



SCHEDULE "B"

Revitalization Tax Exemption Agreement

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

BETWEEN:

1247752 B.C. LTD., INC.NO.BC1247752
550 Doyle Avenue
Kelowna, BC
V1Y 7V1

AND:

1267320 B.C. LTD., INC.NO BC1267320
550 Doyle Avenue
Kelowna, BC
V1Y 7V1

(collectively, the "Owner")

AND:

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

(the "City")

GIVEN THAT:

- A. The Owner is the registered owner in fee simple of lands in the City of Kelowna at 1355 St Paul Street legally described as LOT 2, PLAN EPP123577, DISTRICT LOT 139 (the "Parcel");
- B. Council has established a revitalization tax exemption program and has included within the Revitalization Tax Exemption Program Bylaw No. 12561 the designation of areas which include the Parcel as a revitalization area; and
- C. The Owner proposes to construct new improvements on the Parcel as described in Appendix "A" attached to and forming part of this agreement (the "Project") and has applied to the City to take part in the revitalization tax exemption program in respect of the Project and the City has agreed to accept the Project under the program;

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

1. **The Project** – the Owner will use its best efforts to ensure that the Project is constructed, maintained, operated and used in a fashion that will be consistent with and will foster the objectives of the revitalization tax exemption program, as outlined in the Revitalization Tax Exemption Program Bylaw No. 12561 (the "Bylaw"). Without limiting the generality of the foregoing, the Owner covenants to use its best efforts to ensure that the Project will:
 - a. Construct and operate 384 units of purpose-built market rental housing with a mixture of studio, 1, 2 and 3 bedroom apartments, within a 40 storey concrete building with on-site parking and in-building amenity spaces.
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 the Bylaw, 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 Owner must submit a copy of the Occupancy Permit and Title Certificate dated within 30 days to the City of Kelowna's Revenue Branch within 48 months from the date the Agreement is executed.
6. **Calculation of Revitalization Tax Exemption** – the amount of the Tax Exemption shall be equal to:
 - a) For Purpose-Built Rental Housing Projects within the Core Area, Glenmore Valley Village Centre and University South Village Centre as identified in Schedule A, 100% of the Revitalization Amount on the parcel which can be attributed to residential land uses.
7. **Term of Tax Exemption** – provided the requirements of this agreement, and of the Bylaw, 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, 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. 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:
 - a. on the written request of the Owner;
 - b. effective immediately upon delivery of a notice of cancellation to the Owner if at any time any of the conditions in the Tax Exemption Certificate are not met; or
 - c. If the Owner is subject to an operating agreement with the Provincial Rental Housing Corporation and is not in compliance with the operating agreement.

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

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

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

1247752 B.C. LTD., INC.NO.BC1247752
550 Doyle Avenue
Kelowna, BC
V1Y 7V1

AND

1267320 B.C. LTD., INC. NO BC1267320
550 Doyle Avenue
Kelowna, BC
V1Y 7V1

Attention: Stefan Hertel
Phone: 604-626-7598
Email: shertel@missiongroup.ca

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 enure to the benefit of and be binding upon the parties hereto and their respective successors and permitted assigns.
22. The maximum Revitalization Tax Exemption authorized by this agreement 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

SCHEDULE

A

This forms part of application

RTE25-0002

Planner
Initials

KB

City of
Kelowna
COMMUNITY PLANNING



- b. the calendar year in which the construction or alteration, as outlined under Section 1 of this agreement, is completed.
23. The Property's assessed value of improvements must not be reduced below the amount assessed in the calendar year prior to construction or alteration, as a result of the Revitalization Tax Exemption.



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

Executed by the CITY OF KELOWNA by
Its authorized signatories:

Name:

Name:

Position:

Position:

Executed by 1247752 B.C. LTD., INC.NO.BC1247752 and 1267320 B.C. LTD., INC.NO BC1267320 by its Authorized signatories:



Name: Luke Turri

1247752 B.C. Ltd.

Position: President



Name: Andrew Kurbis
Andrew Kurbis (Mar 20, 2025 16:28 PDT)

Director

Name:

Position:

Appendix "A": Plans and Specifications

1355 St Paul October 15, 2024

PROJECT SUMMARY

Project Name: 1355 St Paul
 Project Address: 1355 St Paul St, Kelowna, BC V1Y 2E1
 Legal Description: LOT 2, PARCEL A, (KK73272) DISTRICT LOT 139, O.D.Y.D., PLAN KAP45917
 Zoning: UC1
 Max FAR: 8.70 (Base 7.2 with 1.2 Streetscape Bonus)
 Max FAR (m²): 31368.3
 Proposed FAR: 5.76
 Site Area m²: 3605.6
 Site Area ft²: 38809.9
 Site Coverage: 95.3%
 Building Height (m): 117.4
 Building Storeys: 40
 Residential Units: 384
 Parking Stalls: 323

