

.BL10566, BL10674 amended SCHEDULE "B" and BL10974 replaced SCHEUDLE "B":

SCHEDULE "B"
Revitalization Tax Exemption Agreement

THIS AGREEMENT dated for reference the 14 day of October, 2016 is

BETWEEN: Ki-Low-Na Friendship Society
442 Leon Avenue
Kelowna, B.C.
V1Y 6J3

(the "Lessee")

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

(the "City")

GIVEN THAT:

- A. The City is the registered owner in fee simple of lands in the City of Kelowna at 1745 Chapman Place described as PID #: 028-791-649, LOT 2 DISTRICT LOT 139 OSOYOOS DIVISION YALE DISTRICT PLAN KAP92715 EXCEPT PLAN EPP40150 (the "Parcel");
- B. Council has established a revitalization tax exemption program and has included within the City of Kelowna Revitalization Tax Exemption Program Bylaw No. 9561 the designation of areas which include the Parcel as a revitalization area; and
- C. The Lessee proposes to construct new improvements [*or alter existing 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 Lessee and the City covenant and agree each with the other as follows:

1. **The Project** - the Lessee will use its best efforts to ensure that the Project is constructed, maintained, operated and used in a fashion that will be consistent with and will foster the objectives of the revitalization tax exemption program, as outlined in the City of Kelowna Revitalization Tax Exemption Program Bylaw No. 9561. Without limiting the generality of the foregoing, the Lessee covenants to use its best efforts to ensure that the Project will:
 - a. include constructing a four storey 86 unit wood frame building with underground parking and bicycle stalls/storage lockers for the residents;
 - b. have a mix of apartment types, varying from studios to three bedrooms;
 - c. permanently operate the housing development on a non-profit affordable rental basis.

2. **Operation and Maintenance of the Project** - throughout the term of this agreement, the Lessee shall operate, repair and maintain the Project and will keep the Project in a state of good repair as a prudent lessee would do.
3. **Revitalization Amount** - Refers to the municipal portion of property tax calculated in relation to the increase in the assessed value of improvements on the property resulting from the construction or alterations as outlined in section 1 of this agreement;
4. **Revitalization Tax Exemption** - subject to fulfilment of the conditions set out in this agreement and in "City of Kelowna Revitalization Tax Exemption Program Bylaw No. 9561", the City shall issue a revitalization tax exemption certificate (the "Tax Exemption Certificate") to the British Columbia Assessment Authority entitling the Lessee 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 this agreement.
5. **Conditions** - the following conditions shall be fulfilled before the City will issue a Tax Exemption Certificate to the Lessee in respect of the Project:
 - a. The Lessee obtained a building permit from the City for the Project on May 19, 2015;
 - b. The Lessee 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" and the Project must be officially opened for use as a purpose-built non-profit affordable rental housing development (the "Exempt Use") and for no other use, by no later than October 28, 2016;
 - c. The Lessee must submit a copy of the Occupancy Permit and Revitalization Tax Exemption Agreement to the City of Kelowna's Revenue Branch before the City will issue the Tax Exemption Certificate.
 - d. The completed Project must substantially satisfy the performance criteria set out in Appendix "B" hereto, as determined by the City's Urban Planning Manager or designate, in their sole discretion, acting reasonably.
6. **Calculation of Calculation of Revitalization Tax Exemption** - the amount of the Tax Exemption shall be equal to:
 - a) For Purpose-Built Rental Housing Projects throughout the City, 100% of the Revitalization Amount on the Parcel where the project is subject to a Housing Agreement (for up to 10 years) and is in compliance with the OCP Future Land Use designation as at May 30, 2011. A tax incentive for rental housing will only be considered when the vacancy rate is at or below 3%;
7. **Term of Tax Exemption** - provided the requirements of this agreement, and of the City of Kelowna Revitalization Tax Exemption Program Bylaw No. 9561, are met the Tax Exemption shall be for the taxation years 2017 to 2026, inclusive.
8. **Compliance with Laws** - the Lessee 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 Lessee stratifies the Parcel or the Project 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, where a Housing Agreement exists in relation to the Parcel or the Project which limits ability to stratify, the Housing Agreement is still complied with.

10. **Cancellation** - the City may in its sole discretion cancel the Tax Exemption Certificate at any time:
- a. on the written request of the Lessee; or
 - b. effective immediately upon delivery of a notice of cancellation to the Lessee if at any time any of the conditions in the Tax Exemption Certificate are not met.

If such cancellation occurs, the Lessee 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.

11. **No Refund** - for greater certainty, under no circumstances will the Lessee 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.
12. **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: Ross Soward
Fax: 250-862-3320

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

Ki-Low-Na Friendship Society
442 Leon Avenue
Kelowna, B.C.
V1Y 6J3

Attention: Cam Martin
Fax: 250-861-5514

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.

13. **No Assignment** - the Lessee shall not assign its interest in this agreement except to a subsequent owner in fee simple of the Parcel.
14. **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.
15. **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.
16. **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.
17. **Waiver** - waiver by the City of a default by the Lessee shall be in writing and shall not be deemed to be a waiver of any subsequent or other default.
18. **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 Lessee 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.
19. **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.
20. **Enurement** - this agreement shall ensure to the benefit of and be binding upon the parties hereto and their respective successors and permitted assigns.
21. 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
22. 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
 - b. the calendar year in which the construction or alteration, as outlined under Section 1 of this agreement, is completed.

23. 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
by its authorized signatories:

Mayor

City Clerk

Executed by Ki-Low-Na Friendship Society
by its authorized signatory(ies):

Edna M. Terbasheet
Name:

Edna M. Terbasheet
Name:

Appendix "A": Plans and Specifications

Appendix "B": Performance Criteria

Schedule "C"

Tax Exemption Certificate

In accordance with the City of Kelowna Revitalization Tax Exemption Program Bylaw No. 9561 (the "Bylaw"), and in accordance with a Revitalization Tax Exemption Agreement dated for reference the 14TH day of October, 2016 (the "Agreement") entered into between the City of Kelowna (the "City") and Ki-Low-Na Friendship Society (the "Lessee"), the registered lessee of PID # 028-791-649 - LOT 2 DISTRICT LOT 139 OSOYOOS DIVISION YALE DISTRICT PLAN KAP92715 EXCEPT PLAN EPP40150 (the "Parcel):

This certificate certifies that the Parcel is subject to a Revitalization Tax Exemption, for each of the taxation years 2017 to 2026 inclusive, equal to

1. Purpose-Built Rental Housing Project, 100% of the Revitalization Amount attributed to Building Permit No BP 50124 between 2015 (the calendar year before the commencement of construction of the project) and 2016 (the calendar year in which the Revitalization Tax Exemption Certificate is issued).

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;

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 BP 50124 between 2015 (the calendar year before the commencement of construction of the project) and 2016 (the calendar year in which the Revitalization Tax Exemption Certificate is issued);

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. The Revitalization Tax Exemption is provided under the following conditions:

1. The Lessee does not breach any term, condition or provision of, and performs all obligations set out in, the Agreement and the Bylaw;
2. The Lessee 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 Lessee, or a successor in title to the Lessee, 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;

If any of these conditions are not met then the Council of the City of Kelowna may cancel this Revitalization Tax Exemption Certificate. If such cancellation occurs, the Lessee of the Parcel, or a successor in title to the Lessee 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.

The map is a detailed plat of a portion of the City of St. Louis, Missouri. It shows a grid of lots and streets. The streets shown are Parkway Drive, Parkway Drive West, Parkway Drive East, Parkway Drive South, and Parkway Drive North. A yellow-highlighted parcel is located in the center of the map, bounded by Parkway Drive West to the north, Parkway Drive East to the south, Parkway Drive South to the east, and Parkway Drive North to the west. The map also shows various lot numbers and dimensions. The yellow-highlighted parcel is a large rectangular lot, approximately 100 feet wide and 150 feet deep. It is surrounded by other lots of varying sizes. The map is oriented with North at the top.



