

BL10566, BL10674, BL11457, BL10974, BL11854 & BL11912 amended SCHEDULE "B":

SCHEDULE "B"
Revitalization Tax Exemption Agreement

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

BETWEEN: **WESTCORP ON THE LAKE INC., INC.NO. A75763**
 200, 8215 – 112 Street
 Edmonton, Alberta
 T6G 2C8

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 [3795 Lakeshore Road, Kelowna B.C.] legally described as [LOT 1 DISTRICT LOT 134 OSOYOOS DIVISION YALE DISTRICT PLANEPP41204 EXCEPT PLAN EPP112300] (the "Parcel");
- B. Council has established a revitalization tax exemption program and has included within the City of Kelowna Revitalization Tax Exemption Program Bylaw No. 9561 the designation of areas which include the Parcel as a revitalization area; and
- C. The Owner proposes to construct new improvements on the Parcel as described in Appendix "A" attached to and forming part of this agreement (the "Project") and has applied to the City to take part in the revitalization tax exemption program in respect of the Project and the City has agreed to accept the Project under the program;

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

- 1. **The Project** – the Owner will use its best efforts to ensure that the Project is constructed, maintained, operated and used in a fashion that will be consistent with and will foster the objectives of the revitalization tax exemption program, as outlined in the City of Kelowna Revitalization Tax Exemption Program Bylaw No. 9561. Without limiting the generality of the foregoing, the Owner covenants to use its best efforts to ensure that the Project will:
 - a. Parkade with a total of 1266 stalls
 - b. Three towers (12, 12 and 17 storeys) consisting of 521 dwellings
 - c. Amenity - 4,552 m²
 - d. Commercial - 824 m²

2. **Operation and Maintenance of the Project** – throughout the term of this agreement, the Owner shall operate, repair and maintain the Project and will keep the Project in a state of good repair as a prudent owner would do.
3. **Revitalization Amount** – In this agreement, "**Revitalization Amount**" means the municipal portion of property tax calculated in relation to the increase in the assessed value of improvements on the Parcel resulting from the construction of the Project as described in section 1;
4. **Revitalization Tax Exemption** – subject to fulfilment of the conditions set out in this agreement and in "City of Kelowna Revitalization Tax Exemption Program Bylaw No. 9561", the City shall issue a revitalization tax exemption certificate (the "Tax Exemption Certificate") to the British Columbia Assessment Authority entitling the Owner to a property tax exemption in respect of the property taxes due (not including local service taxes) in relation to the Revitalization Amount on the Parcel (the "Tax Exemption") for the calendar year(s) set out in the Tax Exemption Certificate .
5. **Conditions** – the following conditions shall be fulfilled before the City will issue a Tax Exemption Certificate to the Owner in respect of the Project:
 - a. The Owner must complete or cause to be completed construction of the Project in a good and workmanlike fashion and in strict compliance with the building permit and the plans and specifications attached hereto as Appendix "A";
 - b. The completed Project must substantially satisfy the performance criteria set out in Appendix "B" hereto, as determined by the City's Development Planning Manager or designate, in their sole discretion, acting reasonably; and
 - c. The Owner must submit a copy of the Occupancy Permit and Title Certificate to the City of Kelowna's Revenue Branch within 48 months from the date the Agreement is executed by Council.
6. **Calculation of Revitalization Tax Exemption** – the amount of the Tax Exemption shall be equal to:
 - a) For Purpose-Built Rental Housing Projects within the Core Area, Glenmore Valley Village Centre and University South Village Centre as defined by the OCP, 100% of the Revitalization Amount on the parcel, for projects that are subject to a Housing Agreement (for a minimum of 10 years) and where the proposed project is in compliance with the OCP Future Land Use designation at the time of Revitalization Tax Exemption application.
7. **Term of Tax Exemption** – provided the requirements of this agreement, and of the City of Kelowna Revitalization Tax Exemption Program Bylaw No. 9561, are met the Tax Exemption shall be for 10 years after the BC Assessment Authority validates the Tax Exemption Certificate issued by the City of Kelowna's Revenue Branch.,
8. **Compliance with Laws** – the Owner shall construct the Project and, at all times during the term of the Tax Exemption or any renewal term, use and occupy the Parcel and the Project in compliance with all statutes, laws, regulations and orders of any authority having jurisdiction and, without limiting the generality of the foregoing, all federal, provincial, or municipal laws or statutes or bylaws, including all the rules regulations policies guidelines criteria or the like made under or pursuant to any such laws.
9. **Effect of Stratification** – if the Owner stratifies the Parcel under the Strata Property Act, then the Tax Exemption shall be prorated among the strata lots in accordance with the unit entitlement of each strata lot for:
 - a. the current and each subsequent tax year during the currency of this agreement if the strata plan is accepted for registration at the Land Title Office before May 1; or

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

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

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

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

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

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

Attention: Policy & Planning and Revenue Departments

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

WESTCORP ON THE LAKE INC., INC.NO. A75763
200, 8215 – 112 Street
Edmonton, Alberta
T6G 2C8

Attention: Gail Temple

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.

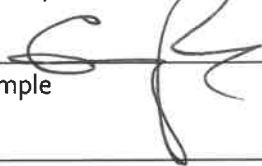
IN WITNESS WHEREOF the parties hereto have executed this agreement as of the day and year first above written.

Executed by the CITY OF KELOWNA by
Its authorized signatories:

Mayor

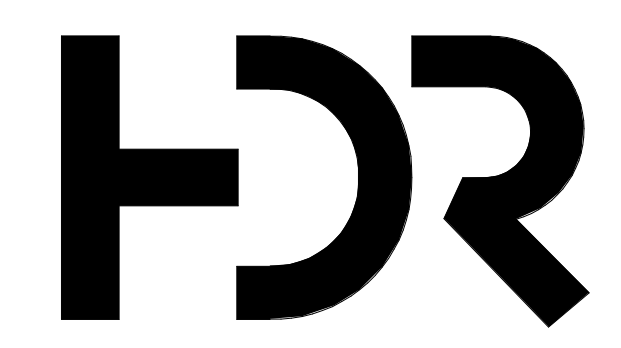
City Clerk

Executed by WESTCORP ON THE LAKE INC., INC.NO. A75763 by its Authorized signatories:



Gail Temple

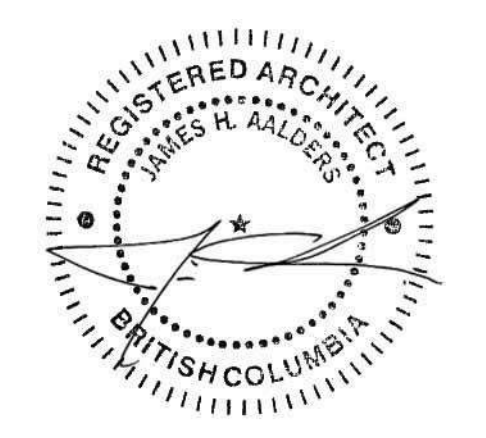
Appendix "A": Plans and Specifications
Appendix "B": Housing Agreement



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



CD24
 LAKESHORE DEVELOPMENT
 DP2



Project Manager Al Bushby
Project Designer Robert Cesnik
Project Architect Robert Cesnik
Landscape Architect WSP
Civil Engineer Aplin Martin Consultants
Structural Engineer Glotman Simpson
Mechanical Engineer TBD
Electrical Engineer TBD
Plumbing Engineer TBD
Geotechnical Engineer Geo Pacific Engineering Inc.
Envelope Consultant TBD
Code Consultant GH, Consultants Ltd.

Sheet Reviewer NP

MARK	DATE	DESCRIPTION
1	2021-06-25	ISSUED FOR DEVELOPMENT PERMIT
2	2024-04-30	ISSUED FOR DEVELOPMENT PERMIT MINOR AMENDMENT



CD24 LAKESHORE RD DEVELOPMENT

3787-3795 LAKESHORE RD KELOWNA, B.C. CANADA
 LEGAL DESCRIPTION: PLAN # EPP41204 LOT#1
 ISSUE FOR: DEVELOPMENT PERMIT - JUNE 25, 2021

PROJECT DIRECTORY

CLIENT / OWNER	ARCHITECTURAL	STRUCTURAL ENGINEERING
 WESTCORP DEVELOPMENT MANAGEMENT INC. CONTACT: GAIL TEMPLE #200 1460 PANDOSY STREET KELOWNA, BC V1Y 1P3	 HDR ARCHITECTURE ASSOCIATES INC. CONTACT: ROB CESNIK 210 HASTINGS AVENUE PENTICTON, BC V2A 2V6	 GLOTMAN SIMPSON CONSULTING ENGINEERS CONTACT: NICK MAERKL 1661 WEST 5th AVENUE, VANCOUVER, BC V6J 1N5
CIVIL ENGINEERING	LANDSCAPE ARCHITECTURE	CODE CONSULTANTS
 APLIN & MARTIN CONSULTANTS LTD CONTACT: JOSH GRAFF 1258 ELLIS STREET KELOWNA, BC V1Y 1Z4	 WSP CONTACT: ADRIAN SHURA 1631 DICKSON AVENUE, SUITE 700 LANDMARK 6 KELOWNA, BC V1Y 0B5	 GHL CONSULTANTS LTD CONTACT: RAPHAEL KLENSCH 950 - 409 GRANVILLE STREET VANCOUVER, BC V6C 1TC

Code	Description	Code	Description	Code	Description
A-000	COVER SHEET	A-120R	ELEVATIONS - OVERALL REVISED	A-510	TOWER 6 - PLAN - LEVEL 1 & 2
A-001	CONTEXT	A-121	ELEVATIONS - OVERALL	A-511	TOWER 6 - PLAN - LEVEL 3 & 4 - TYPICAL
A-002	CONTEXT	A-121R	ELEVATIONS - OVERALL REVISED	A-520	TOWER 6 - ELEVATION
A-004	SITE STATISTICS	A-122	ELEVATIONS - OVERALL	A-600	TOWER 7 - PERSPECTIVE
A-005	SUSTAINABILITY ANALYSIS + STRATEGIES	A-122R	ELEVATIONS - OVERALL REVISED	A-610	TOWER 7 - PLAN - LEVEL 01 & 02
A-110	SITE - PLAN - FROM ABOVE	A-130	SITE - SECTIONS	A-611	TOWER 7 - PLAN - LEVEL 03 & 04
A-110A	SITE - AXONO SECTION	A-130R	SITE - SECTIONS REVISED	A-612	TOWER 7 - PLAN - LEVEL 05 - TYPICAL
A-110B	SITE - AXONO SECTION	A-131	SITE - SECTIONS	A-620	TOWER 7 - ELEVATION
A-111	SITE - PLAN - LEVEL 01	A-131R	SITE - SECTIONS REVISED	A-700	TOWNHOMES - PERSPECTIVE
A-111R	SITE - PLAN - LEVEL 01 REVISED	A-210	PARKADE - LEVEL 01 PLAN	A-701	TOWNHOMES - CONTEXT
A-112	SITE - PLAN - LEVEL 02	A-211	PARKADE - LEVEL 02 PLAN	A-711	TOWNHOMES - GENERAL PLANS
A-113	SITE - PLAN - LEVEL 03	A-212	PARKADE - LEVEL 03 PLAN	A-712	TOWNHOMES - GENERAL PLANS
A-113R	SITE - PLAN - LEVEL 03 REVISED	A-213	PARKADE - LEVEL 04 PLAN	A-715	TOWNHOMES - ENLARGED PLANS - TYPICAL
A-114	SITE - PLAN - LEVEL 04	A-300	CRUIAMENITY - PERSPECTIVE	A-730	TOWNHOMES - ENLARGED PLANS & SECTION - TYPICAL
A-114R	SITE - PLAN - LEVEL 04 REVISED	A-310	CRUIAMENITY - PLAN - LEVEL 1	A-800	PERSPECTIVE
A-115	SITE - PLAN - LEVEL 05	A-311	CRUIAMENITY - PLAN - LEVEL 2	A-801	PERSPECTIVE
A-115R	SITE - PLAN - LEVEL 05 REVISED	A-312	CRUIAMENITY - PLAN - LEVEL 3	A-802	PERSPECTIVE
A-116	SITE - PLAN - LEVEL 06	A-313	CRUIAMENITY - PLAN - LEVEL 4	A-803	PERSPECTIVE
A-116R	SITE - PLAN - LEVEL 06 REVISED	A-314	CRUIAMENITY - PLAN - LEVEL 5	A-804	PERSPECTIVE
A-117	SITE - PLAN - LEVEL 07 - TYPICAL	A-315	CRUIAMENITY - PLAN - LEVEL 6	A-805	PERSPECTIVE
FIG-01	REVISED DP2 STATS	A-320	CRUIAMENITY - ELEVATION	A-806	PERSPECTIVE
FIG-02	LAKESHORE RD PERSPECTIVE - ORIGINAL DP	A-321	CRUIAMENITY - ELEVATION	A-807	PERSPECTIVE
FIG-03	LAKESHORE RD PERSPECTIVE - REVISED DP	A-400	TOWER 3 - PERSPECTIVE	A-810	SHADOW ANALYSIS
FIG-04	AERIAL PERSPECTIVE - ORIGINAL DP	A-410	TOWER 3 - PLAN - LEVEL 1-4	A-811	MATERIAL BOARD
FIG-05	AERIAL PERSPECTIVE - REVISED DP	A-411	TOWER 3 - PLAN - LEVEL 5-7 - TYPICAL		
FIG-06	TOWER FAÇADE VALUE ENGINEERING STUDY	A-420	TOWER 3 - ELEVATION		
FIG-07	TOWNHOME REVISED DESIGN	A-421	TOWER 3 - ELEVATION		
A-120	ELEVATIONS - OVERALL	A-500	TOWER 6 - PERSPECTIVE		

AMENDED DEVELOPMENT PERMIT
 This plan has been amended by:
File No. : DP21-0183-01
Date Issued: 2024/07/11
ONLY THOSE AMENDMENTS SHOWN IN RED FORM PART OF THIS APPLICATION
 City of Kelowna
 DEVELOPMENT PLANNING
 Planner Initials **TC**