FAR BREAKDOWN

Level	Geodetic Elevation (m)	Floor to Floor (m)	Number of Units	Parking / Service	Gross (m ²)				Exclusions (m ²)				FAR Area	Floorplate Efficiency	FAR (Commercial)	FAR (Residential)
					Common Areas	Commercial/Retail	Residential	Amenity	Total Gross Floor Area	Parking and Services	Common Areas	Amenity				
Level 40	458.716	3.21	0	0.00	112.69	0.00	0.00	657.24	769.93	0.00	112.69	657.24	769.93	0.00	0.00	
Level 39	455.592	3.21	11	0.00	128.31	0.00	575.52	0.00	703.83	0.00	128.31	0.00	128.31	575.52	81.8%	
Level 38	452.773	2.82	11	0.00	128.31	0.00	575.52	0.00	703.83	0.00	128.31	0.00	128.31	575.52	81.8%	
Level 37	449.953	2.82	11	0.00	128.31	0.00	575.52	0.00	703.83	0.00	128.31	0.00	128.31	575.52	81.8%	
Level 36	447.134	2.82	11	0.00	128.31	0.00	575.52	0.00	703.83	0.00	128.31	0.00	128.31	575.52	81.8%	
Level 35	444.315	2.82	11	0.00	128.31	0.00	575.52	0.00	703.83	0.00	128.31	0.00	128.31	575.52	81.8%	
Level 34	441.495	2.82	11	0.00	128.31	0.00	575.52	0.00	703.83	0.00	128.31	0.00	128.31	575.52	81.8%	
Level 33	438.676	2.82	11	0.00	128.31	0.00	575.52	0.00	703.83	0.00	128.31	0.00	128.31	575.52	81.8%	
Level 32	435.856	2.82	11	0.00	128.31	0.00	575.52	0.00	703.83	0.00	128.31	0.00	128.31	575.52	81.8%	
Level 31	433.037	2.82	11	0.00	128.31	0.00	575.52	0.00	703.83	0.00	128.31	0.00	128.31	575.52	81.8%	
Level 30	430.218	2.82	11	0.00	128.31	0.00	575.52	0.00	703.83	0.00	128.31	0.00	128.31	575.52	81.8%	
Level 29	427.398	2.82	11	0.00	128.31	0.00	575.52	0.00	703.83	0.00	128.31	0.00	128.31	575.52	81.8%	
Level 28	424.579	2.82	11	0.00	128.31	0.00	575.52	0.00	703.83	0.00	128.31	0.00	128.31	575.52	81.8%	
Level 27	421.759	2.82	11	0.00	128.31	0.00	575.52	0.00	703.83	0.00	128.31	0.00	128.31	575.52	81.8%	
Level 26	418.940	2.82	11	0.00	128.31	0.00	575.52	0.00	703.83	0.00	128.31	0.00	128.31	575.52	81.8%	
Level 25	416.121	2.82	11	0.00	128.31	0.00	575.52	0.00	703.83	0.00	128.31	0.00	128.31	575.52	81.8%	
Level 24	413.301	2.82	11	0.00	128.31	0.00	575.52	0.00	703.83	0.00	128.31	0.00	128.31	575.52	81.8%	
Level 23	410.482	2.82	11	0.00	128.31	0.00	575.52	0.00	703.83	0.00	128.31	0.00	128.31	575.52	81.8%	
Level 22	407.662	2.82	11	0.00	128.31	0.00	575.52	0.00	703.83	0.00	128.31	0.00	128.31	575.52	81.8%	
Level 21	404.843	2.82	11	0.00	128.31	0.00	575.52	0.00	703.83	0.00	128.31	0.00	128.31	575.52	81.8%	
Level 20	402.024	2.82	11	0.00	128.31	0.00	575.52	0.00	703.83	0.00	128.31	0.00	128.31	575.52	81.8%	
Level 19	399.204	2.82	11	0.00	128.31	0.00	575.52	0.00	703.83	0.00	128.31	0.00	128.31	575.52	81.8%	
Level 18	396.385	2.82	11	0.00	128.31	0.00	575.52	0.00	703.83	0.00	128.31	0.00	128.31	575.52	81.8%	
Level 17	393.565	2.82	11	0.00	128.31	0.00	575.52	0.00	703.83	0.00	128.31	0.00	128.31	575.52	81.8%	
Level 16	390.746	2.82	11	0.00	128.31	0.00	575.52	0.00	703.83	0.00	128.31	0.00	128.31	575.52	81.8%	
Level 15	387.927	2.82	11	0.00	128.31	0.00	575.52	0.00	703.83	0.00	128.31	0.00	128.31	575.52	81.8%	
Level 14	385.107	2.82	11	0.00	128.31	0.00	575.52	0.00	703.83	0.00	128.31	0.00	128.31	575.52	81.8%	
Level 13	382.288	2.82	11	0.00	128.31	0.00	575.52	0.00	703.83	0.00	128.31	0.00	128.31	575.52	81.8%	
Level 12	379.468	2.82	11	0.00	128.31	0.00	575.52	0.00	703.83	0.00	128.31	0.00	128.31	575.52	81.8%	
Level 11	376.649	2.82	11	0.00	128.31	0.00	575.52	0.00	703.83	0.00	128.31	0.00	128.31	575.52	81.8%	
Level 10	373.830	2.82	11	0.00	128.31	0.00	575.52	0.00	703.83	0.00	128.31	0.00	128.31	575.52	81.8%	
Level 09	371.010	2.82	11	0.00	128.31	0.00	575.52	0.00	703.83	0.00	128.31	0.00	128.31	575.52	81.8%	
Level 08	368.191	2.82	11	0.00	128.31	0.00	575.52	0.00	703.83	0.00	128.31	0.00	128.31	575.52	81.8%	
Level 07	365.371	2.82	11	0.00	128.31	0.00	575.52	0.00	703.83	0.00	128.31	0.00	128.31	575.52	81.8%	
Level 06	362.552	2.82	11	0.00	128.31	0.00	575.52	0.00	703.83	0.00	128.31	0.00	128.31	575.52	81.8%	
Level 05	359.733	2.82	10	0.00	158.32	0.00	560.83	0.00	715.15	0.00	158.32	0.00	158.32	560.83	78.0%	
Level P4	354.856	4.88	0	3300.01	137.38	0.00	0.00	0.00	3437.39	3300.01	137.38	0.00	3437.39	0.00	0.0%	
Level P3	352.011	2.85	0	3300.01	137.38	0.00	0.00	0.00	3437.39	3300.01	137.38	0.00	3437.39	0.00	0.0%	
Level P2	349.166	2.85	0	3274.14	136.96	0.00	0.00	0.00	3411.10	3274.14	136.96	0.00	3411.10	0.00	0.0%	
Main Floor	344.645	4.52	0	2117.17	631.59	624.62	0.00	164.70	3538.08	2117.17	631.59	164.70	2913.46	624.62	17.7%	
Total Height				117.36 m												
													FAR Proposed	20753.13		
													FAR Permitted	31368.31		