ARCHITECTS:
PATRICK WOODRIDGE ARCHITECTURE INC.
3000 BROADWAY ROAD
SUITE 100
DALLAS, TX 75201
TEL: 714.64.2223

ENGINEER/CONSULTANT:
VANAM CONSULTING INC.
10000 W. LAKESIDE BLVD.
SUITE 100
AUSTIN, TEXAS 78747
TEL: 684.882780

INTERIOR ARCHITECT:
COLLINS DESIGN ARCHITECTURE
2000 WEST 10TH STREET
SUITE 200
DALLAS, TEXAS 75203
TEL: 252.86.9279

CM FIRM:
PROTECH CONSULTING LTD.
6000-161 ST. PAUL STREET
REXDALE, ONT. L9R 2Y4
TEL: 905.866.1771 FAX: 905.866.1904

PROJ. NO.	DRAWING NAME
000100	COVER SHEET
000110	SITE PLAN - PARKING LEVEL
000120	PARKING LEVEL PLAN
000130	LEVEL 1 - PLAN
000140	LEVEL 2 - PLAN
000150	LEVEL 3 - PLAN
000160	ROOF LEVEL - PLAN
000170	UNIT PLANS
000180	ELEVATIONS
000190	ELEVATIONS
000200	ELEVATIONS - COLORED
000210	ELEVATIONS - COLORED
000220	BUILDING SECTIONS
000230	BUILDING SECTIONS
000240	BUILDING MACHINE STORES

An aerial photograph of a large, multi-story building with a complex facade. The building features a grid of windows, many of which are blue-tinted. A central section of the building has a distinct entrance area with a different architectural style, including a large, light-colored rectangular section. The building is surrounded by a dark, possibly paved area, and there are some trees visible on the left side.

Address:	114 Glen Head, Queens, N. C.					
City:	Len 5/26/1973 23, 54, 50, 0/15					
State (Country):	CH22 Ontario Canada (area H)					
Phone (Country):	CH22 Ontario Canada (area H)					
Facsimile (Country):	CH22 Ontario Canada (area H)					
Private Mail:	Multiple Housing					
Bus Area:	Multiple Housing					
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Private Mail:	Multiple Housing					
Bus Area:	Multiple Housing					
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Permit # DP14-0158