Project Number 10268137
Original Issue 25/06/21

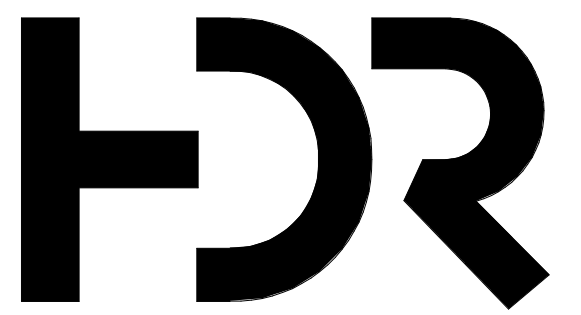
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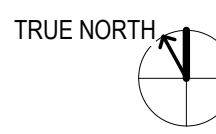
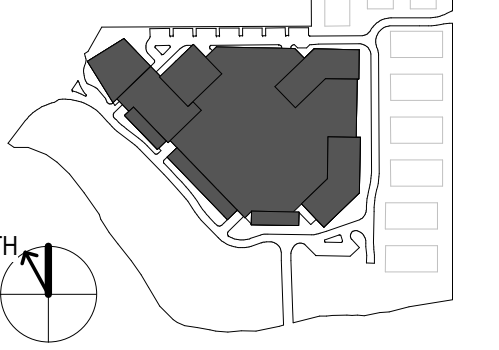


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CD24 LAKESHORE DEVELOPMENT DP2

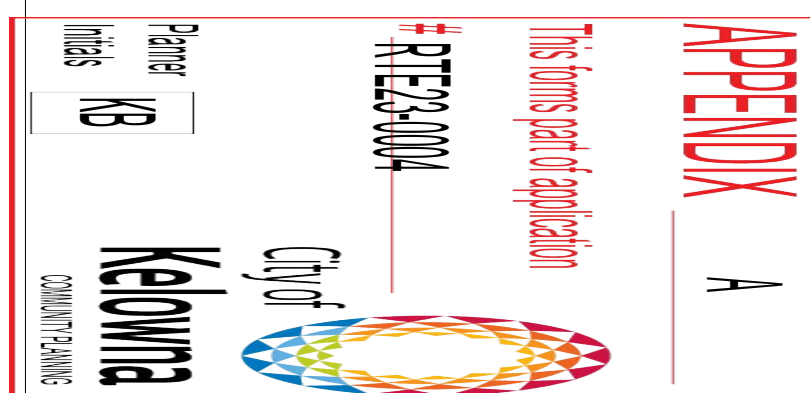
DP2 KEY PLAN



Project Manager	Al Bushby
Project Designer	Robert Cesnik
Project Architect	Robert Cesnik
Landscape Architect	WSP
Civil Engineer	Aplin Martin Consultants
Structural Engineer	Gloman Simpson
Mechanical Engineer	TBD
Electrical Engineer	TBD
Plumbing Engineer	TBD
Geotechnical Engineer	Geo Pacific Engineering Inc.
Envelope Consultant	TBD
Code Consultant	GHL Consultants Ltd.

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MARK	DATE	DESCRIPTION
1	2021-06-25	ISSUED FOR DEVELOPMENT PERMIT
2	2024-04-30	ISSUED FOR DEVELOPMENT PERMIT MINOR AMENDMENT



Project Number 10268137
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SCHEDULE A
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DP21-0183-01

Planner Initials **TC**

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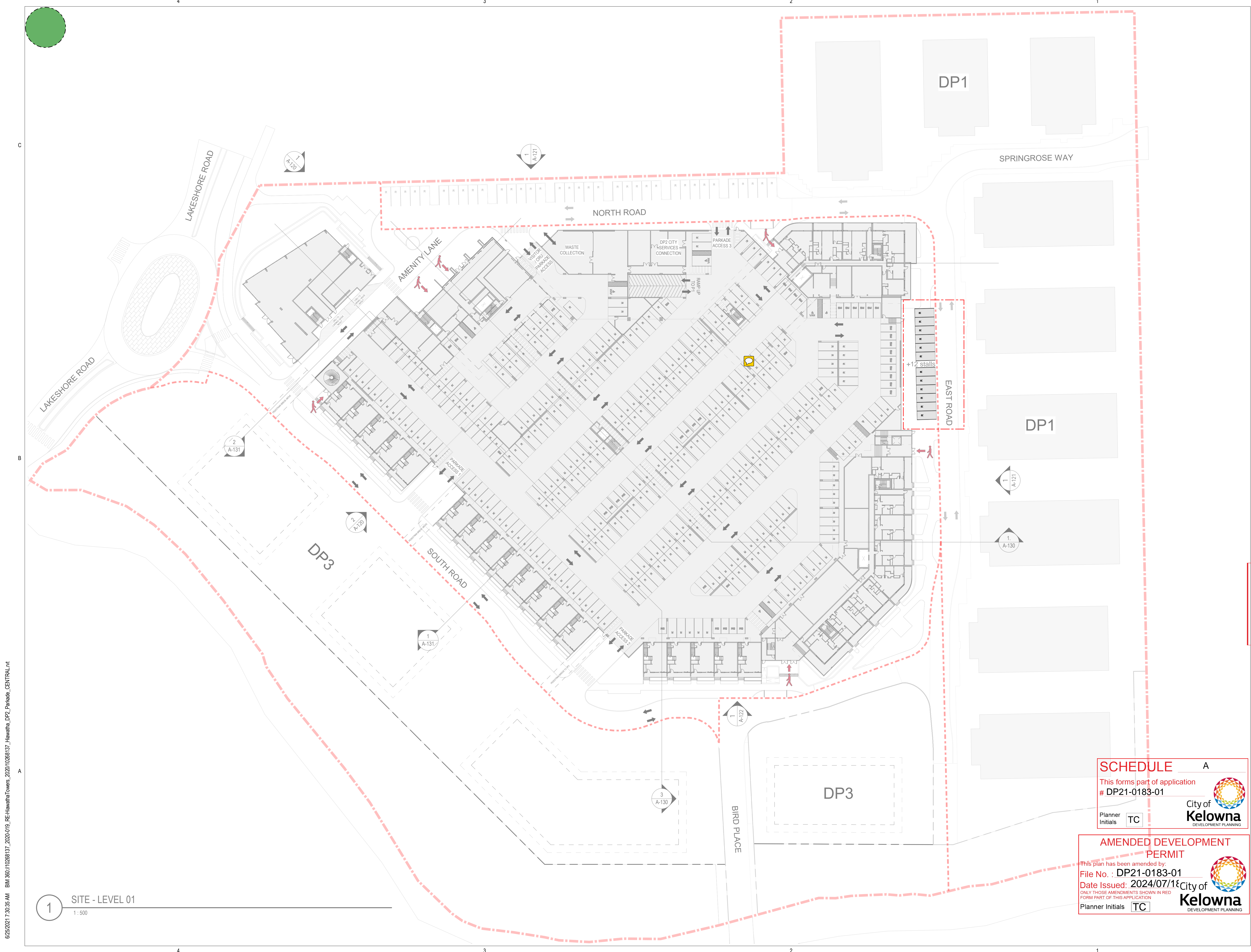
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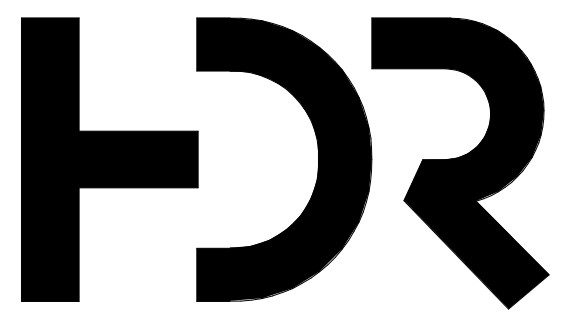
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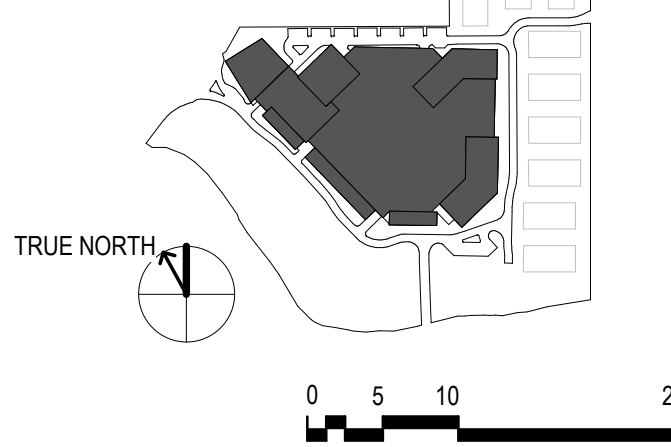


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CD24 LAKESHORE DEVELOPMENT DP2

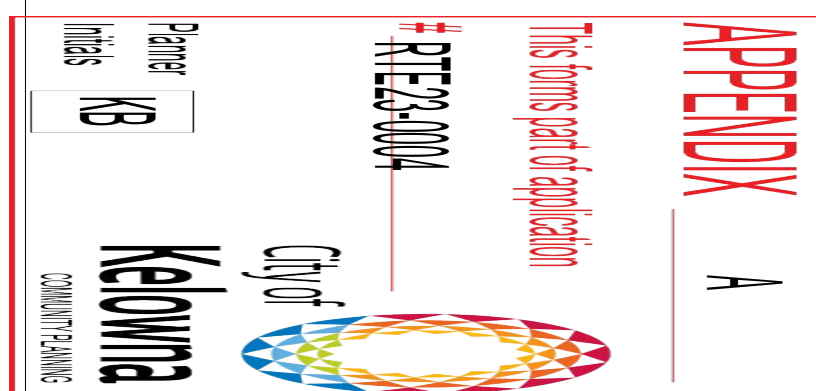
DP2 KEY PLAN



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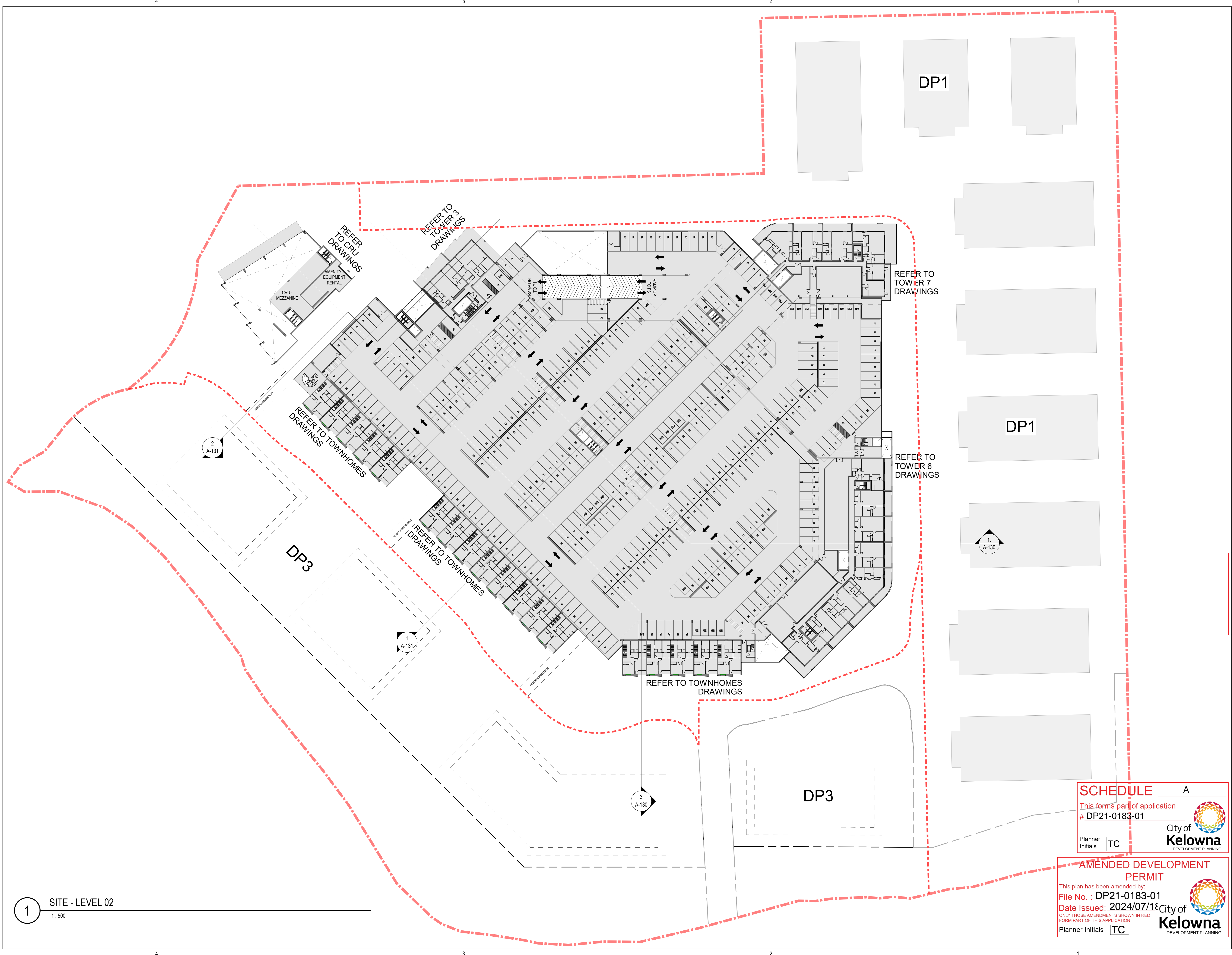
Project Number 10268137
Original Issue 25/06/21

