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

SCHEDULE "B" Revitalization Tax Exemption Agreement

THIS AGREEME	ENT dated for reference the day of, 2	.o 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

- 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.

- 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.

- 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.
- **Enurement** this agreement shall ensure to the benefit of and be binding upon the parties hereto and their respective successors and permitted assigns.
- 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.
- 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:

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

AMENDED DEVELOPMENT

PERMIT

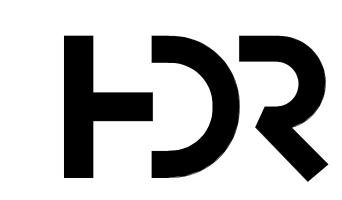
Kelowna

This plan has been amended by:

Planner Initials TC

File No. : DP21-0183-01

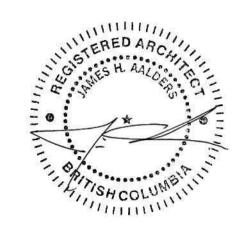
Date Issued: 2024/07/18 City of ONLY THOSE AMENDMENTS SHOWN IN RED FORM PART OF THIS APPLICATION



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



CD24 LAKESHORE DEVELOPMENT DP2



Project Manager
Project Designer
Project Architect
Landscape Architect
Civil Engineer
Structural Engineer
Mechanical Engineer

Geotechnical Engineer

Aplin Martin Con Glotman Simpso TBD TBD TBD

Robert Cesnik Robert Cesnik

Envelope Consultant TBD

Code Consultant GHL Consultants Ltd.