Scal

LANE

STRATA
PLAN KAS3800

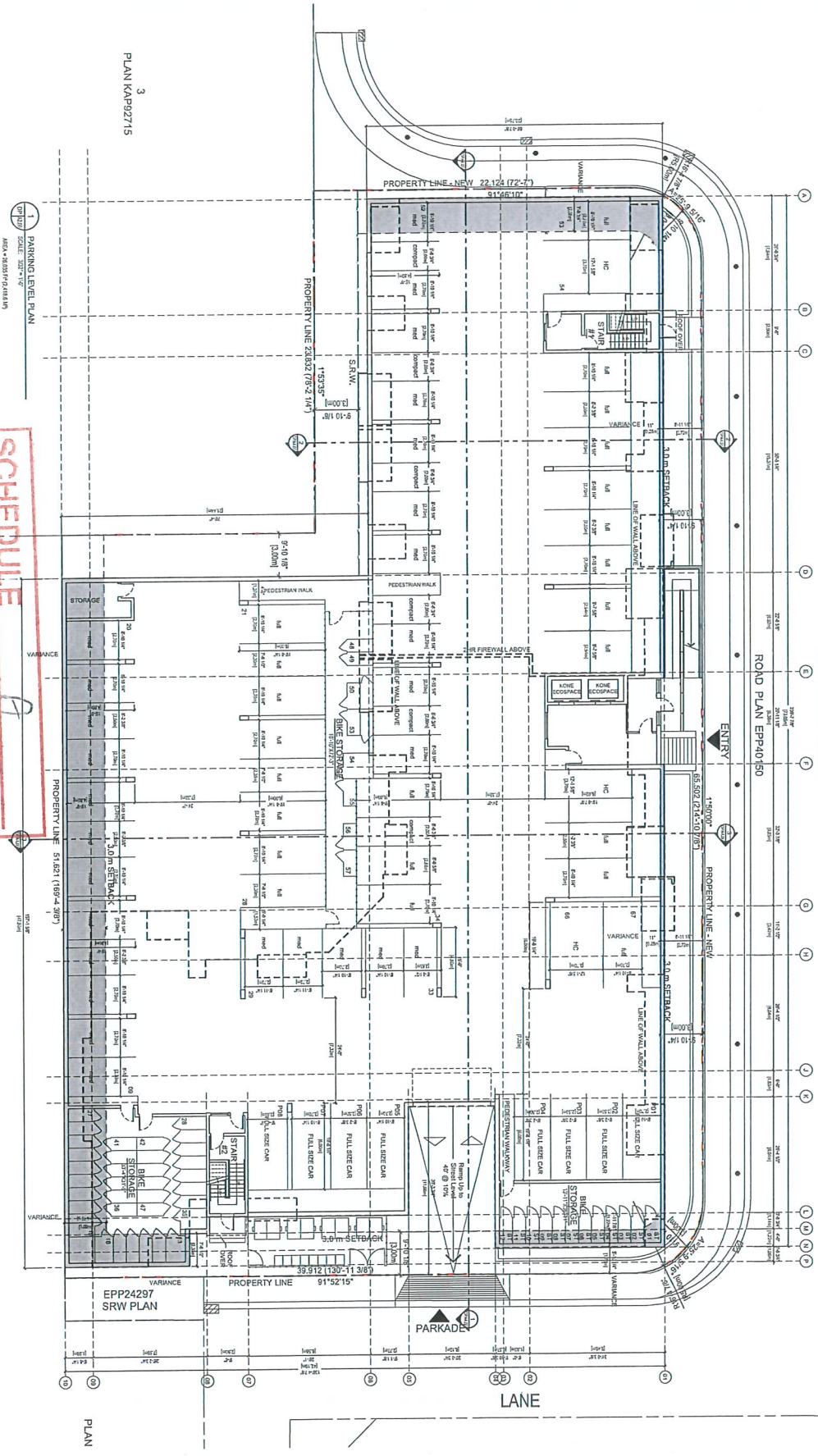
ROSEMEAD
AVENUE

3
PLAN 8221

CHAPMAN PLACE

ROAD PLAN EPP40150

LANE



SCHEDULE

This forms part of development
Permit # **DPA14-0158**

PARKING PLAN
SCALE 1:200
MAY 2014

DPA2.00

November 19, 2014 09:25 AM



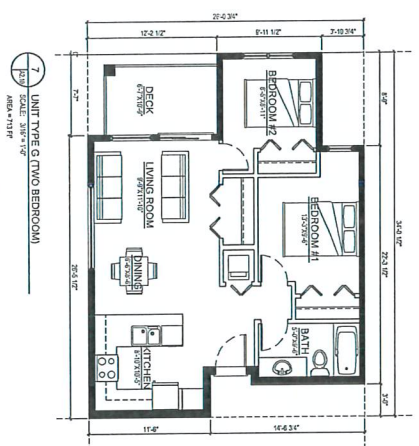
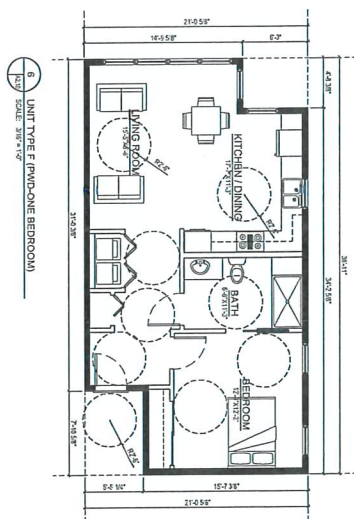
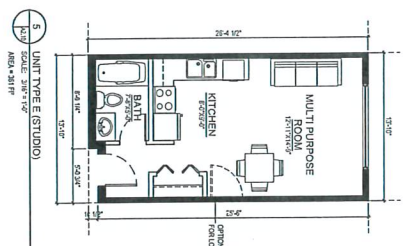
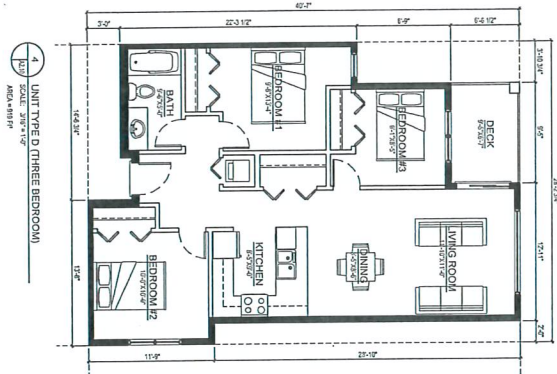
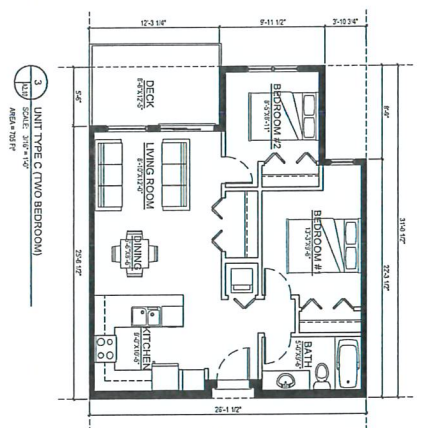
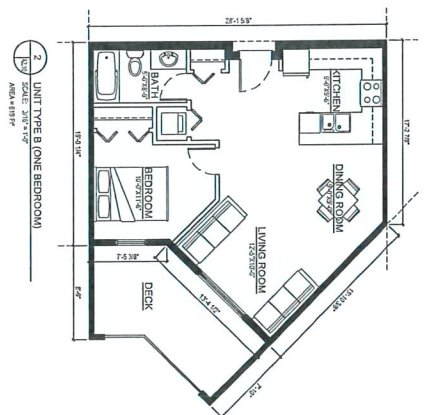
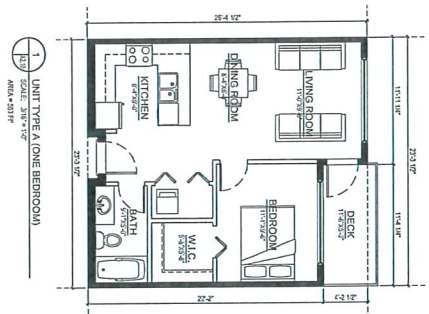
**PATRICK VASUKER
ARCHITECTURE INC.**
AAA DAVID URBAN
3735 REVOLUTION ROAD
KILGORE, BC V4W 4B8
250.488.8888

**PROPOSED HOUSING
RESIDENTIAL DEVELOPMENT
1765 CHAPMAN ROAD
CENTRAL GREEN WILLOW
project no. 338**

PLAN - PARKADE

DATE	NOV 19, 2014
BY	PM
FOR	PM
SCALE	1:200
PROJECT	PM

APPENDIX "A" RTE16-0006



SCHEDULE A
This forms part of development.
Permit # DP14-0158

[illegible]



VIEW FACING WEST (A)



VIEW FACING SOUTH (B)

SCHEDULE

$A+B$

This forms part of development

Permit # DP44-0158

Goal

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All work shall be studied and its association with Certified Financial Planner (CFP) certification shall be demonstrated in the exam. All work shall be studied and its association with Certified Financial Planner (CFP) certification shall be demonstrated in the exam.

This program must not be studied.

Consent to study of this program prior to certification of CFP.

Any questions or observations shall be reported to the program.

APPENDIX "A" RTE16-0006

No.	Date	Description
04	2014-11-18	Re-issued for DP
03	2014-10-17	Re-issued for DP
02	2014-07-31	Issued for DP
01	2013-11-12	Issued for Central Green B.C. Housing Proposal

Revisions



**PATRICK MCGUCKER
ARCHITECTURE INC.**

<u>AAA</u>	<u>MAISC</u>	<u>URAC</u>
3430 BENVOLIN ROAD		
KELOWNA BC V1W 4M6		
- Phone:778-684-0223 -		

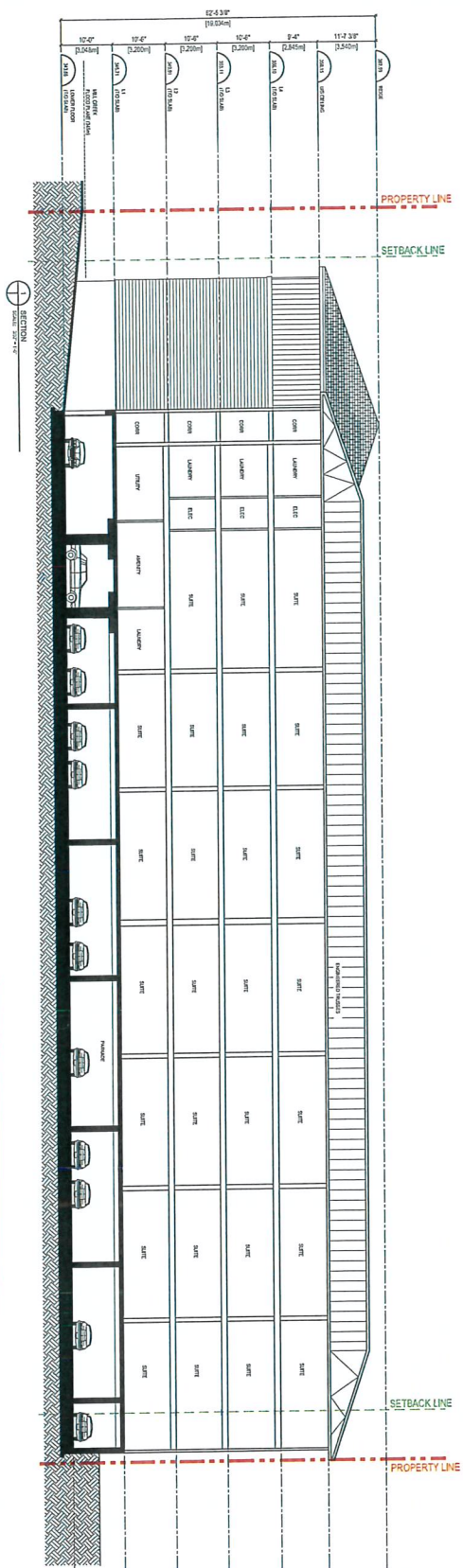
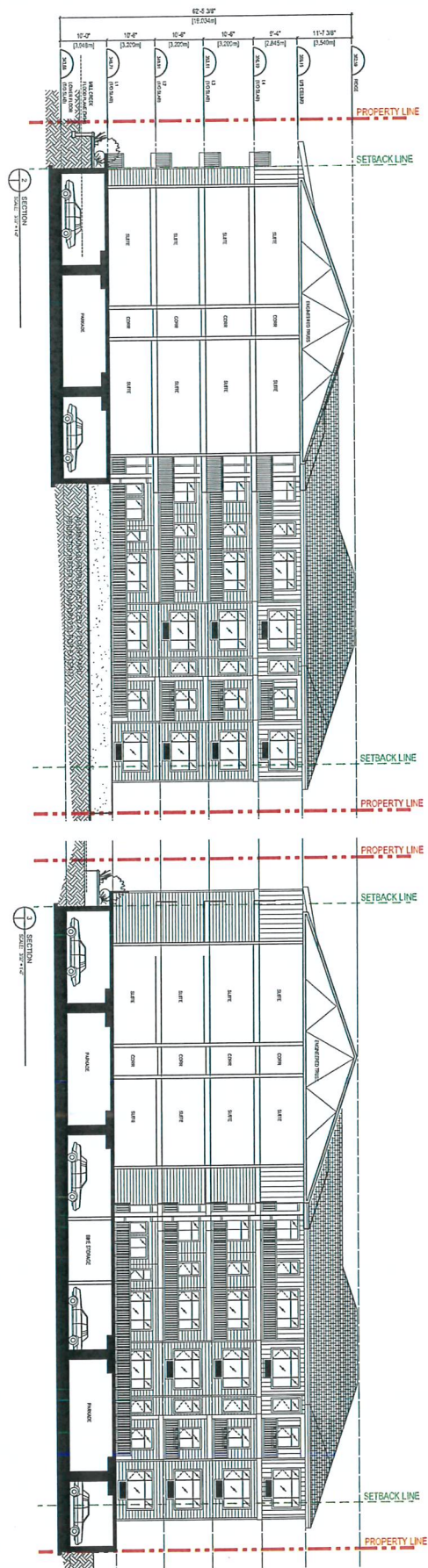
project title
FRIENDSHIP HOUSING
RESIDENTIAL RENTAL APARTMENT
1745 CHAPMAN ROAD
CENTRAL GREEN, KELOWNA