Level	Unit Mix				Total Units
	Bachelor	1 Bed	1 Bed + Den	2 Bed	
Level 40	0	0	0	0	0
Level 39	2	4	0	5	11
Level 38	2	4	0	5	11
Level 37	2	4	0	5	11
Level 36	2	4	0	5	11
Level 35	2	4	0	5	11
Level 34	2	4	0	5	11
Level 33	2	4	0	5	11
Level 32	2	4	0	5	11
Level 31	2	4	0	5	11
Level 30	2	4	0	5	11
Level 29	2	4	0	5	11
Level 28	2	4	0	5	11
Level 27	2	4	0	5	11
Level 26	2	4	0	5	11
Level 25	2	4	0	5	11
Level 24	2	4	0	5	11
Level 23	2	4	0	5	11
Level 22	2	4	0	5	11
Level 21	2	4	0	5	11
Level 20	2	4	0	5	11
Level 19	2	4	0	5	11
Level 18	2	4	0	5	11
Level 17	2	4	0	5	11
Level 16	2	4	0	5	11
Level 15	2	4	0	5	11
Level 14	2	4	0	5	11
Level 13	2	4	0	5	11
Level 12	2	4	0	5	11
Level 11	2	4	0	5	11
Level 10	2	4	0	5	11
Level 09	2	4	0	5	11
Level 08	2	4	0	5	11
Level 07	2	4	0	5	11
Level 06	2	4	0	5	11
Level 05	0	5	0	5	10
Level P4	-	-	-	-	0
Level P3	-	-	-	-	0
Level P2	-	-	-	-	0
Main Floor	-	-	-	-	0
					384
					100%

Setbacks	Required Min. at Grade		Proposed at Grade		Required Min. at 16m		Proposed at 16m	
	Imperial (ft)	Metric (m)	Imperial (ft)	Metric (m)	Imperial (ft)	Metric (m)	Imperial (ft)	Metric (m)
Triangular Set back	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Front Yard (St Paul Street)	0.0	0.0	0.0	0.0	9.8	3.0	18.2	5.5
Side Yard (1345 St Paul)	0.0	0.0	0.0	0.0	13.1	4.0	14.9	4.5
Side Yard (550 Doyle Ave.)	0.0	0.0	0.0	0.0	13.1	4.0	156.9	47.8
Rear Yard (Lane)	0.0	0.0	0.0	0.0	9.8	3.0	37.8	11.5

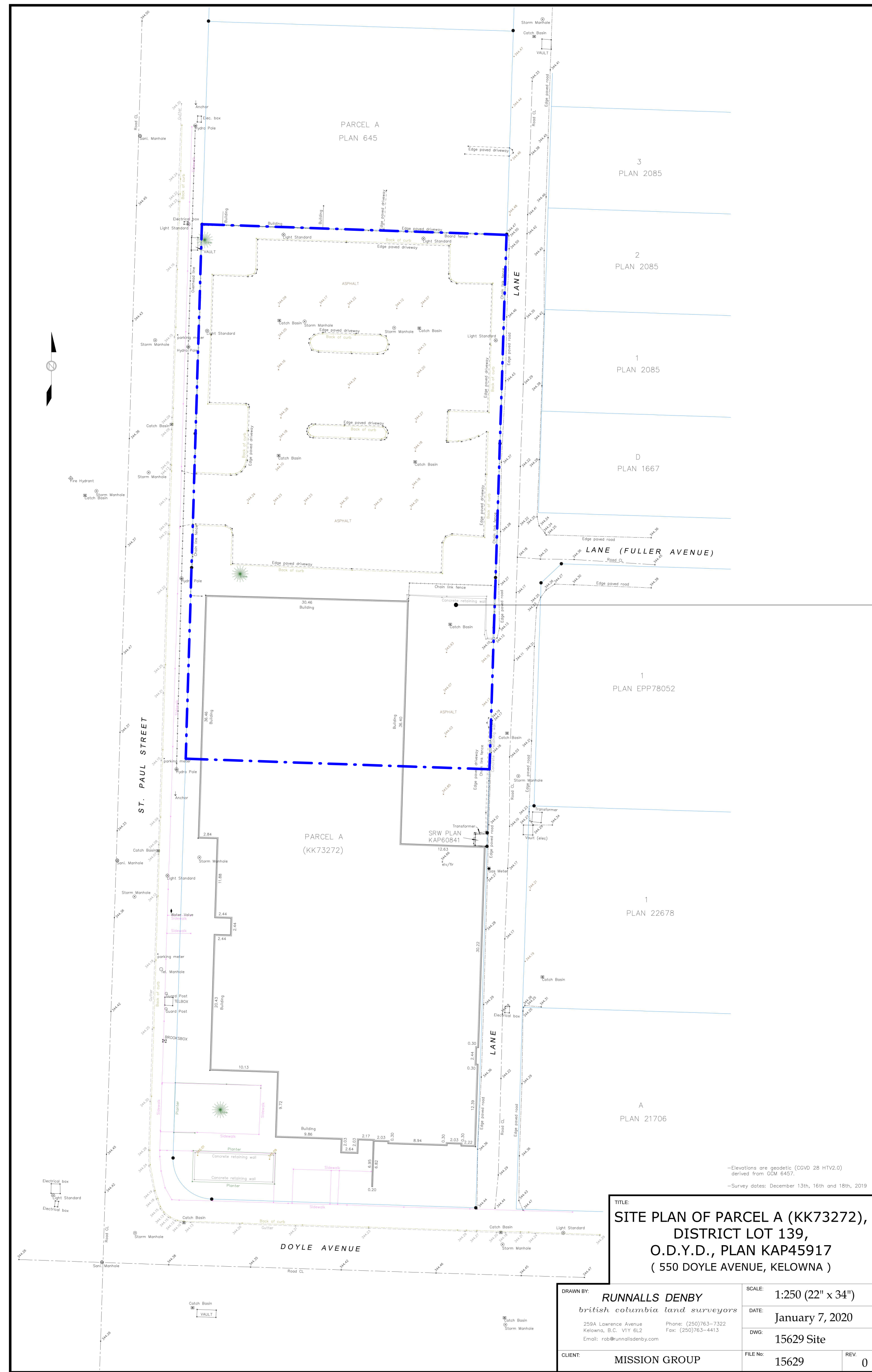
BUILDING HEIGHT BREAKDOWN	Max Allowable Height (Incl. Bonus)		Proposed Height	
	Imperial (ft)	Metric (m)	Imperial (ft)	Metric (m)
Building Height	482.28	147.00	385.05	117.36
No. of Storeys	-	40	-	40

LEGEND	FAR	Floor Area Ratio
Residential	0.17	5.58
Amenity		
Parkade		
Main Floor / Commercial		