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Sheet Number

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Project Status
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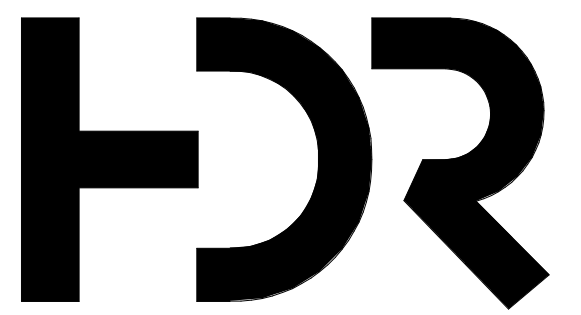


SCHEDULE A
This forms part of application # DP21-0183-01
Planner Initials TC
City of Kelowna DEVELOPMENT PLANNING

AMENDED DEVELOPMENT PERMIT
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Planner Initials TC
City of Kelowna DEVELOPMENT PLANNING

1 SITE - LEVEL 02
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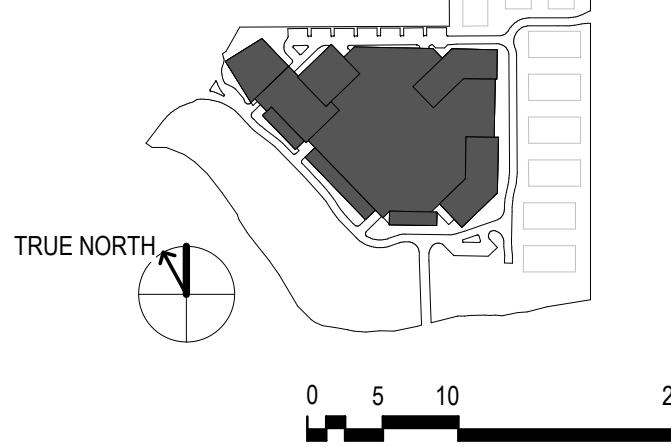


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CD24 LAKESHORE DEVELOPMENT DP2

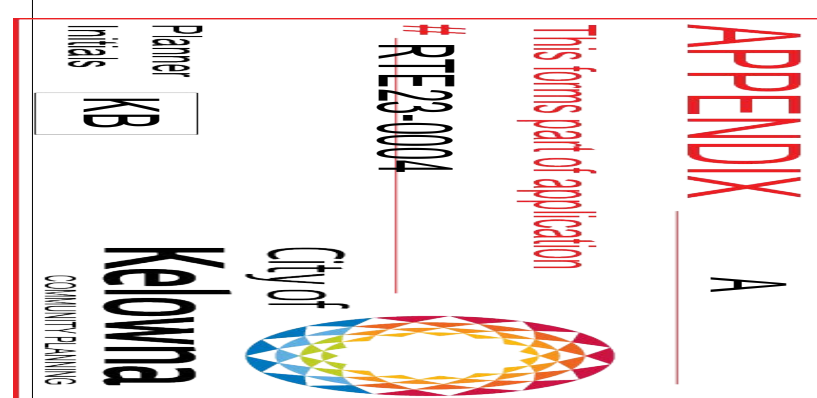
DP2 KEY PLAN



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Project Architect	Robert Cesnik
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Envelope Consultant	TBD
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Project Number 10268137
Original Issue 25/06/21

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Sheet Number

A-113R

Project Status
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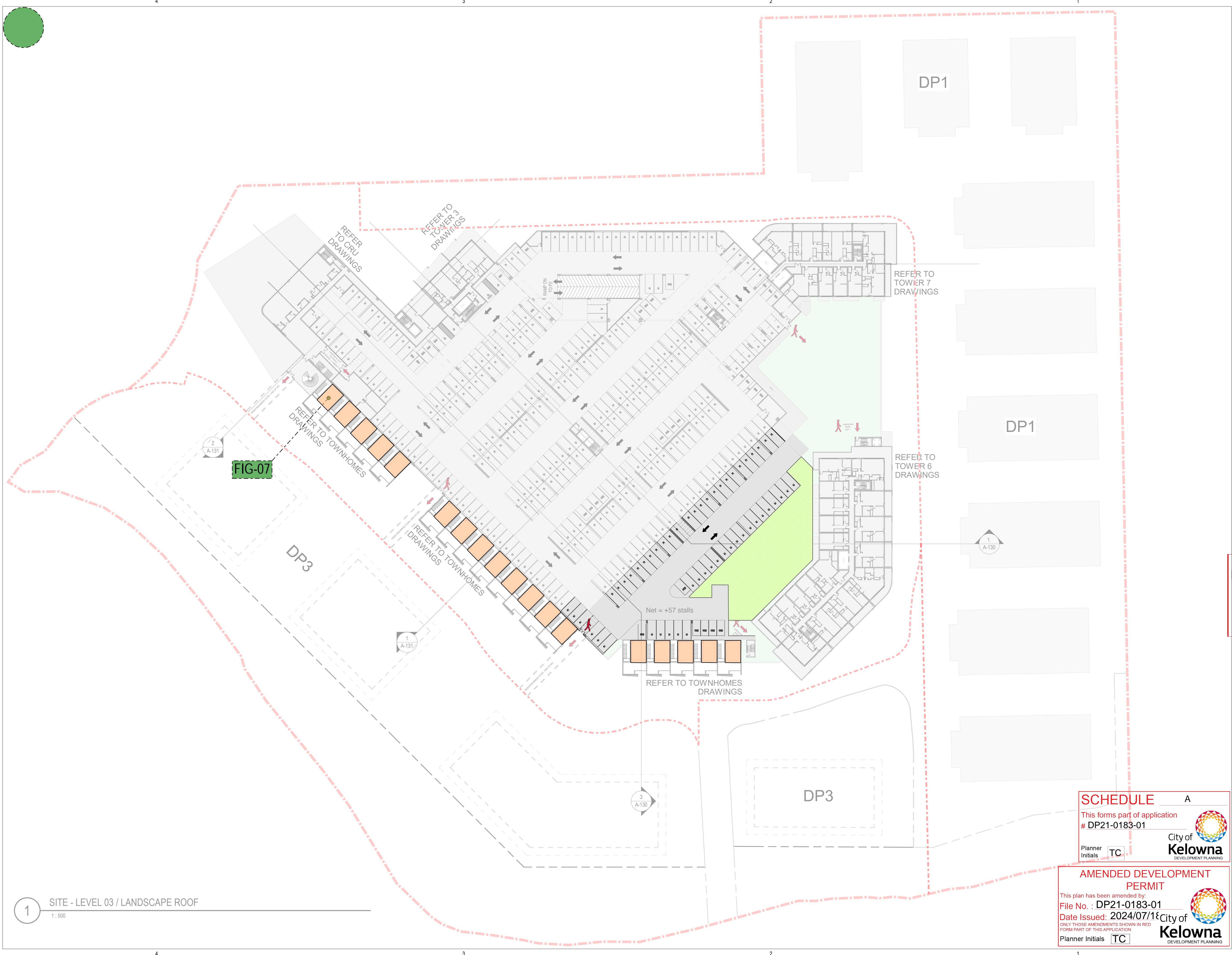


FIG-07

SCHEDULE A
This forms part of application
DP21-0183-01

Planner Initials TC

CITY OF KELLOWNA
DEVELOPMENT PLANNING

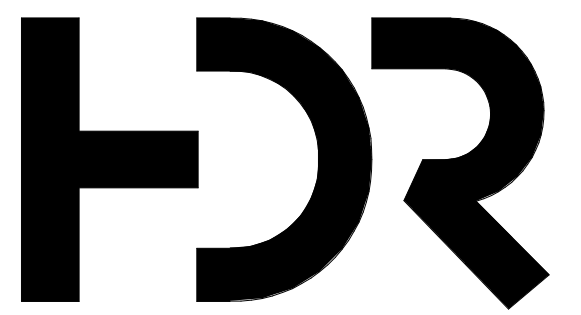
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Planner Initials TC

CITY OF KELLOWNA
DEVELOPMENT PLANNING

1 SITE - LEVEL 03 / LANDSCAPE ROOF
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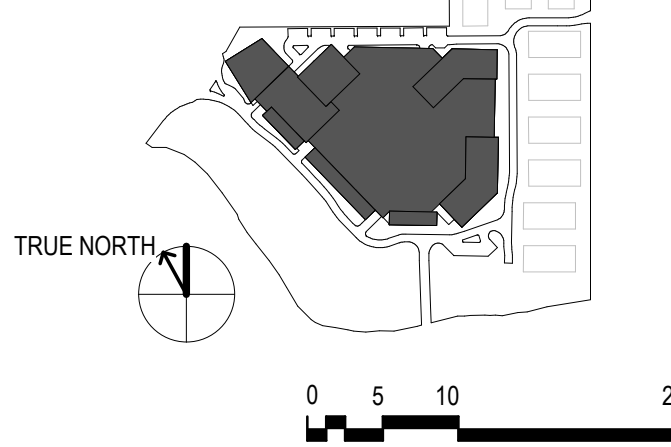


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Penticon, BC, V2A 2V6



CD24 LAKESHORE DEVELOPMENT DP2

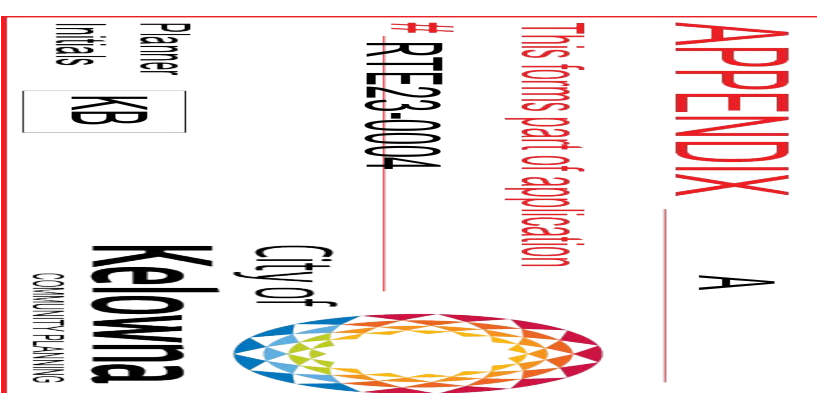
DP2 KEY PLAN



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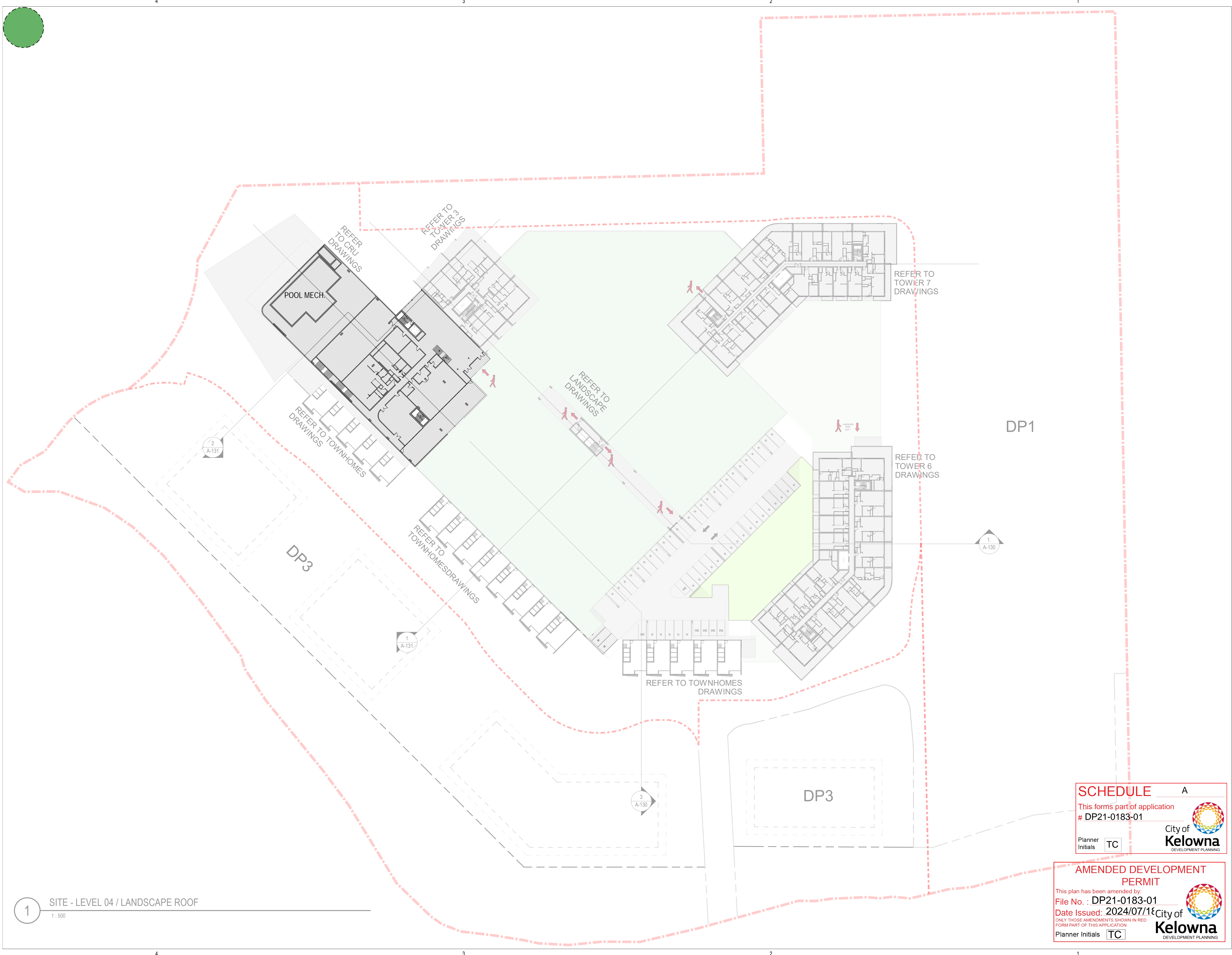
Project Number 10268137
Original Issue 25/06/21

