

SCHEDULE "B"

Revitalization Tax Exemption Agreement

THIS AGREEMENT dated for reference the 14th day of November 2020 is

BETWEEN:

Westcorp on the Lake Inc., Inc. No. A75763
200 – 8215 112 Street
Edmonton, Alberta
T6G 2C8

(the "Owner")

AND:

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

(the "City")

GIVEN THAT:

- A. The Owner is the registered owner in fee simple of lands in the City of Kelowna at **3777 Lakeshore Road** legally described as **Lot 1 District Lot 134 Osoyoos Division Yale District Plan EPP112300** (the "Parcel");
- B. Council has established a revitalization tax exemption program and has included within the Revitalization Tax Exemption Program Bylaw No. 12561 the designation of areas which include the Parcel as a revitalization area; and
- C. The Owner proposes to construct new improvements on the Parcel as described in Appendix "A" attached to and forming part of this agreement (the "Project") and has applied to the City to take part in the revitalization tax exemption program in respect of the Project and the City has agreed to accept the Project under the program;

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

1. **The Project** – the Owner will use its best efforts to ensure that the Project is constructed, maintained, operated and used in a fashion that will be consistent with and will foster the objectives of the revitalization tax exemption program, as outlined in the Revitalization Tax Exemption Program Bylaw No. 12561. Without limiting the generality of the foregoing, the Owner covenants to use its best efforts to ensure that the Project will:
 - a. Construct three 3.5 storey buildings containing 56 purpose-built rental townhomes with 2 and 3 bedrooms each.
2. **Operation and Maintenance of the Project** – throughout the term of this agreement, the Owner shall operate, repair and maintain the Project and will keep the Project in a state of good repair as a prudent owner would do.

3. **Revitalization Amount** – In this agreement, “**Revitalization Amount**” means the municipal portion of property tax calculated in relation to the increase in the assessed value of improvements on the Parcel resulting from the construction of the Project as described in section 1;
4. **Revitalization Tax Exemption** – subject to fulfilment of the conditions set out in this agreement and in “Revitalization Tax Exemption Program Bylaw No. 12561”, the City shall issue a revitalization tax exemption certificate (the “Tax Exemption Certificate”) to the British Columbia Assessment Authority entitling the Owner to a property tax exemption in respect of the property taxes due (not including local service taxes) in relation to the Revitalization Amount on the Parcel (the “Tax Exemption”) for the calendar year(s) set out in the Tax Exemption Certificate .
5. **Conditions** – the following conditions shall be fulfilled before the City will issue a Tax Exemption Certificate to the Owner in respect of the Project:
 - a. The Owner must complete or cause to be completed construction of the Project in a good and workmanlike fashion and in strict compliance with the building permit and the plans and specifications attached hereto as Appendix “A”;
 - b. The completed Project must substantially satisfy the performance criteria set out in Appendix “B” hereto, as determined by the City’s Development Planning Manager or designate, in their sole discretion, acting reasonably; and
 - c. The Owner must submit a copy of the Occupancy Permit and Title Certificate to the City of Kelowna’s Revenue Branch within 48 months from the date the Agreement is executed by Council.
6. **Calculation of Revitalization Tax Exemption** – the amount of the Tax Exemption shall be equal to
 - a. For Purpose-Built Rental Housing Projects within the Core Area, Glenmore Valley Village Centre and University South Village Centre as identified in Schedule A of Bylaw No. 12561, 100% of the Revitalization Amount on the parcel which can be attributed to residential land uses being used for long-term rental housing.
7. **Term of Tax Exemption** – provided the requirements of this agreement, and of the Revitalization Tax Exemption Program Bylaw No. 12561, are met the Tax Exemption shall be for 10 years after the BC Assessment Authority validates the Tax Exemption Certificate issued by the City of Kelowna’s Revenue Branch,.
8. **Compliance with Laws** – the Owner shall construct the Project and, at all times during the term of the Tax Exemption or any renewal term, use and occupy the Parcel and the Project in compliance with all statutes, laws, regulations and orders of any authority having jurisdiction and, without limiting the generality of the foregoing, all federal, provincial, or municipal laws or statutes or bylaws, including all the rules regulations policies guidelines criteria or the like made under or pursuant to any such laws.
9. **Effect of Stratification** – if the Owner stratifies the Parcel under the Strata Property Act, then the Tax Exemption shall be prorated among the strata lots in accordance with the unit entitlement of each strata lot for:
 - a. the current and each subsequent tax year during the currency of this agreement if the strata plan is accepted for registration at the Land Title Office before May 1; or
 - b. for the next calendar year and each subsequent tax year during the currency of this agreement if the strata plan is accepted for registration at the Land Title Office after May 1;

so long as, if the Project is the subject of an operating agreement between the Owner and the Provincial Rental Housing Corporation, the Owner is in compliance with the operating agreement. The Owner agrees to provide written confirmation to the City regarding the Owner's compliance with the said operating agreement, satisfactory to the City, upon the City's reasonable inquiry.

10. **Termination of the agreement** - the revitalization tax exemption agreement will be valid for 48 months from the date the agreement is executed by Council. If the conditions for issuance of a Tax Exemption Certificate have not been met during this term, the owner may request a renewal term to this agreement or the agreement will be terminated.
11. **Cancellation** – the City may in its sole discretion cancel the Tax Exemption Certificate at any time:
 - a. on the written request of the Owner;
 - b. effective immediately upon delivery of a notice of cancellation to the Owner if at any time any of the conditions in the Tax Exemption Certificate are not met; or
 - c. If the Owner is subject to an operating agreement with the Provincial Rental Housing Corporation and is not in compliance with the operating agreement.

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

12. **No Refund** – for greater certainty, under no circumstances will the Owner be entitled under the City's revitalization tax exemption program to any cash credit, any carry forward tax exemption credit or any refund for any property taxes paid.
13. **Notices** – any notice or other writing required or permitted to be given hereunder or for the purposes hereof to any party shall be sufficiently given if delivered by hand or posted on the Parcel, or if sent by prepaid registered mail (Express Post) or if transmitted by facsimile to such party:
 - a. in the case of a notice to the City, at:

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

Attention: Development
Phone: Email:

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

Westcorp on the Lake Inc.
#200 – 1460 Pandosy Street
Kelowna, BC
V1Y 1P3

Attention: Gail Temple, Chief Operating Officer
Phone: 250-763-1400
Email: gtemple@westcorp.net

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

14. **No Assignment** – the Owner shall not assign its interest in this agreement except to a subsequent owner in fee simple of the Parcel.
15. **Severance** – if any portion of this agreement is held invalid by a court of competent jurisdiction, the invalid portion shall be severed and the decision that it is invalid shall not affect the validity of the remainder of this agreement.
16. **Interpretation** – wherever the singular or masculine is used in this agreement, the same shall be construed as meaning the plural, the feminine or body corporate where the context or the parties thereto so require.
17. **Further Assurances** – the parties hereto shall execute and do all such further deeds, acts, things and assurances that may be reasonably required to carry out the intent of this agreement.
18. **Waiver** – waiver by the City of a default by the Owner shall be in writing and shall not be deemed to be a waiver of any subsequent or other default.
19. **Powers Preserved** – this agreement does not:
 - a. Affect or limit the discretion, rights or powers of the City under any enactment or at common law, including in relation to the use or subdivision of the Parcel;
 - b. Affect or limit any enactment relating to the use or subdivision of the Parcel; or
 - c. Relieve the Owner from complying with any enactment, including in relation to the use or subdivision of the Parcel and without limitation shall not confer directly or indirectly any exemption or right of set-off from development cost charges, connection charges, application fees, user fees or other rates, levies or charges payable under any bylaw of the City.
20. **Reference** – every reference to each party is deemed to include the heirs, executors, administrators, personal representatives, successors, assigns, servants, employees, agents, contractors, officers, licensees and invitees of such party, wherever the context so requires or allows.
21. **Enurement** – this agreement shall ensure to the benefit of and be binding upon the parties hereto and their respective successors and permitted assigns.
22. Any construction of a new improvement or alteration of an existing improvement as of this bylaw undertaken prior to the application for a Revitalization Tax Exemption will not be eligible for consideration
23. The maximum Revitalization Tax Exemption authorized under this Bylaw must not exceed the Revitalization Amount on the Property between:
 - a. the calendar year before the construction or alteration began, as outlined under Section 1 of this agreement; and
 - a. the calendar year in which the construction or alteration, as outlined under Section 1 of this agreement, is completed.
24. The Property's assessed value of improvements must not be reduced below the amount assessed in the calendar year prior to construction or alteration, as a result of the Revitalization Tax Exemption.