ZONING BYLAW PARKING REQUIREMENTS - Per Table 8.5		
	Min.	Max.
Required Residential Parking:	Bachelor	0.80 - 1.25
	1 Bed	0.90 - 1.25
	2 Bed	1.00 - 1.50
	3 Bed	1.00 - 1.50
Visitor Parking:		0.14 - 0.20
Commercial Parking:		0.90 - 3.00

Commercial Parking Calculation		
Commercial Parking Requirement:	0.90 Stalls / 100m ²	
Commercial Parking Area:	624.62 m ²	
Commercial Stalls Required:	6 Stalls	
Accessible Parking Calculation:		
Total Accessible Stalls Required:	8 Stalls	
Van Accessible Stalls Required:	2 Stalls	

REQUIRED PARKING BREAKDOWN			
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SUBJECT SITE FOR THIS APPLICATION

TITLE
**SITE PLAN OF PARCEL A (KK73272),
 DISTRICT LOT 139,
 O.D.Y.D., PLAN KAP45917
 (550 DOYLE AVENUE, KELOWNA)**

DRAWN BY: RUNNALLS DENBY <i>british columbia land surveyors</i>	SCALE: 1:250 (22" x 34")
DATE: January 7, 2020	DWG: 15629 Site
CLIENT: MISSION GROUP	FILE No: 15629
	REV: 0

SCHEDULE A

This forms part of application
 # DP24-0027

Planner Initials **TA**

APPENDIX A

This forms part of application
 # RTE25-0002

Planner Initials **KB**

CLIENT
MISSION GROUP
 1631 Dickson Ave, 10th Floor,
 Kelowna, BC V1Y 0B5

COPYRIGHT
 This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general conformance before proceeding with fabrication.

Arcadis Architects (Canada) Inc.
 formerly IBI Group Architects (Canada) Inc.

No.	DESCRIPTION	DATE
A	DEVELOPMENT PERMIT	31st Jan. 2024
B	DEVELOPMENT PERMIT AMENDMENT	18th June 2024
C	TRS RESPONSE #1	15th Oct 2024

CONSULTANTS

KEYPLAN

SEAL

PRIME CONSULTANT

 1353 Ellis Street - Suite 202
 Kelowna BC V1Y 1Z9 Canada
 tel 250 980 3432
 www.arcadis.com

PROJECT
1355 St Paul
 1355 St Paul St,
 Kelowna, BC
 V1Y 2E1

PROJECT NO: 141150	CHECKED BY: GM
DRAWN BY: TL	APPROVED BY: LM

SHEET TITLE
SURVEY

SHEET NUMBER
DP0.04

ISSUE
C

3M / 4M SETBACK AREA ABOVE 16M
 BUILDING COVERAGE
 PROPERTY LINE
 SETBACK LINE

CLIENT
MISSION GROUP
 1631 Dickson Ave, 10th Floor,
 Kelowna, BC V1Y 0B5

COPYRIGHT
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Arcadis Architects (Canada) Inc.
 formerly IBI Group Architects (Canada) Inc.

SCHEDULE A
 This forms part of application
 # DP24-0027
 Planner Initials **TA**


APPENDIX A
 This forms part of application
 # RTE25-0002
 Planner Initials **KB**


ISSUES		
No.	DESCRIPTION	DATE
A	DEVELOPMENT PERMIT	31st Jan. 2024
B	DEVELOPMENT PERMIT AMENDMENT	18th June 2024
C	TRS RESPONSE #1	15th Oct 2024

CONSULTANTS

KEYPLAN

SEAL



2024-10-17

PRIME CONSULTANT

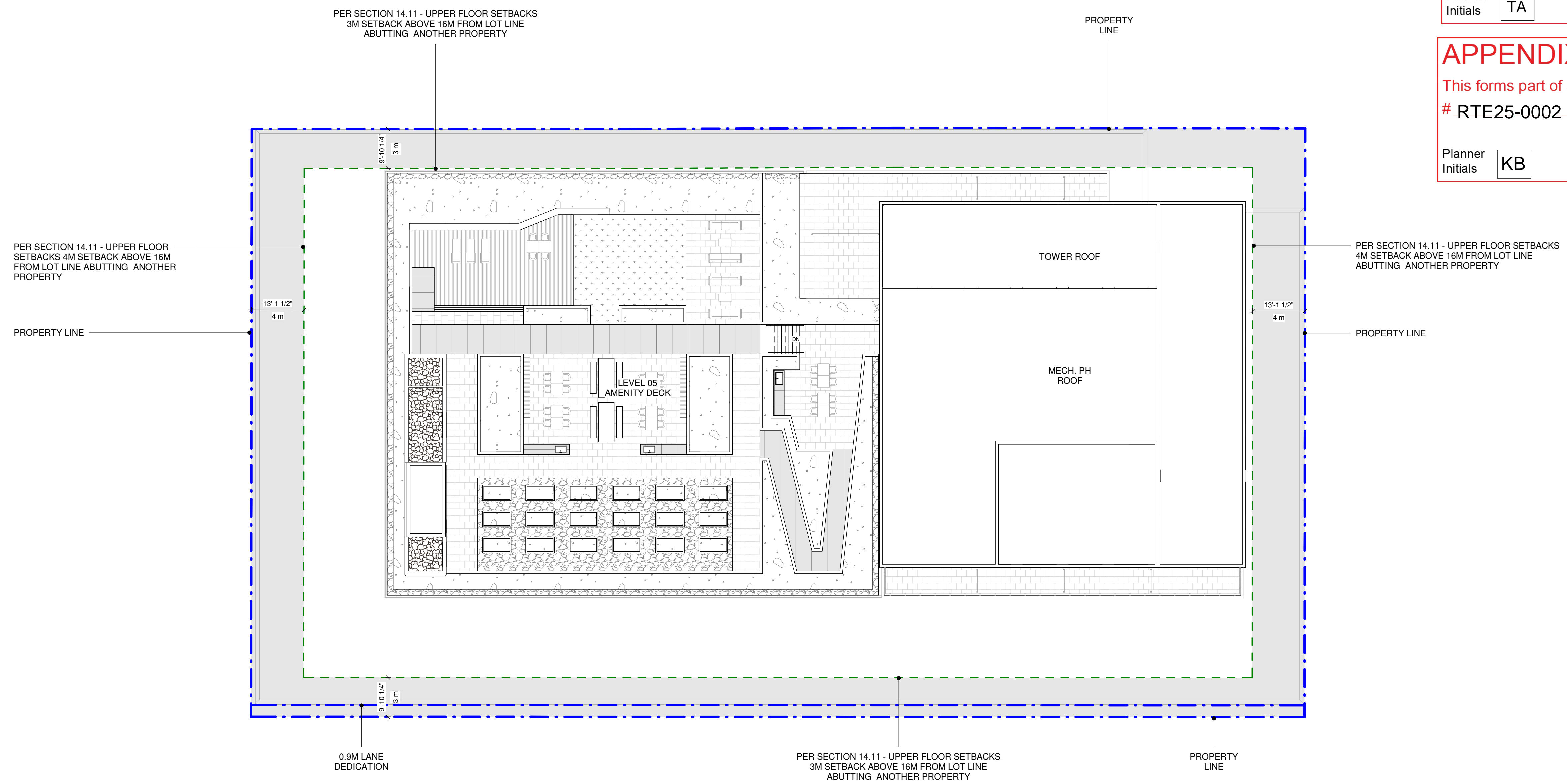
 1353 Ellis Street - Suite 202
 Kelowna BC V1Y 1Z9 Canada
 tel 250 980 3432
 www.arcadis.com