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Scale 1 : 500
Sheet Number

A-114R

Project Status
SCHEMATIC DESIGN



SCHEDULE A

This forms part of application # DP21-0183-01

Planner Initials TC

AMENDED DEVELOPMENT PERMIT

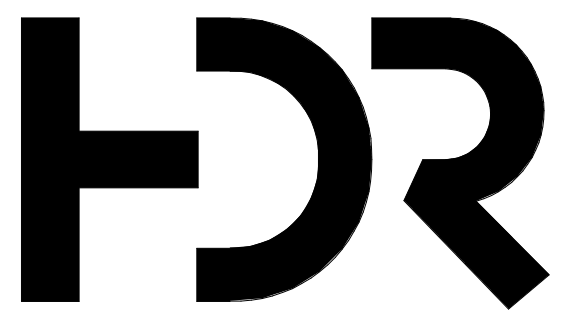
This plan has been amended by:
File No. : DP21-0183-01
Date Issued: 2024/07/18

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Planner Initials TC

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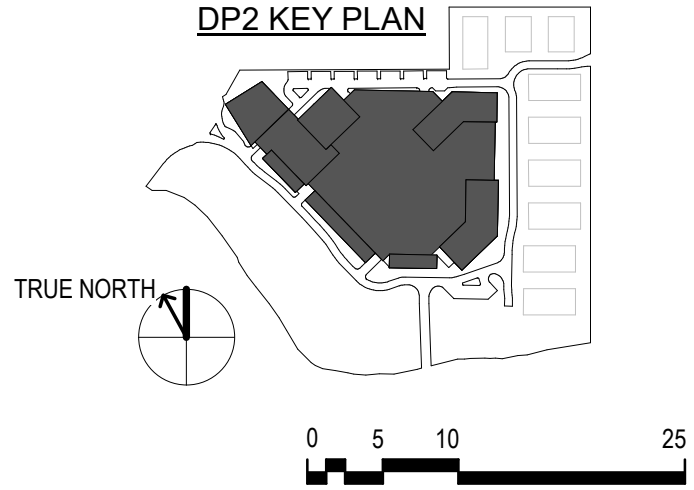


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CD24 LAKESHORE DEVELOPMENT DP2

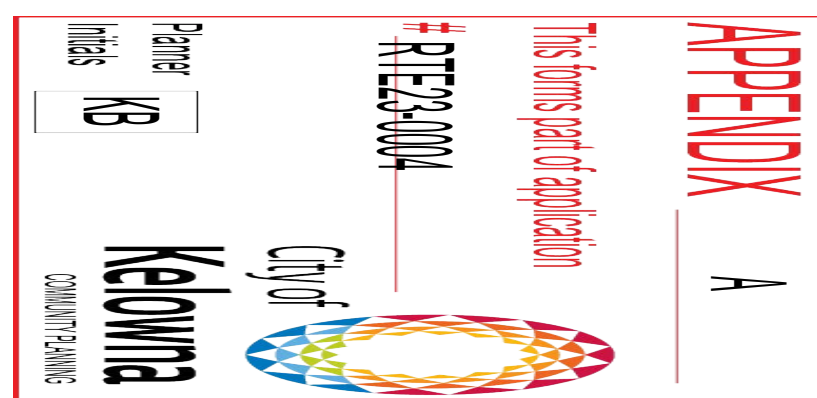
DP2 KEY PLAN



Project Manager	Al Bushby
Project Designer	Robert Cesnik
Project Architect	Robert Cesnik
Landscape Architect	WSP
Civil Engineer	Aplin Martin Consultants
Structural Engineer	Gloman Simpson
Mechanical Engineer	TBD
Electrical Engineer	TBD
Plumbing Engineer	TBD
Geotechnical Engineer	Geo Pacific Engineering Inc.
Envelope Consultant	TBD
Code Consultant	GHL Consultants Ltd.

Sheet Reviewer | NP

MARK	DATE	DESCRIPTION
1	2021-06-25	ISSUED FOR DEVELOPMENT PERMIT
2	2024-04-30	ISSUED FOR DEVELOPMENT PERMIT MINOR AMENDMENT



Project Number 10268137
Original Issue 25/06/21

Sheet Name SITE - PLAN - LEVEL 05 REVISED

Scale 1 : 500
Sheet Number

A-115R

Project Status
SCHEMATIC DESIGN

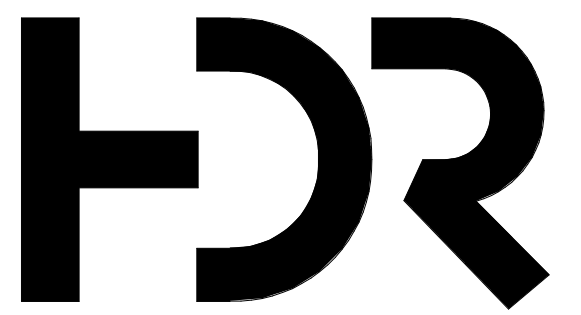


SCHEDULE A
This forms part of application
DP21-0183-01
Planner Initials TC
City of Kelowna DEVELOPMENT PLANNING

AMENDED DEVELOPMENT PERMIT
This plan has been amended by:
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Planner Initials TC
City of Kelowna DEVELOPMENT PLANNING

1 SITE - LEVEL 05
1:500

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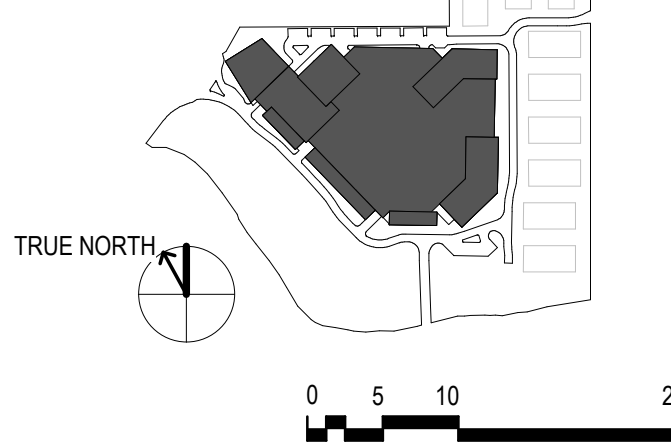


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CD24
LAKESHORE DEVELOPMENT
DP2

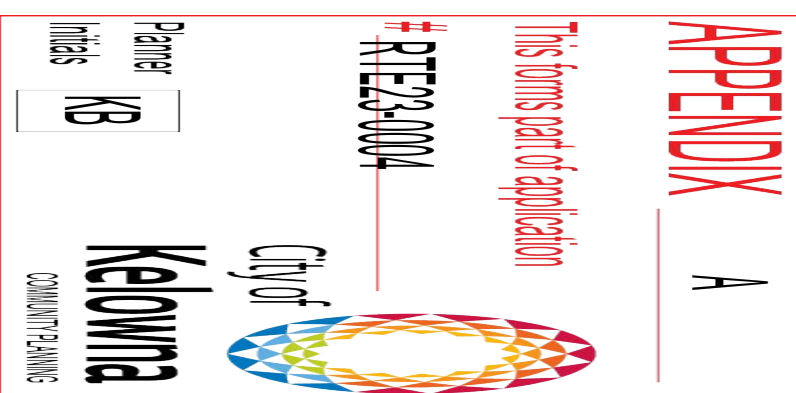
DP2 KEY PLAN



Project Manager	AI Bushby
Project Designer	Robert Cesnik
Project Architect	Robert Cesnik
Landscape Architect	WSP
Civil Engineer	Aplin Martin Consultants
Structural Engineer	Glotman Simpson
Mechanical Engineer	TBD
Electrical Engineer	TBD
Plumbing Engineer	TBD
Geotechnical Engineer	Geo Pacific Engineering Inc.
Envelope Consultant	TBD
Code Consultant	GHL Consultants Ltd.

Sheet Reviewer | NP

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Project Number 10268137
Original Issue 25/06/21

Sheet Name
SITE - PLAN - LEVEL 06
REVISED

Scale 1 : 500
Sheet Number

A-116R

Project Status
SCHEMATIC DESIGN

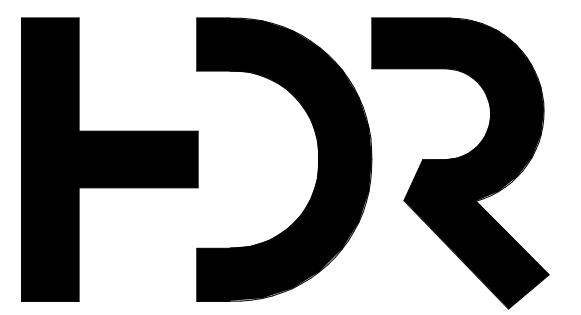


SCHEDULE A
This forms part of application
DP21-0183-01
Planner Initials TC
City of Kelowna DEVELOPMENT PLANNING

AMENDED DEVELOPMENT PERMIT
This plan has been amended by:
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Planner Initials TC
City of Kelowna DEVELOPMENT PLANNING

1 SITE - LEVEL 06
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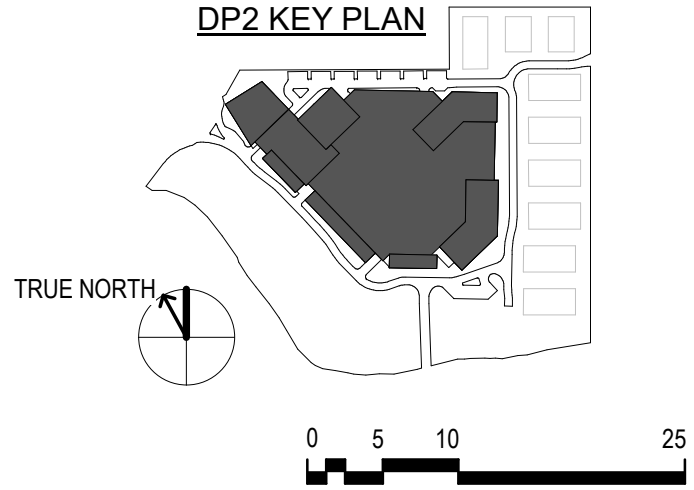


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CD24 LAKESHORE DEVELOPMENT DP2

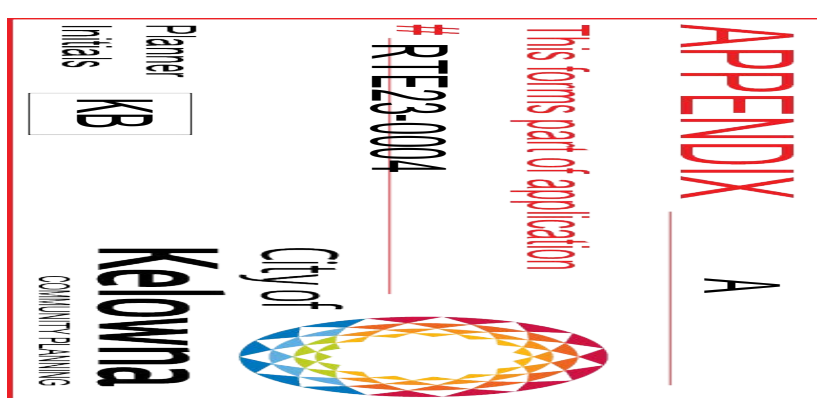
DP2 KEY PLAN



Project Manager	Al Bushby
Project Designer	Robert Cesnik
Project Architect	Robert Cesnik
Landscape Architect	WSP
Civil Engineer	Aplin Martin Consultants
Structural Engineer	Glotman Simpson
Mechanical Engineer	TBD
Electrical Engineer	TBD
Plumbing Engineer	TBD
Geotechnical Engineer	Geo Pacific Engineering Inc.
Envelope Consultant	TBD
Code Consultant	GHL Consultants Ltd.

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MARK	DATE	DESCRIPTION
1	2021-06-25	ISSUED FOR DEVELOPMENT PERMIT



Project Number 10268137
Original Issue 25/06/21

A Sheet Name SITE - PLAN - LEVEL 07 - TYPICAL

Scale 1 : 500
Sheet Number

A-117

Project Status
SCHEMATIC DESIGN



1 SITE - LEVEL 07 - TYPICAL
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SCHEDULE A

This forms part of application # DP21-0183-01

Planner Initials TC

AMENDED DEVELOPMENT PERMIT

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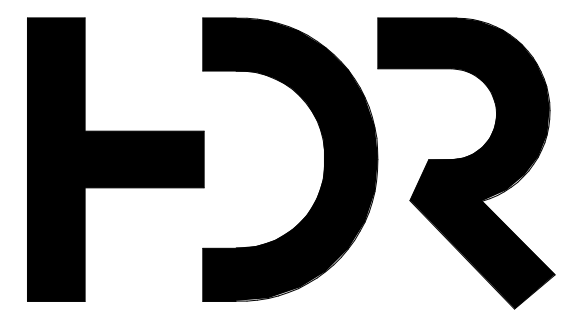
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Date Issued: 2024/07/18

ONLY THOSE AMENDMENTS SHOWN IN RED FORM PART OF THIS APPLICATION

Planner Initials TC

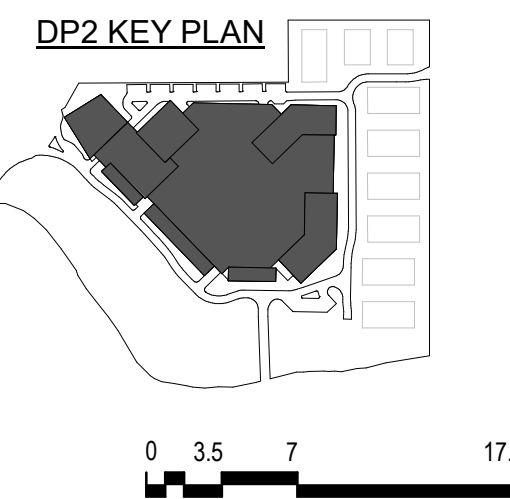
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CD24
LAKESHORE DEVELOPMENT
DP2



Project Manager	Al Bushby
Project Designer	Robert Cesnik
Project Architect	Robert Cesnik
Landscape Architect	WSP
Civil Engineer	Aplin Martin Consultants
Structural Engineer	Gloman Simpson
Mechanical Engineer	TBD
Electrical Engineer	TBD
Plumbing Engineer	TBD
Geotechnical Engineer	Geo Pacific Engineering Inc.
Envelope Consultant	TBD
Code Consultant	GHL Consultants Ltd.

