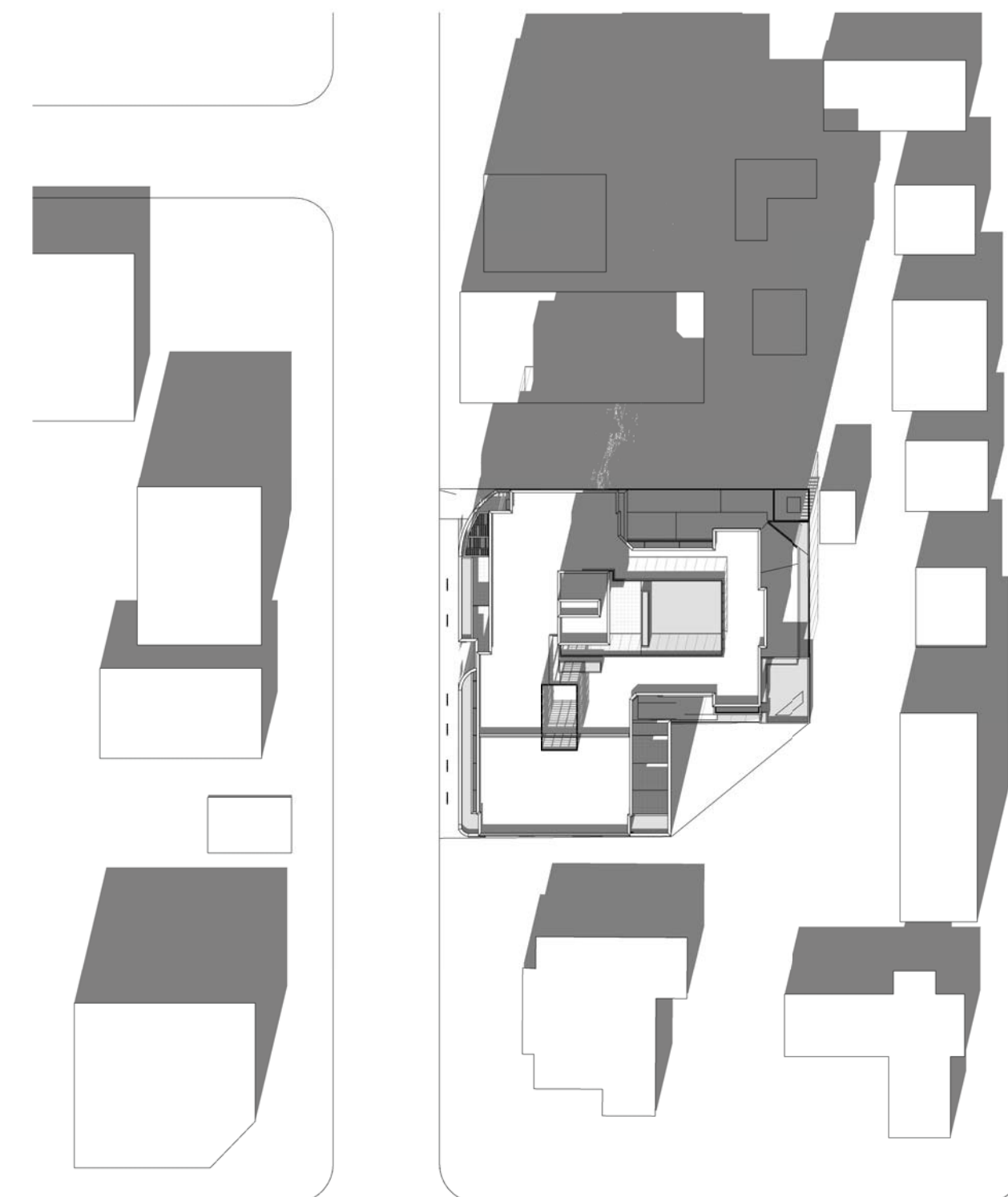
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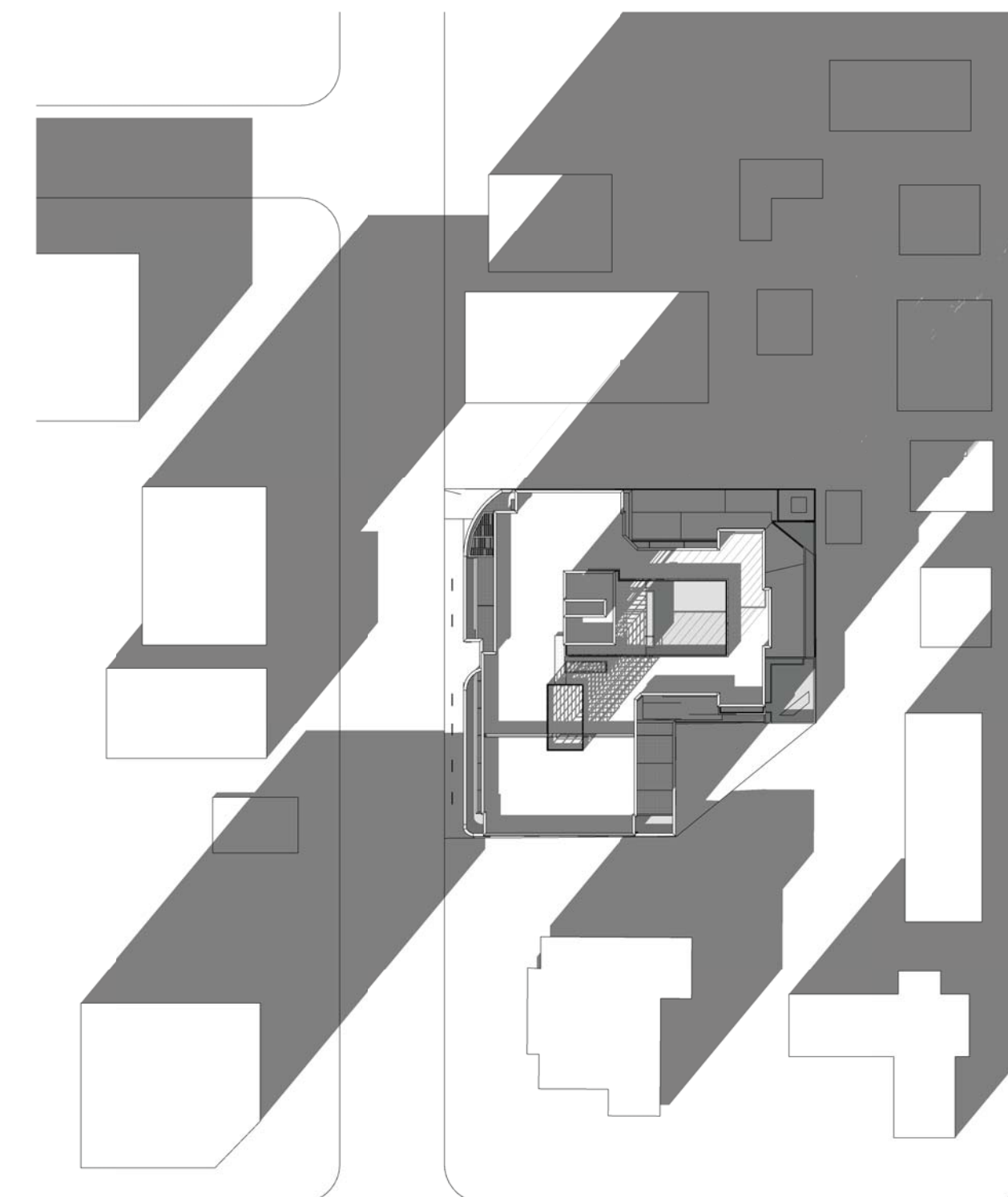
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6 DECEMBER-21 12:00PM



7 DECEMBER-21 2:00PM



8 DECEMBER-21 4:00PM

CLIENT

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 DEVELOPMENT  
 155-179 Rutland Road,  
 Kelowna, B.C.

DRAWING TITLE  
 SHADOW ANALYSIS

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DRAWING NO. REVISION

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DATE 2022-11-21 DRAWN AZ  
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