

SCHEDULE "B"

Revitalization Tax Exemption Agreement

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

BETWEEN:

1017476 BC Ltd.
1700 – 1631 Dickson Avenue
Kelowna, BC
V1Y 0B5
(the "Owner")

AND:

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

(the "City")

GIVEN THAT:

- A. The Owner is the registered owner in fee simple of lands in the City of Kelowna at *1720 Richter Street* ('Building E') legally described as *Lot 1 District Lot 139 Osoyoos Division Yale District Plan KAP92715 Except Part in Plan EPP113155* (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 a 132 rental unit apartment building in 6 storeys with a net residential area of 4,121m² and a gross area (including commercial units – not part of this exemption) of 4508m². The project shares a parkade with adjacent buildings.*

2. **Operation and Maintenance of the Project** – throughout the term of this agreement, the Owner shall operate, repair and maintain the Project and will keep the Project in a state of good repair as a prudent owner would do.
3. **Revitalization Amount** – In this agreement, “**Revitalization Amount**” means the municipal portion of property tax calculated in relation to the increase in the assessed value of improvements on the Parcel resulting from the construction of the Project as described in section 1;
4. **Revitalization Tax Exemption** – subject to fulfilment of the conditions set out in this agreement and in “**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 the Restrictive Covenant contained 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, 100% of the Revitalization Amount on the parcel which can be attributed to residential land uses.
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:
Phone: Email:

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

1017476 BC Ltd.
1700 – 1631 Dickson Avenue
Kelowna, BC
V1Y 0B5

Attention: Dave Henwood, CFO Stober Group
Phone: 250-763-2305
Email: dhenwood@stobergroup.com

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 1017476 BC Ltd. by its Authorized signatories:

Name:

Name:

Appendix "A": Plans and Specifications

Appendix "B": Restrictive Covenant (Purpose Built Rental Housing Only)

SCHEDULE "C"
Tax Exemption Certificate

Revitalization Tax Exemption Agreement No.	
Building Permit No.	
Date of Issuance by Revenue Department	

In accordance with the Revitalization Tax Exemption Program Bylaw No. 12561 (the "Bylaw"), and in accordance with a Revitalization Tax Exemption Agreement dated for reference the ____ day of _____, 20__ (the "Agreement") entered into between the City of Kelowna (the "City") and _____ (the "Owner"), the registered owner(s) of [insert legal description of property] _____ (the "Parcel):

- A) This certificate certifies that the Parcel is subject to a Revitalization Tax Exemption, for each of the taxation years 20__ to 20__ inclusive, equal to [\[choose one from below and insert applicable wording\]](#):
1. "Tax Incentive Area 1", 100% of the Revitalization Amount attributed to Building Permit No _____ between 20__ (the calendar year before the commencement of construction of the project) and 20__ (the calendar year in which the Revitalization Tax Exemption Certificate is issued);
 2. "Tax Incentive Area 2,"
 - a. 100% of the Revitalization Amount attributed to Building Permit No _____ between 20__ (the calendar year before the commencement of construction of the project) and 20__ (the calendar year in which the Revitalization Tax Exemption Certificate is issued);
 - b. 75% of the Revitalization Amount attributed to Building Permit No _____ between 20__ (the calendar year before the commencement of construction of the project) and 20__ (the calendar year in which the Revitalization Tax Exemption Certificate is issued) which can be attributed to a residential land use,
 - c. and/or 50% of the Revitalization Amount attributed to Building Permit No _____ between 20__ (the calendar year before the commencement of construction of the project) and 20__ (the calendar year in which the Revitalization Tax Exemption Certificate is issued) which can be attributed to a commercial land use;
 3. "Tax Incentive Area 3," 100% of the Revitalization Amount attributed to Building Permit No _____ between 20__ (the calendar year before the commencement of construction of the project) and 20__ (the calendar year in which the Revitalization Tax Exemption Certificate is issued);
 4. Purpose-Built Rental Housing Project, 100% of the Revitalization Amount attributed to Building Permit No _____ between 20__ (the calendar year before the commencement of construction of the project) and 20__ (the calendar year in which the Revitalization Tax Exemption Certificate is issued).
- B) Any construction of a new improvement or alteration of an existing improvement, on the Parcel described above, undertaken prior to the application for a Revitalization Tax Exemption will not be eligible for consideration;
- C) The maximum Revitalization Tax Exemption authorized must not exceed the increase in the assessed value of improvements on the property resulting from the construction or alterations attributed to Building Permit No _____

_____ between 20__ (the calendar year before the commencement of construction of the project) and 20__ (the calendar year in which the Revitalization Tax Exemption Certificate is issued);

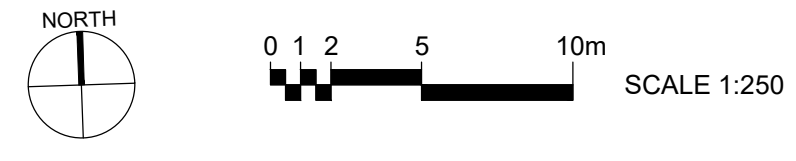
- D) The Property's assessed value of improvements must not be reduced below the amount assessed in the calendar year prior to construction or alteration, as a result of the Revitalization Tax Exemption.
- E) The Revitalization Tax Exemption is provided under the following conditions:
 - 1. The Owner does not breach any term, condition or provision of, and performs all obligations set out in, the Agreement and the Bylaw;
 - 2. The Owner has not sold all or any portion of his or her equitable or legal fee simple interest in the Parcel without the transferee taking an assignment of the Agreement, and agreeing to be bound by it;
 - 3. The Owner, or a successor in title to the Owner, has not allowed the property taxes for the Parcel to go into arrears or to become delinquent;
 - 4. The Exempt Use (as defined in the Agreement) of the Project is not discontinued.
- F) If the Owner is subject to an operating agreement with the Provincial Rental Housing Corporation, the owner must comply with the terms of the operating agreement with the Provincial Rental Housing Corporation.
- G) If any of these conditions are not met, the Council of the City of Kelowna may cancel this Revitalization Tax Exemption Certificate. If such cancellation occurs, the Owner of the Parcel, or a successor in title to the Owner as the case may be, shall remit to the City an amount equal to the value of the exemption received after the date of the cancellation of the certificate.

P:\2019\19M-00693-00-CENTRAL GREEN BUILDING E DP3 TECH3 CAD\03_SHEETS\181823-000_LDP_BLDG_E-AP-PLAZA.DWG

SCHEDULE C
 This forms part of application
 # DP19-0217
 Planner Initials AC
 City of Kelowna
 DEVELOPMENT PLANNING



1 OVERALL LANDSCAPE PLAN
 LDP 1 SCALE: 1:250



NO.	DATE	DESCRIPTION
1	JAN 08 / 21	ISSUED FOR DP

PROJECT
CENTRAL GREEN - BUILDING A, E & PLAZA
 CLIENT
AL STOVER CONSTRUCTION
 CONSULTANT

THIS DRAWING AND DESIGN IS COPYRIGHT PROTECTED WHICH SHALL NOT BE USED, REPRODUCED OR REVISED WITHOUT WRITTEN PERMISSION BY WSP CANADA GROUP LTD.
 THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND UTILITY LOCATIONS AND IMMEDIATELY REPORT ANY ERRORS OR OMISSIONS TO WSP CANADA GROUP LTD. (DO NOT SCALE DRAWINGS)
 THIS DRAWING SUPERSEDES PREVIOUS ISSUES.