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

Executed by the CITY OF KELOWNA by
Its authorized signatories:

Mayor

City Clerk

Executed by WESTCORP ON THE LAKE INC. by its Authorized signatories:



Name: **GAIL TEMPLE**

Name:

Appendix "A": Plans and Specifications

SCHEDULE "B"

Revitalization Tax Exemption Agreement

THIS AGREEMENT dated for reference the 14th day of November, 2023 is

BETWEEN:

Westcorp on the Lake Inc., Inc. No. A75763
200 – 8215 112 Street
Edmonton, Alberta
T6G 2C8

(the "Owner")

AND:

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

(the "City")

GIVEN THAT:

- A. The Owner is the registered owner in fee simple of lands in the City of Kelowna at **3779 Lakeshore Road** legally described as **Lot 2 District Lot 134 Osoyoos Division Yale District Plan EPP112300** (the "Parcel");
- B. Council has established a revitalization tax exemption program and has included within the Revitalization Tax Exemption Program Bylaw No. 12561 the designation of areas which include the Parcel as a revitalization area; and
- C. The Owner proposes to construct new improvements on the Parcel as described in Appendix "A" attached to and forming part of this agreement (the "Project") and has applied to the City to take part in the revitalization tax exemption program in respect of the Project and the City has agreed to accept the Project under the program;

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

1. **The Project** – the Owner will use its best efforts to ensure that the Project is constructed, maintained, operated and used in a fashion that will be consistent with and will foster the objectives of the revitalization tax exemption program, as outlined in the Revitalization Tax Exemption Program Bylaw No. 12561. Without limiting the generality of the foregoing, the Owner covenants to use its best efforts to ensure that the Project will:
 - a. Construct three 3.5 storey buildings containing 72 purpose-built rental townhomes with 2 and 3 bedrooms each.

2. **Operation and Maintenance of the Project** – throughout the term of this agreement, the Owner shall operate, repair and maintain the Project and will keep the Project in a state of good repair as a prudent owner would do.
3. **Revitalization Amount** – In this agreement, “**Revitalization Amount**” means the municipal portion of property tax calculated in relation to the increase in the assessed value of improvements on the Parcel resulting from the construction of the Project as described in section 1;
4. **Revitalization Tax Exemption** – subject to fulfilment of the conditions set out in this agreement and in “**Revitalization Tax Exemption Program Bylaw No. 12561**”, the City shall issue a revitalization tax exemption certificate (the “**Tax Exemption Certificate**”) to the British Columbia Assessment Authority entitling the Owner to a property tax exemption in respect of the property taxes due (not including local service taxes) in relation to the Revitalization Amount on the Parcel (the “**Tax Exemption**”) for the calendar year(s) set out in the Tax Exemption Certificate .
5. **Conditions** – the following conditions shall be fulfilled before the City will issue a Tax Exemption Certificate to the Owner in respect of the Project:
 - a. The Owner must complete or cause to be completed construction of the Project in a good and workmanlike fashion and in strict compliance with the building permit and the plans and specifications attached hereto as Appendix “A”;
 - b. The completed Project must substantially satisfy the performance criteria set out in Appendix “B” hereto, as determined by the City’s Development Planning Manager or designate, in their sole discretion, acting reasonably; and
 - c. The Owner must submit a copy of the Occupancy Permit and Title Certificate to the City of Kelowna’s Revenue Branch within 48 months from the date the Agreement is executed by Council.
6. **Calculation of Revitalization Tax Exemption** – the amount of the Tax Exemption shall be equal to
 - a. For Purpose-Built Rental Housing Projects within the Core Area, Glenmore Valley Village Centre and University South Village Centre as identified in Schedule A of Bylaw No. 12561, 100% of the Revitalization Amount on the parcel which can be attributed to residential land uses being used for long-term rental housing.
7. **Term of Tax Exemption** – provided the requirements of this agreement, and of the Revitalization Tax Exemption Program Bylaw No. 12561, are met the Tax Exemption shall be for 10 years after the BC Assessment Authority validates the Tax Exemption Certificate issued by the City of Kelowna’s Revenue Branch.,
8. **Compliance with Laws** – the Owner shall construct the Project and, at all times during the term of the Tax Exemption or any renewal term, use and occupy the Parcel and the Project in compliance with all statutes, laws, regulations and orders of any authority having jurisdiction and, without limiting the generality of the foregoing, all federal, provincial, or municipal laws or statutes or bylaws, including all the rules regulations policies guidelines criteria or the like made under or pursuant to any such laws.
9. **Effect of Stratification** – if the Owner stratifies the Parcel under the Strata Property Act, then the Tax Exemption shall be prorated among the strata lots in accordance with the unit entitlement of each strata lot for:
 - a. the current and each subsequent tax year during the currency of this agreement if the strata plan is accepted for registration at the Land Title Office before May 1; or

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

so long as, if the Project is the subject of an operating agreement between the Owner and the Provincial Rental Housing Corporation, the Owner is in compliance with the operating agreement. The Owner agrees to provide written confirmation to the City regarding the Owner's compliance with the said operating agreement, satisfactory to the City, upon the City's reasonable inquiry.

- 10. **Termination of the agreement** - the revitalization tax exemption agreement will be valid for 48 months from the date the agreement is executed by Council. If the conditions for issuance of a Tax Exemption Certificate have not been met during this term, the owner may request a renewal term to this agreement or the agreement will be terminated.
- 11. **Cancellation** – the City may in its sole discretion cancel the Tax Exemption Certificate at any time:
 - a. on the written request of the Owner;
 - b. effective immediately upon delivery of a notice of cancellation to the Owner if at any time any of the conditions in the Tax Exemption Certificate are not met; or
 - c. If the Owner is subject to an operating agreement with the Provincial Rental Housing Corporation and is not in compliance with the operating agreement.

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

- 12. **No Refund** – for greater certainty, under no circumstances will the Owner be entitled under the City's revitalization tax exemption program to any cash credit, any carry forward tax exemption credit or any refund for any property taxes paid.
- 13. **Notices** – any notice or other writing required or permitted to be given hereunder or for the purposes hereof to any party shall be sufficiently given if delivered by hand or posted on the Parcel, or if sent by prepaid registered mail (Express Post) or if transmitted by facsimile to such party:
 - a. in the case of a notice to the City, at:

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

Attention: Planning and Development Services Department
Email: planninginfo@kelowna.ca

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

Westcorp on the Lake Inc.
#200 – 1460 Pandosy Street
Kelowna, BC
V1Y 1P3

Attention: Gail Temple, Chief Operating Officer
Phone: 250-763-1400
Email: gtemple@westcorp.net