| NP

DATE 2021-06-25

DESCRIPTION
25 ISSUED FOR DEVELOPMENT PERMIT
30 ISSUED FOR DEVELOPMENT PERMIT
MINOR AMENDMENT

10268137

25/06/21

COVER SHEET

Scale 1 : 10

Sheet Number

A-000

Project Status
SCHEMATIC DESIGN



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

Westcorp

WESTCORP DEVELOPMENT MANAGEMENT INC. CONTACT: GAIL TEMPLE #200 1460 PANDOSY STREET KELOWNA, BC V1Y 1P3

CIVIL ENGINEERING

CLIENT / OWNER



APLIN & MARTIN CONSULTANTS LTD CONTACT: JOSH GRAFF 1258 ELLIS STREET KELOWNA, BC V1Y 1Z4 ARCHITECTURAL

FDS

HDR ARCHITECTURE ASSOCIATES INC.
CONTACT: ROB CESNIK
210 HASTINGS AVENUE
PENTICTON, BC V2A 2V6

LANDSCAPE ARCHITECTURE

WSD

WSP CONTACT: ADRIAN SHURA 1631 DICKSON AVENUE, SUITE 700 LANDMARK 6 KELOWNA, BC V1Y 0B5

STRUCTURAL ENGINEERING

GLOTMAN•SIMPSO
CONSULTING ENGINEERS

1661 West 5th Avenue
Vancouver, BC V6J 1N5
T; 604,734,8822
F; 604,734,8842

GLOTMAN SIMPSON CONSULTING ENGINEERS
CONTACT: NICK MAERKL
1661 WEST 5th AVENUE,

CODE CONSULTANTS

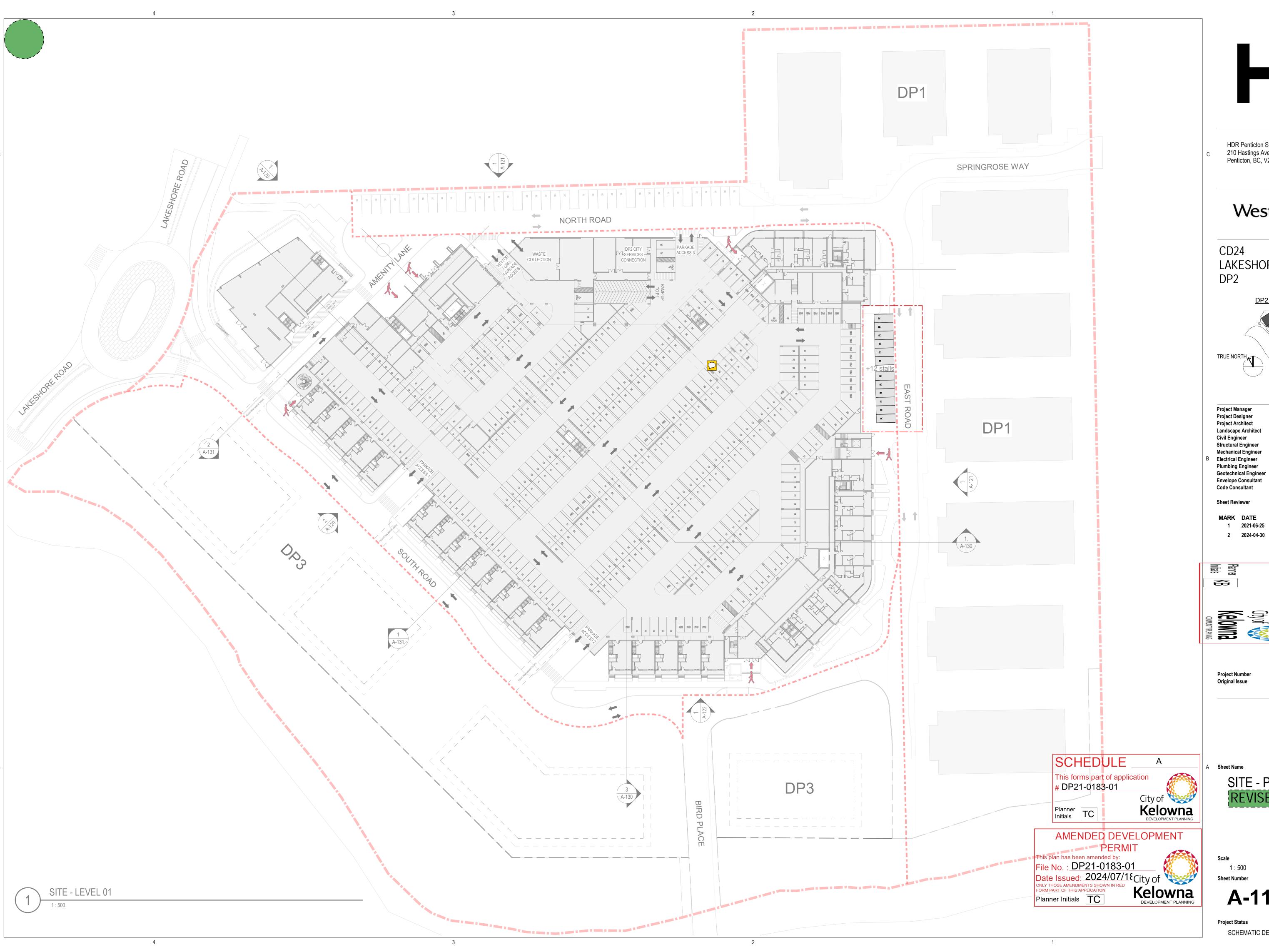
VANCOUVER, BC V6J 1N5

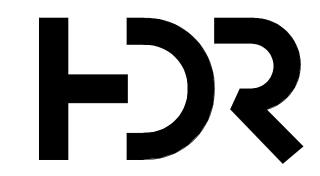


GHL CONSULTANTS LTD CONTACT: RAPHAEL KLENSCH 950 - 409 GRANVILLE STREET VANCOUVER, BC V6C 1TC

DP2 Architectural Drawing List

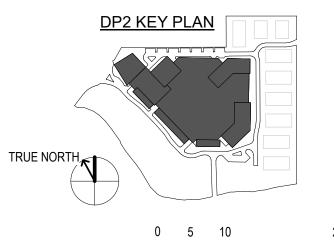
A-000	COVER SHEET	A-120R	ELEVATIONS - OVERALL REVISED	A-510	TOWER 6 - PLAN - LEVEL 1 & 2
A-001	CONTEXT	A-121	ELEVATIONS - OVERALL	A-511	TOWER 6 - PLAN - LEVEL 3 & 4 - TYPICAL
A-002	CONTEXT	A-121R	ELEVATIONS - OVERALL REVISED	A-520	TOWER 6 - ELEVATION
A-004	SITE STATISTICS	A-122	ELEVATIONS - OVERALL	A-600	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	CRU/AMENITY - PERSPECTIVE	A-730	TOWNHOMES - ENLARGED PLANS & SECTION - TYPICAL
A-114R	SITE - PLAN - LEVEL 04 REVISED	A-310	CRU/AMENITY - PLAN - LEVEL 1	A-800	PERSPECTIVE
A-115	SITE - PLAN - LEVEL 05	A-311	CRU/AMENITY - PLAN - LEVEL 2	A-801	PERSPECTIVE
A-115R	SITE - PLAN - LEVEL 05 REVISED	A-312	CRU/AMENITY - PLAN - LEVEL 3	A-802	PERSPECTIVE
A-116	SITE - PLAN - LEVEL 06	A-313	CRU/AMENITY - PLAN - LEVEL 4	A-803	PERSPECTIVE
A-116R	SITE - PLAN - LEVEL 06 REVISED	A-314	CRU/AMENITY - PLAN - LEVEL 5	A-804	PERSPECTIVE
A-117	SITE - PLAN - LEVEL 07 - TYPICAL	A-315	CRU/AMENITY - PLAN - LEVEL 6	A-805	PERSPECTIVE
FIG-01	REVISED DP2 STATS	A-320	CRU/AMENITY - ELEVATION	A-806	PERSPECTIVE
FIG-02	LAKESHORE RD PERSPECTIVE - ORIGINAL DP	A-321	CRU/AMENITY - 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		







LAKESHORE DEVELOPMENT



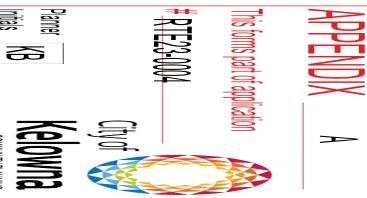
Robert Cesnik

Robert Cesnik

Project Designer Project Architect

GHL Consultants Ltd.

ISSUED FOR DEVELOPMENT PERMIT MINOR AMENDMENT



25/06/21

SITE - PLAN - LEVEL 01 REVISED

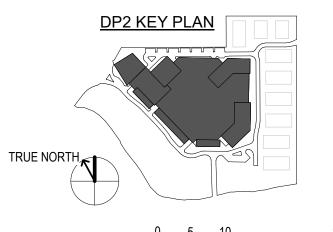
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LAKESHORE DEVELOPMENT



Robert Cesnik

Project Architect

GHL Consultants Ltd.