LANDSCAPE ARCHITECTURE | URBAN DESIGN | PLANNING | ENGINEERING
 Suite 700, 1631 Dickson Avenue, Kelowna, BC V1Y 0B5 t:250.869.1334 www.wsp.com

DESIGN BY	RF	SHEET TITLE	
DRAWN BY	BL	OVERALL PLAN	
CHECKED BY	RF	SHEET NO.	
PROJECT #	19M-00693	LDP 1	
SCALE	1:250		OF 11

BLDG E

BUILDING CODE REVIEW (BUILDING E)			
OCCUPANCY	BUILDING E GROUP C	PARKADE: GROUP F3 (LEVEL 0)	
ARTICLE	3.2.2.50	3.2.2.80	
NO. OF STOREYS	6 STOREY	1	
NO. OF STREETS FACING	2	1	
BUILDING AREAS:	PROPOSED	CODE MAXIMUM	CODE MAXIMUM
	±1,451sm	1,500sm/comp. 3.2.2.50 (I)	UNLIMITED
CONSTRUCTION TYPE	COMBUSTIBLE	NON-COMBUST.	
SPRINKLERED	YES	YES	
ASSEMBLY RATINGS:			
FLOOR	1 HR (LEVEL 1-6)	2 HR	
WALLS / BEARING STRUCTURE	1 HR (LEVEL 1-6)	2 HR	
ROOFS	1 HR	2 HR	
NOTE: PARKADE (LEVEL 0) TO BE CONSIDERED AS A SEPARATE BUILDING IN ACCORDANCE WITH 3.2.1.2			

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

REQUIRED FIRE SEPARATIONS 3.1.3.1.		
TENANTS / MAJOR OCCUPANCIES		
GROUP C TO C	1 HR	3.3.1.1.
GROUP F3 TO C	2 HR	3.2.1.2.
SERVICES ROOMS	1 HR	3.6.2.
JANITOR ROOM	Non-Rated Fire Separation	

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

OCCUPANT LOAD TABLE 3.1.17.1.		
PARKADE LEVEL:	46sm / PERSON X 4,789 sm	104 PERSONS
RESID. LEVELS :		
LEVEL 1	2 PERSONS/SLEEPING RMS x 21 RMS	42 PERSONS
LEVEL 2	2 PERSONS/SLEEPING RMS x 23 RMS	46 PERSONS
LEVEL 3 TO 6	2 PERSONS/SLEEPING RMS x 27 RMS	54 PERSONS PER FLOOR

ENERGY EFFICIENCY: LEED V4	
ENERGY REPORT ARE PREPARED BY FALCON ENGINEERING ASHRAE NAMED INTERPRETATION IC 90.1-2010-26 OF ANSI / ASHRAE / IES STANDARD 90.1-2010 ENERGY STANDARD FOR BUILDINGS EXCEPT LOW-RISE RESIDENTIAL BUILDINGS	

ENERGY EFFICIENCY: 10.2 ENERGY	
ENERGY REPORT ARE PREPARED BY FALCON ENGINEERING ASHRAE STANDARD 90.1-2016	

EXIT FACILITIES 3.1 TO 3.6		
REQUIRED EXITS	2 MIN. PER FLOOR	
	REQUIRED WIDTHS	PROVIDED WIDTHS
	min. 800mm door width as per 3.4.3.2.(A)	
	min. 1100mm stair width as per 3.4.3.2.(A)	
PARKADE LEVEL 0:	6.1mm/ person x 104 persons = 800 mm MIN.	4 doors @ 3'-0" = 12'-0" (3656mm)
RESIDENTIAL LEVELS:		
LEVEL 1 - 6 (doors)	6.1mm /person x 54 persons max = 800 mm MIN.	min. 2 doors @ 3'-0" width per floor = 6'-0" (1829mm)
LEVEL 1 - 6 (stairs)	8.0mm /person x 54 persons max = 1100 mm MIN.	min. 2 stairs @ 3'-10" width per floor = 7'-8" (2337mm)
EXIT THROUGH LOBBY	yes	3.4.4.2.
PANIC HARDWARE REQ'D	yes (at exterior stair & lobby doors)	3.4.6.16.(2)
EXIT EXPOSURE	ok	3.2.3.13.
MAX. TRAVEL DISTANCE	45m	3.4.2.5.(1)
EXIT RATINGS REQUIRED:		
STAIR SHAFTS	1 HR (2 HR @ Parkade / CRU)	3.4.4.1.
CORRIDORS	1 HR	3.3.2.6.(4)

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

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

SPATIAL SEPARATION: 3.2.3.1.D	
	NORTH/SOUTH WALLS
WALL AREA	window openings & walls construction un-restricted. limiting distance exceeds 8.0m in all cases. or building faces a street in accordance with 3.2.3.10.(2)
OPENING AREA	± 21.0 sm
% PROVIDED	± 1.4 sm
LIMITING DISTANCE	± 6.6 %
% PERMITTED	± 3.19 m
CONSTRUCTION TYPE	± 60 %
CLADDING MATERIAL	COMBUST.
REQUIRED RATINGS	NON-COMBUST. 1 HR

BLDG A

BUILDING CODE REVIEW (BUILDING A)						
OCCUPANCY	BUILDING A GROUP C	GROUP A2 (LEVEL 1 ONLY)	GROUP D (LEVEL 1 ONLY)	GROUP E (LEVEL 1 ONLY)	GROUP F3 (LEVEL 1 ONLY)	PARKADE: GROUP F3 (LEVEL 0)
ARTICLE	3.2.2.50	3.2.2.50 (5)	3.2.2.58	3.2.2.50 (5)	3.2.2.50 (5)	3.2.2.80
NO. OF STOREYS	6 STOREY	6 STOREY	6 STOREY	6 STOREY	6 STOREY	1
NO. OF STREETS FACING	2	2	2	2	2	1
BUILDING AREAS:	PROPOSED	CODE MAXIMUM		CODE MAXIMUM		CODE MAXIMUM
	±1,190sm	1,500sm/comp. 3.2.2.50 (I)				UNLIMITED
CONSTRUCTION TYPE	COMBUSTIBLE				NON-COMBUST.	
SPRINKLERED	YES				YES	
ASSEMBLY RATINGS:						
FLOOR	1 HR (LEVEL 2-6)		2 HR (LEVEL 1)		2 HR	
WALLS / BEARING STRUCTURE	1 HR (LEVEL 2-6)		2 HR (LEVEL 1)		2 HR	
ROOFS	1 HR				2 HR	
NOTE: PARKADE (LEVEL 0) TO BE CONSIDERED AS A SEPARATE BUILDING IN ACCORDANCE WITH 3.2.1.2						

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

REQUIRED FIRE SEPARATIONS 3.1.3.1.		
TENANTS / MAJOR OCCUPANCIES		
GROUP C TO C	1 HR	3.3.1.1.
GROUP F3 TO C	2 HR	3.2.1.2.
GROUP E TO C	2 HR	
GROUP A2 TO C	2 HR	
GROUP D TO C	1 HR	
SERVICES ROOMS	1 HR	3.6.2.
JANITOR ROOM	Non-Rated Fire Separation	

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

OCCUPANT LOAD TABLE 3.1.17.1.		
PARKADE LEVEL:	46sm / PERSON X 4,789 sm	104 PERSONS
RESID. LEVELS :		
LEVEL 1	46sm / PERSON X 772 sm	16 PERSONS
LEVEL 2	2 PERSONS/SLEEPING RMS x 18 RMS	36 PERSONS
LEVEL 3 TO 6	2 PERSONS/SLEEPING RMS x 23 RMS	46 PERSONS PER FLOOR
COMMERCIAL UNITS:		
LEVEL 1 CRU	1 PERSON/ 3.7 SM x 393± SM	106 PERSONS
TOTAL COMMERCIAL		106 PERSONS

ENERGY EFFICIENCY: LEED V4	
ENERGY REPORT ARE PREPARED BY FALCON ENGINEERING ASHRAE NAMED INTERPRETATION IC 90.1-2010-26 OF ANSI / ASHRAE / IES STANDARD 90.1-2010 ENERGY STANDARD FOR BUILDINGS EXCEPT LOW-RISE RESIDENTIAL BUILDINGS	