PROJECT
 1355 St Paul
 1355 St Paul St,
 Kelowna, BC
 V1Y 2E1

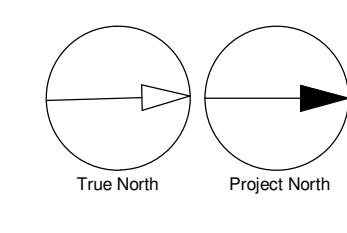
PROJECT NO:
 141150
 DRAWN BY: **TL** CHECKED BY: **GM**
 PROJECT MGR: **GM** APPROVED BY: **LM**

SHEET TITLE
SETBACK PLAN

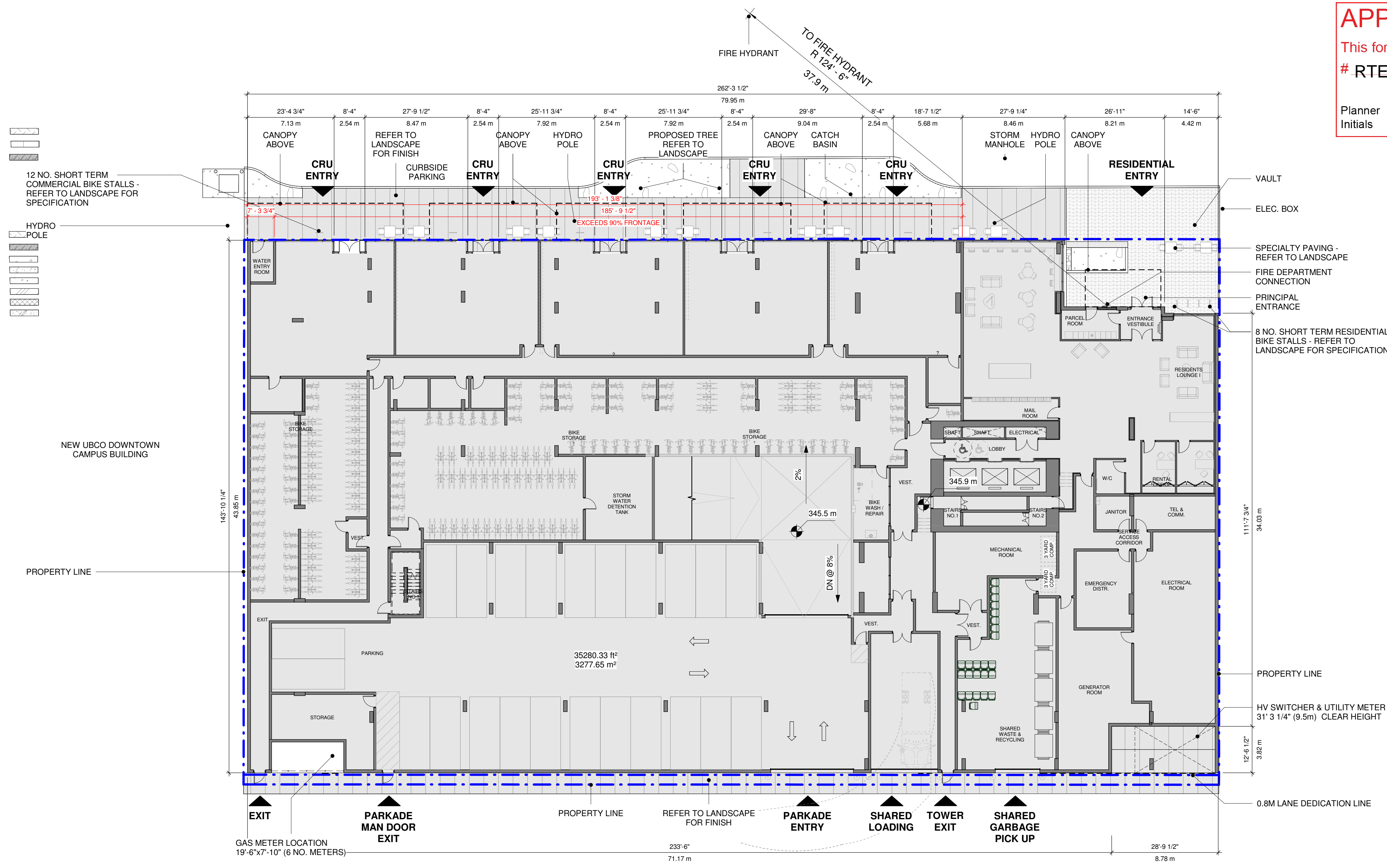
SHEET NUMBER **DP0.05** ISSUE **C**



1 SETBACK PLAN
 DP0.05 SCALE: 1/16" = 1'-0"



10/15/2024 2:48:32 PM



1 PROPOSED SITE PLAN
SCALE: 1/16" = 1'-0"

SCHEDULE A
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DP24-0027
Planner Initials TA
City of Kelowna COMMUNITY PLANNING

APPENDIX A
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RTE25-0002
Planner Initials KB
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ISSUES