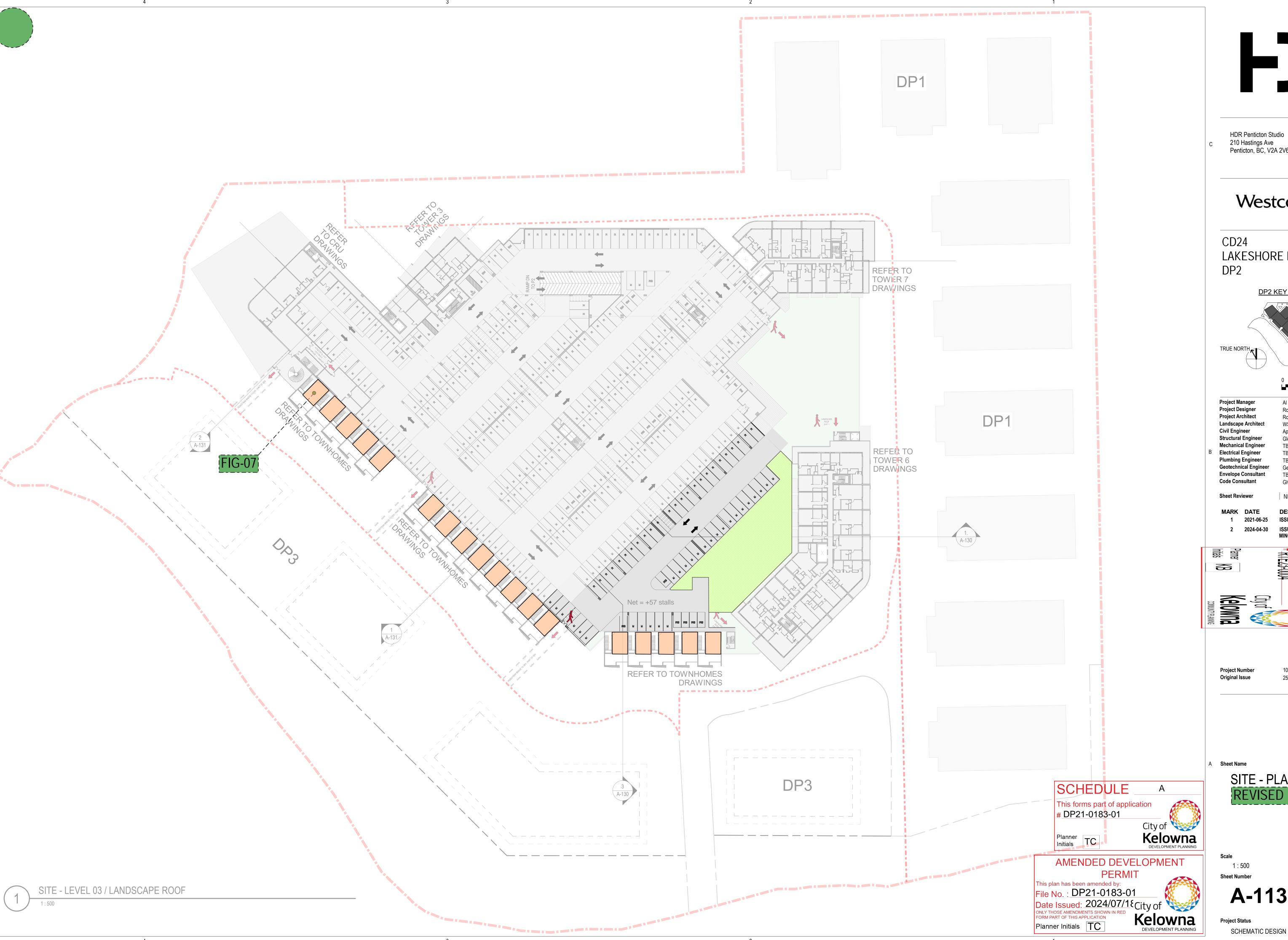


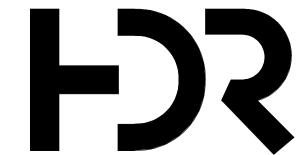
SITE - PLAN - LEVEL 02

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A-112

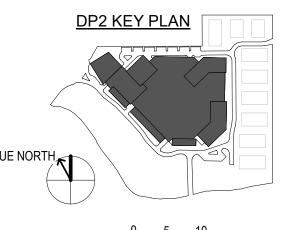
SCHEMATIC DESIGN







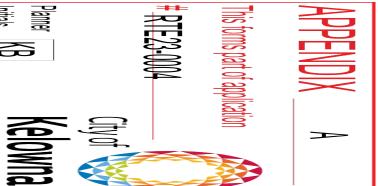
LAKESHORE DEVELOPMENT



Robert Cesnik

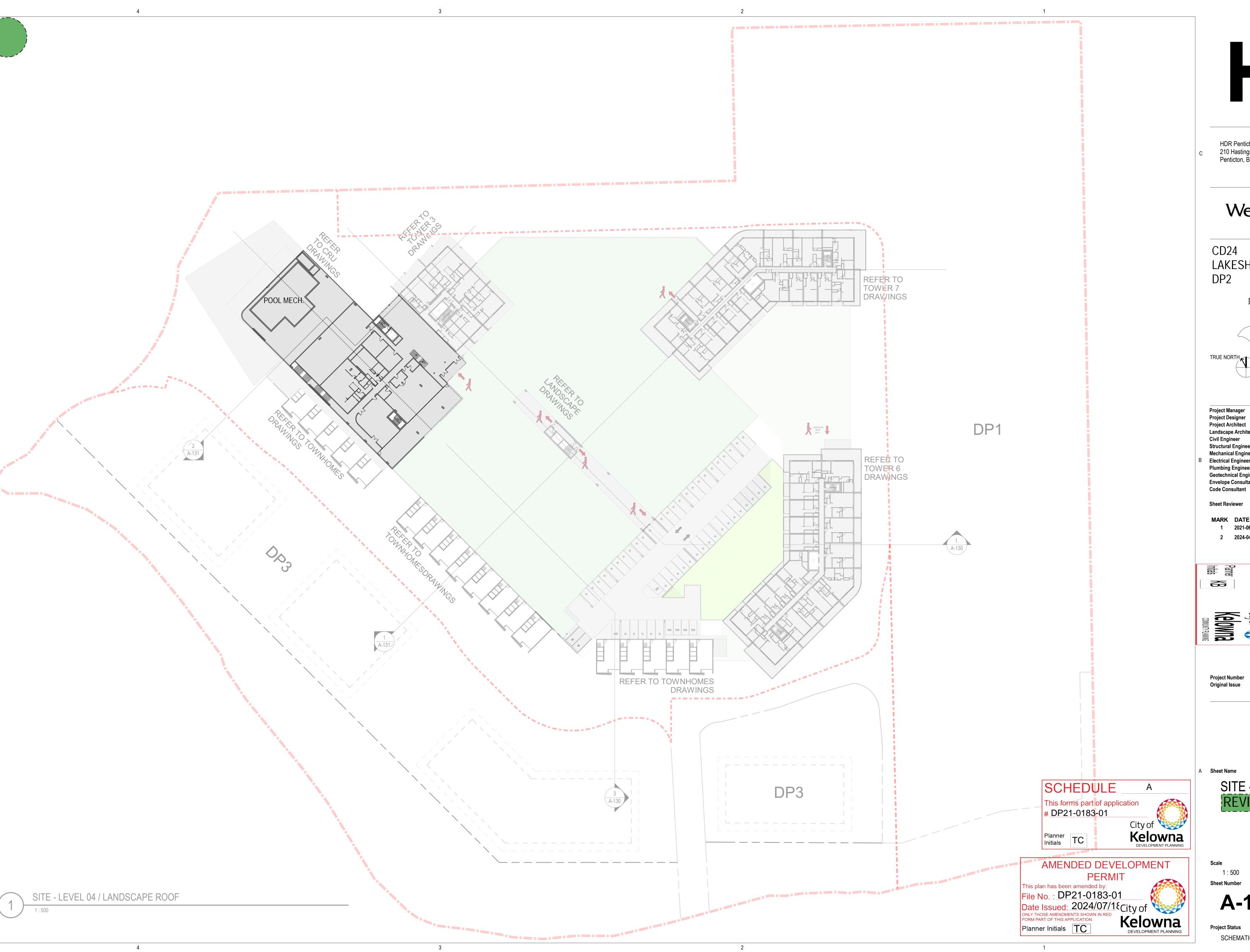
GHL Consultants Ltd.

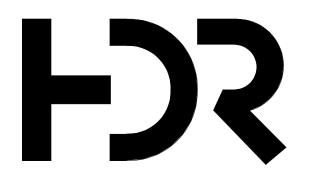
ISSUED FOR DEVELOPMENT PERMIT MINOR AMENDMENT



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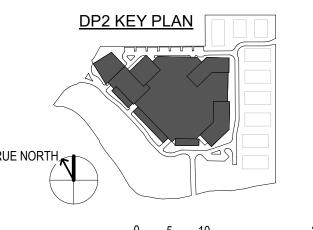
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LAKESHORE DEVELOPMENT



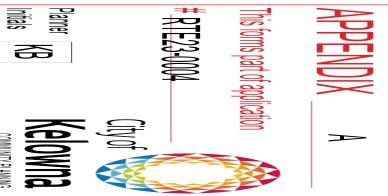
Robert Cesnik

Robert Cesnik

Project Architect Geotechnical Engineer

Envelope Consultant GHL Consultants Ltd.

ISSUED FOR DEVELOPMENT PERMIT MINOR AMENDMENT

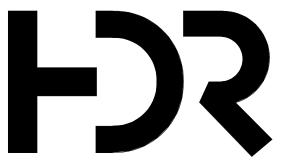


SITE - PLAN - LEVEL 04 REVISED

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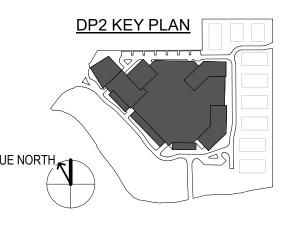
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LAKESHORE DEVELOPMENT



Robert Cesnik

Robert Cesnik

Project Architect Geotechnical Engineer

GHL Consultants Ltd.

ISSUED FOR DEVELOPMENT PERMIT MINOR AMENDMENT



SITE - PLAN - LEVEL 05 REVISED

1:500

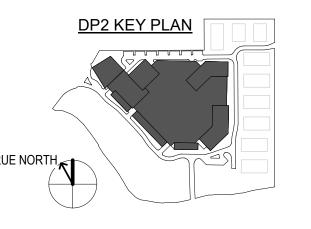
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LAKESHORE DEVELOPMENT



Robert Cesnik

Robert Cesnik

Project Architect Geotechnical Engineer

GHL Consultants Ltd.

ISSUED FOR DEVELOPMENT PERMIT MINOR AMENDMENT



SITE - PLAN - LEVEL 06 REVISED

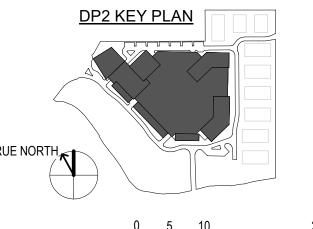
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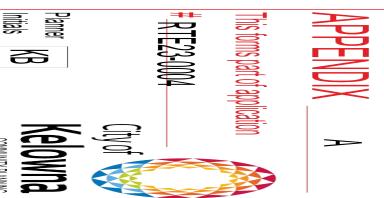
LAKESHORE DEVELOPMENT



Robert Cesnik Robert Cesnik

Geotechnical Engineer

GHL Consultants Ltd.

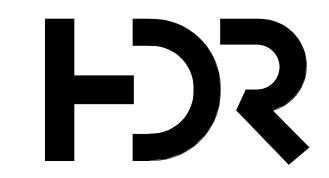


SITE - PLAN - LEVEL 07 - TYPICAL

1:500

A-117

		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
DP2			
	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 Reg'd	17	17
	CRU/Commercial - Total Net Area (SM)	824	824
	Total DP2 # Units	523	444
	Total DP2 Parking Stalls Req'd	660	
	Total DP2 Parking Stalls Provided	1,266	1,197
	Total DP2 NET Area (SM)	37,829	32,267





CD24 LAKESHORE DEVELOPMENT DP2



Project Manager Project Designer Project Architect Landscape Architect Civil Engineer Structural Engineer Mechanical Engineer Electrical Engineer Plumbing Engineer Geotechnical Engineer

Robert Cesnik WSP Aplin Martin Consultants Glotman Simpson TBD TBD TBD

Al Bushby Robert Cesnik

Geo Pacific Engineering Inc. TBD GHL Consultants Ltd.