ENERGY EFFICIENCY: 10.2 ENERGY	
ENERGY REPORT ARE PREPARED BY FALCON ENGINEERING ASHRAE STANDARD 90.1-2016	

EXIT FACILITIES 3.1 TO 3.6		
REQUIRED EXITS	2 MIN. PER FLOOR	
	REQUIRED WIDTHS	PROVIDED WIDTHS
	min. 800mm door width as per 3.4.3.2.(A)	
	min. 1100mm stair width as per 3.4.3.2.(A)	
PARKADE LEVEL 0:	6.1mm/ person x 104 persons = 800 mm MIN.	4 doors @ 3'-0" = 12'-0" (3656mm)
PARKADE LEVEL 1:	6.1mm/ person x 16 persons = 800 mm MIN.	2 doors @ 3'-0" = 6'-0" (1829mm)
RESIDENTIAL LEVELS:		
LEVEL 1 - 6 (doors)	6.1mm /person x 46 persons max = 800 mm MIN.	min. 2 doors @ 3'-0" width per floor = 6'-0" (1829mm)
LEVEL 1 - 6 (stairs)	8.0mm /person x 46 persons max = 1100 mm MIN.	min. 2 stairs @ 3'-10" width per floor = 7'-8" (2337mm)
COMMERCIAL UNITS:		
LEVEL 1 (doors)	6.1mm/ person x 108 persons max. = 800 mm MIN.	min. 2 doors @ 3'-0" width = 6'-0" (1829mm)
EXIT THROUGH LOBBY	yes (NO for commercial)	3.4.4.2.
PANIC HARDWARE REQ'D	yes (at exterior stair & lobby doors)	3.4.6.16.(2)
EXIT EXPOSURE	ok	3.2.3.13.
MAX. TRAVEL DISTANCE	45m	3.4.2.5.(1)
EXIT RATINGS REQUIRED:		
STAIR SHAFTS	1 HR (2 HR @ Parkade / CRU)	3.4.4.1.
CORRIDORS	1 HR	3.3.2.6.(4)

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


WASHROOM FIXTURES REQUIREMENTS	
MIN. 1 REQ'D/ DWELLING UNIT	3.7.2.2.(11)
WASHROOM REQUIREMENTS FOR CRU TO BE CONFIRMED BY TENANT DURING SEPARATE LEASEHOLD IMPROVEMENTS PERMIT APPLICATION (N.I.C.)	

SPATIAL SEPARATION: 3.2.3.1.D		
	NORTH/SOUTH/EAST WALLS	WEST WALL
WALL AREA	window openings & walls construction un-restricted. limiting distance exceeds 8.0m in all cases. or building faces a street in accordance with 3.2.3.10.(2)	± 27.3 sm
OPENING AREA		± 10.1 sm
% PROVIDED		± 37.1 %
LIMITING DISTANCE		± 12.5 m
% PERMITTED		100 %
CONSTRUCTION TYPE		COMBUST.
CLADDING MATERIAL		NON-COMBUST.
REQUIRED RATINGS		1 HR

2022-10-21
IFGR

No.	Date	Revision	No.	Date	Revision	No.	Date	Revision
13	2022-07-06	ISSUED FOR PROCUREMENT	7	2021-11-15	ISSUED FOR BP	1	2019-11-04	DP SUBMISSION
14	2022-07-29	ISSUED FOR PRICING	8	2021-11-19	CG-E - ISSUED FOR TENDER	2	2020-12-03	REVISED DP
15	2022-09-28	ISSUED FOR OWNER REVIEW	9	2021-12-22	ISSUED FOR PARSONS	3	2020-12-22	PHASE 1 PARKADE BP
16	2022-10-21	IFGR	10	2022-02-14	EXTERIOR COLOUR TO STOBBER	4	2021-03-31	PHASE 1 PARKADE IF PRICING
			11	2022-02-25	CGE IFC	5	2021-07-15	BLDG. E - BP SUBMISSION
			12	2022-05-12	REVISED WINDOWS	6	2021-08-20	PHASE 1 PARKADE IFC

Project Title
CGE & PARKADE



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MEIKLEJOHN ARCHITECTS INC.

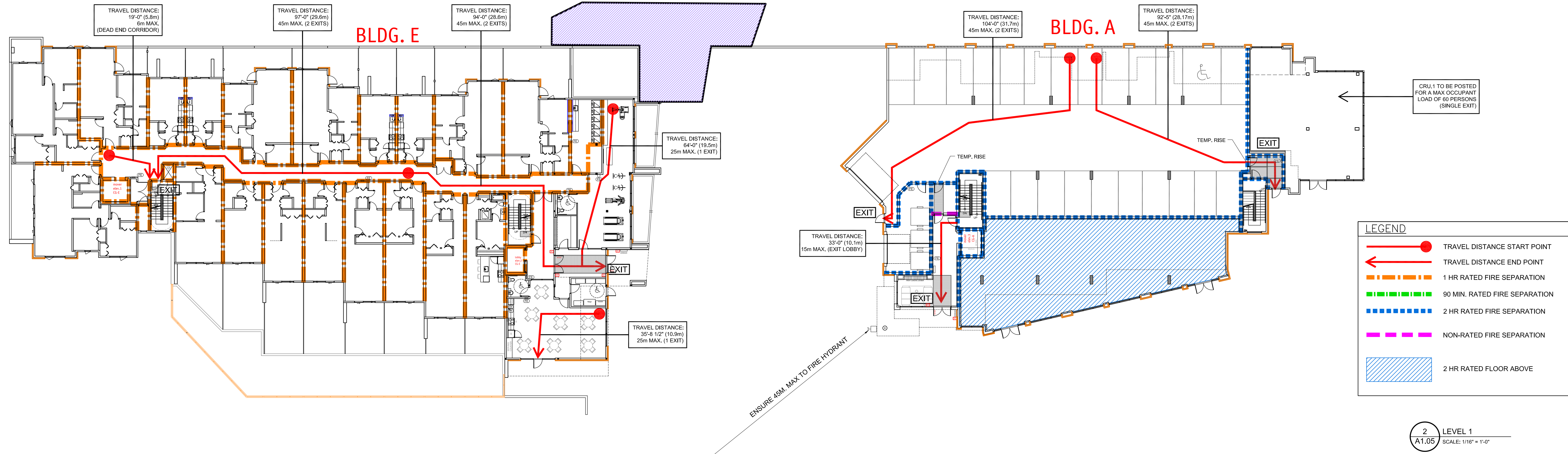
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Date	2022-10-21
Job No.	m+m-16-1726
Scale	AS SHOWN
Drawn	SN
Checked	JM