Sheet Reviewer | NP

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2	2024-04-30	ISSUED FOR DEVELOPMENT PERMIT MINOR AMENDMENT

APPENDIX A

This forms part of application # RTE23-0004

Planner Initials **KB**

Project Number 10268137
Original Issue 25/06/21

Sheet Name

REVISED DP2 STATS

Scale

Sheet Number

FIG-01

Project Status
SCHEMATIC DESIGN

DP2

	DP AMENDMENT	DP ORIGINAL
T3 - Total # Units	127	120
T3 - Total # Parking Stalls Req'd	160	151
T3 - Total Net Area (SM)	9,497	9,202
T6 - Total # Units	196	160
T6 - Total # Parking Stalls Req'd	237	193
T6 - Total Net Area (SM)	12,630	10,267
T7 - Total # Units	182	146
T7 - Total # Parking Stalls Req'd	217	174
T7 - Total Net Area (SM)	11,516	9,232
TH's - Total # Units	18	18
TH's - Total # Parking Stalls Req'd	30	26
TH's - Total Net Area (SM)	3,362	2,742
CRU/Commercial - Total # Parking Stalls Req'd	17	17
CRU/Commercial - Total Net Area (SM)	824	824
Total DP2 # Units	523	444
Total DP2 Parking Stalls Req'd	660	561
Total DP2 Parking Stalls Provided	1,266	1,197
Total DP2 NET Area (SM)	37,829	32,267

AMENDED DEVELOPMENT PERMIT

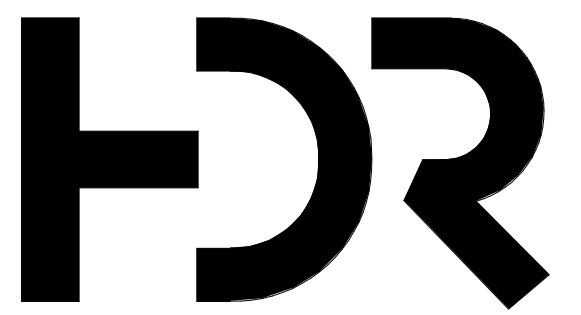
This plan has been amended by:
File No. : DP21-0183-01
Date Issued: 2024/07/11
Planner Initials **TC**

REF 01		DP AMENDMENT	DP ORIGINAL
DP2	T3 - Total # Units	127	120
	T3 - Total # Parking Stalls Req'd	160	151
	T3 - Total Net Area (SM)	9,497	9,202
	T6 - Total # Units	196	160
	T6 - Total # Parking Stalls Req'd	237	193
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	Total DP2 Parking Stalls Req'd	660	561
	Total DP2 Parking Stalls Provided	1,266	1,196
	Total DP2 NET Area (SM)	37,829	32,267

REF 03

The development proposes a total of 28,324m²/304,877sf² of common and private amenity space to serve its residents. The current VC1 Zone Development Regulations require a minimum 9,170m²/98,705sf², to which we offer a surplus amenity area of 19,154m²/206,172sf². Notably, the development offers 10,375m²/111,675sf² of programmed contiguous landscape green roof, and 5,183m²/55,789sf² of dedicated indoor and indoor amenity programming.

VC1 AMENITY REQUIREMENT				
MIN COMMON AND PRIVATE AMENITY SPACE				TOTAL
	SQM/ UNIT	COUNT		SQM
BACHELOR		7.5	170	1275
1 BED		15	93	1395
2 BED +		25	260	6500
				9170

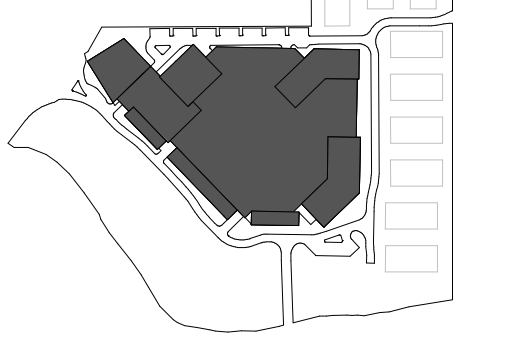


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CD24
LAKESHORE DEVELOPMENT
DP2

DP2 KEY PLAN



1 2024-06-11 ISSUED FOR MUNICIPAL REVIEW

REF 02

SITE AREA COVERAGE:
 DP2 TOTAL SITE AREA COVERAGE = 21,335 SM (229,648 SF)
 DP2 TOTAL % COVERAGE OF BUILDINGS ON SITE (DP1+2+3) = 31%



APPENDIX A
 This forms part of application
 # RTE23-0004
 City of Kelowna
 Planner Initials KB
 COMMUNITY PLANNING

Sheet Name

REVISED DP2 STATS

Scale

Sheet Number

FIG-01

Project Status

SCHEMATIC DESIGN

AMENDED DEVELOPMENT PERMIT
 This plan has been amended by:
 File No. : DP21-0183-01
 Date Issued: 2024/07/18
 ONLY THOSE AMENDMENTS SHOWN IN RED FORM PART OF THIS APPLICATION
 Planner Initials TC
 City of Kelowna
 DEVELOPMENT PLANNING

REF 02

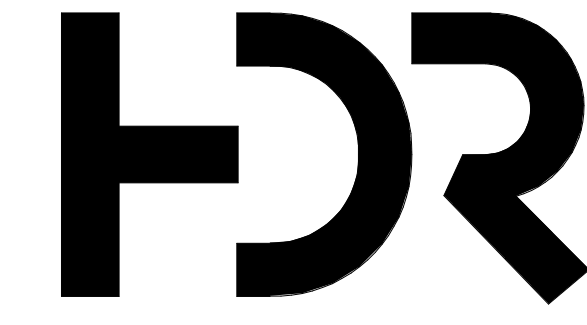
Section 14.10 - Subdivision Regulations
m = metres / m² = square metres
Zones: C1, C2, CA1, VC1 Village Centre, UC1 (Downtown), UC2 (Capri /Landmark), UC3 (Midtown), UC4 (Rutland), UC5 (Pandosy), I1, I2, I3, I4, P1, P2, P3, P4, P5, HD1, HD2, W1, W2

Section 14.11 - Commercial and Urban Centre Zone Development Regulations
m = metres / m² = square metres
Criteria: Max. Site Coverage of all Buildings, Max. Site Coverage of all Buildings, Structures, and Impermeable Surfaces, Max. Density and Max. Height, Min. Front Yard and Flanking Side Yard Setback, Min. Building Stepback from Front Yard and Flanking Side Yard, Min. Side Yard Setback, Min. Rear Yard Setback, Min. Common and Private Amenity Space, Min. Accessory Buildings / Structures Setbacks

Section 14.11 - Commercial and Urban Centre Zone Development Regulations
m = metres / m² = square metres
Criteria: Upper Floor Setbacks, Corner Lots, Urban Plazas, Tall Building Regulations, Min. and Max. Commercial or Residential Floor Area based on Fronting Street Type, Max. Parkade Exposure

Table 8.3.2 Commercial
m² = square metres
Land Use / Type of Development: Boat Storage, Hotels / Motels, All commercial uses in the UC1 zone, All commercial uses in the UC2, UC3, UC4, UC5, and VC1 zone, All commercial uses in the CD22 zone, All commercial uses in the CD26 zone, Animal Clinics, Major and Minor Health Services, Food Primary Establishment, Liquor Primary Establishment, Fleet Services, Personal Services Establishment

REF 01
824m2 total
17 stalls provided
min = 10.7 stalls
max = 37.1 stalls

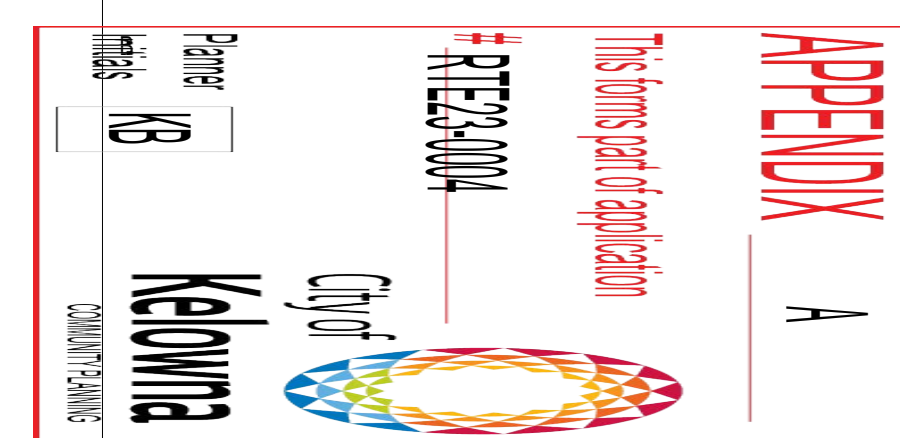


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CD24
LAKESHORE
DEVELOPMENT - DP2

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Section 14.14 - Density and Height
m = metres / m² = square metres
Zones: C1, C2, CA1, VC1, UC1 (Downtown)

Table 6.8.a Density Bonus
m = metres / m² = square metres
Building Form & Location: Infill and Townhouse Developments, Apartment and Mixed Use Buildings, Commercial & Industrial Developments, Developments within VC1, UC1, UC2, UC3, UC4, UC5

Section 14.1 - Core Area and Other Zone Categories
Category: Commercial Zones, Cora Area Zones, Village Centre Zones, Urban Centre Zones, Industrial Zones, Institutional Zones, Health District Zones, Water Zones

Section 14.8 - Core Area and Other Sub-Zones Categories
Category: Commercial, Core Area, and Village Centres, Urban Centre

Section 14.2 - Commercial, Core Area, and Village Centre Zone Purposes
Zones: C1 - Local & Neighbourhood Commercial, C2 - Vehicle Oriented Commercial, CA1 - Core Area Mixed Use, UC1 - Downtown Urban Centre, VC1 - Village Centre

AMENDED DEVELOPMENT PERMIT
This plan has been amended by:
File No.: DP21-0183-01
Date Issued: 2024/07/16
City of Kelowna DEVELOPMENT PLANNING

Sheet Name: SITE STATISTICS VC1

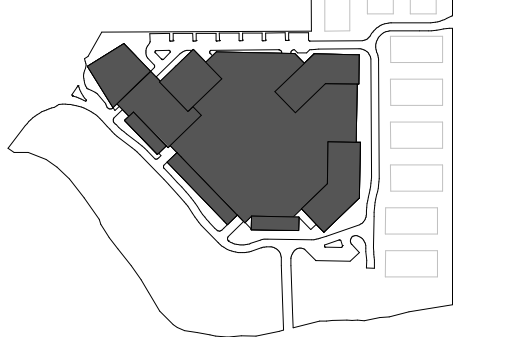
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CD24
LAKESHORE DEVELOPMENT
DP2

DP2 KEY PLAN



Project Manager	Al Bushby
Project Designer	Robert Cesnik
Project Architect	Robert Cesnik
Landscape Architect	WSP
Civil Engineer	Aplin Martin Consultants
Structural Engineer	Glotman Simpson
Mechanical Engineer	TBD
Electrical Engineer	TBD
Plumbing Engineer	TBD
Geotechnical Engineer	Geo Pacific Engineering Inc.
Envelope Consultant	TBD
Code Consultant	GHL Consultants Ltd.

Sheet Reviewer | NP

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Project Number 10268137
Original Issue 25/06/21

Sheet Name

LAKESHORE RD
PERSPECTIVE -
REVISED DP

Scale

Sheet Number

FIG-03

Project Status
SCHEMATIC DESIGN



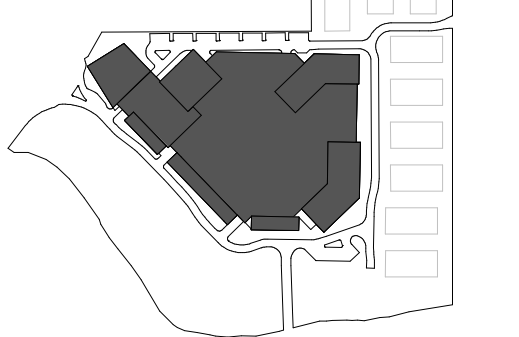
REVISED DESIGN
-CHANGES HIGHLIGHTED IN PACKAGE

APPENDIX A
This forms part of application
RTE23-0004
Planner Initials **KB**
City of Kelowna
COMMUNITY PLANNING

SCHEDULE B
This forms part of application
DP21-0183-01
Planner Initials **TC**
City of Kelowna
DEVELOPMENT PLANNING

AMENDED DEVELOPMENT PERMIT
This plan has been amended by:
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Planner Initials **TC**
City of Kelowna
DEVELOPMENT PLANNING

DP2 KEY PLAN



Project Manager	Al Bushby
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Project Number 10268137
Original Issue 25/06/21

Sheet Name

**AERIAL PERSPECTIVE
- REVISED DP**



REVISED DESIGN
-CHANGES HIGHLIGHTED IN PACKAGE

APPENDIX A
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RTE23-0004
Planner Initials **KB**
City of Kelowna
COMMUNITY PLANNING

SCHEDULE B
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DP21-0183-01
Planner Initials **TC**
City of Kelowna
DEVELOPMENT PLANNING

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Planner Initials **TC**
City of Kelowna
DEVELOPMENT PLANNING

Scale

Sheet Number

FIG-05

Project Status

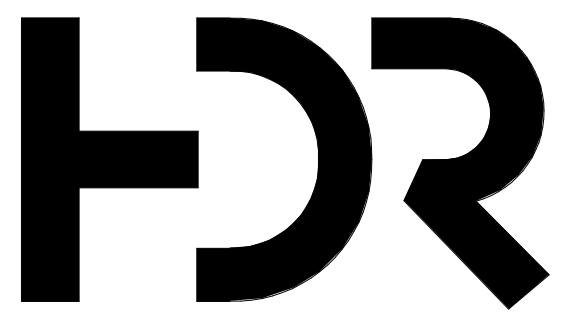
SCHEMATIC DESIGN



ORIGINAL DESIGN
(DP SUBMISSION)



REVISED DESIGN
 - REDUCTION OF BALCONY DEPTH
 - ELIMINATION OF HORIZONTAL UPSTAND

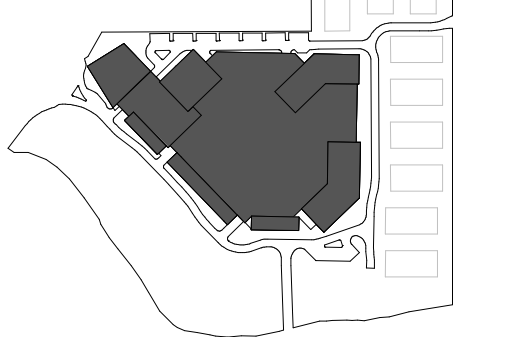


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**CD24
 LAKESHORE DEVELOPMENT
 DP2**

DP2 KEY PLAN



Project Manager	Al Bushby
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Project Architect	Robert Cesnik
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Envelope Consultant	TBD
Code Consultant	GHL Consultants Ltd.