Sheet Reviewer

Code Consultant

Envelope Consultant

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

APPENDIX This forms part of application # RTE23-0004

NP

Planner Initials KB

10268137 25/06/21

Sheet Name



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

Scale

Sheet Number FIG-01

REF 01		DP AMENDMENT	DP ORIGINAL
	T3 - Total # Units	127	120
	T3 - Total # Parking Stalls Req'd	160	151
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	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	1,196
	Total DP2 NET Area (SM)	37,829	32,267

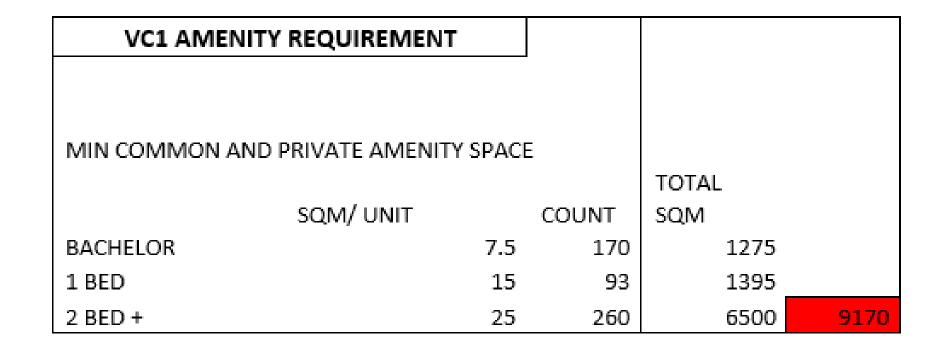
REF 02

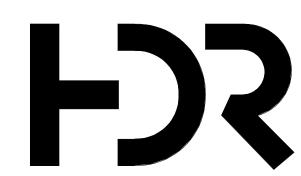
SITE AREA COVERAGE: DP2 TOTAL SITE AREA COVERAGE = 21,335 SM (229,648 SF) DP2 TOTAL % COVERAGE OF BUILDINGS ON SITE (DP1+2+3) = 31%



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.

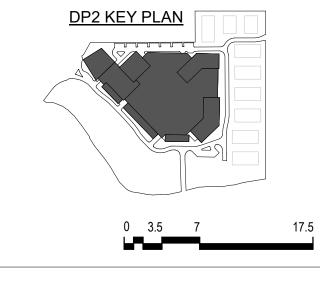




HDR Penticton Studio 210 Hastings Ave Penticton, BC, V2A 2V6



CD24 LAKESHORE DEVELOPMENT DP2



2024-06-11 ISSUED FOR MUNICIPAL REVIEW



City of Kelowna COMMUNITY PLANNING Planner Initials

REVISED DP2 STATS



FIG-01

SCHEMATIC DESIGN

REF 02

Section 14.10 – Subdivision Regulations						
	m =	metres / m ² = square metr				
Zones	Minimum Lot Width	Minimum <u>Lot</u> <u>Depth</u>	Minimum <u>Lot</u> <u>Area</u> .1	Maximum <u>Lot</u> <u>Area</u>		
C1	40.0 m except 18.0 m if site abuts a lane.	30.0 m	830 m ²	1,500 m ²		
C2	40.0 m except 30.0 m if site abuts a lane.	30.0 m	1,000 m ²	n/a		
CA1	40.0 m except 13.0 m if site abuts a lane.	30.0 m	1,200 m ² except 460 m ² if site abuts a lane.	n/a		
VC1 Village Centre	25.0 m	30.0 m	750 m ²	n/a		
UC1 (Downtown)	6.0 m	30.0 m	200 m ²	n/a		
UC2 (Capri /Landmark)						
UC3 (Midtown)	40.0 m except 13.0 m	30.0 m	1,200 m ² except 460 m ² if site	n/a		
UC4 (Rutland)	if site abuts a lane.		abuts a lane.			
UC5 (Pandosy)						
l1			2,000 m ²	n/a		
12	40.0 m	35.0 m	4,000 m ²	n/a		
13			8,000 m ²	n/a		
14	100.0 m	1000.0 m	10,000 m ² n/a			
P1	13.0 m	30.0 m	460 m ²	n/a		
P2	18.0 m	30.0 m	660 m ²	n/a		
P3	n/a	n/a	n/a			
P4	n/a	n/a	n/a			
P5	13.0 m	30.0 m	460 m ²	n/a		
HD1	30.0 m	30.0 m	n/a			
HD2	30.0 m	30.0 m	900) m²		
W1	n/a	n/a	n	/a		
W2	n/a	n/a	n	/a		

Section 14.11 – Commercial and Urban Centre Zone Development Regulations m = metres / m² = square metres									
Cuitauia			RE	F 02	Zon	ies			
Criteria	C1	C2	CA1	VC1	UC1	UC2	UC3	UC4	UC5
Max. Site Coverage of all Buildings	50%	65%	75%	75%	100%	100% or 85%	100% or 85% .13	100% or 85% .13	100% or 85% ^{.13}
Max. Site Coverage of all Buildings, Structures, and Impermeable Surfaces	70%	85%	85%	85%	100%	100% or 90% ^{.9}	100% or 90% ^{.9}	100% or 90% ^{.9}	100% or 90% ^{.9}
Max. Density and Max. Height		See Section 14.14 for Density and Height Regulations							
Min. Front Yard and Flanking Side Yard Setback	2.0 m	2.0 m	3.0 m .1, .12	3.0 m .1 , .12	0.0 m .2, .12	3.0 m .1, .2, .12	3.0 m .1, .2, .12	3.0 m .1, .2, .12	3.0 m ^{.1} , .2,
Min. Building Stepback from Front Yard and Flanking Side Yard	n/a	n/a	3.0 m	3.0 m	n/a	n/a	n/a	n/a	n/a
Min. Side Yard Setback	3.0 m	0.0 m	3.0 m	3.0 m .6, .8	0.0 m .2, .3	0.0 m	3.0 m .2, .3	0.0 m .2, .3	0.0 m ^{.2} , .3
Min. Rear Yard Setback	3.0 m	0.0 m	4.5 m .5, .7	4.5 m .7, .8	0.0 m	0.0 m	3.0 m .2, .4	0.0 m .2, .4	0.0 m ^{.2} , .4
Min. Common and Private Amenity Space	n/a n/a 7.5 m² per bachelor dwelling unit 15.0 m² per 1-bedroom dwelling unit 25 m² per dwelling unit with more than 1-bedroom								
Min. Accessory Buildings / Structures Setbacks	An accessory building or structure shall follow the setbacks within that zone except the setback shall not be less than 1.6 m when abutting a urban residential or rural residential zone.								
COMMON AND PRIV									

spaces, which is developed for the recreational use of the residents and includes: indoor common amenity space, outdoor common space, common terraces, common rooftop spaces, private decks, level landscaped recreation areas, and balconies. Landscaped areas required in Section 7 cannot be counted
landscaped recreation areas, and balconies. Landscaped areas required in Section 7 cannot be counted
towards common and private amenity space.

Section 14.11 – Commercial and Urban Centre Zone Development Romann = metres / m² = square metres				
	Zones			
Criteria	C1 C2 CA1 VC1 UC1 UC2 UC3 UC4 UC5			
Upper Floor Setbacks	For any portion of a building abutting a street a 3.0 m setback is required for			
Corner Lots	any portion of the building above the lesser of 16 m or four storeys. For any building greater than 18.0 m or 4.5 storeys and located on a corner lot, there shall be a triangular setback 4.5 m in length along the lot lines that meet at each corner of an intersection. This setback will only be required at the first storey. See Visual Example of Corner Lot Setbacks (Figure 9.11.1).			
Urban Plazas	Any site within an urban centre larger than 1 acre with a building length larger than 100 m shall provide an urban plaza at grade.			
Tall Building Regulations	For tower and podium regulations refer to Section 9.11 Tall Building Regulations.			
Min. and Max. Commercial or Residential Floor Area based on Fronting Street Type	The commercial and residential principal use floor area restriction is based on street type as defined in the City of Kelowna's Official Community Plan (See Maps: 4.2 Downtown, 4.4 Capri-Landmark, 4.6 Pandosy, 4.8 Rutland, & 4.10 Midtown). Secondary uses are permitted in accordance with Section 14.9. Any building on streets classified as a: • High Streets or Retail Streets shall provide ground-floor commercial principal uses, which must occupy a minimum of 90% of the street frontages. Access driveways or other portions of the street frontage not used as a building will not be considered for the purpose of this calculation. Any combination of commercial and residential principal uses is permitted above the ground-floor. • Mixed Streets can contain any combination of commercial and residential principal uses at the ground floor and above. • Mixed Residential Streets can contain any combination of ground-floor commercial or residential principal uses. One hundred percent (100%) of the floor area above the ground-floor shall be residential principal uses. • Residential Streets shall contain one hundred percent (100%) of the floor area as residential principal uses.			
Max. Parkade Exposure	On the first floor, there shall be no parkade exposure to the primary street and the secondary street may have up to 25% of that frontage (access driveways will not be considered as exposure).			