Drawing Title
CODE SUMMARY

Drawing Number
A1.02

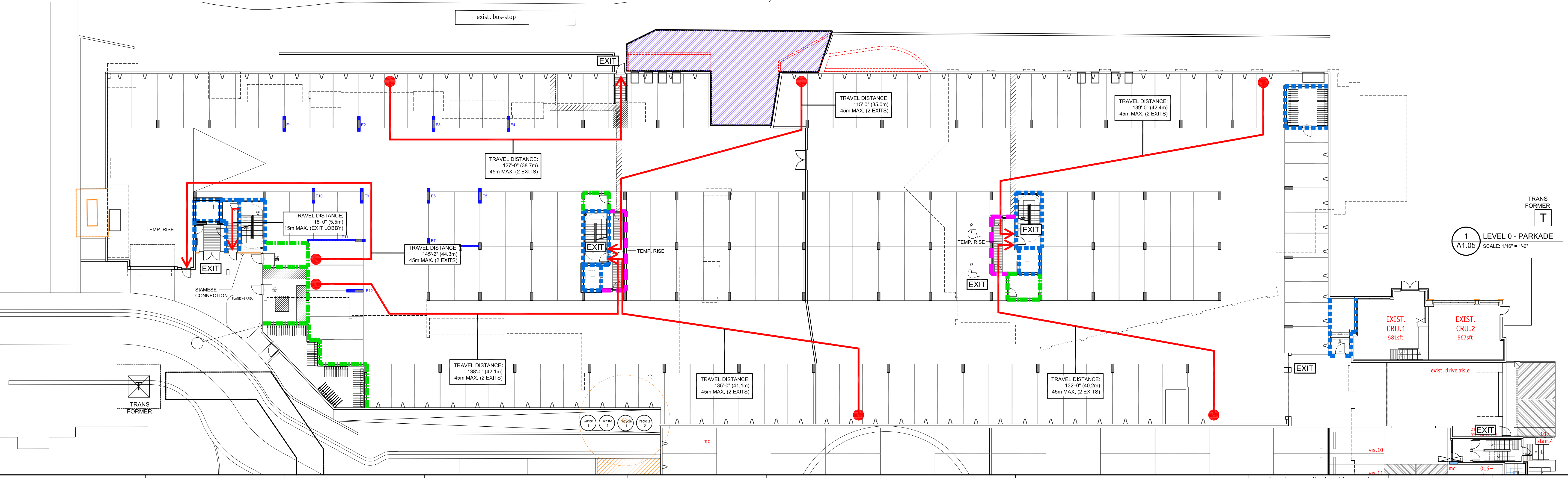
DRAWINGS ARE NOT TO BE SCALED. ALL DIMENSIONS SHALL BE VERIFIED ON JOB.



LEGEND

- TRAVEL DISTANCE START POINT
- ← TRAVEL DISTANCE END POINT
- 1 HR RATED FIRE SEPARATION
- 90 MIN. RATED FIRE SEPARATION
- 2 HR RATED FIRE SEPARATION
- NON-RATED FIRE SEPARATION
- 2 HR RATED FLOOR ABOVE

2 LEVEL 1
A1.05 SCALE: 1/16" = 1'-0"



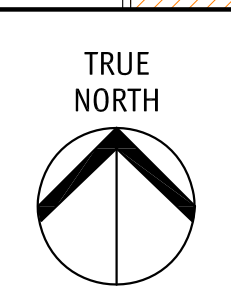
1 LEVEL 0 - PARKADE
A1.05 SCALE: 1/16" = 1'-0"

2022-10-21
IFGR

No.	Date	Revision
13	2022-07-06	ISSUED FOR PROCUREMENT
14	2022-07-29	ISSUED FOR PRICING
15	2022-09-28	ISSUED FOR OWNER REVIEW
16	2022-10-21	IFGR

No.	Date	Revision
7	2021-11-15	ISSUED FOR BP
8	2021-11-19	CG-E - ISSUED FOR TENDER
9	2021-12-22	ISSUED FOR PARSONS
10	2022-02-14	EXTERIOR COLOUR TO STOBBER
11	2022-02-25	CGE IFC
12	2022-05-12	REVISED WINDOWS

No.	Date	Revision
1	2019-11-04	DP SUBMISSION
2	2020-12-03	REVISED DP
3	2020-12-22	PHASE 1 PARKADE BP
4	2021-03-31	PHASE 1 PARKADE IFC PRICING
5	2021-07-15	BLDG. E - BP SUBMISSION
6	2021-08-20	PHASE 1 PARKADE IFC



Project Title
CGE & PARKADE



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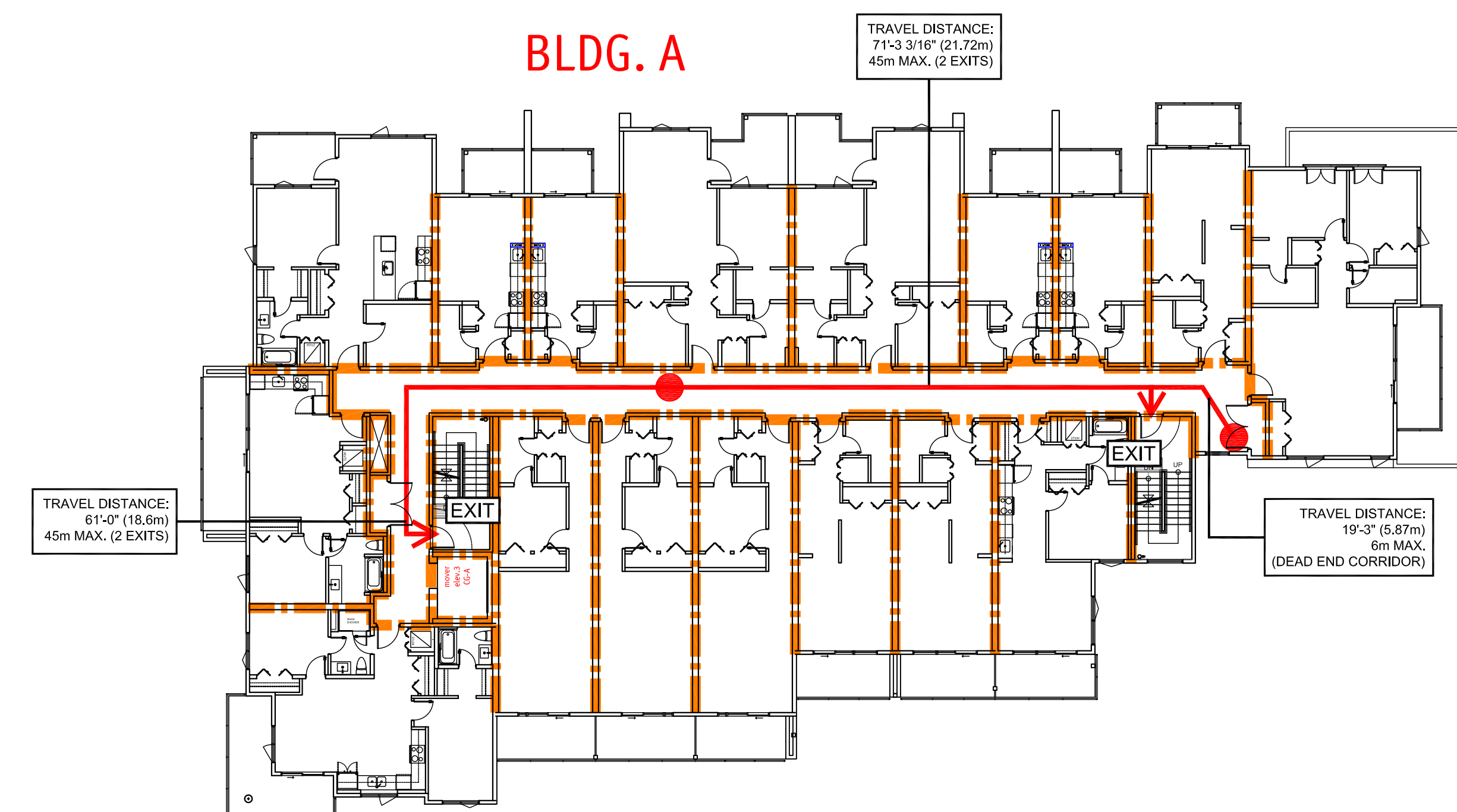
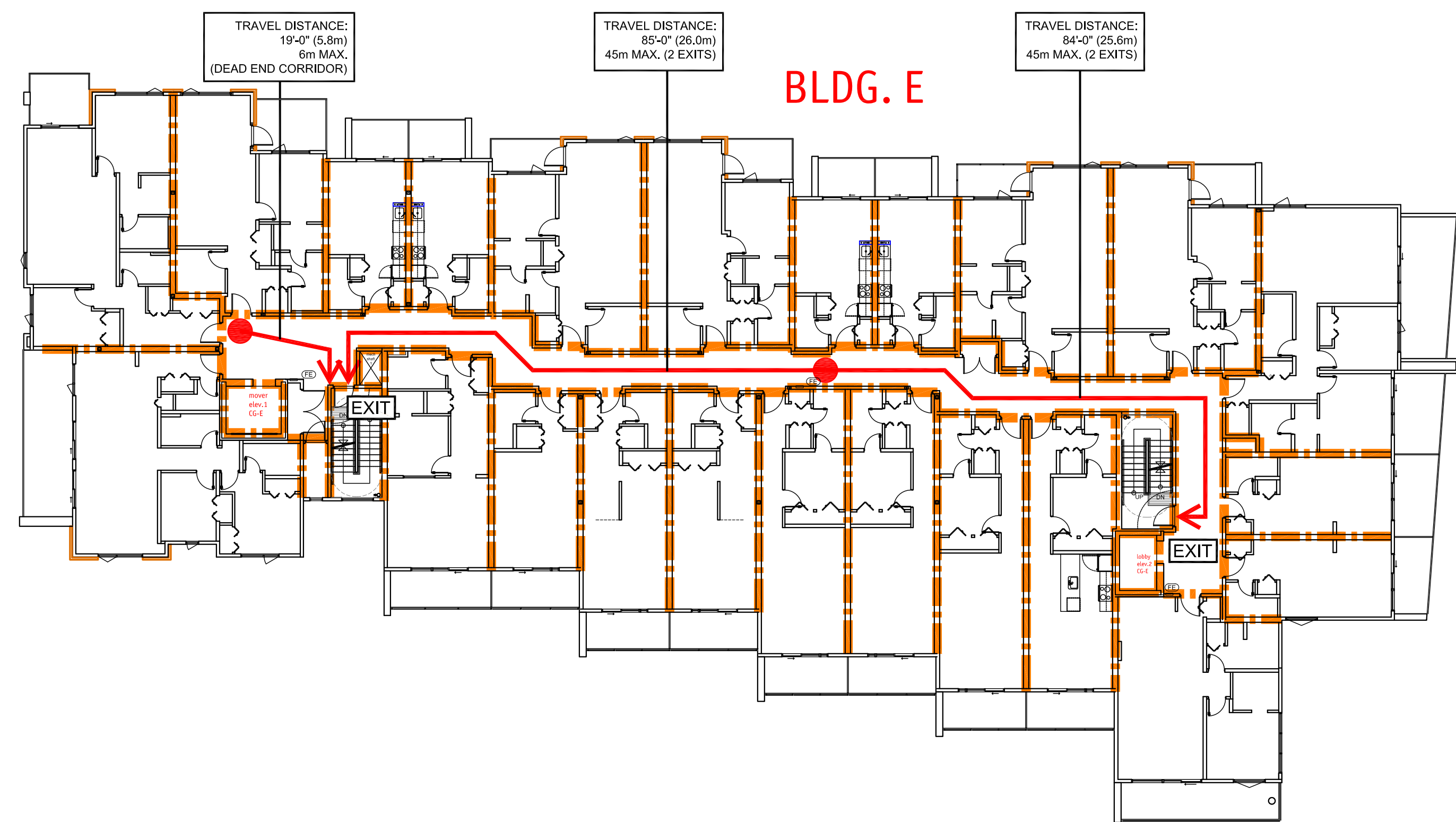
Date: 2022-10-21
Job No.: m+m-16-1726
Scale: AS SHOWN
Drawn: SN
Checked: JM