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 Planner Initials **TC**

Project Number 10268137
 Original Issue 25/06/21

SCHEDULE B

This forms part of application
 # DP21-0183-01
 City of Kelowna
 DEVELOPMENT PLANNING
 Planner Initials **TC**

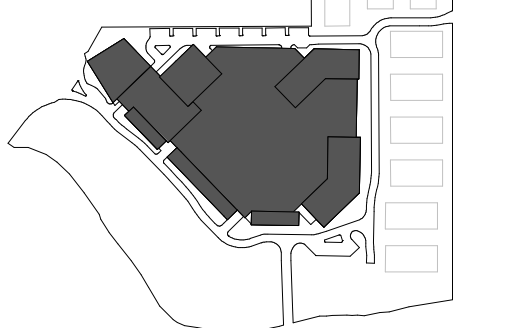
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 VALUE ENGINEERING
 STUDY**

Scale

Sheet Number

FIG-06

Project Status
 SCHEMATIC DESIGN

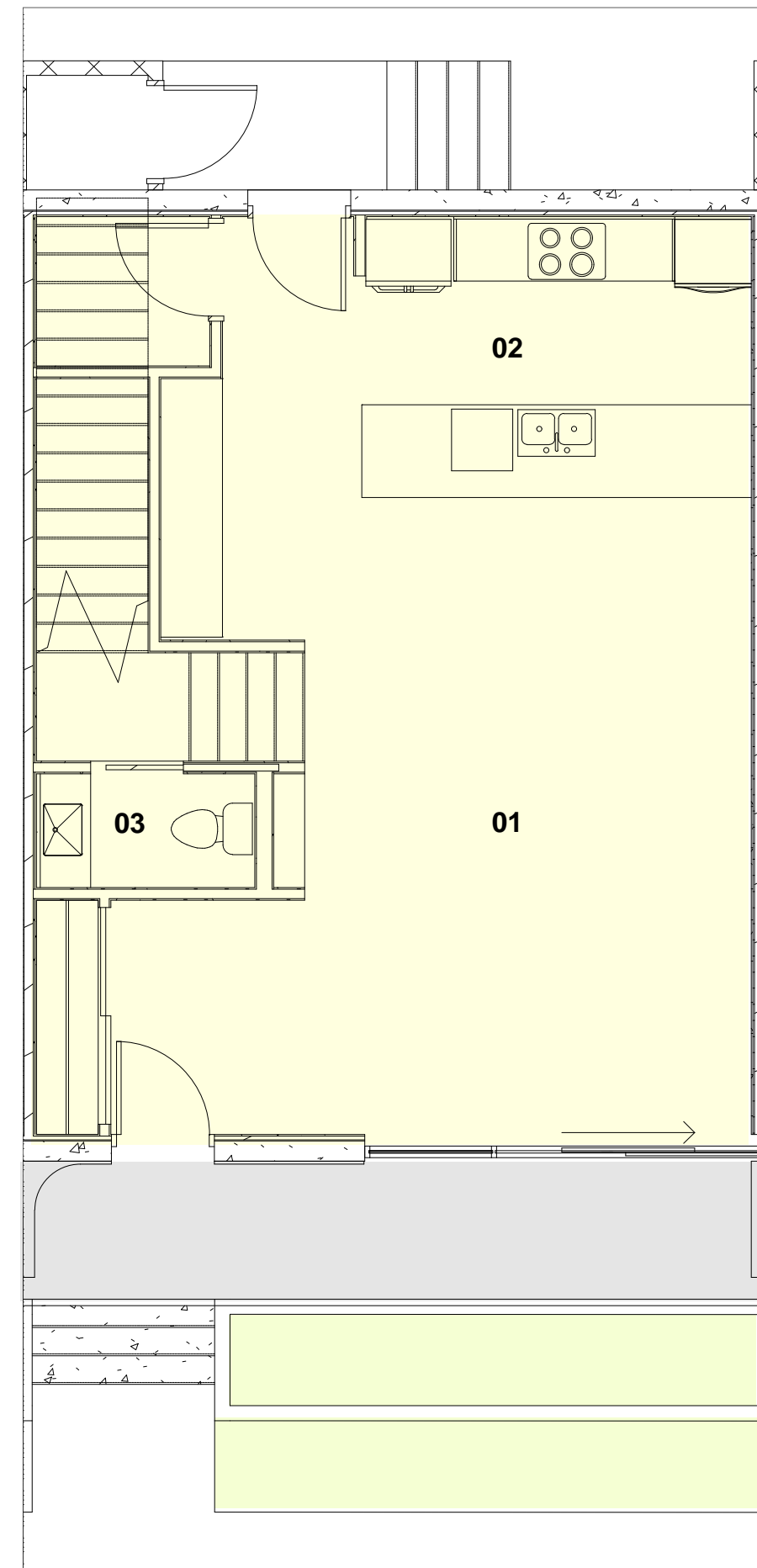


Project Manager	Al Bushby
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Envelope Consultant	TBD
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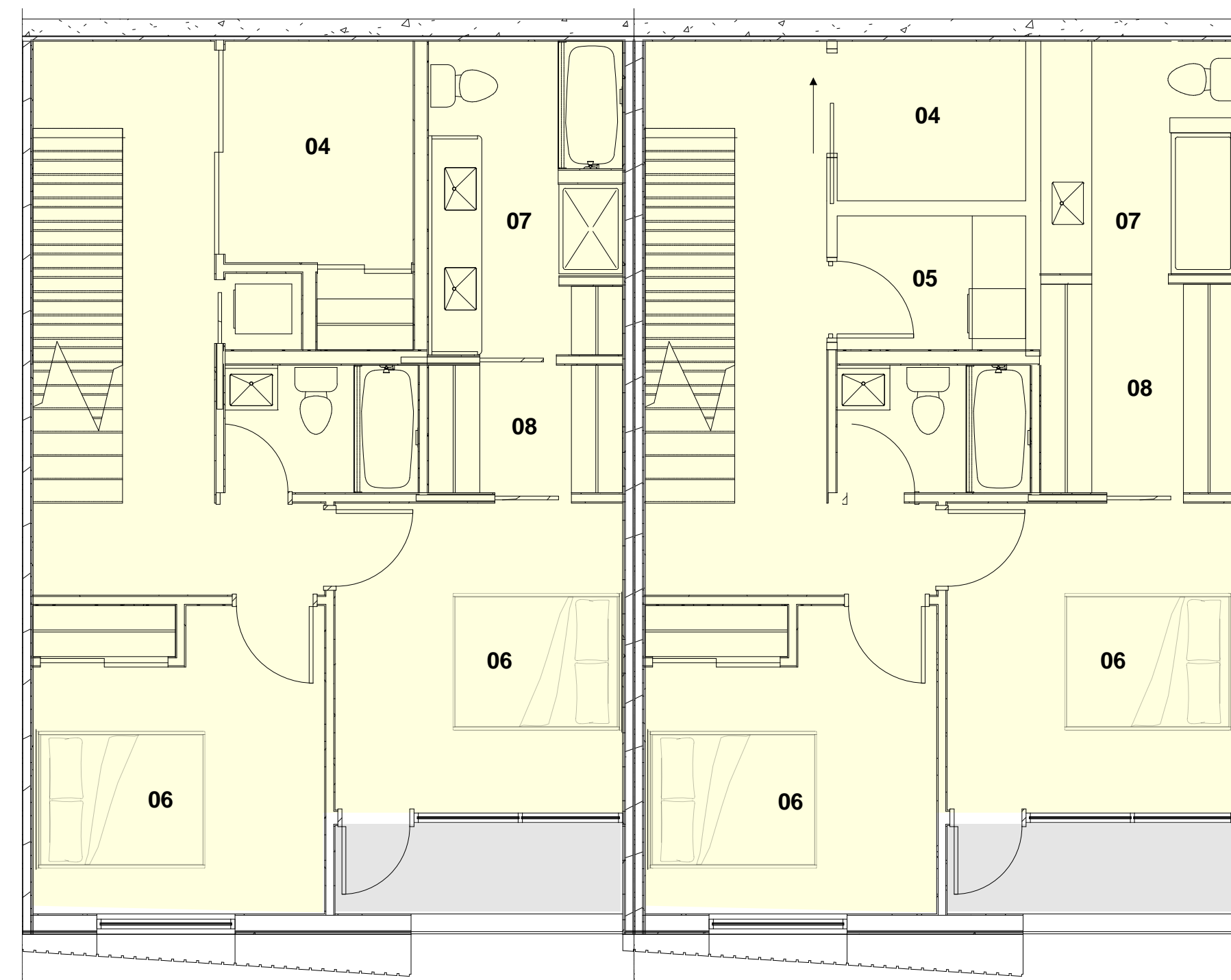
Sheet Reviewer | NP