	Table 8.3.2 Commercial m ² = square metres			
Land Use / Type of Davidenment	Parking Requirement No	nent NOTE: GFA = gross floor area		
Land Use / Type of Development	Minimum	Maximum		
Boat Storage	1.0 space per 10 boat storage spaces plus 2 spaces for employees	1.25 spaces per 10 boat storage spaces plus 2 spaces for employees		
Hotels / Motels	0.8 spaces per sleeping units plus requirements of other uses in the UC1 zone; 1.0 space per sleeping unit plus requirements of other uses in all other zones	1.5 spaces per sleeping units, plus requirements of other uses		
All commercial uses in the UC1 zone even if listed separately below .1, .2	0.9 spaces per 100 m² GFA	3.0 spaces per 100 m² GFA		
All commercial uses in the UC2, UC3, UC4, UC5, and VC1 zone even if listed separately below .1, .2	1.3 spaces per 100 m ² GFA · ³	4.5 spaces per 100 m² GFA		
All commercial uses in the CD22 zone even if listed separately below .1, .2	1.0 spaces per 100 m² net floor area	4.5 spaces per 100 m² GFA		
All commercial uses in the CD26 zone even if listed separately below .1, .2	1.75 parking spaces per 100 m ² GFA	4.5 spaces per 100 m² GFA		
Animal Clinics, Major and Minor Health Services (includes dental offices, surgeries, and similar uses)	3.0 spaces per 100 m ² GFA,	5.0 spaces per 100 m² GFA		
Food Primary Establishment Liquor Primary Establishment	2.5 spaces per 100 m ² GFA or 5.0 spaces (whichever is greater)	4.5 spaces per 100 m ² GFA,		
Fleet Services	2.0 spaces per 100 m ² GFA; or 1 spaces per vehicle in fleet plus 1 per employee on duty (whichever is greater)	2.5 spaces per 100 m ² GFA; o 1.25 spaces per vehicle in flee plus 1.25 spaces per employe on duty (whichever is greater		
Personal Services Establishment	2.5 spaces per 100 m² GFA	4.5 spaces per 100 m² GFA		

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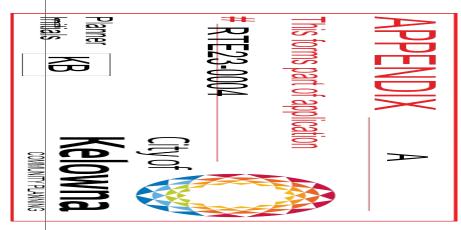
REF 01 824m2 total 17 stalls provided

min = 10.7 stalls max = 37.1 stalls



CD24 LAKESHORE DEVELOPMENT - DP2

1 2024-06-11 ISSUED FOR MUNICIPAL REVIEW



COMMUNITY PLANNING	Kelowna	City of	of application	M A
YPLANNING				

SITE STATISTICS VC1

As indicated Sheet Number

		Sect	ion 14.14 – Density and Height m = metres / m ² = square metres		
Zones	Min. Density (if applicable) & Max. Base Density <u>FAR</u> .1, .7	Max. Public Amenity & Streetscape Bonus FAR	Max. Rental or Affordable Housing Bonus FAR	Max. Base <u>Height</u> 1,.7	Max. <u>Height</u> with Bonus <u>FAR</u>
C1	0.75 FAR	n/a	n/a	3 storeys & 12.0 m	No additional height
C2	0.9 FAR, except 1.0 for Hotels	An additional 0.25 FAR .3	An additional 0.3 FAR for rental only projects or affordable housing ³	3 storeys & 12.0 m	Only Hotels qualify for an 3 additional storeys & 12 m ^{.3}
CA1	Min. Density for lots fronting a Transit Supportive Corridor and with a lane = 4.75 units per 1,000 m² and a Min. 1,050 m² lot area .5, .9 Min. Density for lots fronting a Transit Supportive Corridor and without a lane = 3.1 units per 1,000 m² and a Min. 1,600 m² lot area .5, .9 Max. Base FAR = 1.6 FAR except 1.8 FAR when lot is fronting a Transit Supportive Corridor .9 See Underground Parking Base FAR Adjustments .12	An additional 0.25 FAR ^{.3}	An additional 0.3 FAR for rental only projects or affordable housing ^{.3}	3 storeys & 12.0 m for lots less than 1,050 m² 4 storeys & 18.0 m for lots 1,050 m² or greater 6 storeys & 22 m for any lot size fronting a Transit Supportive Corridor .4	3 additional storeys & 12 m ^{.2} , .3 or 6 additional storeys & 22 ^{.3} , .6
VC1	Cook Truswell Village Centre = 1.5 FAR .9 Lakeshore Village Centre = 1.5 FAR except 1.75 FAR when lot is fronting a Transit Supportive Corridor .9 Glenmore Village Centre = 1.8 FAR .9 Guisachan Village Centre = 1.5 FAR, except 1.8 FAR when lot is fronting a Transit Supportive Corridor .9 University Village Centre = 1.5 FAR .9 Black Mountain Village Centre = 1.8 FAR .9 The Ponds Village Centre = 1.5 FAR .9 See Underground Parking Base FAR Adjustments .12	An additional 0.25 FAR ^{.3}	An additional 0.3 FAR for rental only projects or affordable housing ^{.3}	Cook Truswell Village Centre = 6 storeys & 22 m Lakeshore Village Centre = 4 storeys & 18 m except 6 storeys & 22 m when lot is fronting a Transit Supportive Corridor Glenmore Village Centre = 6 storeys & 22 m Guisachan Village Centre = 4 storeys & 18 metres except 6 storeys & 22 m when lot is fronting a Transit Supportive Corridor University Village Centre = 4 storeys & 18 m Black Mountain Village Centre = 6 storeys & 22 m The Ponds Village Centre = 4 storeys & 18 m	No additional height

Table 6.8.a Density Bonus .1 m = metres / m ² = square metres		
Building Form & Location	Payment Rate to qualify for Density Bonusing	
Infill and Townhouse Developments outside an Urban Centre	\$10 per m ² of lot area .1, .2	
Apartment and Mixed Use Buildings outside an Urban Centre and outside a Village Centre	\$20 per m ² of lot area .1, .2	
Commercial & Industrial Developments outside an Urban Centre	\$20 per m ² of lot area .1, .2	
Developments within VC1- Village Centre	\$20 per m ² of lot area .1, .2	
Developments within UC1 – Downtown Urban Centre	\$50 per m² of lot area .1, .2	
Developments within UC2 – Capri-Landmark Urban Centre	\$50 per m ² of lot area .1, .2	
Developments within UC3 – Midtown Urban Centre	\$20 per m ² of lot area .1, .2	
Developments within UC4 – Rutland Urban Centre	\$20 per m ² of lot area .1, .2	
Developments within UC5 – South Pandosy Urban Centre	\$20 per m ² of lot area .1, .2	
FOOTNOTES (Section 6.8.a):		
.1 The payments stated are for the year 2022. The January 1st. All payments will be rounded to the	payments will increase by two percent (2%) every nearest five (5) dollars.	
.2 For the purpose of calculating the density bonut the lot that are subject to a no build or a no dist		