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

14. **No Assignment** – the Owner shall not assign its interest in this agreement except to a subsequent owner in fee simple of the Parcel.
15. **Severance** – if any portion of this agreement is held invalid by a court of competent jurisdiction, the invalid portion shall be severed and the decision that it is invalid shall not affect the validity of the remainder of this agreement.
16. **Interpretation** – wherever the singular or masculine is used in this agreement, the same shall be construed as meaning the plural, the feminine or body corporate where the context or the parties thereto so require.
17. **Further Assurances** – the parties hereto shall execute and do all such further deeds, acts, things and assurances that may be reasonably required to carry out the intent of this agreement.
18. **Waiver** – waiver by the City of a default by the Owner shall be in writing and shall not be deemed to be a waiver of any subsequent or other default.
19. **Powers Preserved** – this agreement does not:
 - a. Affect or limit the discretion, rights or powers of the City under any enactment or at common law, including in relation to the use or subdivision of the Parcel;
 - b. Affect or limit any enactment relating to the use or subdivision of the Parcel; or
 - c. Relieve the Owner from complying with any enactment, including in relation to the use or subdivision of the Parcel and without limitation shall not confer directly or indirectly any exemption or right of set-off from development cost charges, connection charges, application fees, user fees or other rates, levies or charges payable under any bylaw of the City.
20. **Reference** – every reference to each party is deemed to include the heirs, executors, administrators, personal representatives, successors, assigns, servants, employees, agents, contractors, officers, licensees and invitees of such party, wherever the context so requires or allows.
21. **Enurement** – this agreement shall ensure to the benefit of and be binding upon the parties hereto and their respective successors and permitted assigns.
22. Any construction of a new improvement or alteration of an existing improvement as of this bylaw undertaken prior to the application for a Revitalization Tax Exemption will not be eligible for consideration
23. The maximum Revitalization Tax Exemption authorized under this Bylaw must not exceed the Revitalization Amount on the Property between:
 - a. the calendar year before the construction or alteration began, as outlined under Section 1 of this agreement; and
 - a. the calendar year in which the construction or alteration, as outlined under Section 1 of this agreement, is completed.
24. The Property's assessed value of improvements must not be reduced below the amount assessed in the calendar year prior to construction or alteration, as a result of the Revitalization Tax Exemption.

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

Executed by the CITY OF KELOWNA by
Its authorized signatories:

Mayor

City Clerk

Executed by WESTCORP ON THE LAKE, INC. by its Authorized signatories:

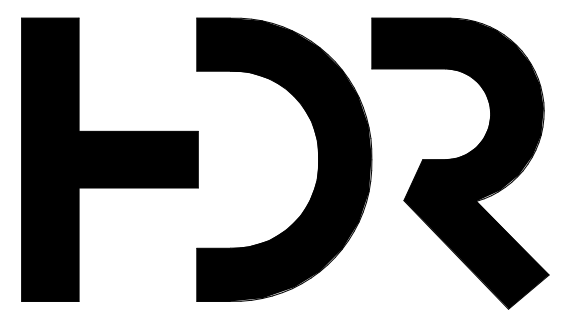


Name: **GAIL TEMPLE**

Name:

Appendix "A": Plans and Specifications

Appendix "B": Restrict Covenant (No stratification, Purpose Built Rental Housing Only)



HDR Penticon Studio
210 Hastings Ave
Penticon, BC, V2A 2V6

WESTCORP
HIAWATHA MIXED USE
DEVELOPMENT



Project Manager	Dan Sawyer
Project Designer	Robert Cesnik
Project Architect	Robert Cesnik
Landscape Architect	WSP
Civil Engineer	Aplin Martin Consultants

Sheet Reviewer | RC

MARK	DATE	DESCRIPTION
1	Oct.14 2020	Development Permit Rev. 1

Project Number | 10251713
Original Issue | 09/18/20

CD24 LAKESHORE RD.
DEVELOPMENT

KELOWNA, BC, CANADA

Sheet Name
COVER PAGE/
PROJECT DIRECTORY

Scale | 1:1

Sheet Number

A-000

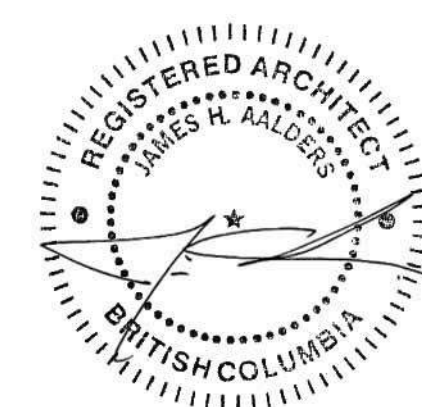
Project Status
DEVELOPMENT PERMIT



CD24 LAKESHORE RD DEVELOPMENT

3787-3795 LAKESHORE RD KELOWNA, B.C. CANADA
LEGAL DESCRIPTION: PLAN #: EPP41204 LOT#:1
ISSUE FOR: DEVELOPMENT PERMIT

SCHEDULE A & B
This forms part of application
DP20-0037
Planner Initials AC
City of Kelowna
DEVELOPMENT PLANNING



PROJECT DIRECTORY

CLIENT / OWNER	ARCHITECTURAL	CIVIL ENGINEERING	LANDSCAPE ARCHITECTURE
 WESTCORP DEVELOPMENT MANAGEMENT INC. CONTACT: GAIL TEMPLE #200 1460 PANDOSY STREET KELOWNA, BC V1Y 1P3	 HDR ARCHITECTURE ASSOCIATES INC. CONTACT: ROBERT CESNIK 210 HASTINGS AVENUE PENTICTON, BC V2A 2V6	 APLIN & MARTIN CONSULTANTS LTD CONTACT: JOSH GRAFF 1258 ELLIS STREET KELOWNA, BC V1Y 1Z4	 WSP CONTACT: BOB EVANS/ ADRIAN SHURA 1631 DICKSON AVENUE, SUITE 700 LANDMARK 6 KELOWNA, BC V1Y 0B5

DRAWING LIST - ARCHITECTURAL

A-000	COVER PAGE/ PROJECT DIRECTORY
A-001	CONTEXT & PROJECT STATISTICS
A-002	SITE PHOTOS
A-003	PERSPECTIVE RENDERINGS
A-004	PERSPECTIVE RENDERINGS
A-101	SITE PLAN AND W&R DETAILS
A-102	SITE PLAN PHASE 1 - TEMP. PARKING
A-103	SITE PLAN PHASE 2 - TEMP. PARKING
A-104	TYPICAL FLOOR PLANS - TYPE A
A-105	TYPICAL FLOOR PLANS - TYPE B
A-106	ROOF PLANS - TYPE A&B
A-201	EXTERIOR ELEVATIONS - TYPE A
A-202	EXTERIOR ELEVATIONS - TYPE A
A-203	EXTERIOR ELEVATIONS - TYPE B
A-204	EXTERIOR ELEVATIONS - TYPE B
A-301	MATERIAL BOARD

DRAWING LIST - LANDSCAPING

L01	TOWNHOMES LANDSCAPE PRICING PLAN
L02	LANDSCAPE PLAN
L03	LANDSCAPE PLAN
L04	TYPICAL GARDEN PLAN (ENLARGED)
L05	PLANT LIST & IMAGERY
L06	TOWNHOMES GARDEN IMAGERY
L07	SHARED STREET IMAGERY
L08	HYDROZONE PLAN
L09	HYDROZONE PLAN

DRAWING LIST - CIVIL

19-3088-010	COVER
19-3088-020	STANDARD NOTES
19-3088-030	SUBDIVISION PLAN
19-3088-031	COMPOSITE UTILITY PLAN PHASE 1
19-3088-040	GRADING PLAN
19-3088-050	STORMWATER MANAGEMENT PLAN
19-3088-060	EROSION & SEDIMENT CONTROL PLAN
19-3088-080	SITE REMOVALS PLAN

WESTCORP HIAWATHA MIXED USE DEVELOPMENT



Project Manager	Dan Sawyer
Project Designer	Robert Cesnik
Project Architect	Robert Cesnik
Landscape Architect	WSP
Civil Engineer	Aplin Martin Consultants