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ORIGINAL

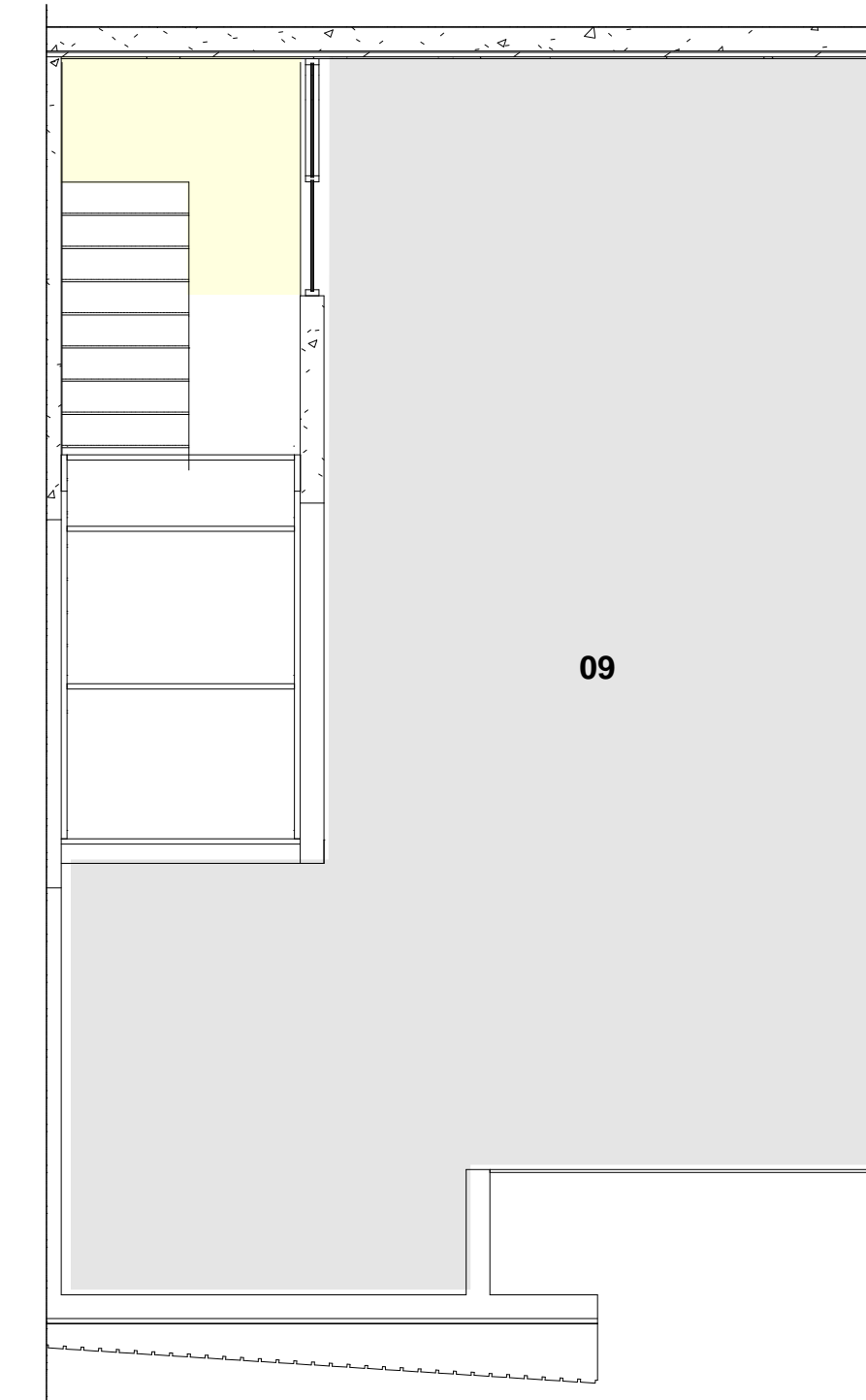


ORIGINAL

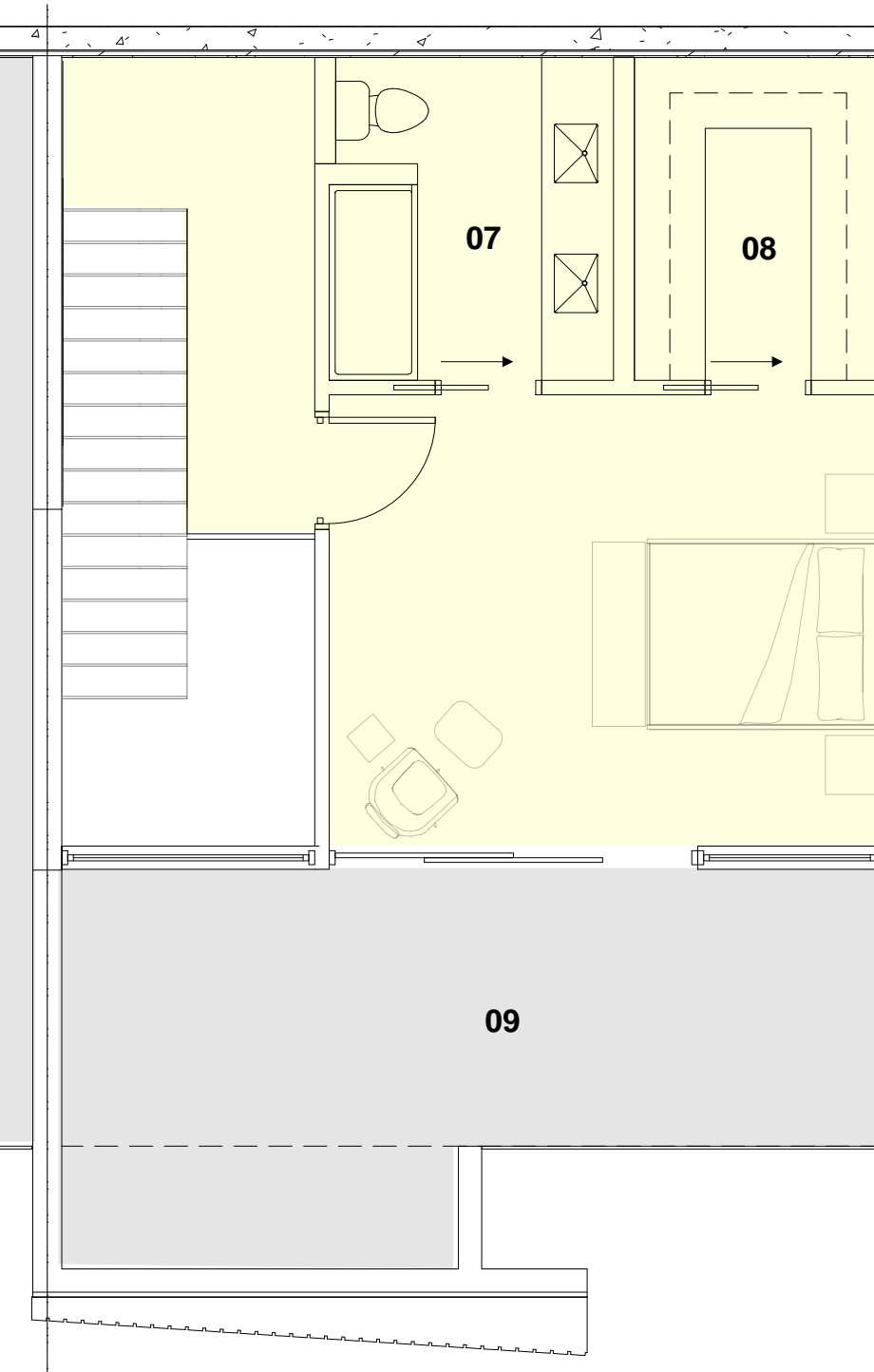


REVISED

ORIGINAL



REVISED
+387sf



APPENDIX A
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RTE23-0004
Planner Initials **KB**

SCHEDULE B
This forms part of application
DP21-0183-01
Planner Initials **TC**

LEGEND

- 01 - LIVING
- 02 - KITCHEN
- 03 - POWDER
- 04 - DEN
- 05 - STORAGE
- 06 - BED
- 07 - ENSUITE
- 08 - WIC
- 09 - PATIO

AMENDED DEVELOPMENT PERMIT

This plan has been amended by:
File No. : DP21-0183-01
Date Issued: 2024/07/18
City of Kelowna
DEVELOPMENT PLANNING

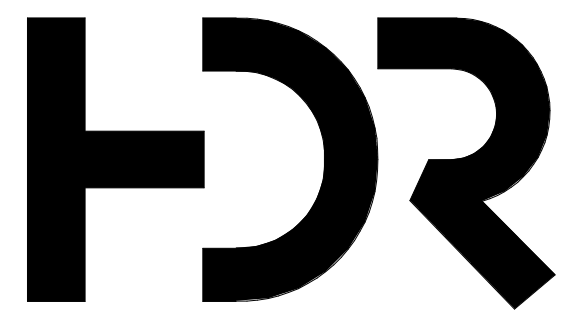
Project Number 10268137
Original Issue 25/06/21

Sheet Name
TOWNHOME REVISED DESIGN

Scale
Sheet Number
FIG-07

Project Status
SCHEMATIC DESIGN



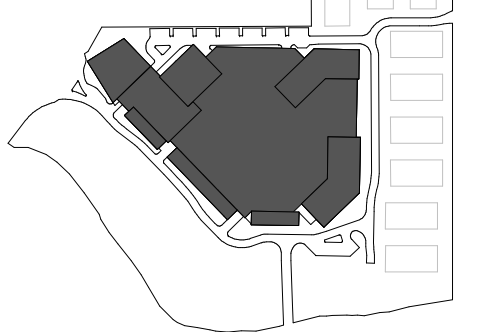


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CD24 LAKESHORE DEVELOPMENT DP2

DP2 KEY PLAN



- Project Manager**: Al Bushby
- Project Designer**: Robert Cesnik
- Project Architect**: Robert Cesnik
- Landscape Architect**: WSP
- Civil Engineer**: Aplin Martin Consultants
- Structural Engineer**: Glotman Simpson
- Mechanical Engineer**: TBD
- Electrical Engineer**: TBD
- Plumbing Engineer**: TBD
- Geotechnical Engineer**: Geo Pacific Engineering Inc.
- Envelope Consultant**: TBD
- Code Consultant**: GHL Consultants Ltd.

Sheet Reviewer: RP

MARK	DATE	DESCRIPTION
1	2021-06-25	ISSUED FOR DEVELOPMENT PERMIT
2	2024-04-30	ISSUED FOR DEVELOPMENT PERMIT MINOR AMENDMENT

Project Number: 10268137
Original Issue: 25/06/21

Sheet Name

ELEVATIONS - OVERALL REVISED

Scale: 1 : 350
Sheet Number

A-120R

Project Status: SCHEMATIC DESIGN



- UPPER ROOF 58500
- ROOF 55500
- LEVEL 18 52500
- LEVEL 17 49500
- LEVEL 16 46500
- LEVEL 15 43500
- LEVEL 14 / UPPER ROOF 40500
- LEVEL 13 / ROOF 37500
- LEVEL 12 34500
- LEVEL 11 31500
- LEVEL 10 28500
- LEVEL 9 25500
- LEVEL 8 22500
- LEVEL 7 19500
- LEVEL 6 16500
- LEVEL 5 13500
- LEVEL 4 / LANDSCAPED ROOF 10500
- LEVEL 3 7500
- LEVEL 2 4500
- ELEVATED LEVEL 1 (EL. 345.5m) 1500
- LEVEL 01 (EL. 344m) 0

CONNECTION TO FUTURE DP3 PHASE

1 WEST ELEVATION 1 : 350



- UPPER ROOF 58500
- ROOF 55500
- LEVEL 18 52500
- LEVEL 17 49500
- LEVEL 16 46500
- LEVEL 15 43500
- LEVEL 14 / UPPER ROOF 40500
- LEVEL 13 / ROOF 37500
- LEVEL 12 34500
- LEVEL 11 31500
- LEVEL 10 28500
- LEVEL 9 25500
- LEVEL 8 22500
- LEVEL 7 19500
- LEVEL 6 16500
- LEVEL 5 13500
- LEVEL 4 / LANDSCAPED ROOF 10500
- LEVEL 3 7500
- LEVEL 2 4500
- ELEVATED LEVEL 1 (EL. 345.5m) 1500
- LEVEL 01 (EL. 344m) 0

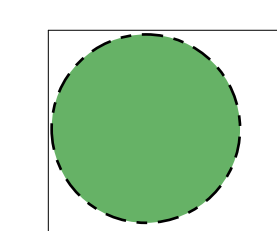
2 SOUTH ELEVATION 1 : 350

APPENDIX A
This forms part of application
DP21-0183-01
City of Kelowna
DEVELOPMENT PLANNING

SCHEDULE B
This forms part of application
DP21-0183-01
City of Kelowna
DEVELOPMENT PLANNING
Planner Initials TC

AMENDED DEVELOPMENT PERMIT
This plan has been amended by:
File No. : DP21-0183-01
Date Issued: 2024/07/11
City of Kelowna
DEVELOPMENT PLANNING
Planner Initials TC

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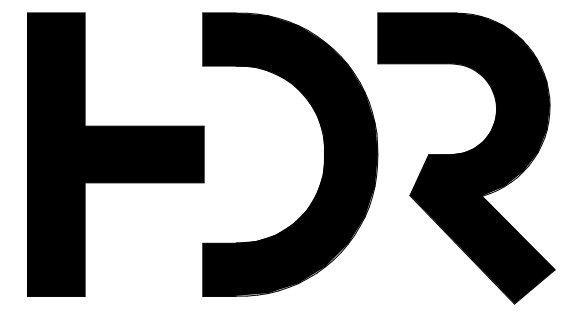
- UPPER ROOF 58500
- ROOF 55500
- LEVEL 18 52500
- LEVEL 17 49500
- LEVEL 16 46500
- LEVEL 15 43500
- LEVEL 14 / UPPER ROOF 40500
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- LEVEL 5 13500
- LEVEL 4 / LANDSCAPED ROOF 10500
- LEVEL 3 7500
- LEVEL 2 4500
- ELEVATED LEVEL 1 (EL. 345.5m) 1500
- LEVEL 01 (EL. 344m) 0

1 EAST ELEVATION
1 : 350



- UPPER ROOF 58500
- ROOF 55500
- LEVEL 18 52500
- LEVEL 17 49500
- LEVEL 16 46500
- LEVEL 15 43500
- LEVEL 14 / UPPER ROOF 40500
- LEVEL 13 / ROOF 37500
- LEVEL 12 34500
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- LEVEL 7 19500
- LEVEL 6 16500
- LEVEL 5 13500
- LEVEL 4 / LANDSCAPED ROOF 10500
- LEVEL 3 7500
- LEVEL 2 4500
- ELEVATED LEVEL 1 (EL. 345.5m) 1500
- LEVEL 01 (EL. 344m) 0

2 NORTH ELEVATION
1 : 350

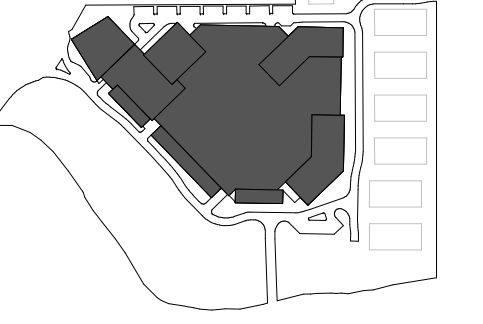


HDR Penticon Studio
210 Hastings Ave
Penticon, BC, V2A 2V6



**CD24
LAKESHORE DEVELOPMENT
DP2**

DP2 KEY PLAN



- Project Manager: Al Bushby
- Project Designer: Robert Cesnik
- Project Architect: Robert Cesnik
- Landscape Architect: WSP
- Civil Engineer: Apin Martin Consultants
- Structural Engineer: Glotman Simpson
- Mechanical Engineer: TBD
- Electrical Engineer: TBD
- Plumbing Engineer: TBD
- Geotechnical Engineer: Geo Pacific Engineering Inc.
- Envelope Consultant: TBD
- Code Consultant: GHL Consultants Ltd.