Drawing Title
**LEVELS 0-1
CODE PLANS**

scale: 1/16" = 1'-0"

Drawing Number
A1.05

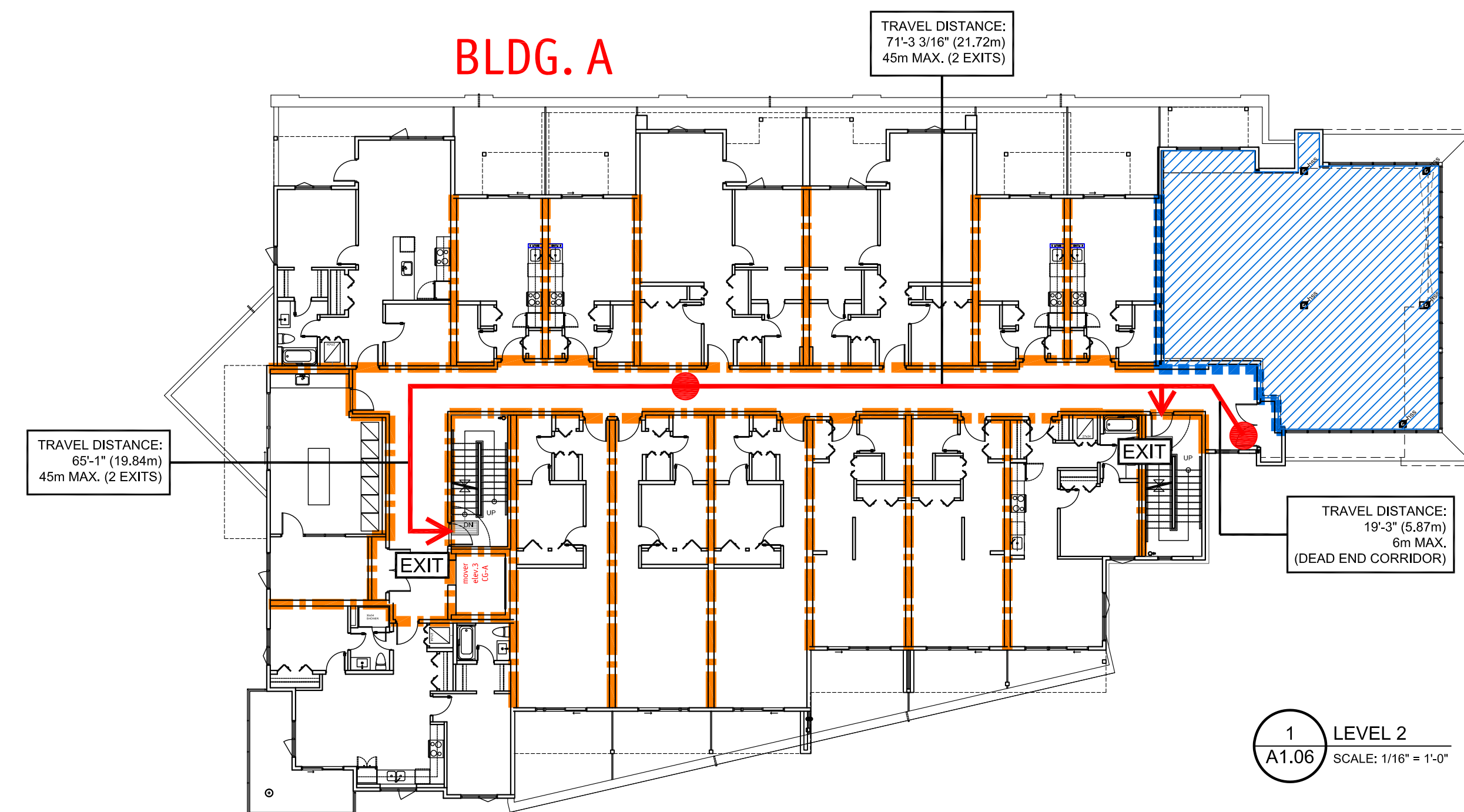
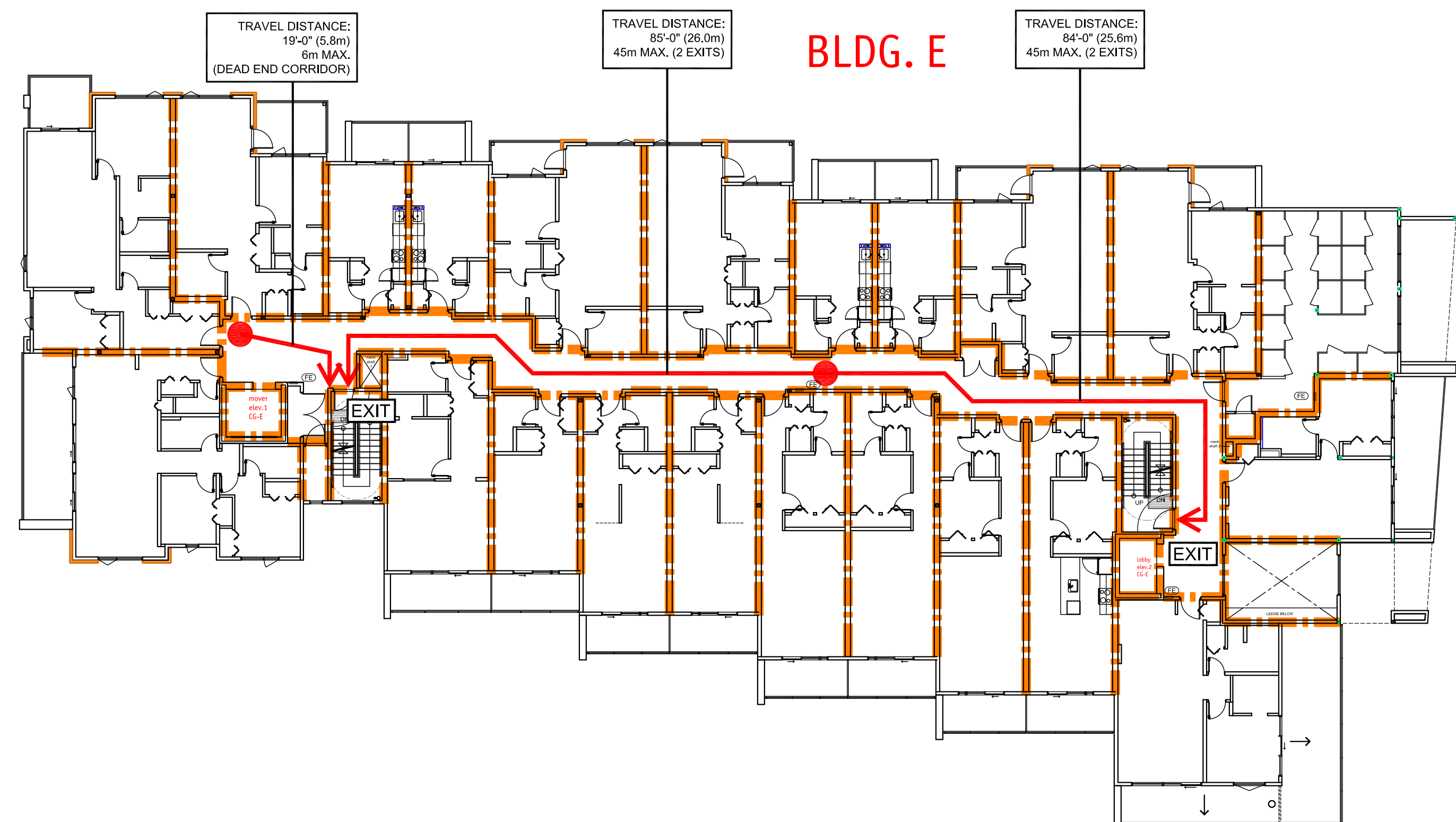
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ALL DIMENSIONS SHALL BE VERIFIED ON JOB