Sheet Reviewer: RC

MARK	DATE	DESCRIPTION
1	Oct.14 2020	Development Permit Rev. 1

Project Number: 10251713
Original Issue: 09/18/20

CD24 LAKESHORE RD. DEVELOPMENT

KELOWNA, BC, CANADA

Sheet Name
PERSPECTIVE RENDERINGS

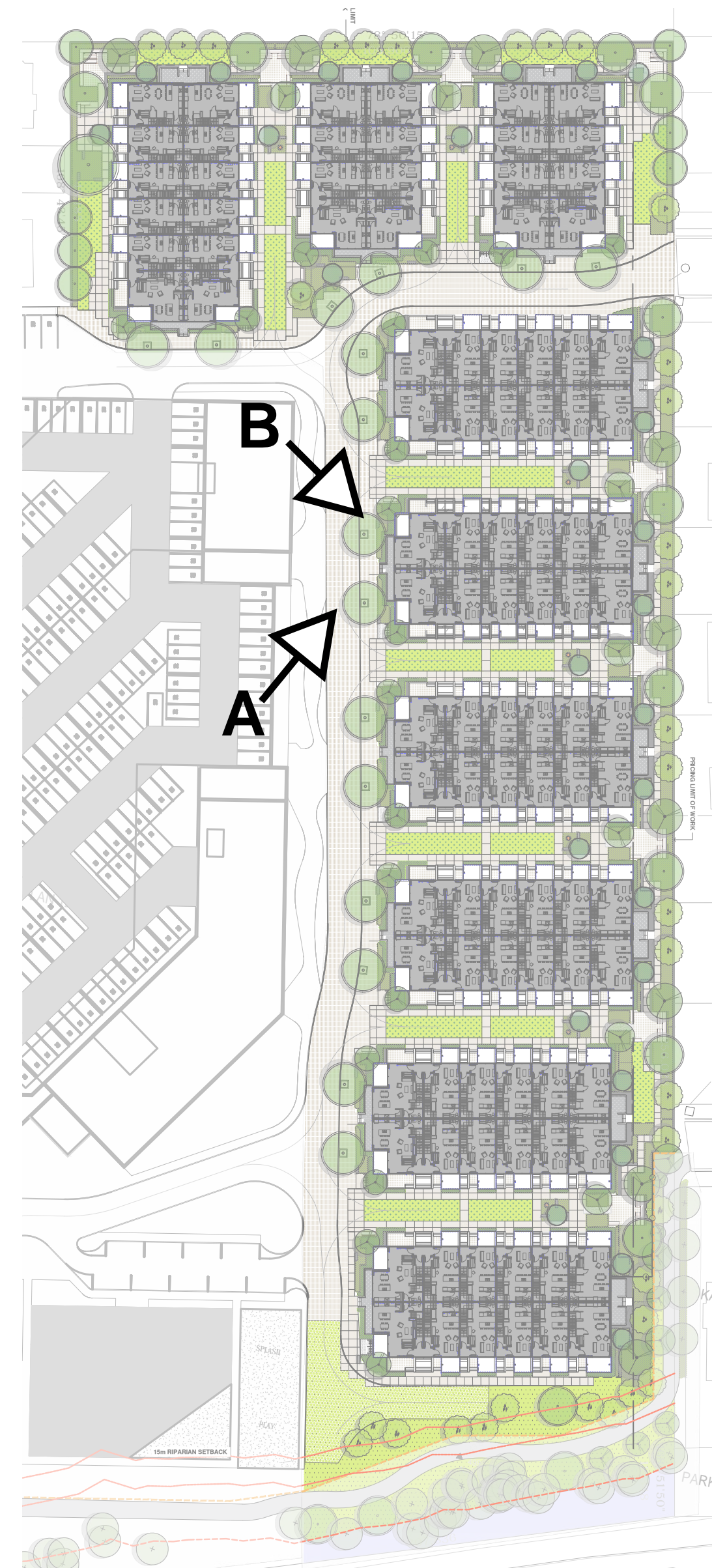
Scale: 1:1

Sheet Number

A-003

Project Status
DEVELOPMENT PERMIT

SCHEDULE A & B
This forms part of application # DP20-0037
Planner Initials: AC
City of Kelowna DEVELOPMENT PLANNING



**WESTCORP
 HIAWATHA MIXED USE
 DEVELOPMENT**



Project Manager Dan Sawyer
Project Designer Robert Cesnik
Project Architect Robert Cesnik
Landscape Architect WSP
Civil Engineer Aplin Martin Consultants