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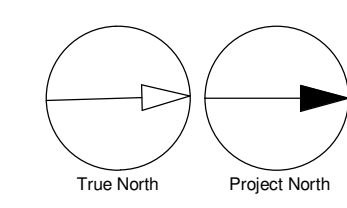
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PROJECT NO: 141150	CHECKED BY: GM
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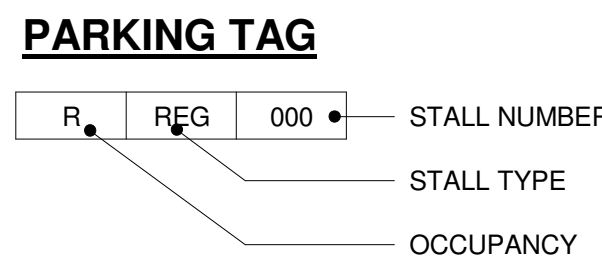
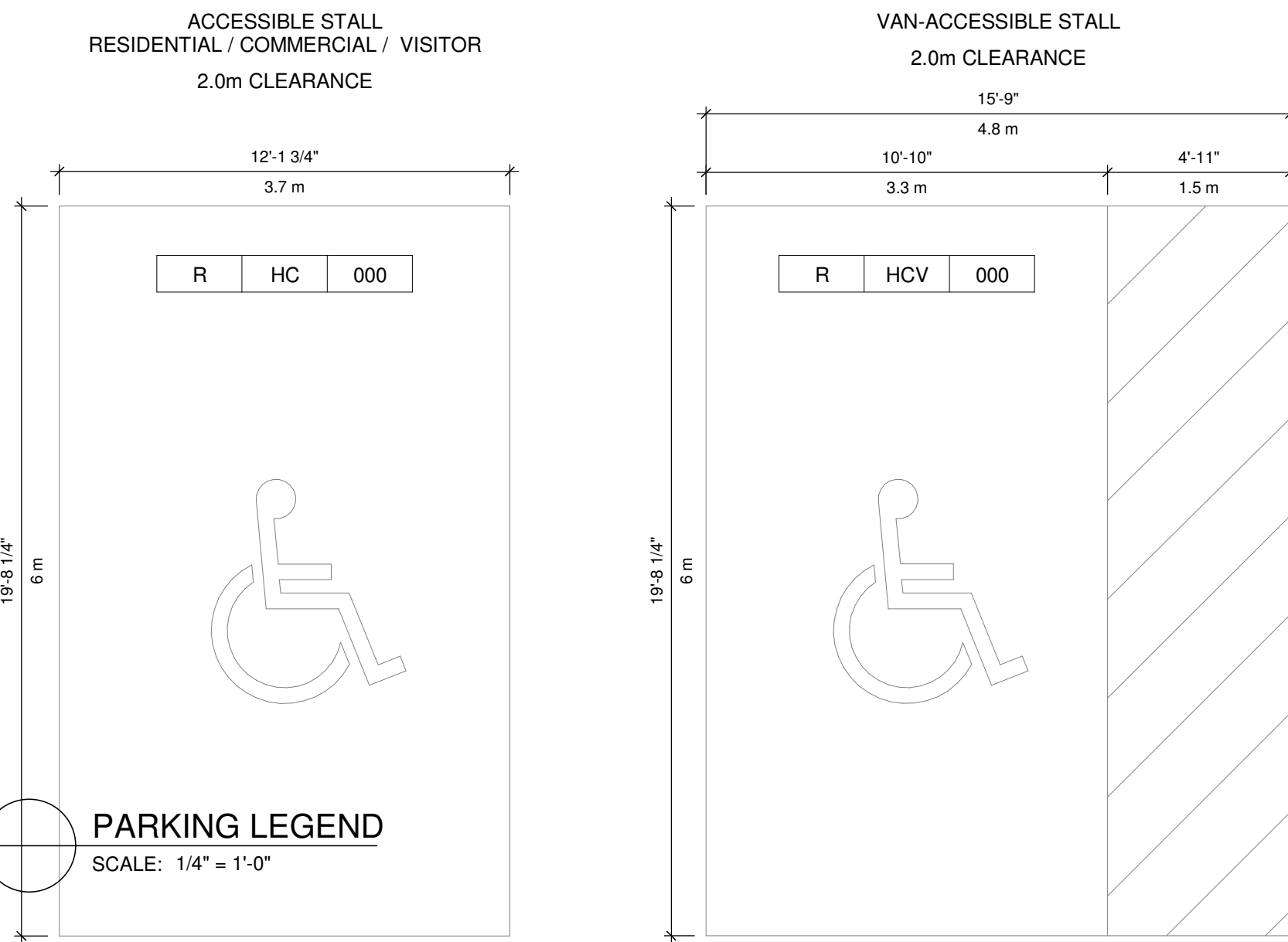
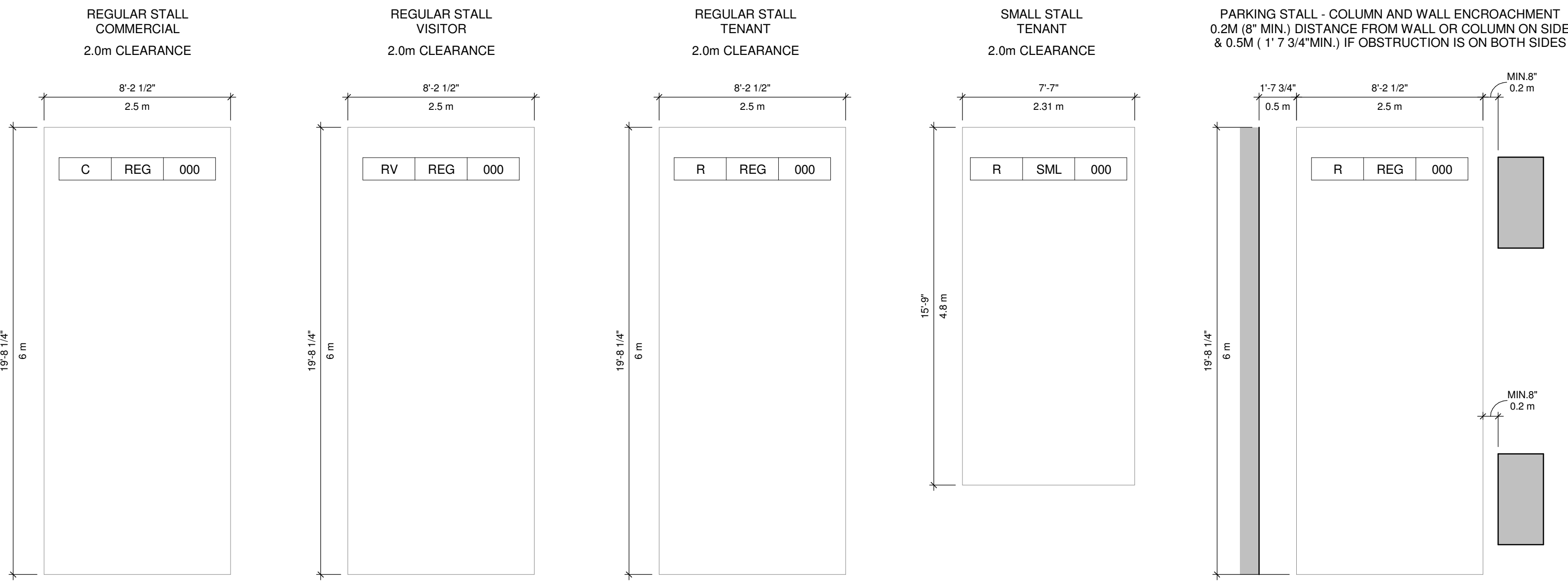
SHEET TITLE
PROPOSED SITE PLAN