LEGEND

- TRAVEL DISTANCE START POINT
- ← TRAVEL DISTANCE END POINT
- — — — — 1 HR RATED FIRE SEPARATION
- — — — — 90 MIN. RATED FIRE SEPARATION
- — — — — 2 HR RATED FIRE SEPARATION
- — — — — NON-RATED FIRE SEPARATION
- ▨ 2 HR RATED FLOOR ABOVE

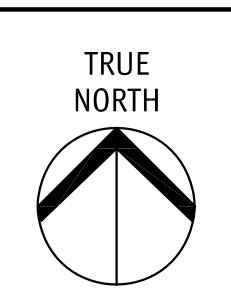
2 LEVELS 3-6
A1.06 SCALE: 1/16" = 1'-0"



1 LEVEL 2
A1.06 SCALE: 1/16" = 1'-0"

2022-10-21
IFGR

No.	Date	Revision	No.	Date	Revision	No.	Date	Revision
13	2022-07-06	ISSUED FOR PROCUREMENT	7	2021-11-15	ISSUED FOR BP	1	2019-11-04	DP SUBMISSION
14	2022-07-29	ISSUED FOR PRICING	8	2021-11-19	CG-E - ISSUED FOR TENDER	2	2020-12-03	REVISED DP
15	2022-09-28	ISSUED FOR OWNER REVIEW	9	2021-12-22	ISSUED FOR PARSONS	3	2020-12-22	PHASE 1 PARKADE BP
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			11	2022-02-25	CGE IFC	5	2021-07-15	BLDG. E - BP SUBMISSION
			12	2022-05-12	REVISED WINDOWS	6	2021-08-20	PHASE 1 PARKADE IFC



Project Title
CGE & PARKADE



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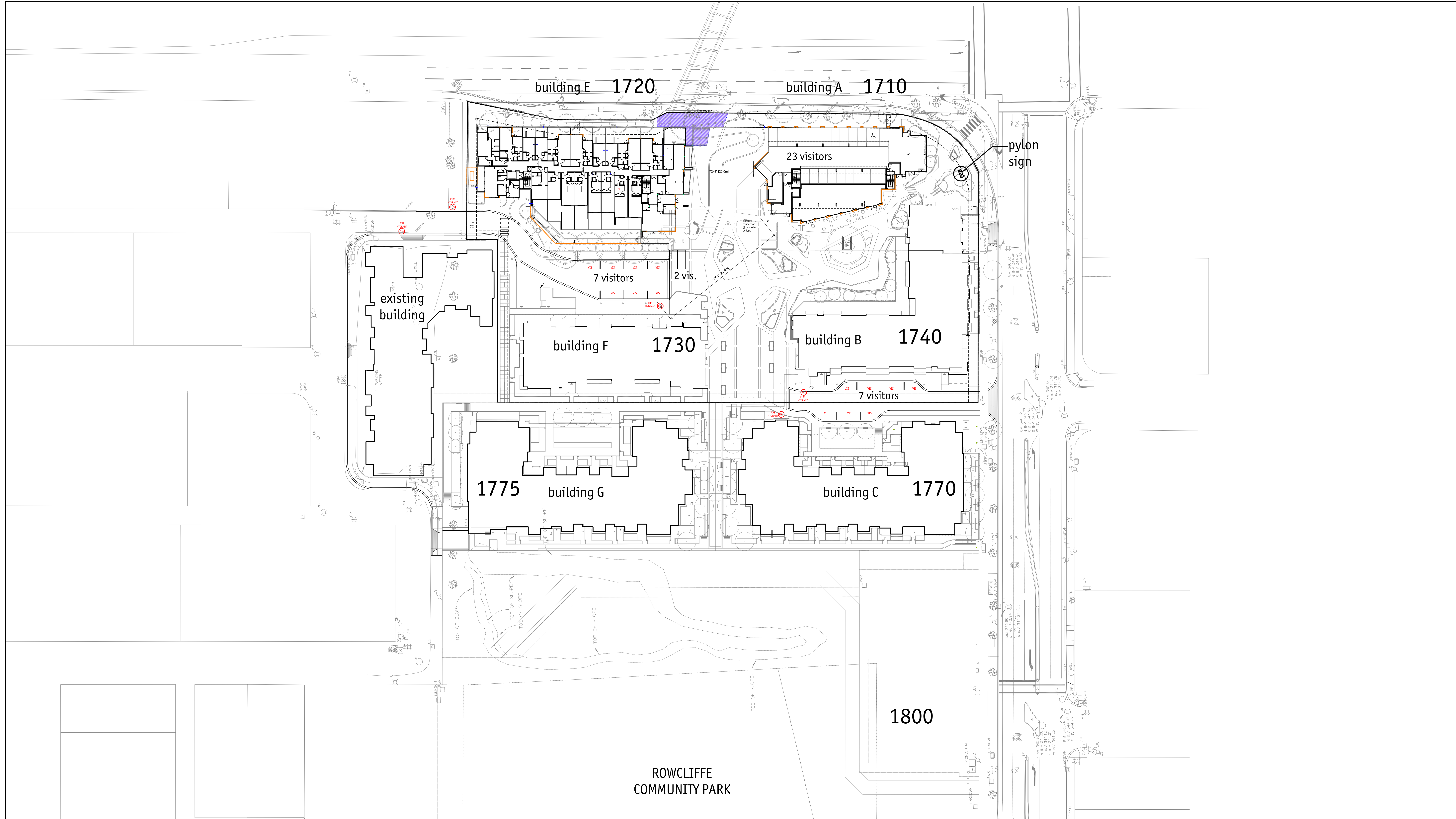
Date	2022-10-21
Job No.	m+m 16-1726
Scale	AS SHOWN
Drawn	SN
Checked	JM