Sheet Reviewer RC

MARK	DATE	DESCRIPTION
1	Oct.14 2020	Development Permit Rev. 1

Project Number 10251713
Original Issue 09/18/20

**CD24 LAKESHORE RD.
 DEVELOPMENT**

KELOWNA, BC, CANADA

Sheet Name
 PERSPECTIVE RENDERINGS

Scale 1:1

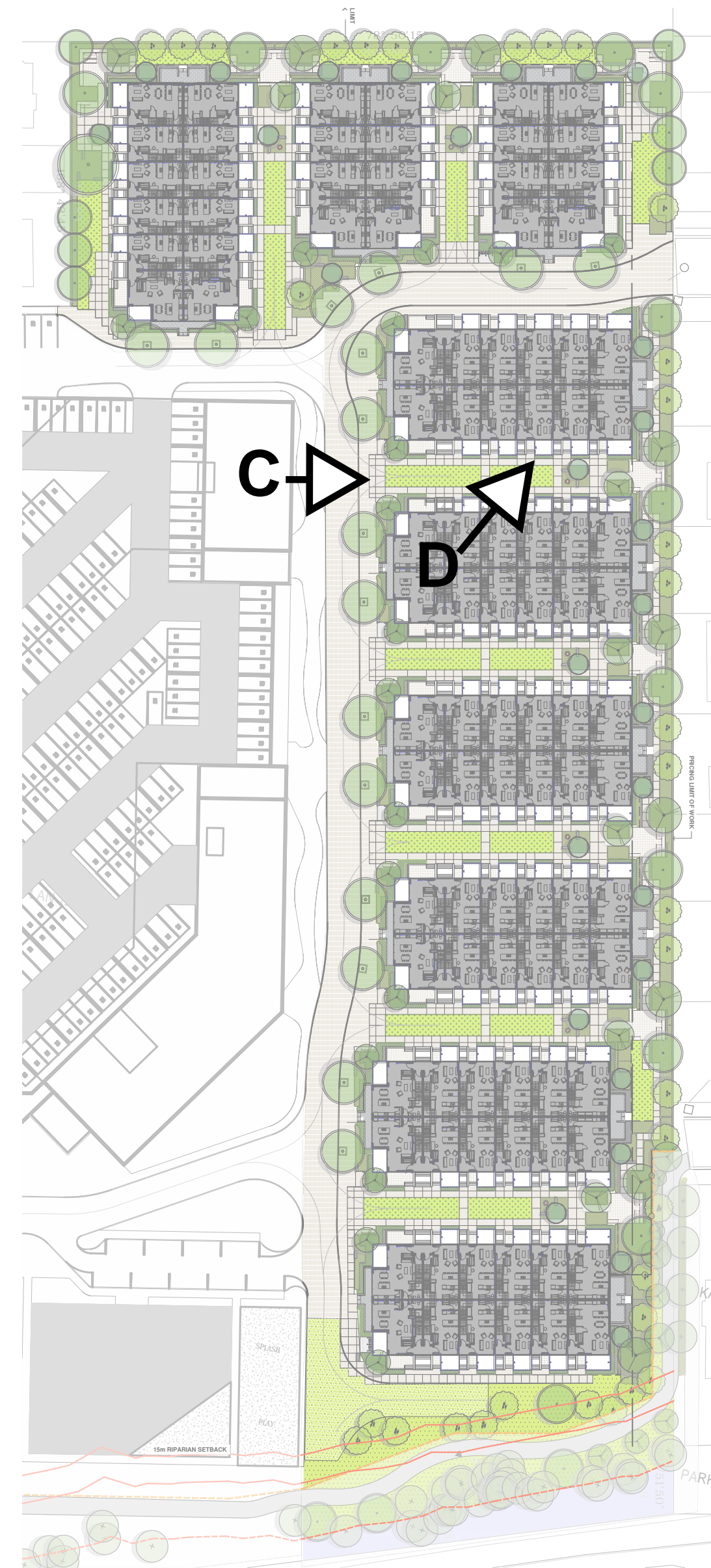
Sheet Number

A-004

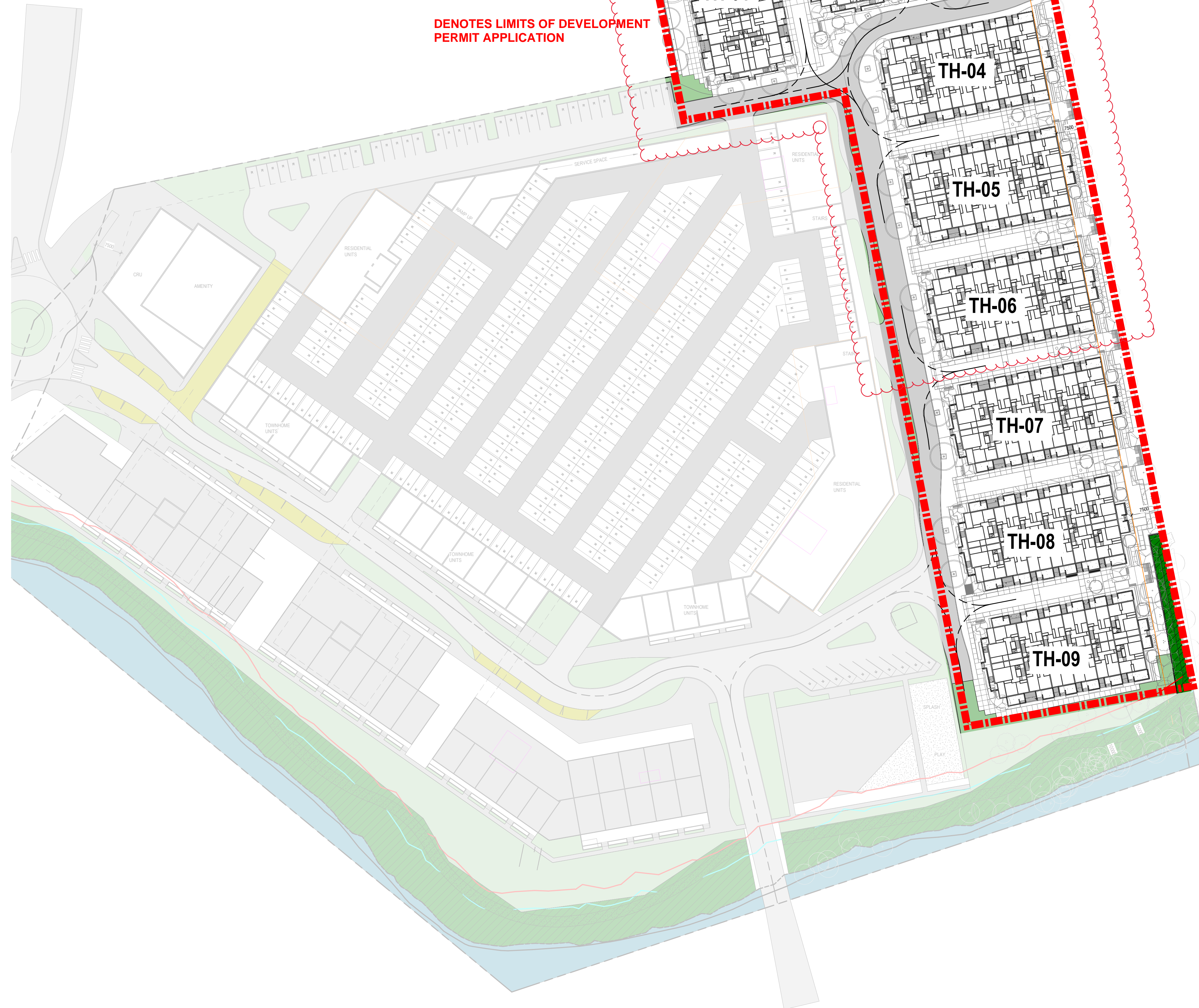
Project Status
 DEVELOPMENT PERMIT



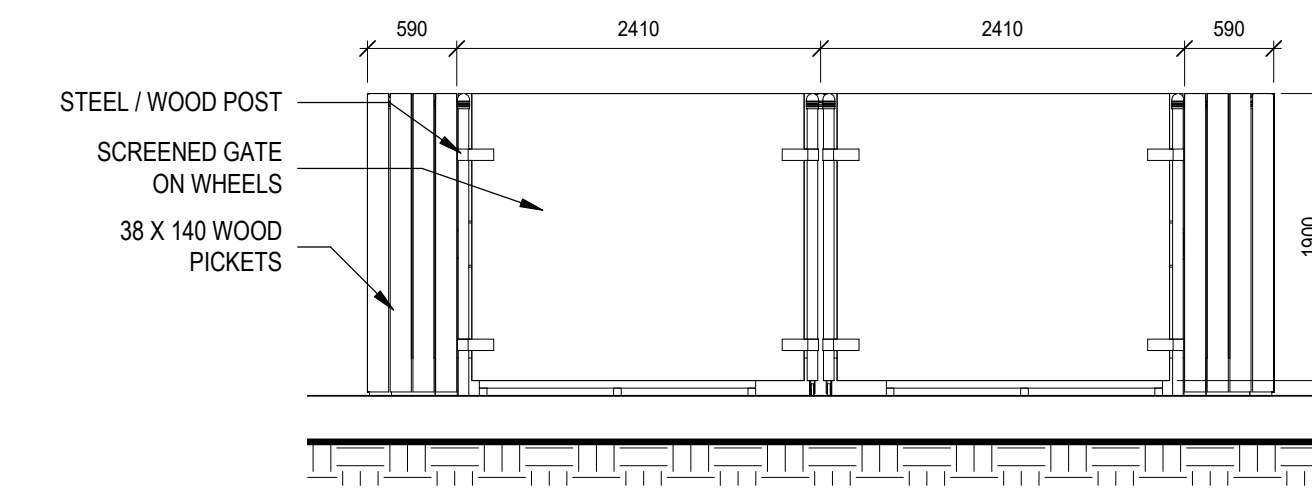
VIEW C



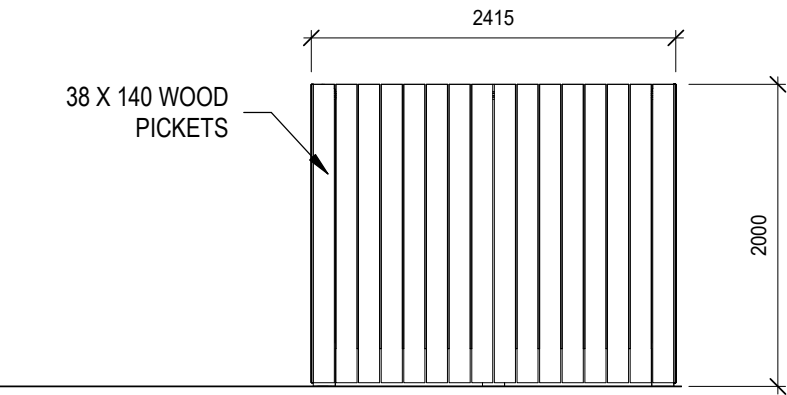
VIEW D



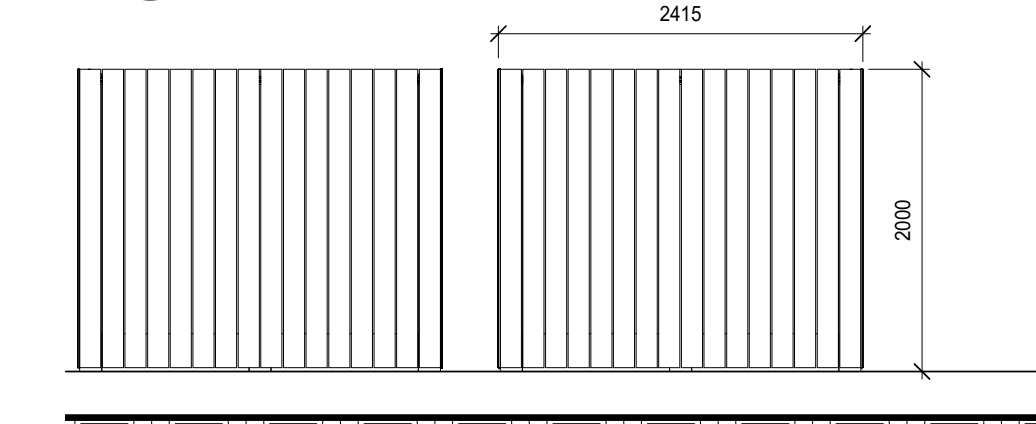
DENOTES LIMITS OF DEVELOPMENT PERMIT APPLICATION