SHEET NUMBER DP0.07	ISSUE C
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CITY OF KELOWNA VEHICULAR STANDARDS



OCCUPANCY LEGEND

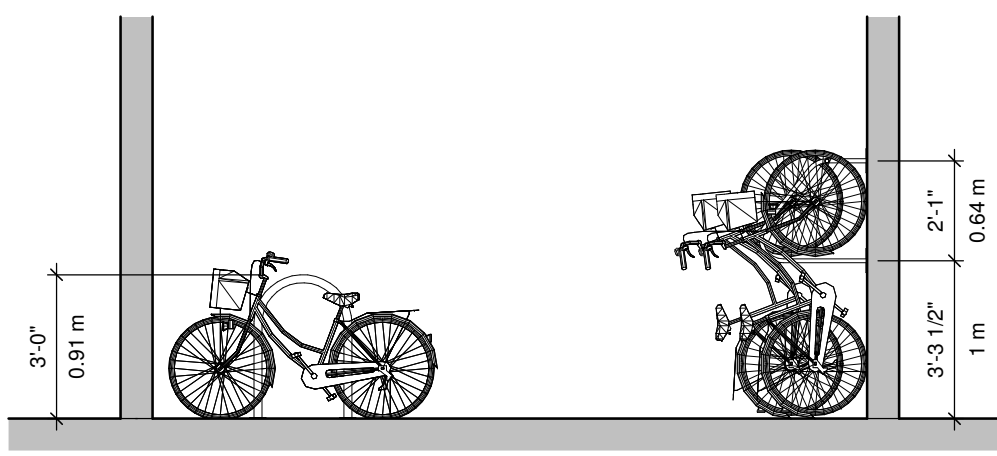
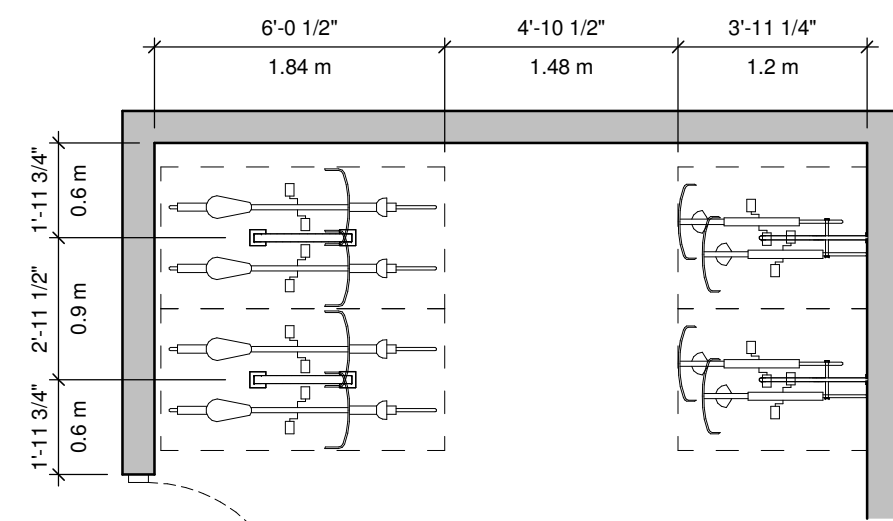
- C COMMERCIAL
- R RESIDENTIAL
- V VISITOR
- C/V COMMERCIAL / VISITOR (SHARED)
- RV RESIDENTIAL VISITOR
- RT RETAIL
- EV ELECTRIC VEHICLE
- CS CAR SHARE

STALL TYPE

- REG REGULAR
- SML SMALL VEHICLE
- HC HANDICAP
- HCV HANDICAP VAN
- L LOADING
- T TANDEM

BYLAW 8.2.16: WHERE A DEVELOPMENT CONSISTS OF A MIX OF USE CLASSES, THE TOTAL OFF-STREET PARKING REQUIREMENT SHALL BE THE SUM OF THE OFF-STREET PARKING REQUIREMENTS FOR EACH USE CLASS.