project no.	3338
drawing title	BUILDING MASSING STUDIES

development	value
PMC	
JB	
decided	
PMC	

DP A8.00

Abstract
November 18, 2014 05:07 PM



APPENDIX "A" RTE16-0006

Sample no.	1000
to agent	3.022 = 1 st Q st
of agent	PMC/JB
of agent	PMC

© 2000 JRC

DPA4.00

Added November 18, 2014 02:46 PM

MATERIAL BOARD



HARDIEPLANK CEDAR MILL (5" EXPOSURE)
BENJAMIN MOORE CC-668 (GREEN GABLES)



HARDIEPANEL SMOOTH
BENJAMIN MOORE CC-124 (LOUISIANA HOTSAUCE)



HARDIETRIM RUSTIC GRAIN
BENJAMIN MOORE CC-140 (BARELY BIEGE)



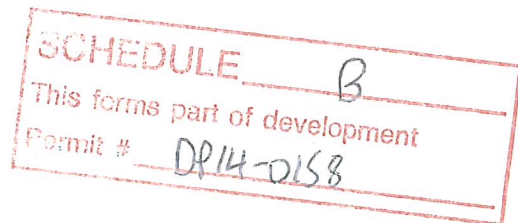
HARDIEPANEL SMOOTH
ORANGE



CULTURED STONE
(CARAMEL COUNTRY LEDGESTONE)

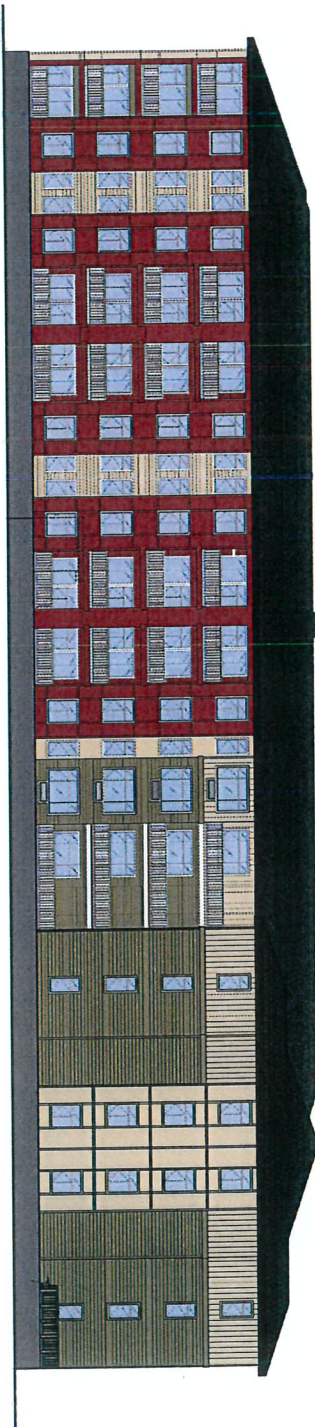


LAMINATED FIBREGLASS SHINGLES

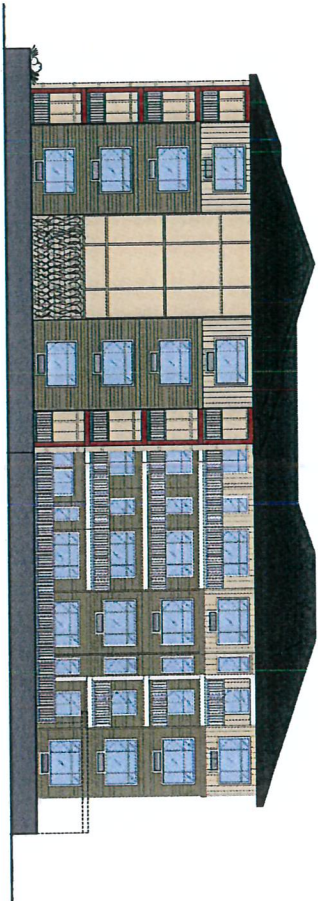


FRIENDSHIP HOUSING
RESIDENTIAL RENTAL APARTMENT
1475 CHAPMAN ROAD
CENTRAL GREEN, KELOWNA

PM A
PATRICK McCUSKER
ARCHITECTURE INC.



2 ELEVATION - EAST
SCALE 3/32" = 1'-0"



1 ELEVATION - SOUTH
SCALE 3/32" = 1'-0"

SCHEDULE B
This forms part of development
Permit # DP14-0158

NOTES:
1. The owner is responsible for obtaining all necessary permits and approvals from the relevant authorities.
2. The owner is responsible for ensuring that the development complies with all applicable laws and regulations.
3. The owner is responsible for ensuring that the development is constructed in accordance with the approved plans and specifications.
4. The owner is responsible for ensuring that the development is maintained in accordance with the approved plans and specifications.
5. The owner is responsible for ensuring that the development is used in accordance with the approved plans and specifications.

APPENDIX "A" RTE16-0006

2014-10-10: Re-submitted for
2014-10-17: Re-submitted for
2014-10-17: Re-submitted for
2014-10-17: Re-submitted for
2014-10-17: Re-submitted for
2014-10-17: Re-submitted for
2014-10-17: Re-submitted for
2014-10-17: Re-submitted for
2014-10-17: Re-submitted for
2014-10-17: Re-submitted for

PM A

PATRICK MCGUIRE
ARCHITECTURE INC.
2115 NEWQUILL ROAD
RELOWNA, BC V1W 2A5
PH: 250-888-1111
WWW.PMARCHITECTURE.COM

RESIDUAL HOUSING
RESIDENTIAL SERIAL APARTMENT
CENTRAL GREEN, RELOWNA
PROJECT NO.

drawing no. ELEVATIONS - COLOURED

author: PMC
date: 2014-10-17
checked: PMC/JB
drawn: PMC

DP14.11



OUTLAND DESIGN
LANDSCAPE ARCHITECTURE

Wednesday June 11, 2014

Friendship Housing Development
C/o Van Mar Constructors Inc.
Unit 101B – 30701 Simpson Road
Abbotsford, BC V2T 6Y7
Attn: Cody Voorhoorst

Re: Proposed Friendship Housing Development – Preliminary Cost Estimate for Bonding

Dear Cody:

Please be advised of the following preliminary cost estimate for bonding of the proposed landscape works shown in the Friendship Housing Development conceptual landscape plan dated 14.06.11;

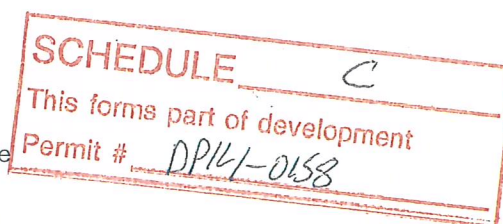
- 623 square metres (6,706 square feet) of improvements = \$42,186.25

This preliminary cost estimate is inclusive of trees, shrubs, turf, mulch, topsoil & irrigation.