Section 14.1 – Core Area and Other Zone Categories		
Category	Zones	
Commercial Zones	C1 – Local & Neighbourhood Commercial C2 – Vehicle Oriented Commercial	
Cora Area Zones	CA1 – Core Area Mixed Use	
Village Centre Zones	VC1- Village Centre	
Urban Centre Zones	UC1 – Downtown Urban Centre UC2 – Capri-Landmark Urban Centre UC3 – Midtown Urban Centre UC4 – Rutland Urban Centre UC5 – Pandosy Urban Centre	
Industrial Zones	I1 – Business Industrial I2 – General Industrial I3 – Heavy Industrial I4 – Natural Resource Extraction	
Institutional Zones	P1 – Major Institutional P2 – Education and Minor Institutional P3 – Parks and Open Space P4 – Utilities P5 – Municipal District Park	
Health District Zones	HD1 – Kelowna General Hospital HD2 - Residential and Health Support Services	
Water Zones	W1 – Recreational Water Use W2 – Intensive Water Use	

Section 14.8 – Core Area and Other Sub-Zones Categories		
	Category	Zones
	Commercial, Core Area, and Village Centres	C1 – Local & Neighbourhood Commercial • rcs – Retail Cannabis Sales C2 – Vehicle Oriented Commercial • rcs – Retail Cannabis Sales • dt – Drive Through CA1 – Core Area Mixed Use • r – Rental Only • rcs – Retail Cannabis Sales • dt – Drive Through VC1 – Village Centre • r – Rental Only • rcs – Retail Cannabis Sales • dt – Drive Through VC1 – Village Centre • r – Rental Only • rcs – Retail Cannabis Sales • fg – Fueling and Gas Stations • dt – Drive Through
L	Jrban Centre	 UC1 – Downtown Urban Centre r – Rental Only rcs – Retail Cannabis Sales gg – Gaming and Gambling a – Arena fg – Fueling and Gas Stations dt – Drive Through

Section 14.2 – Commercial, Core Area, and Village Centre Zone Purposes		
Zones	Purpose	
C1 – Local & Neighbourhood Commercial	The purpose is to provide a zone for the commercial developments outside the Core Area to provide a range of services needed on a day-to-day basis by residents within their neighbourhoods. Generally, building scale includes 2 storey structures with primary commercial accessed at ground level. Residential can be considered on second floors above commercial services.	
C2 – Vehicle Oriented Commercial	The purpose is to provide a commercial zone used to accommodate a mix of vehicle oriented commercial land uses along corridor routes and highways. Building scale generally includes two storey buildings with potential for office related uses on upper floors.	
CA1 – Core Area Mixed Use	The purpose is to provide a mixed commercial and residential zone for developments within the Core Area and outside urban centres. Buildings up to 4 storeys will be generally permissible with Buildings up to 6 storeys in certain circumstances based on development policy guidance from the OCP. A further increase to 12 storeys will be acceptable on key Transit Supportive Corridors and within close proximity to transit and Urban Centres.	
VC1- Village Centre	The purpose is to provide a zone with an integrated design for a comprehensive mixed-use area which can include a variety of uses as specified to each Village Centre (as identified with the OCP).	

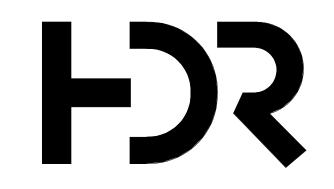
This plan has been amended by:
File No. : DP21-0183-01

AMENDED DEVELOPMENT

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SCHEMATIC DESIGN





LAKESHORE DEVELOPMENT DP2



Geo Pacific Engineering Inc.

Robert Cesnik

Robert Cesnik

Project Manager Project Designer Project Architect Landscape Architect Civil Engineer Structural Engineer Mechanical Engineer Electrical Engineer Plumbing Engineer Geotechnical Engineer **Envelope Consultant**

Code Consultant GHL Consultants Ltd.

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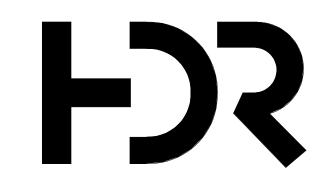


REVISED DESIGN
-CHANGES HIGHLIGHTED IN PACKAGE

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

SCHEDULE This forms part of application #<u>DP21-0183-01</u> Kelowna DEVELOPMENT PLANNING Planner Initials TC

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LAKESHORE DEVELOPMENT DP2



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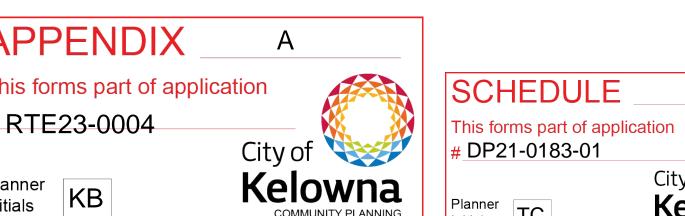
Aplin Martin Consultants

GHL Consultants Ltd.

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AERIAL PERSPECTIVE - REVISED DP







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FIG-05

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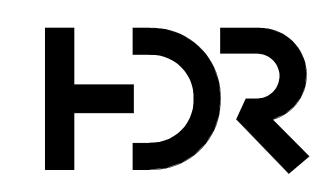
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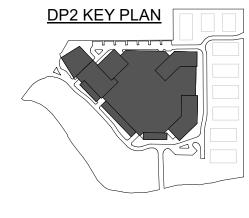
REVISED DESIGN
- REDUCTION OF BALCONY DEPTH
- ELIMINATION OF HORIZONTAL UPSTAND



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Envelope Consultant Code Consultant GHL Consultants Ltd.