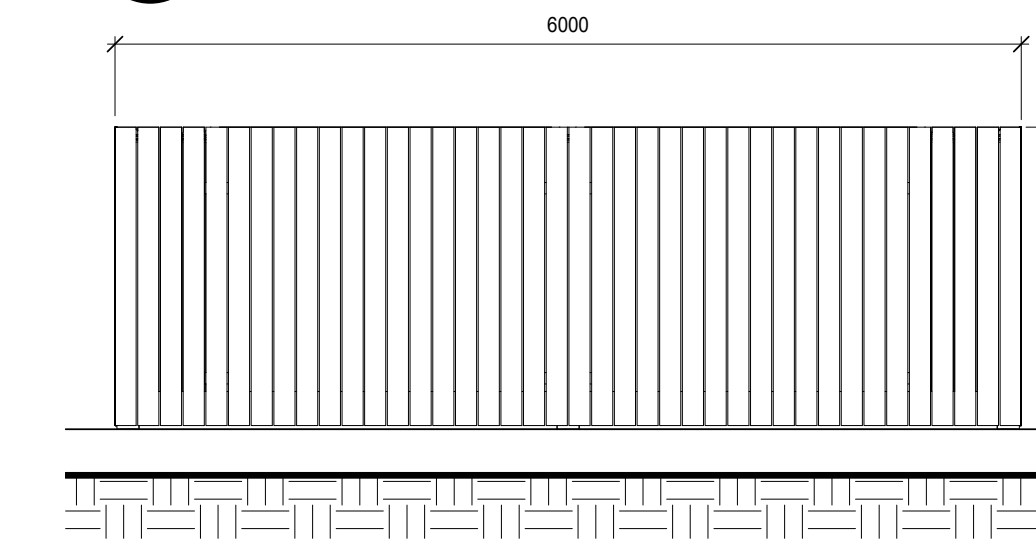
2 EAST ELEVATION (SIDE)
 A-101 SCALE: 1 : 50



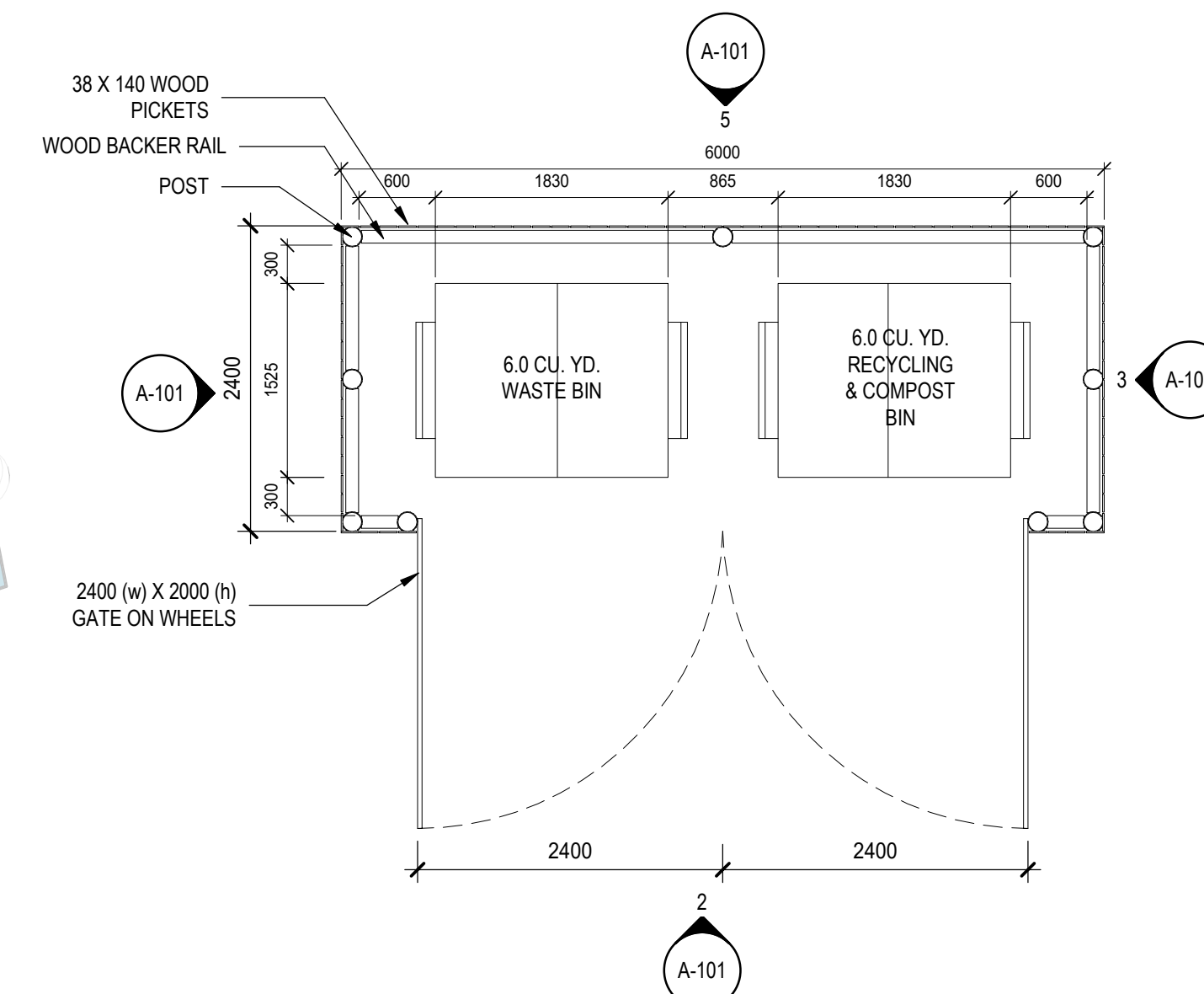
3 NORTH ELEVATION (BACK)
 A-101 SCALE: 1 : 50



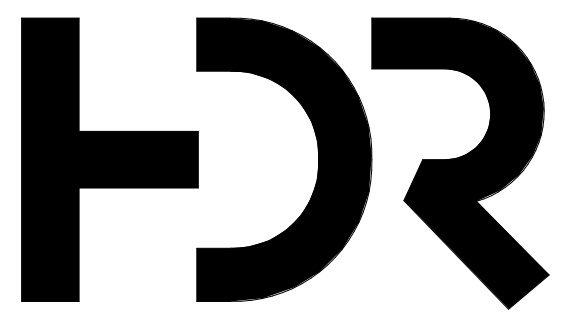
4 SOUTH ELEVATION (FRONT)
 A-101 SCALE: 1 : 50



5 WEST ELEVATION (SIDE)
 A-101 SCALE: 1 : 50



6 TYPICAL WASTE AND RECYCLING ENCLOSURE
 A-101 SCALE: 1 : 50



HDR Penticon Studio
 210 Hastings Ave
 Penticon, BC, V2A 2V6

**WESTCORP
 HIAWATHA MIXED USE
 DEVELOPMENT**



Project Manager Dan Sawyer
Project Designer Robert Cesnik
Project Architect Robert Cesnik
Landscape Architect WSP
Civil Engineer Aplin Martin Consultants

Sheet Reviewer RC

MARK	DATE	DESCRIPTION
1	Oct.14 2020	Development Permit Rev. 1
2	Nov.13 2020	Development Permit Rev. 2
3	Nov.20 2020	Development Permit Rev. 3

Project Number 10251713
Original Issue 09/18/20

**CD24 LAKESHORE RD.
 DEVELOPMENT**

KELOWNA, BC, CANADA

Sheet Name
 SITE PLAN AND W&R DETAILS

Scale as indicated

Sheet Number

A-101

Project Status
 DEVELOPMENT PERMIT

**WESTCORP
 HIAWATHA MIXED USE
 DEVELOPMENT**



Project Manager Dan Sawyer
Project Designer Robert Cesnik
Project Architect Robert Cesnik
Landscape Architect WSP
Civil Engineer Aplin Martin Consultants