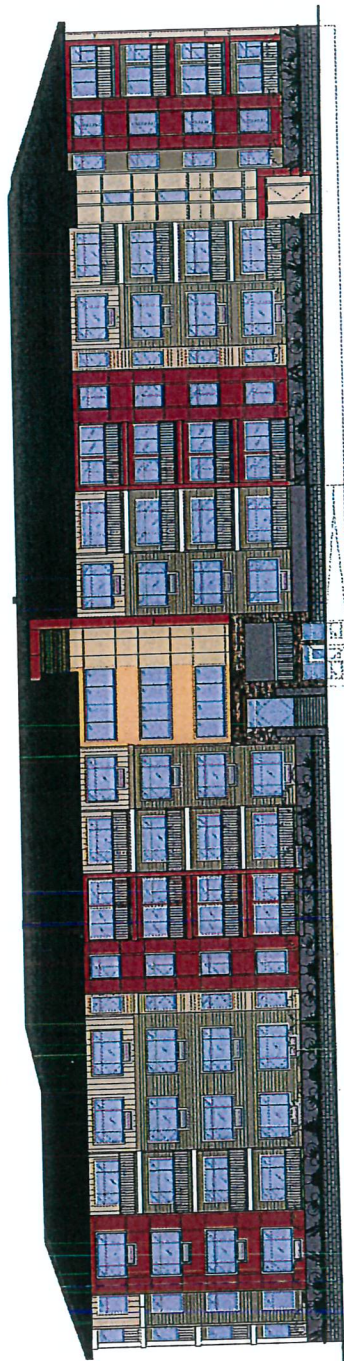
You will be required to submit a performance bond to the City of Kelowna in the amount of 125% of the preliminary cost estimate. Please do not hesitate to contact me with any questions about the landscape plan.

Best regards,

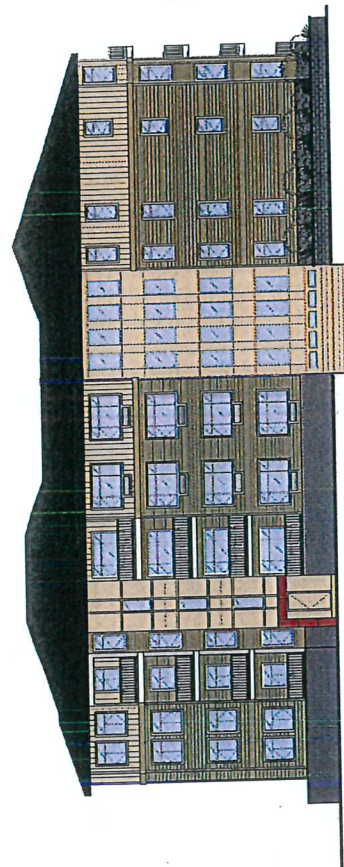
Fiona Barton, MBCSLA, CSLA
as per
Outland Design Landscape Architecture



NOTES:
 1. All drawings are prepared by the Architect and are subject to change without notice.
 2. The Architect is not responsible for the accuracy of the information provided by the client.
 3. The Architect is not responsible for the accuracy of the information provided by the client.
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 10. The Architect is not responsible for the accuracy of the information provided by the client.



2. ELEVATION - WEST
 SCALE: 3/32" = 1'-0"



1. ELEVATION - NORTH
 SCALE: 3/32" = 1'-0"

SCHEDULE B+C
 This forms part of development
 Permit # DP14-0158

04 2014-11-19 Prepared for DP
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 100 2014-11-19 Prepared for DP

PM A

PATRICK MCGUIRE
 ARCHITECTURAL INC.

AAA SAIRD - MRCG
 3430 BENDOLLYN
 R. 10, BENDOLLYN
 - PH: 416-778-4840-0222 -
 2418@PACIFICRIMES.COM

Project Site
 FRIENDSHIP HOUSING
 RESIDENTIAL RENTAL APARTMENT
 THE CHAMPION HOUSING
 CENTRAL GREEN, WISCONSIN

Project Site
 FRIENDSHIP HOUSING
 RESIDENTIAL RENTAL APARTMENT
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Project Site
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 THE CHAMPION HOUSING
 CENTRAL GREEN, WISCONSIN

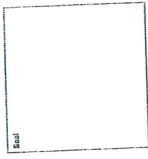
Seal



SCHEDULE **B+C**
This forms part of development permit # **DP14-0158**

drawing title		DATE	
ELEVATIONS		11/10/14	
material	PMC	scale	3/32"=1'-0"
drawn	PMCBUB		
checked	PMC		
drawing no.		DPA3.00	
plotted	November 18, 2014	02:50 PM	

NOTES:
 1. The owner is responsible for obtaining all necessary permits and approvals from the appropriate authorities.
 2. The owner is responsible for providing all necessary information and data to the architect.
 3. The architect is responsible for preparing all drawings and documents in accordance with the applicable codes and standards.
 4. The architect is responsible for coordinating with all other professionals involved in the project.
 5. The architect is responsible for maintaining the confidentiality of all information provided to them.
 6. The architect is responsible for providing all necessary support and assistance to the owner throughout the project.
 7. The architect is responsible for providing all necessary information and data to the owner throughout the project.
 8. The architect is responsible for providing all necessary support and assistance to the owner throughout the project.
 9. The architect is responsible for providing all necessary information and data to the owner throughout the project.
 10. The architect is responsible for providing all necessary support and assistance to the owner throughout the project.



No.	Date	Description
01	2014-10-10	Initial Design
02	2014-10-10	Initial Design
03	2014-10-10	Initial Design
04	2014-10-10	Initial Design
05	2014-10-10	Initial Design
06	2014-10-10	Initial Design
07	2014-10-10	Initial Design
08	2014-10-10	Initial Design
09	2014-10-10	Initial Design
10	2014-10-10	Initial Design



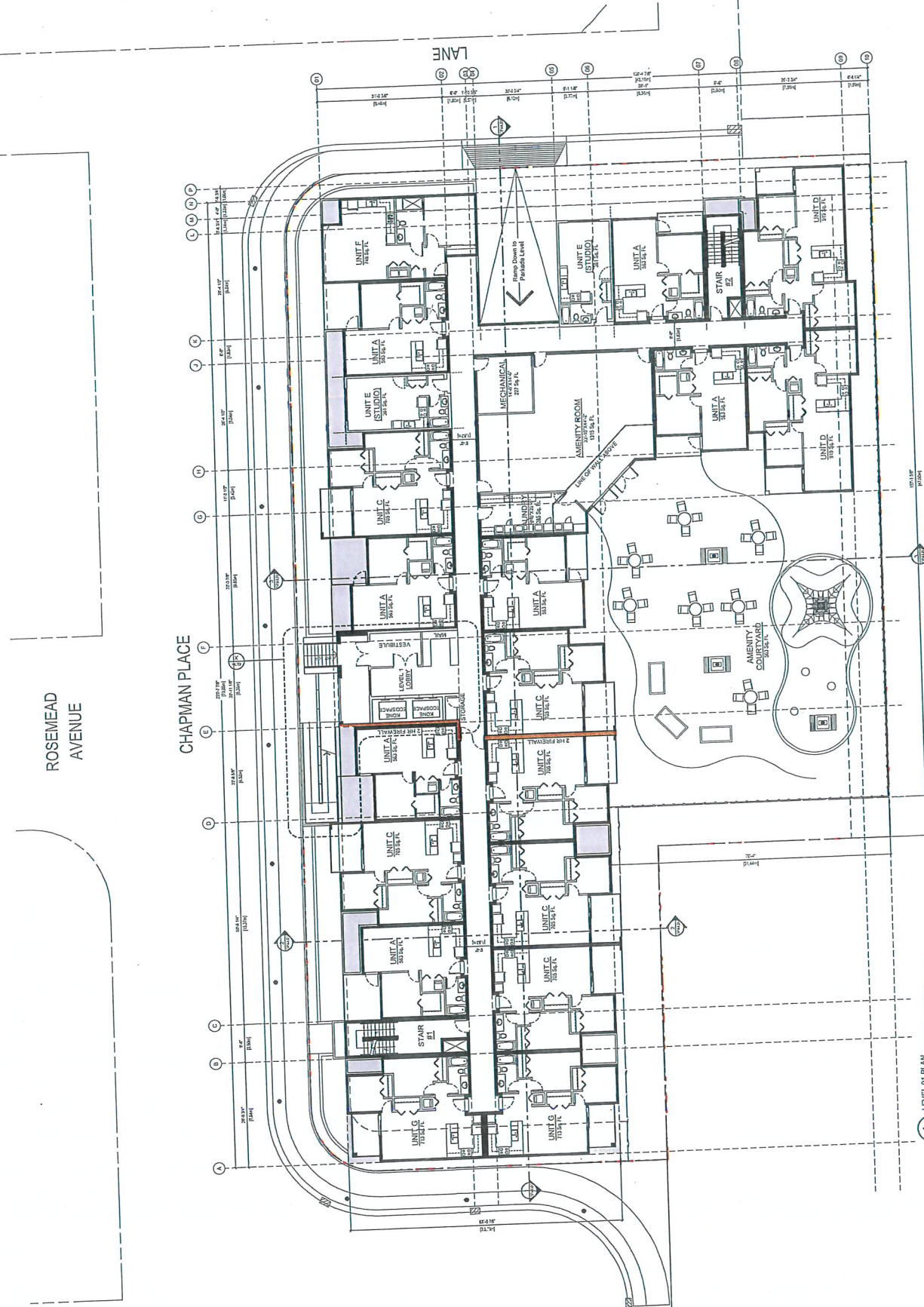
**PATRICK MCKUSKER
 ARCHITECTURE INC.**
 AAA MAISC UHAC
 3555 BENVOLUNT ROAD
 SELOWIA, SC 29158-4485
 TEL: 803.781.1111
 WWW.PATRICKMCKUSKER.COM