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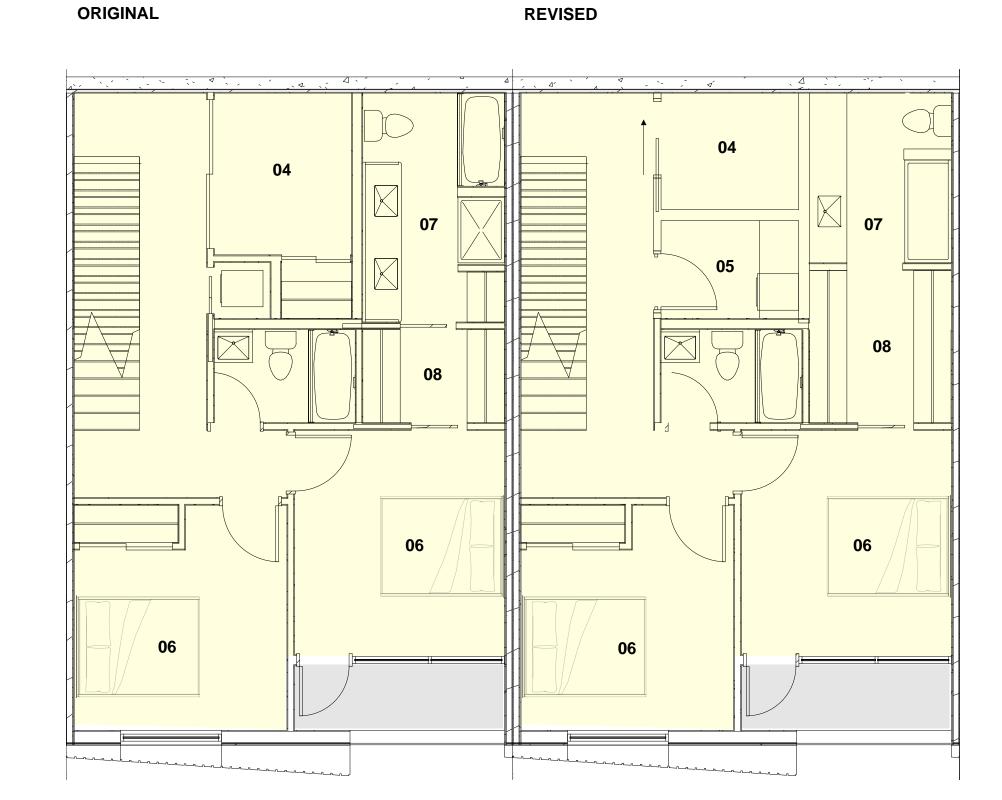
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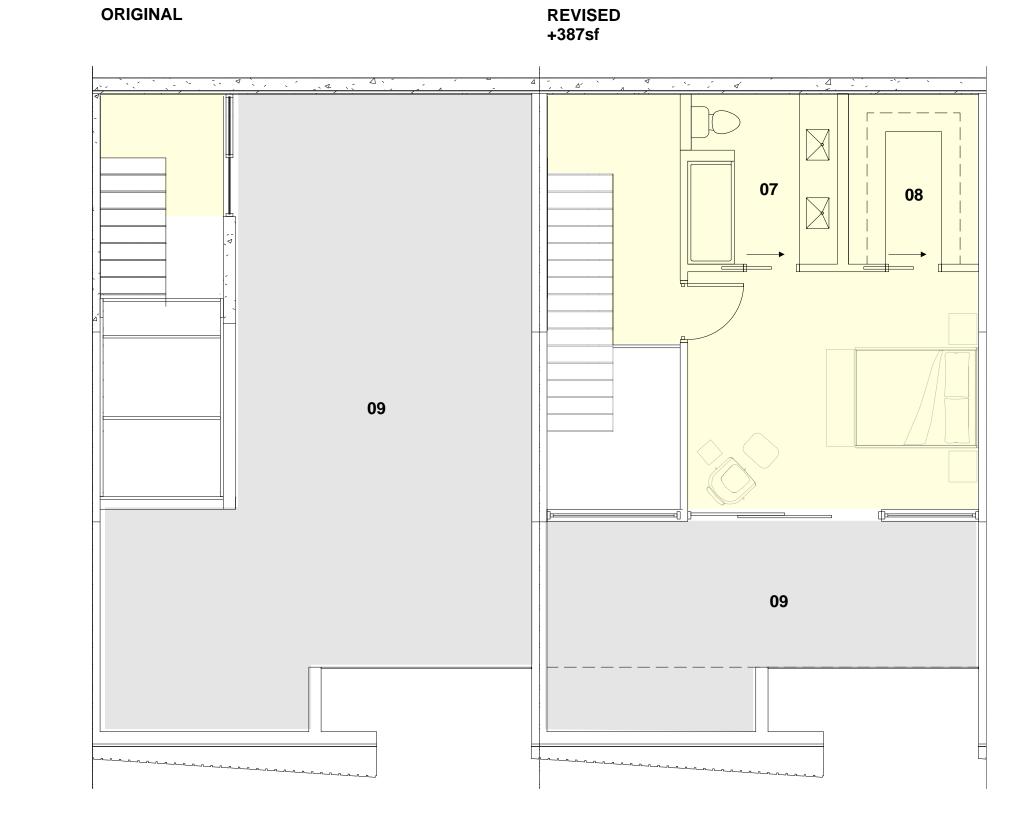
TOWER FACADE VALUE ENGINEERING STUDY

Sheet Number

FIG-06

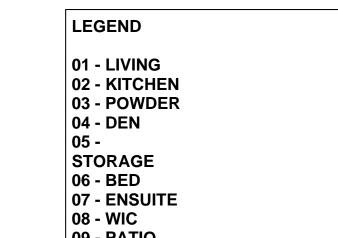
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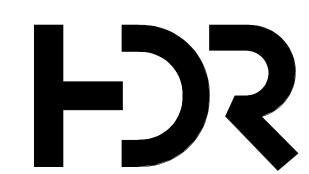








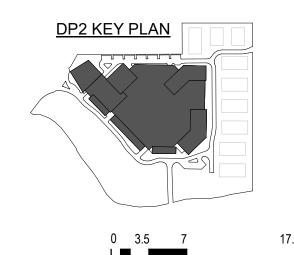




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MINOR AMENDMENT

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FORM PART OF THIS APPLICATION

Kelowna

Project Numbe Original Issue

Planner Initials TC

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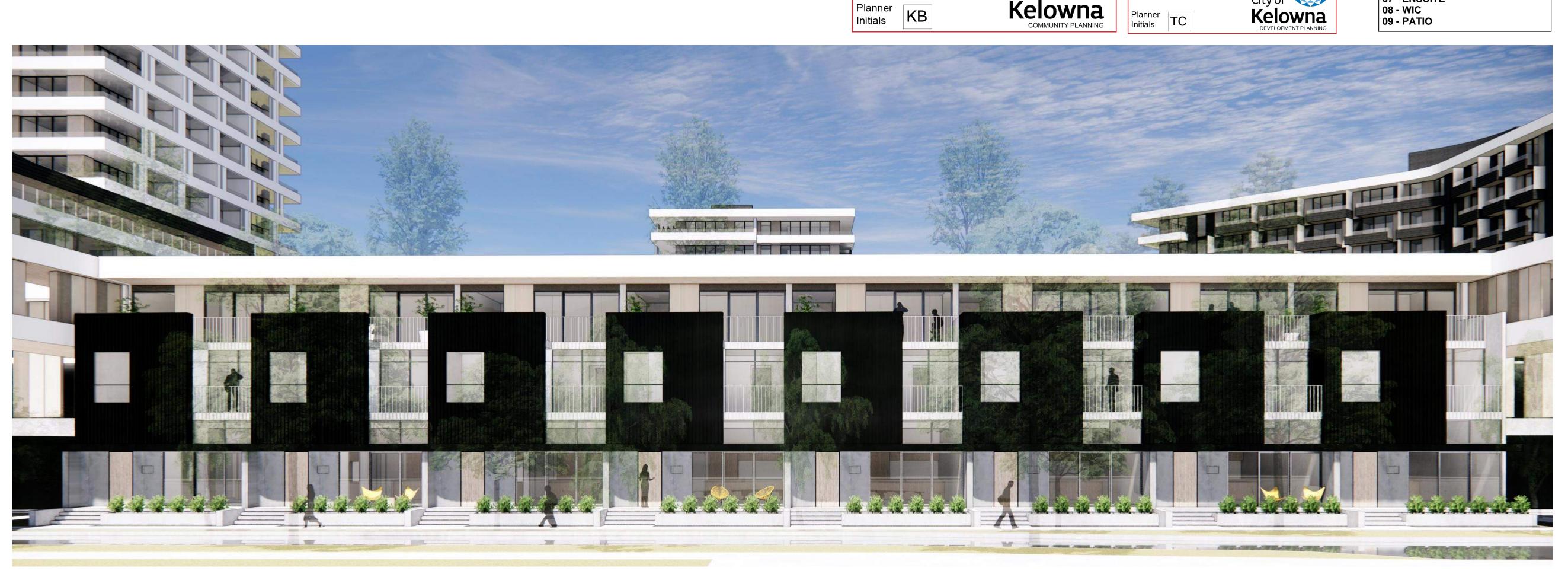
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FIG-07



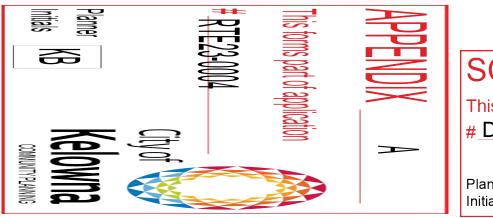
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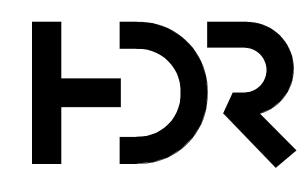
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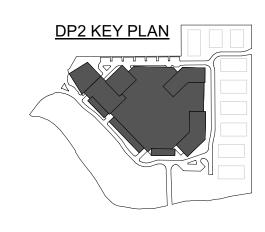




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CD24 LAKESHORE DEVELOPMENT DP2



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TBD
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Geo Pacific Engineering Inc
TBD

GHL Consultants Ltd.