Drawing Title
**LEVELS 2-6
CODE PLANS**

scale: 1/16" = 1'-0"

Drawing Number
A1.06

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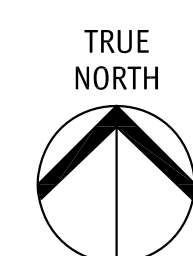


2022-10-21
IFGR

No.	Date	Revision
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6	2021-08-20	PHASE 1 PARKADE IFC



Project Title
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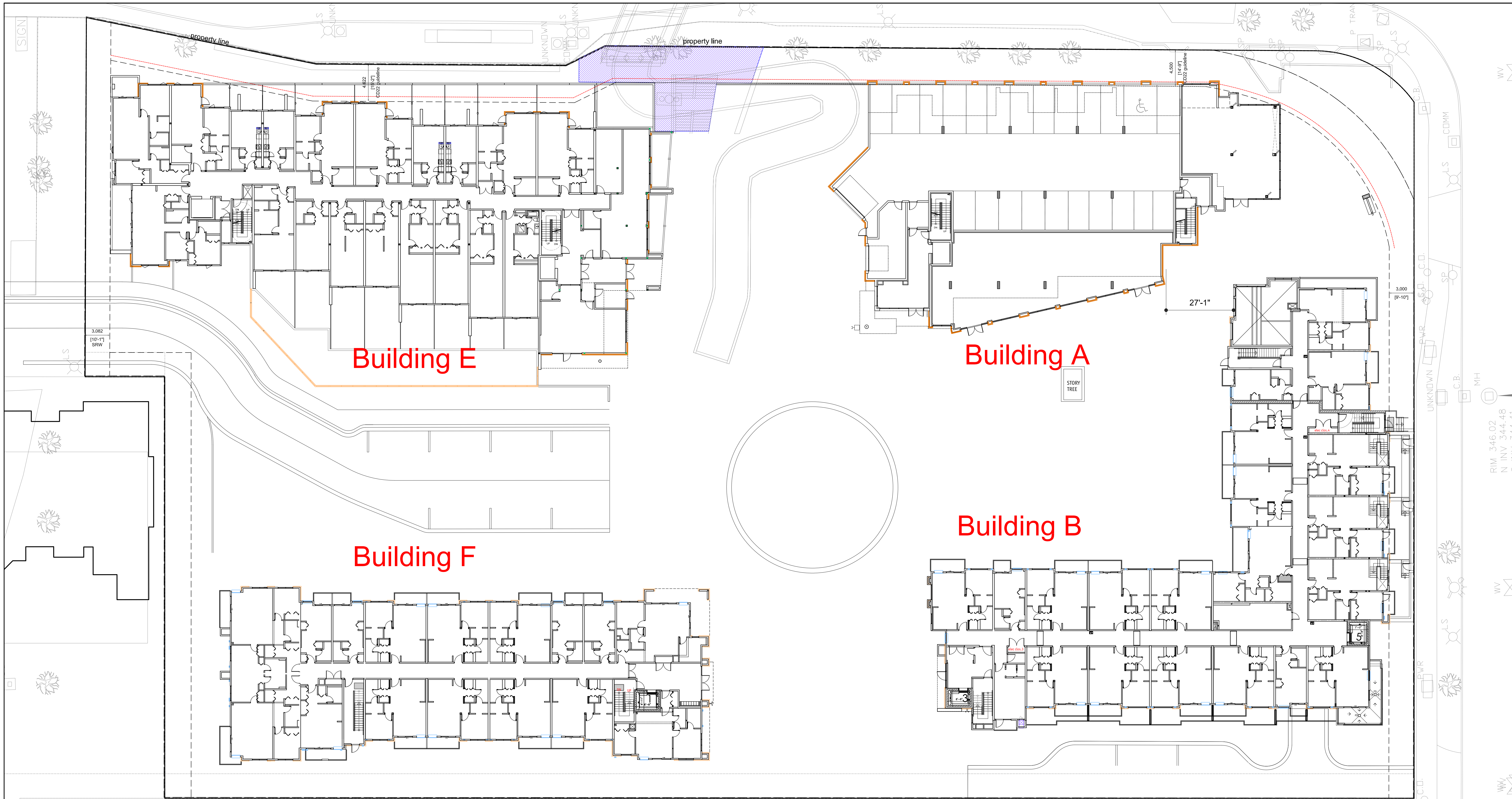


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Date	2022-10-21
Job No.	m+m 16-1726
Scale	AS SHOWN
Drawn	SW
Checked	JM

Drawing Title
**KEY PLAN
LEVEL 1**
scale: 1"=40'

Drawing Number
A1.11
DRAWINGS ARE NOT TO BE SCALED.
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2022-10-21
IFGR