**FRIENDSHIP HOUSING
 RESIDENTIAL RENTAL APARTMENT**
 1745 CHAPMAN ROAD
 CENTRAL GREEN, GEORGIA
 PROJECT NO. 3338

DATE: 10/10/14
 DRAWN BY: JMC
 CHECKED BY: JMC
 PROJECT: 3338
 PLAN - LEVEL 01

DATE	10/10/14
DRAWN BY	JMC
CHECKED BY	JMC
PROJECT	3338
PLAN	LEVEL 01

DPA2.01
 November 19, 2014 09:42 AM



SCHEDULE A+C
 This forms part of development
 Permit # DR14-0159

LEVEL 01 PLAN
 1/8" = 1'-0"
 AREA = 127,711 SF (3,052.95)

PM

project site
FRIENDSHIP HOUSING
RESIDENTIAL RENTAL APARTMENT
1745 CHAPMAN ROAD
CENTRAL GREEN, KELOWNA

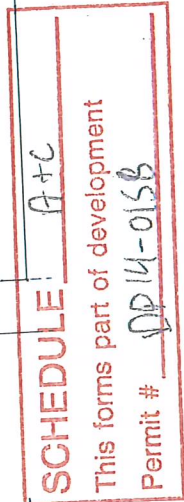
project no. 3338

drawing title

PLAN - LEVEL 02

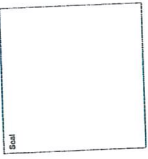
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0 years	PMC/JB		
checked	PMC		

DP A2.02



1 LEVEL 02 PLAN
SCALE: 3/32" = 1'-0"
AREA = 17,031 SF (16,523 M²)

NOTES:
 1. THIS PLAN IS A PRELIMINARY DESIGN. IT IS NOT TO BE USED FOR CONSTRUCTION OR FOR ANY OTHER PURPOSE.
 2. THE DESIGNER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT.
 3. THE DESIGNER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT.
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 10. THE DESIGNER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT.



14 2014-1-10 Received for DP
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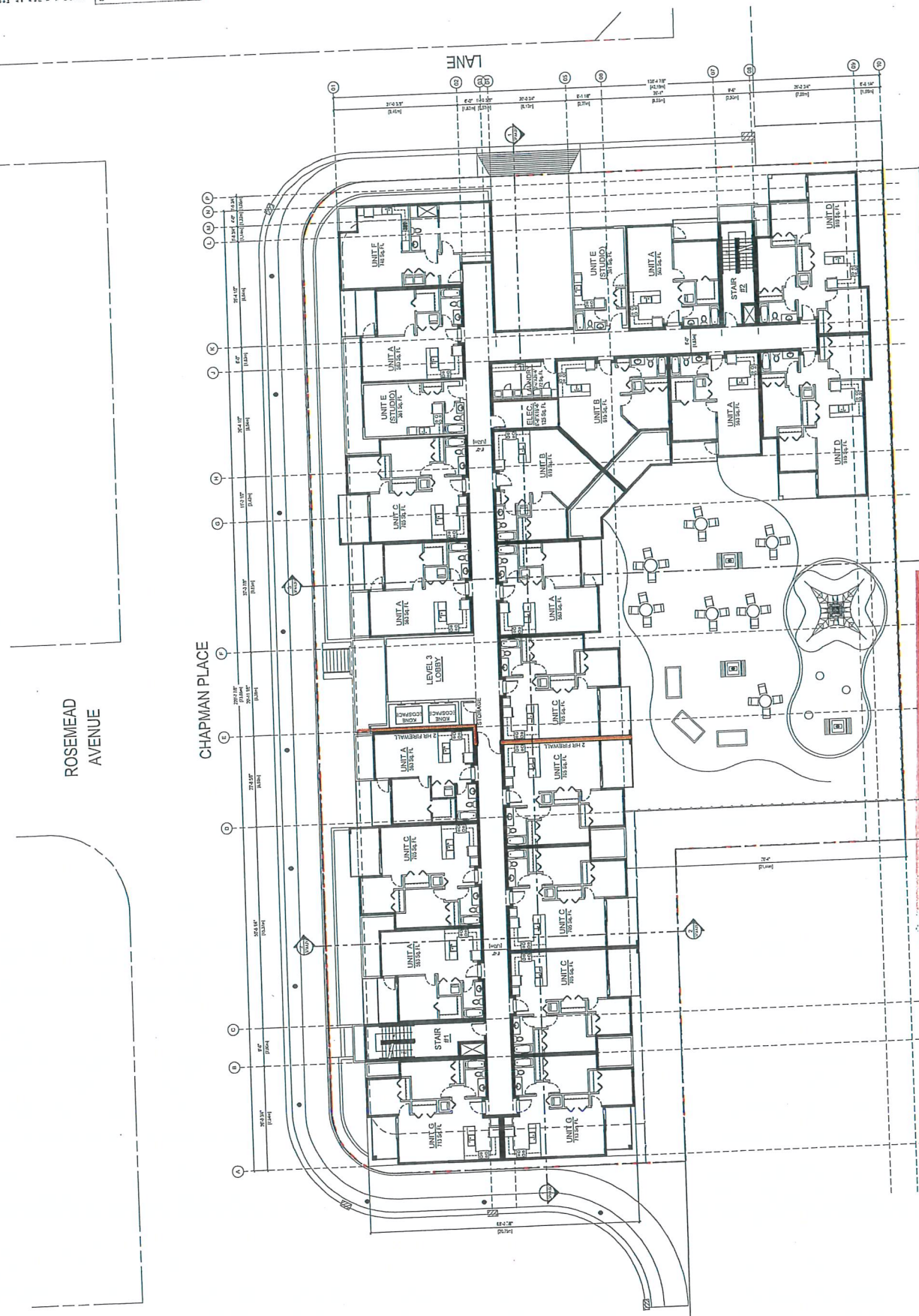
PATRICK MCGUCKER
 ARCHITECTURE INC.
 AAA MAIBC URAIC
 3430 BENOULLIN ROAD
 BELLVILLE, TX 77414-2222
 281-299-9999
 pat@patrickmccgucker.com