Sheet Reviewer

Code Consultant

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2 2024-04-30

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MINOR AMENDMENT

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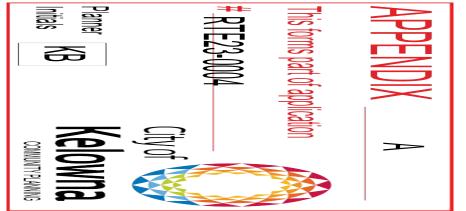
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A-120R

EAST ELEVATION



NORTH ELEVATION



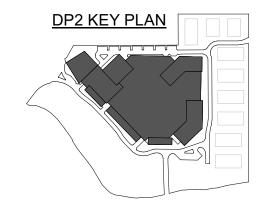




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LAKESHORE DEVELOPMENT



Project Manager **Project Designer** Project Architect Landscape Architect Civil Engineer Structural Engineer Mechanical Engineer **Electrical Engineer** Plumbing Engineer

Robert Cesnik WSP Aplin Martin Consultants Glotman Simpson TBD TBD

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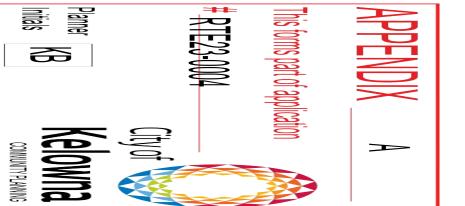
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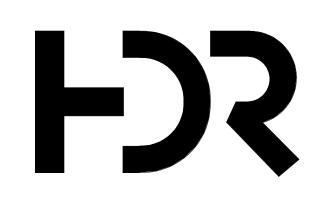
SOUTHEAST ELEVATION

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CD24 LAKESHORE DEVELOPMENT DP2



0 3.5 7 17 ger Al Bushby

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Civil Engineer
Structural Engineer
Mechanical Engineer
Plumbing Engineer
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Envelope Consultant
Code Consultant

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6-30 MINOR AMENDMENT

Project Number

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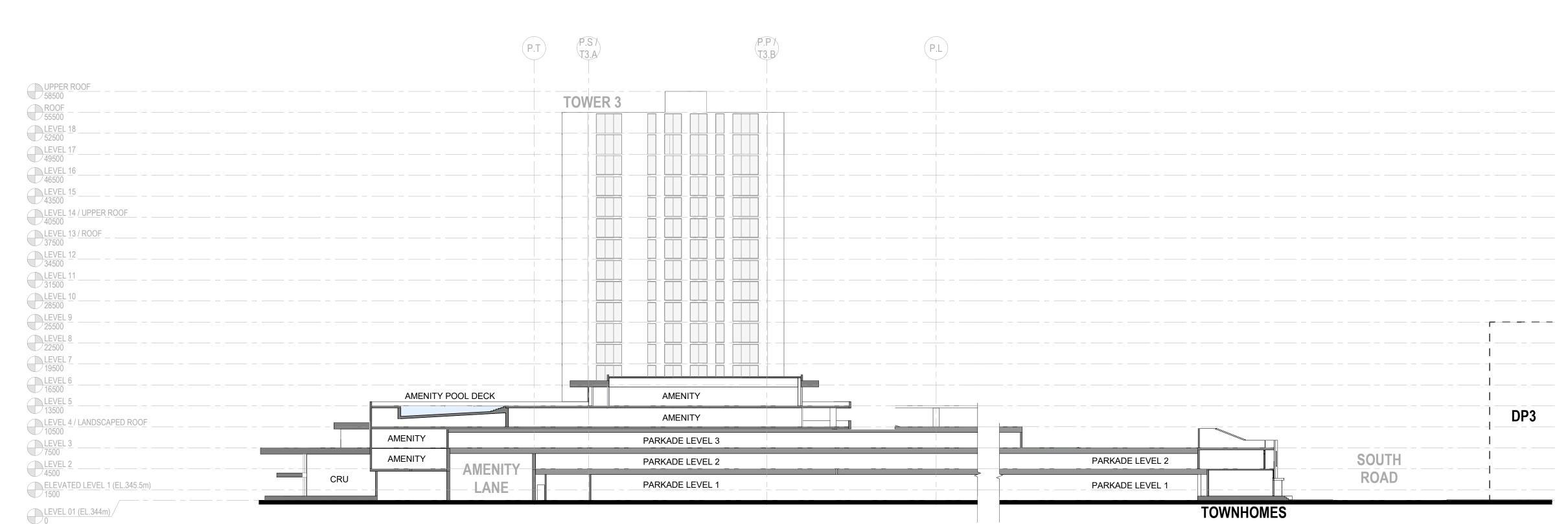
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A-122R



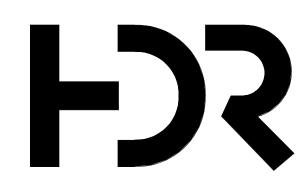




SITE - GENERAL SECTION 2



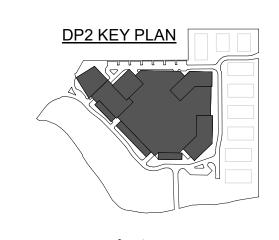




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CD24 LAKESHORE DEVELOPMENT DP2



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Civil Engineer
Structural Engineer
Mechanical Engineer
B Electrical Engineer
Plumbing Engineer
Geotechnical Engineer
Envelope Consultant
Code Consultant

TBD
TBD
TBD
Geo Pacific Engineering Inc

GHL Consultants Ltd.

Glotman Simpson

Sheet Reviewer

MARK DATE
1 2021-06-25
2 2024-04-30

DESCRIPTION

3-25 ISSUED FOR DEVELOPMENT PERM
4-30 ISSUED FOR DEVELOPMENT PERM
MINOR AMENDMENT

roject Number

SITE - SECTIONS REVISED

10268137 25/06/21

1:350
Sheet Number **A-130R**

SITE - GENERAL SECTIONS 3

P.87 P.4/ **TOWER 3 AMENITY** BUILDING **AMENITY AMENITY AMENITY** WILSON CREEK **AMENITY** PARKADE LEVEL 3 **GREENSPACE** NORTH AMENITY **ROAD AMENITY LANE** LOBBY T3 LOBBY

APPENDIX A

This forms part of application

RTE23-0004

City of Kelowna COMMUNITY PLANNING

SCHEDULE

This forms part of application

DP21-0183-01

City of

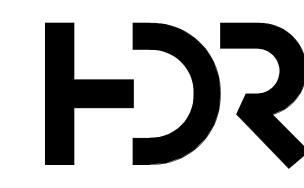
Planner Initials

TC

Kelowna

DEVELOPMENT PLANNING

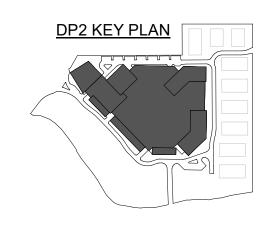




HDR Penticton Studio 210 Hastings Ave Penticton, BC, V2A 2V6



CD24 LAKESHORE DEVELOPMENT DP2



0 3.5 7 17.

Project Manager
Project Designer
Project Architect
Landscape Architect
Civil Engineer
Structural Engineer
Mechanical Engineer
B Electrical Engineer
Plumbing Engineer
Geotechnical Engineer
Envelope Consultant

Glotman Simpson
TBD
TBD
TBD
TBD
TBD
Geo Pacific Engineering Inc

Robert Cesnik

Robert Cesnik

Code Consultant GHL Consultants Ltd.

Sheet Reviewer

ARK DATE
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2 2024-04-30

DESCRIPTION

ISSUED FOR DEVELOPMENT PERMIT

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MINOR AMENDMENT

Project Number Original Issue

10268137 25/06/21

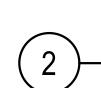
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SITE - SECTIONS REVISED

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1:350
Sheet Number

A-131R

Project Status
SCHEMATIC DESIGN



SITE - GENERAL SECTION 4

1 : 350

LEVEL 01 (EL.344m)

68137_2020-019_RE-HiawathaTowers_2020/10