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Project Title
CGE & PARKADE



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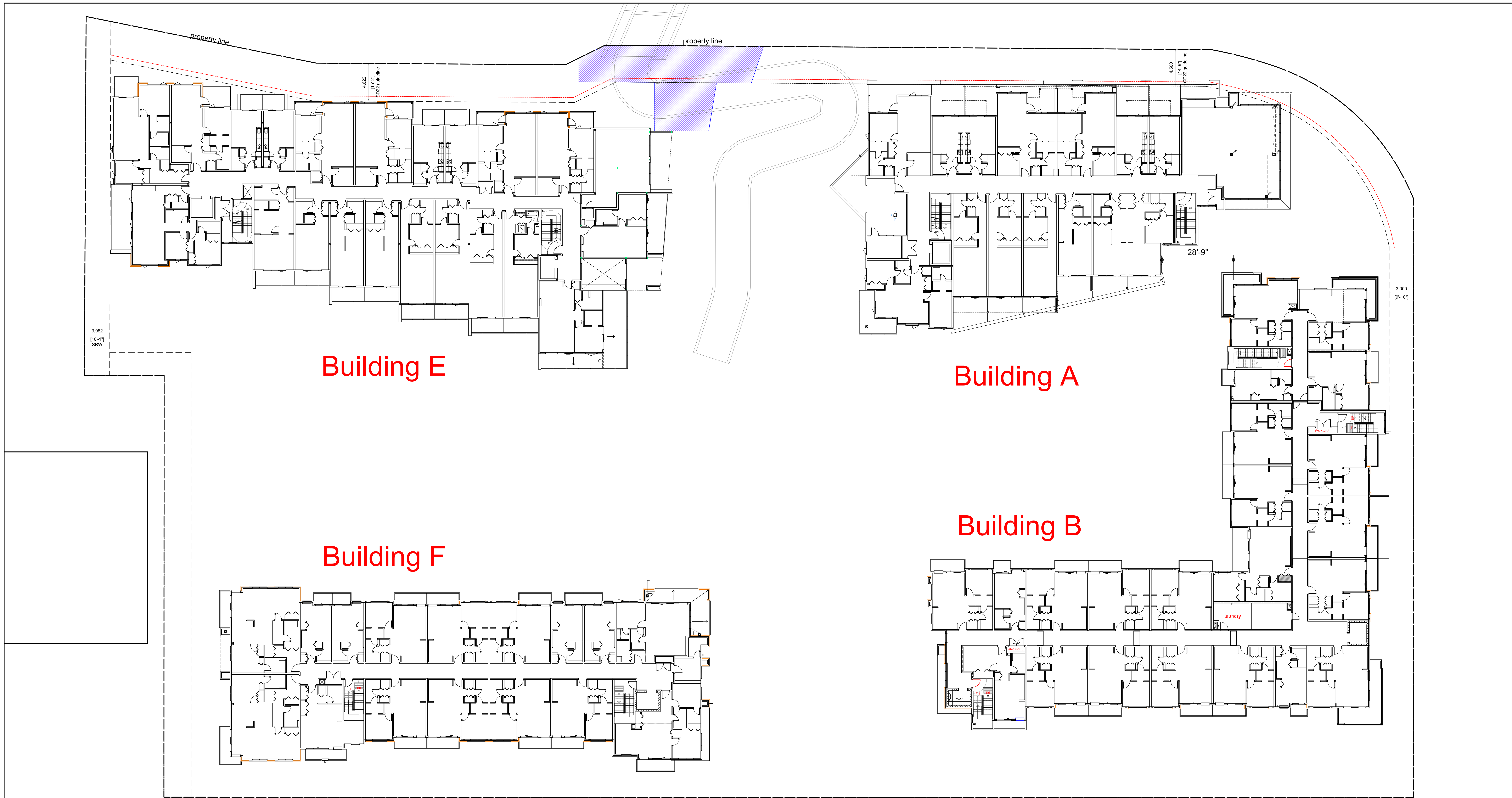


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Date	2022-10-21
Job No.	m+m-1726
Scale	AS SHOWN
Drawn	SN
Checked	JM

Drawing Title
**OVERALL SITE PLAN
LEVEL 1**
scale: 1/16"=1'-0"

Drawing Number
A2.01
DRAWINGS ARE NOT TO BE SCALED.
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Building E

Building A

Building F

Building B

2022-10-21
IFGR

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6	2021-08-20	PHASE 1 PARKADE IFC



Project Title
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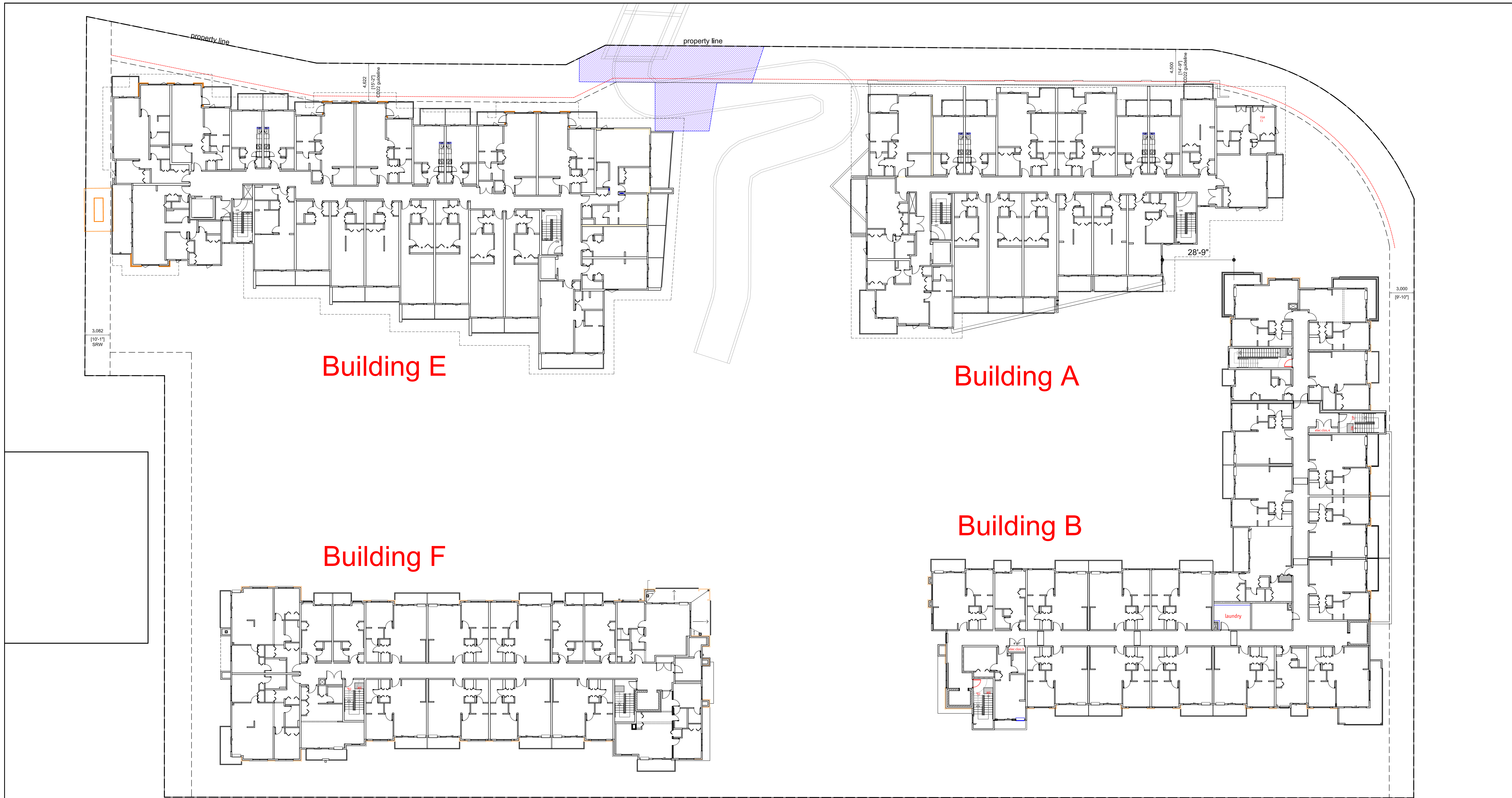


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Date	2022-10-21
Job No.	m+m-16-1726
Scale	AS SHOWN
Drawn	SN
Checked	JM

Drawing Title
**OVERALL SITE PLAN
LEVEL 2**
scale: 1/16"=1'-0"

Drawing Number
A2.02
DRAWINGS ARE NOT TO BE SCALED.
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2022-10-21
IFGR

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No.	Date	Revision
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2	2020-12-03	REVISED DP
3	2020-12-22	PHASE 1 PARKADE BP
4	2021-03-31	PHASE 1 PARKADE IFC PRECING
5	2021-07-15	BLDG. E - BP SUBMISSION
6	2021-08-20	PHASE 1 PARKADE IFC



Project Title
CGE & PARKADE



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Date	2022-10-21
Job No.	m+m 16-1726
Scale	AS SHOWN
Drawn	SN
Checked	JM

Drawing Title
**OVERALL SITE PLAN
LEVEL 3**

scale: 1/16" = 1'-0"

Drawing Number

A2.03

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