PROJECT TITLE
 FRIENDSHIP HOUSING
 RESIDENTIAL RENTAL APARTMENT
 1745 CHAPMAN ROAD
 CENTRAL GREEN, ALABAMA
 PROJECT NO. 3338

PLAN - LEVEL 03

DATE	2014-1-22
BY	PM
CHECKED BY	PM
APPROVED BY	PM

DPA2.03
 November 19, 2014 02:41 AM



SCHEDULE *ATC*
 This forms part of development
 Permit # *DP14-0158*

LEVEL 03 PLAN
 SCALE: 3/8" = 1'-0"
 AREA: 12,000 SQ. FT. (USDA 10)

Seal

PM 

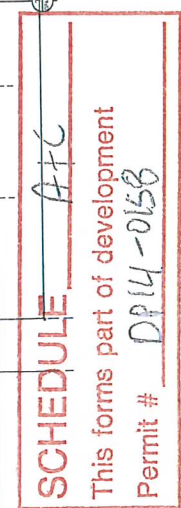
project site

FRIENDSHIP HOUSING
RESIDENTIAL RENTAL APARTMENT
1745 CHAPMAN ROAD
CENTRAL GREEN, KELOWNA

project no. 3338

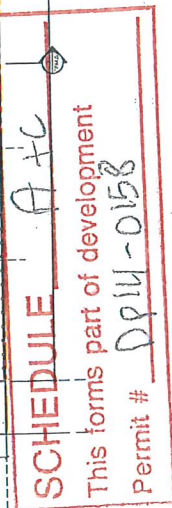
analysis	PAC	note
average	PAC/JB	
dressed	PAC	
analysis		$3.02^{\circ} \pm 1.0^{\circ}$

DPA2.04
 11/19/2014 09:10 AM



1' LEVEL 04 PLAN
SCALE: 30" = 1'-0"

DP A2.05



1 ROOF PLAN
DP 12.06 SCALE: 3/32" = 1'-0"

CITY OF KELOWNA

BYLAW NO. 11236

**Housing Agreement Authorization Bylaw - Ki-Low-Na
Friendship Society - 1745 Chapman Place**

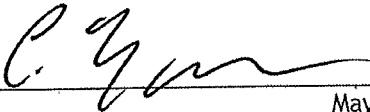
Whereas pursuant to Section 483 of the *Local Government Act*, a local government may, by bylaw, enter into a housing agreement.

Therefore, the Municipal Council of the City of Kelowna, in open meeting assembled, enacts as follows:

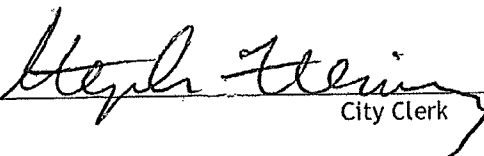
1. The Municipal Council hereby authorizes the City of Kelowna to enter into a Housing Agreement with Ki-Low-Na Friendship Society for the lands known as Lot 2, District Lot 139, ODYD, Plan KAP92715 Except Plan EPP40150 located on 1745 Chapman Place, Kelowna, B.C., a true copy of which is attached to and forms part of this bylaw as Appendix "A".
2. The Mayor and City Clerk are hereby authorized to execute the attached agreement as well as any conveyances, deeds, receipts or other documents in connection with the attached agreement.
3. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first, second and third time by the Municipal Council this 2nd day of May, 2016.

Adopted by the Municipal Council of the City of Kelowna this 9th day of May, 2016.



Mayor



City Clerk

PURPOSE-BUILT RENTAL HOUSING AGREEMENT

THIS AGREEMENT dated for reference May 11, 2016 affects:

LEGAL DESCRIPTION OF PROPERTY SUBJECT TO THE AGREEMENT:

Parcel Identifier: 028-791-649, LOT 2, DISTRICT LOT 139, OSOYOOS DIVISION YALE
DISTRICT PLAN KAP92715 EXCEPT PLAN EPP40150

("Land")

And is

BETWEEN:

KI-LOW-NA FRIENDSHIP SOCIETY, having its offices at 442 Leon Avenue, Kelowna,
B.C. V1Y 6J3

("Owner")

AND:

CITY OF KELOWNA, a local government incorporated pursuant to the *Community Charter* and having its offices at 1435 Water Street, Kelowna, B.C. V1Y 1J4

("City")

GIVEN THAT:

- A. The Owner has applied to the City for rezoning of the Lands to permit the construction of a housing complex that will include Purpose-Built Rental Housing units, as defined in this Agreement, on certain lands more particularly described in this Agreement;
- B. The City may, pursuant to section 483 of the *Local Government Act*, enter into an agreement with an owner of land that includes terms and conditions regarding the occupancy, tenure, and availability of the housing units on the land or construction on land;
- C. The Owner and the City wish to enter into this Agreement to provide for Purpose-Built Rental Housing on the terms and conditions set out in this Agreement, and agree that this Agreement is a housing agreement under s. 483 of the *Local Government Act*; and
- D. The City has, by bylaw, authorized the execution of this Agreement and the Owner has duly authorized the execution of this Agreement;

This Agreement is evidence that in consideration of \$1.00 paid by the City to the Owner (the receipt of which is

acknowledged by the Owner) and in consideration of the promises exchanged below, the City and Owner agree, as a housing agreement between the Owner and the City under s. 483 of the *Local Government Act*, as follows:

ARTICLE 1 INTERPRETATION

1.1 Definitions -

"Caregiver" means an individual who provides assistance with the performance of the personal functions and activities necessary for daily living that a person is unable to perform efficiently for himself or herself;

"City" means the City of Kelowna;

"Dwelling Unit" means accommodation providing sleeping rooms, washrooms, and no more than one kitchen, intended for domestic use, and used or intended to be used permanently or semi permanently for a Household. This use does not include a room in a hotel or a motel.

"Household" means

- (a) a person;
- (b) two or more persons related by blood, marriage, or adoption; or associated through foster care, all living together in one dwelling unit as a single household using common cooking facilities;
- (c) a group of not more than five persons, including boarders, who are not related by blood, marriage, or adoption, or associated through foster care, all living together in one dwelling unit as a single household using common cooking facilities; or
- (d) a combination of (b) and (c), provided that the combined total does not include more than 3 persons unrelated by blood, marriage or adoption or associated through foster care; all living together in one dwelling unit as a single household using common cooking facilities.

In addition, a household may also include up to one Caregiver or nanny;

"Land" means the land described herein;

"LTO" means the Kamloops Land Title Office or its successor;

"Official Community Plan" means the City of Kelowna Official Community Plan Bylaw No. 10500, or its successor bylaw;

"Owner" means the registered leaseholder of the Lands from time to time and any parcels into which the Lands are subdivided;

"Purpose-Built Rental Housing" means a self-contained building(s) containing five or more Dwelling Units that are intended to be used for rental housing

"Tenancy Agreement" means a tenancy agreement as defined in, and subject to, the *Residential Tenancy Act*.

1.2 Interpretation - In this Agreement:

- (a) reference to the singular includes a reference to the plural, and vice versa, unless the context requires otherwise;
- (b) article and section headings have been inserted for ease of reference only and are not to be used in interpreting this Agreement;
- (c) reference to a particular numbered section or article, or to a particular lettered Schedule, is a reference to the correspondingly numbered or lettered article, section or Schedule of this Agreement;
- (d) if a word or expression is defined in this Agreement, other parts of speech and grammatical forms of the same word or expression have corresponding meanings;
- (e) the word "enactment" has the meaning given in the *Interpretation Act* on the reference date of this Agreement;
- (f) reference to any enactment includes any regulations, orders or directives made under the authority of that enactment;
- (g) reference to any enactment is a reference to that enactment as consolidated, revised, amended, re-enacted or replaced, unless otherwise expressly provided;
- (h) the provisions of s. 25 of the *Interpretation Act* with respect to the calculation of time apply;
- (i) time is of the essence;
- (j) all provisions are to be interpreted as always speaking;
- (k) reference to a "party" is a reference to a party to this Agreement and to their respective successors, assigns, trustees, administrators and receivers;
- (l) reference to a "day", "month", "quarter" or "year" is a reference to a calendar day, calendar month, calendar quarter or calendar year, as the case may be, unless otherwise expressly provided;
- (m) the definitions given in the City of Kelowna Zoning Bylaw No. 8000, or its successor bylaw, and the Official Community Plan apply for the purposes of this Agreement; and
- (n) any act, decision, determination, consideration, consent or exercise of discretion by a party, or other person, as provided in this Agreement must be performed, made or exercised acting reasonably.