Sheet Reviewer RC

MARK	DATE	DESCRIPTION
1	Oct.14 2020	Development Permit Rev. 1
2	Nov.13 2020	Development Permit Rev. 2
3	Nov.20 2020	Development Permit Rev. 3

Project Number 10251713
Original Issue 09/18/20

**CD24 LAKESHORE RD.
 DEVELOPMENT**

KELOWNA, BC, CANADA

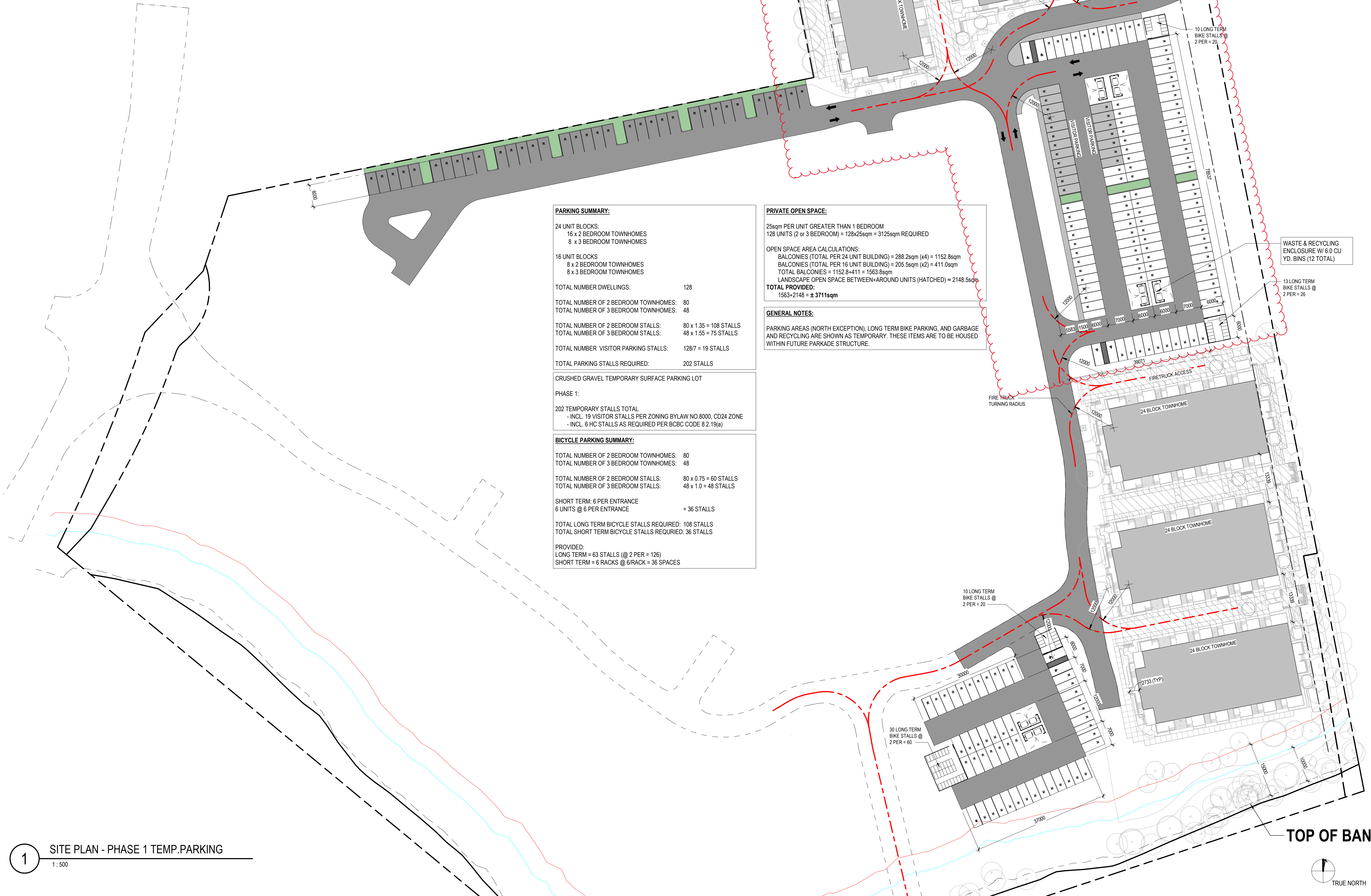
Sheet Name
 SITE PLAN PHASE 1 -
 TEMPORARY PARKING

Scale 1:500

Sheet Number

A-102

Project Status
 DEVELOPMENT PERMIT



PARKING SUMMARY:

24 UNIT BLOCKS: 16 x 2 BEDROOM TOWNHOMES 8 x 3 BEDROOM TOWNHOMES	
16 UNIT BLOCKS 8 x 2 BEDROOM TOWNHOMES 8 x 3 BEDROOM TOWNHOMES	
TOTAL NUMBER DWELLINGS:	128
TOTAL NUMBER OF 2 BEDROOM TOWNHOMES:	80
TOTAL NUMBER OF 3 BEDROOM TOWNHOMES:	48
TOTAL NUMBER OF 2 BEDROOM STALLS:	80 x 1.35 = 108 STALLS
TOTAL NUMBER OF 3 BEDROOM STALLS:	48 x 1.55 = 75 STALLS
TOTAL NUMBER VISITOR PARKING STALLS:	1287 = 19 STALLS
TOTAL PARKING STALLS REQUIRED:	202 STALLS

CRUSHED GRAVEL TEMPORARY SURFACE PARKING LOT
 PHASE 1:
 202 TEMPORARY STALLS TOTAL
 - INCL. 19 VISITOR STALLS PER ZONING BYLAW NO.8000, CD24 ZONE
 - INCL. 6 HC STALLS AS REQUIRED PER BCBC CODE 8.2.19(a)

BICYCLE PARKING SUMMARY:

TOTAL NUMBER OF 2 BEDROOM TOWNHOMES:	80
TOTAL NUMBER OF 3 BEDROOM TOWNHOMES:	48
TOTAL NUMBER OF 2 BEDROOM STALLS:	80 x 0.75 = 60 STALLS
TOTAL NUMBER OF 3 BEDROOM STALLS:	48 x 1.0 = 48 STALLS
SHORT TERM: 6 PER ENTRANCE 6 UNITS @ 6 PER ENTRANCE	= 36 STALLS
TOTAL LONG TERM BICYCLE STALLS REQUIRED:	108 STALLS
TOTAL SHORT TERM BICYCLE STALLS REQUIRED:	36 STALLS

PROVIDED:
 LONG TERM = 63 STALLS (@ 2 PER = 126)
 SHORT TERM = 6 RACKS @ 6/RACK = 36 SPACES

PRIVATE OPEN SPACE:
 25sqm PER UNIT GREATER THAN 1 BEDROOM
 128 UNITS (2 or 3 BEDROOM) = 128x25sqm = 3125sqm REQUIRED

OPEN SPACE AREA CALCULATIONS:
 BALCONIES (TOTAL PER 24 UNIT BUILDING) = 288.2sqm (x4) = 1152.8sqm
 BALCONIES (TOTAL PER 16 UNIT BUILDING) = 205.5sqm (x2) = 411.0sqm
 TOTAL BALCONIES = 1152.8+411 = 1563.8sqm
 LANDSCAPE OPEN SPACE BETWEEN+AROUND UNITS (HATCHED) = 2148.5sqm
TOTAL PROVIDED:
 1563+2148 = ± 3711sqm

GENERAL NOTES:
 PARKING AREAS (NORTH EXCEPTION), LONG TERM BIKE PARKING, AND GARBAGE AND RECYCLING ARE SHOWN AS TEMPORARY. THESE ITEMS ARE TO BE HOUSED WITHIN FUTURE PARKADE STRUCTURE.