Sheet Reviewer: RP

MARK	DATE	DESCRIPTION
1	2021-06-25	ISSUED FOR DEVELOPMENT PERMIT
2	2024-04-30	ISSUED FOR DEVELOPMENT PERMIT MINOR AMENDMENT

Project Number: 10268137
Original Issue: 25/06/21

Sheet Name
**ELEVATIONS - OVERALL
REVISED**

Scale: 1 : 350
Sheet Number

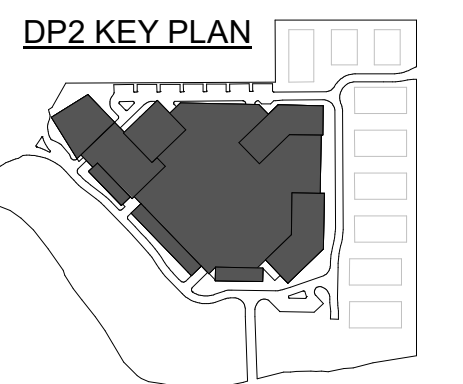
A-121R

Project Status
SCHEMATIC DESIGN

APPENDIX A
This forms part of application
City of Kelowna
Development Planning

SCHEDULE B
This forms part of application
DP21-0183-01
City of Kelowna
Planner Initials: TC

AMENDED DEVELOPMENT PERMIT
This plan has been amended by:
File No. : DP21-0183-01
Date Issued: 2024/07/15
City of Kelowna
Planner Initials: TC

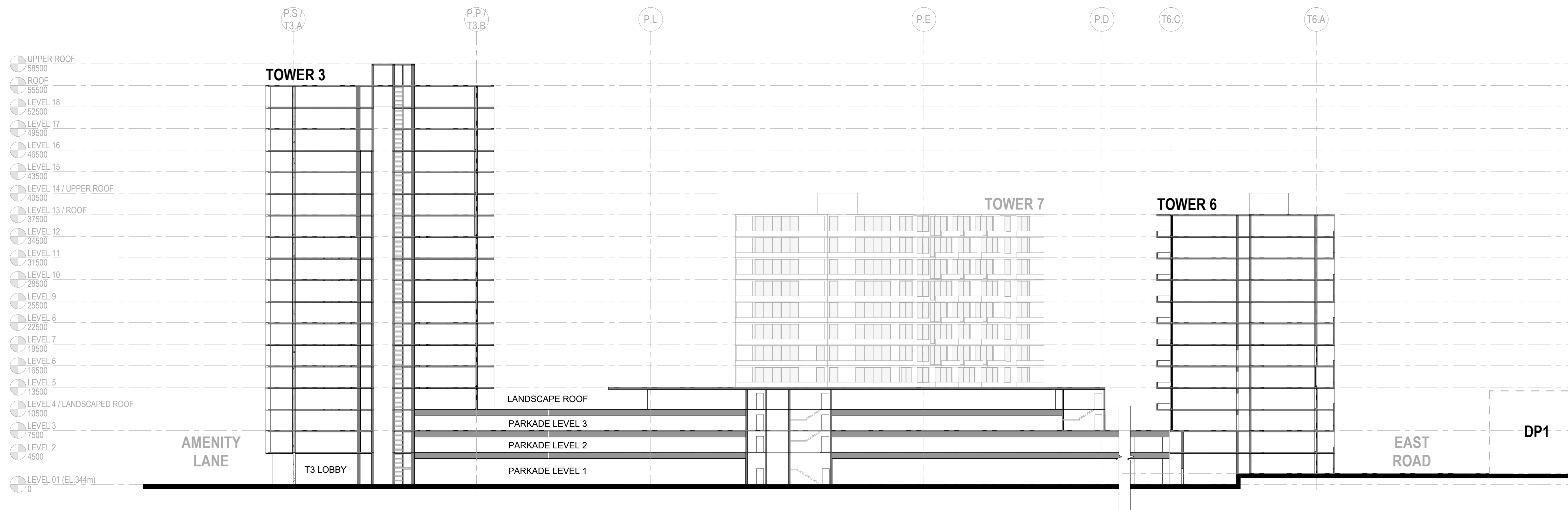


Project Manager	Al Bushby
Project Designer	Robert Cesnik
Project Architect	Robert Cesnik
Landscape Architect	WSP
Civil Engineer	Aplin Martin Consultants
Structural Engineer	Glotman Simpson
Mechanical Engineer	TBD
Electrical Engineer	TBD
Plumbing Engineer	TBD
Geotechnical Engineer	Geo Pacific Engineering Inc.
Envelope Consultant	TBD
Code Consultant	GHL Consultants Ltd.

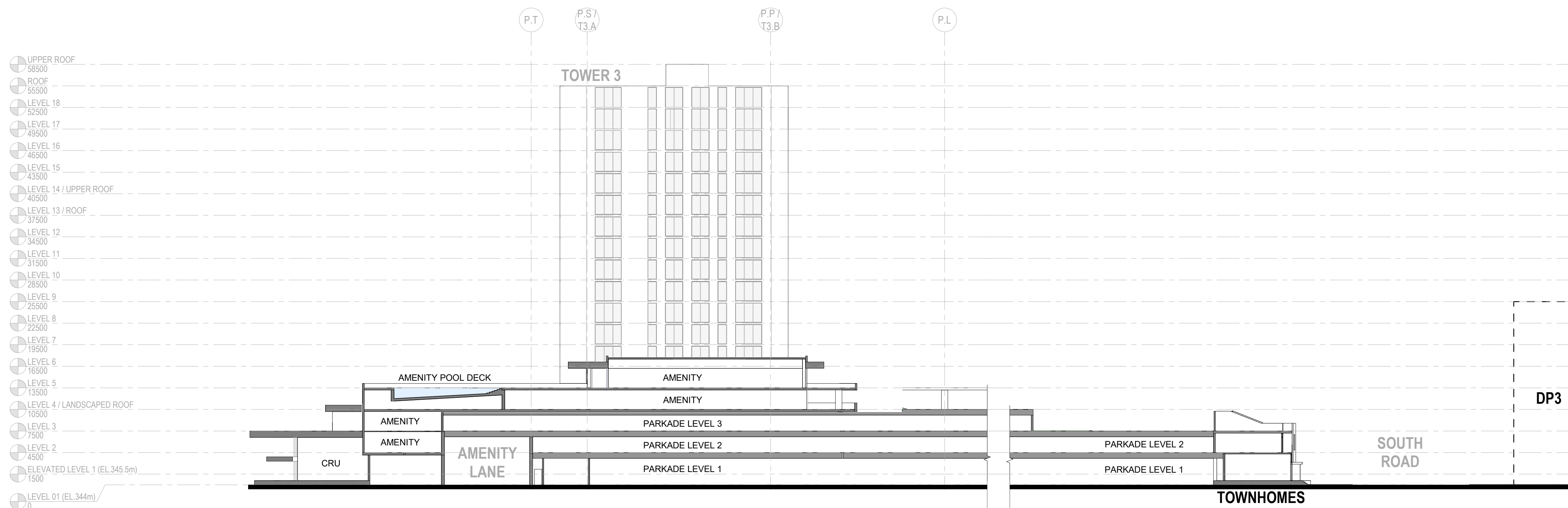
Sheet Reviewer | NP

MARK	DATE	DESCRIPTION
1	2021-06-25	ISSUED FOR DEVELOPMENT PERMIT
2	2024-04-30	ISSUED FOR DEVELOPMENT PERMIT MINOR AMENDMENT

Project Number 10268137
Original Issue 25/06/21



1 SITE - GENERAL SECTION 1
1 : 350



2 SITE - GENERAL SECTION 2
1 : 350

SCHEDULE B
This forms part of application # DP21-0183-01
Planner Initials TC

APPENDIX A
This forms part of application # RTE23-0004
Planner Initials KB

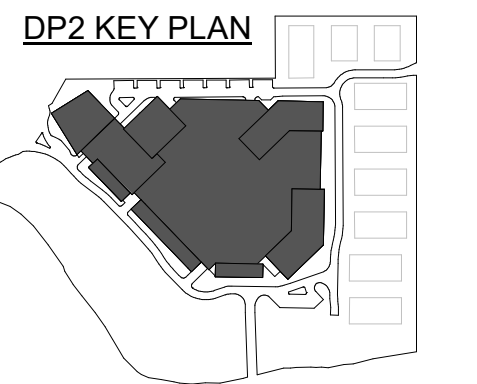
AMENDED DEVELOPMENT PERMIT
This plan has been amended by: File No. : DP21-0183-01
Date Issued: 2024/07/18
ONLY THOSE AMENDMENTS SHOWN IN RED FORM PART OF THIS APPLICATION
Planner Initials TC

Sheet Name
SITE - SECTIONS REVISED

Scale 1 : 350
Sheet Number

A-130R

Project Status
SCHEMATIC DESIGN

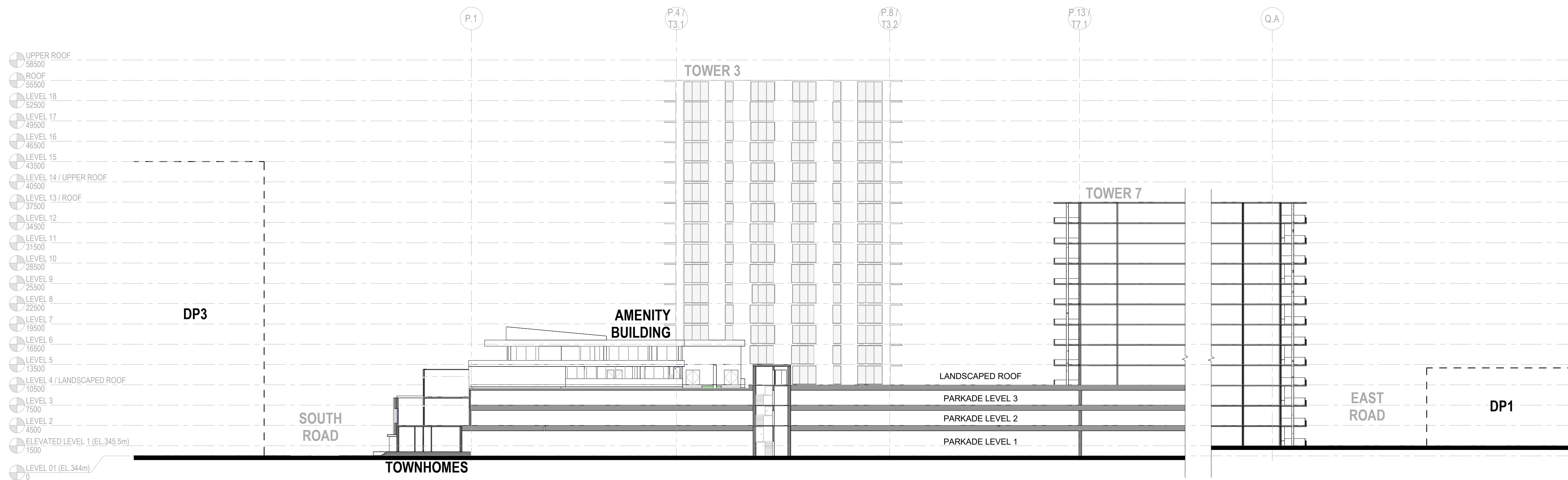


Project Manager	Al Bushby
Project Designer	Robert Cesnik
Project Architect	Robert Cesnik
Landscape Architect	WSP
Civil Engineer	Aplin Martin Consultants
Structural Engineer	Glotman Simpson
Mechanical Engineer	TBD
Electrical Engineer	TBD
Plumbing Engineer	TBD
Geotechnical Engineer	Geo Pacific Engineering Inc.
Envelope Consultant	TBD
Code Consultant	GHL Consultants Ltd.

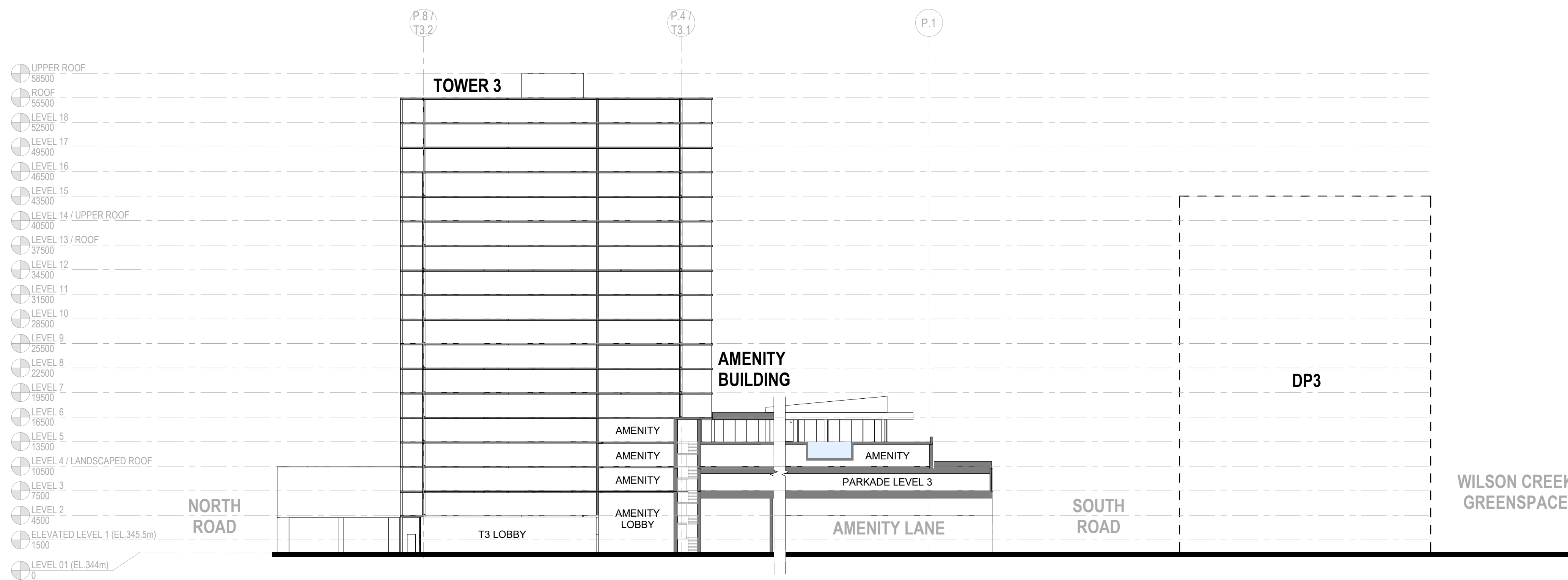
Sheet Reviewer | NP

MARK	DATE	DESCRIPTION
1	2021-06-25	ISSUED FOR DEVELOPMENT PERMIT
2	2024-04-30	ISSUED FOR DEVELOPMENT PERMIT MINOR AMENDMENT

Project Number 10268137
Original Issue 25/06/21



1 SITE - GENERAL SECTIONS 3
1: 350



2 SITE - GENERAL SECTION 4
1: 350

SCHEDULE B
This forms part of application
DP21-0183-01
Planner Initials **TC**

APPENDIX A
This forms part of application
RTE23-0004
Planner Initials **KB**

AMENDED DEVELOPMENT PERMIT
This plan has been amended by:
File No.: DP21-0183-01
Date Issued: 2024/07/16
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Planner Initials **TC**

Sheet Name
SITE - SECTIONS REVISED

Scale
1: 350
Sheet Number

A-131R

Project Status
SCHEMATIC DESIGN