1.3 Purpose of Agreement - The Owner and the City agree that:

- (a) this Agreement is intended to serve the public interest by providing for occupancy of a certain number of Dwelling Units, of the kinds provided for in this Agreement, that are in demand in the City of Kelowna but that are not readily available;

- (b) damages are not an adequate remedy to the City in respect of any breach of this Agreement by the Owner, such that the Owner agrees the City should be entitled to an order for specific performance, injunction or other specific relief respecting any breach of this Agreement by the Owner.

ARTICLE 2 HOUSING AGREEMENT AND LAND USE RESTRICTIONS

2.0 Land Use Restrictions - The Owner and the City hereby covenant and agree as follows:

- (a) The Land must be used only in accordance with this Agreement;
- (b) The Owner will design, construct and maintain a building or buildings providing 86 Dwelling Units as Purpose-Built Rental Housing;
- (c) No building on the Land may be subdivided by means of a strata plan for a period of ten (10) years from the date of this agreement.
- (d) Despite subsection (c), and with the prior approval of the City's Council under section 242 of the Strata Property Act in the case of a building that has been previously occupied, a building may be subdivided by a strata plan for the sole purpose of transferring the strata lots to the Provincial Rental Housing Corporation. Any such strata lot must be used and maintained as Purpose-Built Rental Housing in accordance with subsection (b)

ARTICLE 3 HOUSING AGREEMENT AND TRANSFER RESTRICTIONS

3.0 Purchaser Qualifications - The City and the Owner agree as follows:

- (a) the Owner must not, other than as set out in section 2.0 (d) sell or transfer, or agree to sell or transfer, any interest in any building containing Purpose-Built Rental Dwelling Unit(s) on the Land other than a full interest in the fee simple title to an agency or individual that will continue to ensure that the identified Purpose-Built Rental Dwelling Unit(s) are available in accordance with this Agreement.

ARTICLE 4 GENERAL

4.1 Notice of Housing Agreement - For clarity, the Owner acknowledges and agrees that:

- (c) this Agreement constitutes a housing agreement entered into under s. 483 of the *Local Government Act*;
- (d) the City is requiring the Owner to file a notice of housing agreement in the LTO against title to the Land;
- (c) once such a notice is filed, this Agreement binds all persons who acquire an interest in the Land; and the notice of housing agreement may not be released from title to the Land, and this Agreement may not be terminated, sooner than ten (10) years from the date of this Agreement;
- (d) repayment of any rental grant received from the City will be required if this Agreement is terminated

and the notice of housing agreement is released from title to the Lands. Funds received would be directed to the Housing Opportunities Reserve Fund.

- 4.2 No Effect On Laws or Powers** - This Agreement does not
- (a) affect or limit the discretion, rights, duties or powers of the City under any enactment or at common law, including in relation to the use or subdivision of land,
 - (b) impose on the City any legal duty or obligation, including any duty of care or contractual or other legal duty or obligation, to enforce this Agreement,
 - (c) affect or limit any enactment relating to the use or subdivision of land, or
 - (d) relieve the Owner from complying with any enactment, including in relation to the use or subdivision of land.
- 4.3 Management** –The Owner further covenants and agrees that it will maintain the Dwelling Units in a satisfactory state of repair and fit for habitation and will comply with all laws, including health and safety standards applicable to the Land.
- 4.4 Notice** - Any notice which may be or is required to be given under this Agreement must be in writing and either be delivered or sent by facsimile transmission. Any notice which is delivered is to be considered to have been given on the first day after it is dispatched for delivery. Any notice which is sent by fax transmission is to be considered to have been given on the first business day after it is sent. If a party changes its address or facsimile number, or both, it must promptly give notice of its new address or facsimile number, or both, to the other party as provided in this section.
- 4.5 Agreement Runs With the Land** - Every obligation and covenant of the Owner in this Agreement constitutes both a contractual obligation and a covenant granted by the Owner to the City in respect of the Land and this Agreement burdens the Land and runs with it and binds the Owner's successors in title and binds every parcel into which it is consolidated or subdivided by any means, including by subdivision or by strata plan under the *Strata Property Act*.
- 4.6 Limitation on Owner's Obligations** - The Owner is only liable for breaches of this Agreement that occur while the Owner is the registered owner of the Land.
- 4.7 Release** – The Owner by this Agreement releases and forever discharges the City and each of its elected officials, officers, directors, employees and agents, and its and their heirs, executors, administrators, personal representatives, successors, and assigns, from and against all claims, demands, damages, actions, or causes of action by reason of or arising out of advice or direction respecting the ownership, lease, operation or management of the Land or the Dwelling Units which has been or at any time after the commencement of this Agreement may be given to the Owner by all or any of them. This clause will survive the termination of this Agreement.
- 4.8 Joint Venture** – Nothing in this Agreement will constitute the Owner as the agent, joint venturer, or partner of the City or give the Owner any authority to bind the City in any way.
- 4.9 Waiver** - An alleged waiver of any breach of this Agreement is effective only if it is an express waiver in writing of the breach. A waiver of a breach of this Agreement does not operate as a waiver of any other breach of this Agreement.

- 4.10 Further Acts** - The Owner shall do everything reasonably necessary to give effect to the intent of this Agreement, including execution of further instruments.
- 4.11 Severance** - If any part of this Agreement is held to be invalid, illegal or unenforceable by a court having the jurisdiction to do so, that part is to be considered to have been severed from the rest of this Agreement and the rest of this Agreement remains in force unaffected by that holding or by the severance of that part.
- 4.12 Equitable Remedies** - The Owner acknowledges and agrees that damages would be an inadequate remedy for the City for breach of this Agreement and that the public interest strongly favours specific performance, injunctive relief (mandatory or otherwise), or other equitable relief, as the only adequate remedy for a default under this Agreement.
- 4.13 No Other Agreements** - This Agreement is the entire agreement between the parties regarding its subject and it terminates and supersedes all other agreements and arrangements regarding its subject.
- 4.14 Amendment** - This Agreement may be discharged, amended or affected only by an instrument duly executed by both the Owner and the City.
- 4.15 Enurement** - This Agreement binds the parties to it and their respective successors, heirs, executors and administrators. Reference in this Agreement to the "City" is a reference also to the elected and appointed officials, employees and agents of the City.
- 4.16 Deed and Contract** - By executing and delivering this Agreement each of the parties intends to create both a contract and a deed executed and delivered under seal.

IN WITNESS WHEREOF the parties hereunto have executed this Agreement on the date and year first above written.

SIGNED, SEALED & DELIVERED in)
the presence of:)

Cameron Martin)
Signature of Witness)

CAMERON MARTIN)
Print Name)

864 Sutherland Ave)
Kelowna)
Address)

Non-profit Manager)
Occupation)

"OWNER"
by its authorized signatories:

Edna M. Terbasket

Edna Terbasket
Print Name:

Christina Verhagen

Christina Verhagen
Print Name:

SIGNED, SEALED & DELIVERED in)
the presence of.)



Signature of Witness)

Print Name SANDRA LOUISE HORNING*)
A COMMISSIONER FOR TAKING)
AFFIDAVITS IN THE PROVINCE OF COLUMBIA)
1435 WATERLOO STREET, VANCOUVER, BC V1Y 1J4)

Address)
_____)

Occupation)
_____)

CITY OF KELOWNA
by its authorized signatories:



Colin Basran, MAYOR Mayor



Stephen Fleming City Clerk
City Clerk