1 SITE PLAN - PHASE 1 TEMP.PARKING
 1:500

**WESTCORP
 HIAWATHA MIXED USE
 DEVELOPMENT**



Project Manager Dan Sawyer
Project Designer Robert Cesnik
Project Architect Robert Cesnik
Landscape Architect WSP
Civil Engineer Aplin Martin Consultants

Sheet Reviewer RC

MARK	DATE	DESCRIPTION
1	Oct.14 2020	Development Permit Rev. 1
2	Nov.20 2020	Development Permit Rev. 2
3	Nov.20 2020	Development Permit Rev. 3

Project Number 10251713
Original Issue 09/18/20

**CD24 LAKESHORE RD.
 DEVELOPMENT**

KELOWNA, BC, CANADA

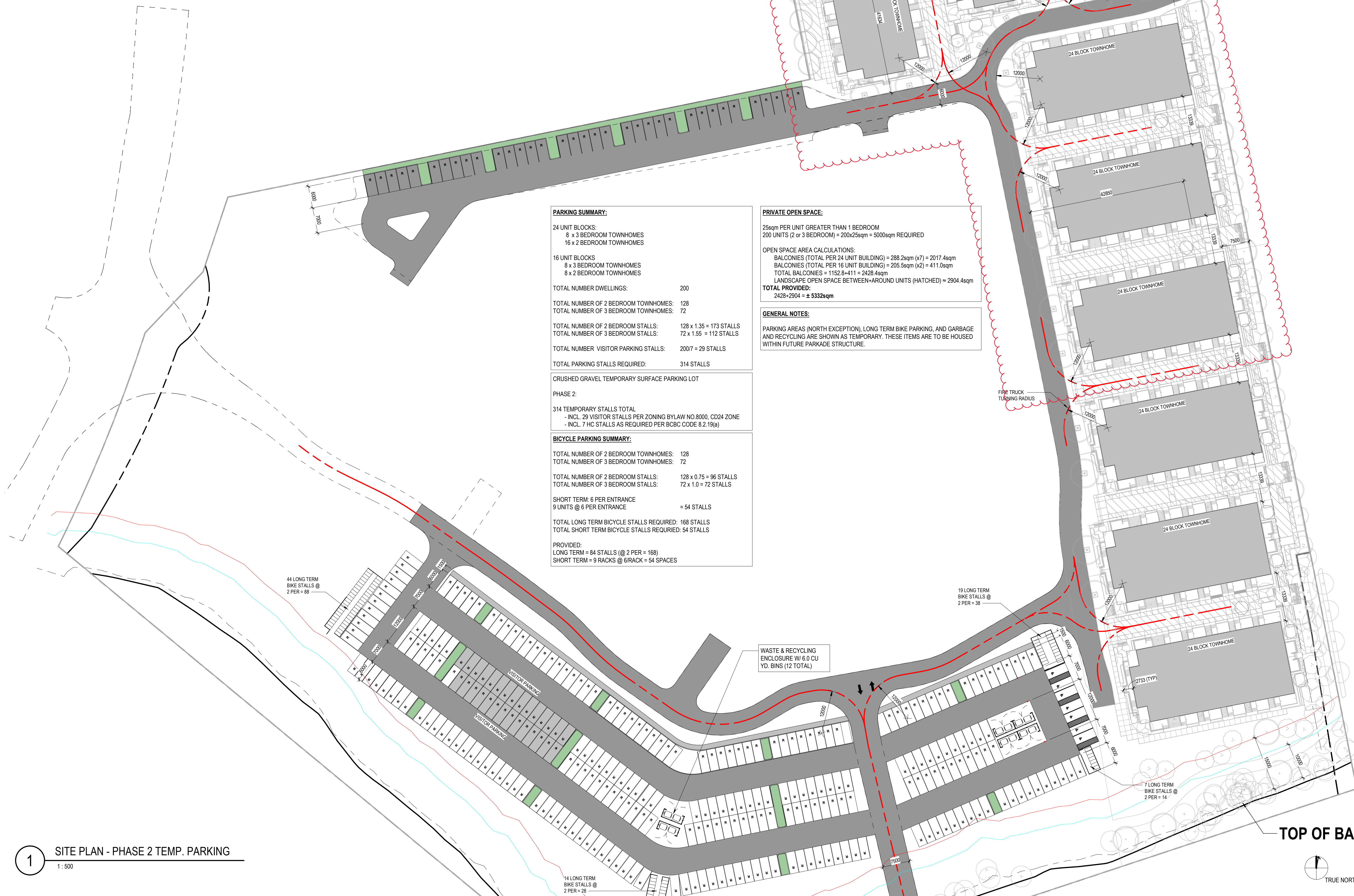
Sheet Name
 SITE PLAN PHASE 2 -
 TEMPORARY PARKING

Scale 1:500

Sheet Number

A-103

Project Status
 DEVELOPMENT PERMIT



PARKING SUMMARY:

24 UNIT BLOCKS:	
8 x 3 BEDROOM TOWNHOMES	
16 x 2 BEDROOM TOWNHOMES	
16 UNIT BLOCKS:	
8 x 3 BEDROOM TOWNHOMES	
8 x 2 BEDROOM TOWNHOMES	
TOTAL NUMBER DWELLINGS:	200
TOTAL NUMBER OF 2 BEDROOM TOWNHOMES:	128
TOTAL NUMBER OF 3 BEDROOM TOWNHOMES:	72
TOTAL NUMBER OF 2 BEDROOM STALLS:	128 x 1.35 = 173 STALLS
TOTAL NUMBER OF 3 BEDROOM STALLS:	72 x 1.55 = 112 STALLS
TOTAL NUMBER VISITOR PARKING STALLS:	200/7 = 29 STALLS
TOTAL PARKING STALLS REQUIRED:	314 STALLS

CRUSHED GRAVEL TEMPORARY SURFACE PARKING LOT
 PHASE 2:
 314 TEMPORARY STALLS TOTAL
 - INCL. 29 VISITOR STALLS PER ZONING BYLAW NO.8000, CD24 ZONE
 - INCL. 7 HC STALLS AS REQUIRED PER BCBC CODE 8.2.19(a)

BICYCLE PARKING SUMMARY:

TOTAL NUMBER OF 2 BEDROOM TOWNHOMES:	128
TOTAL NUMBER OF 3 BEDROOM TOWNHOMES:	72
TOTAL NUMBER OF 2 BEDROOM STALLS:	128 x 0.75 = 96 STALLS
TOTAL NUMBER OF 3 BEDROOM STALLS:	72 x 1.0 = 72 STALLS
SHORT TERM: 6 PER ENTRANCE	
9 UNITS @ 6 PER ENTRANCE	= 54 STALLS
TOTAL LONG TERM BICYCLE STALLS REQUIRED:	168 STALLS
TOTAL SHORT TERM BICYCLE STALLS REQUIRED:	54 STALLS
PROVIDED:	
LONG TERM = 84 STALLS @ 2 PER = 168	
SHORT TERM = 9 RACKS @ 6/RACK = 54 SPACES	

PRIVATE OPEN SPACE:
 25sqm PER UNIT GREATER THAN 1 BEDROOM
 200 UNITS (2 or 3 BEDROOM) = 5000sqm REQUIRED
OPEN SPACE AREA CALCULATIONS:
 BALCONIES (TOTAL PER 24 UNIT BUILDING) = 288.2sqm (x7) = 2017.4sqm
 BALCONIES (TOTAL PER 16 UNIT BUILDING) = 205.5sqm (x2) = 411.0sqm
 TOTAL BALCONIES = 1152.8+411 = 2428.4sqm
 LANDSCAPE OPEN SPACE BETWEEN-AROUND UNITS (HATCHED) = 2904.4sqm
TOTAL PROVIDED:
 2428+2904 = ± 5332sqm

GENERAL NOTES:
 PARKING AREAS (NORTH EXCEPTION), LONG TERM BIKE PARKING, AND GARBAGE AND RECYCLING ARE SHOWN AS TEMPORARY. THESE ITEMS ARE TO BE HOUSED WITHIN FUTURE PARKADE STRUCTURE.

1 SITE PLAN - PHASE 2 TEMP. PARKING
 1:500