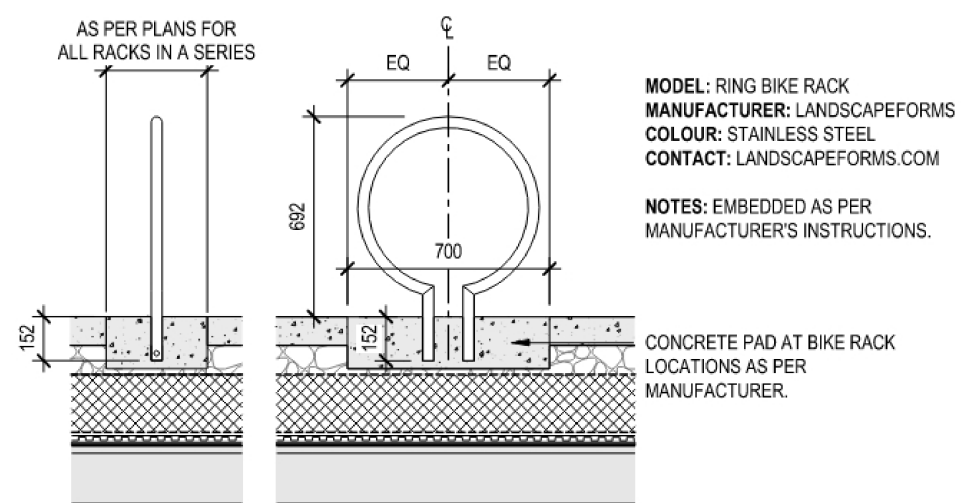
(A) NOTWITHSTANDING SECTION 8.2.16, IN MIXED-USE DEVELOPMENTS THE PARKING SPACES REQUIRED FOR OFFICES AND OTHER COMMERCIAL RELATED LAND USES CAN BE SHARED WITH THE RESIDENTIAL VISITOR PARKING REQUIREMENTS. PARKING SPACES MUST BE AVAILABLE FOR BOTH LAND USES (COMMERCIAL AND VISITOR) AT ALL TIMES.



LAYOUT PER FIGURE 8.5.2 - LONG-TERM BICYCLE PARKING CONFIGURATIONS EXAMPLES

BYLAW 8.5.7: BICYCLE RACKS SHALL BE:
 (A) CONSTRUCTED OF THEFT RESISTANT MATERIAL;
 (B) SECURELY ANCHORED WITH TAMPER-PROOF HARDWARE TO THE FLOOR, BUILDING, OR GROUND;
 (C) CONSTRUCTED TO SUPPORT FROM TWO POINTS ON THE BICYCLE FRAME FOR A HORIZONTAL RACK; AND
 (D) CONSTRUCTED TO ENABLE THE BICYCLE FRAME AND AT LEAST ONE WHEEL TO BOTH BE SECURELY LOCKED TO THE RACK WITH A SINGLE U-STYLE LOCK.

BYLAW 8.5.5: SHORT-TERM BICYCLE PARKING STANDARDS:
 (A) SHORT-TERM BICYCLE PARKING MUST BE CONVENIENTLY LOCATED WITHIN 15 METRES OF ANY MAIN ENTRANCES (WHETHER INSIDE OR OUTSIDE OF THE BUILDING), A WELL-LIT AREA, CLEARLY VISIBLE TO VISITORS, AND SUBJECT TO CASUAL SURVEILLANCE BY OCCUPANTS OF THE BUILDING(S).
 (B) SHORT-TERM BICYCLE PARKING SPACES SHALL BE PROVIDED IN A BICYCLE RACK THAT IS PERMANENTLY ANCHORED TO THE GROUND OR A WALL.
 (C) DESIGN AND INSTALL SHORT-TERM BICYCLE PARKING TO THE MINIMUM DIMENSIONS SHOWN IN TABLE 8.5.1 MINIMUM DIMENSIONS FOR BICYCLE PARKING AND ILLUSTRATED IN FIGURE 8.5.1



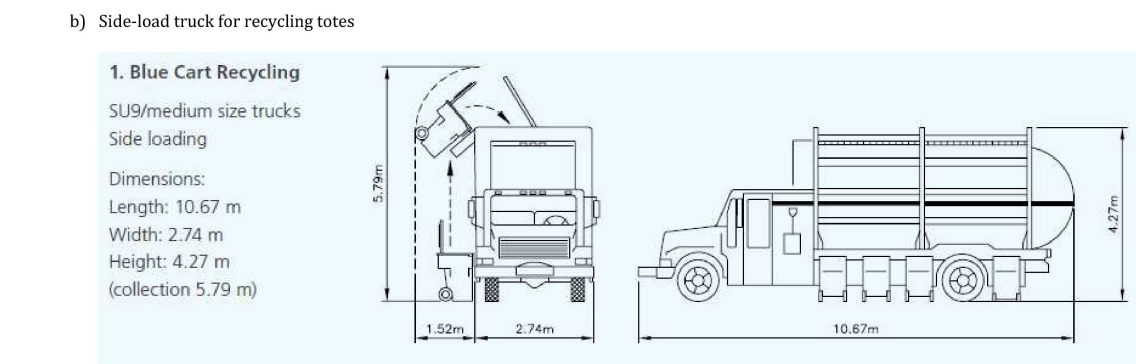
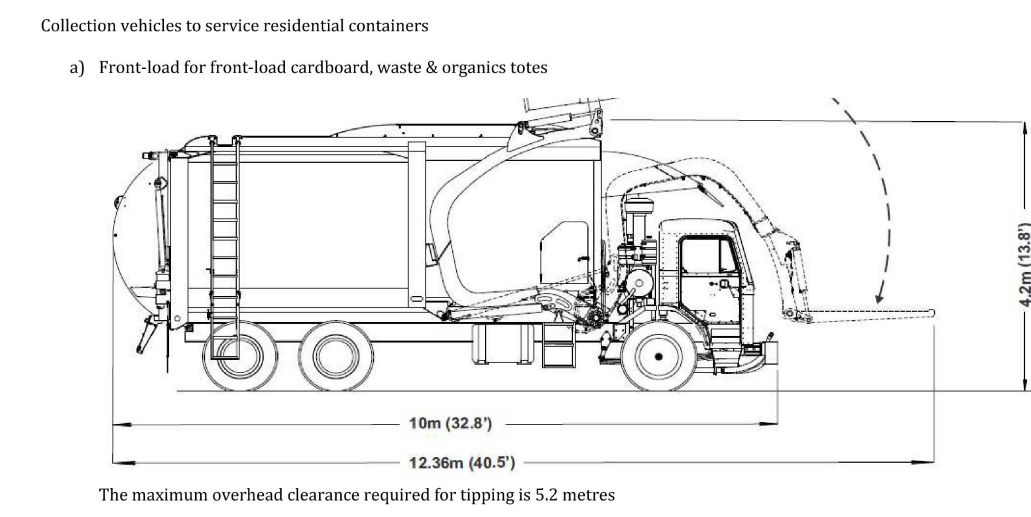
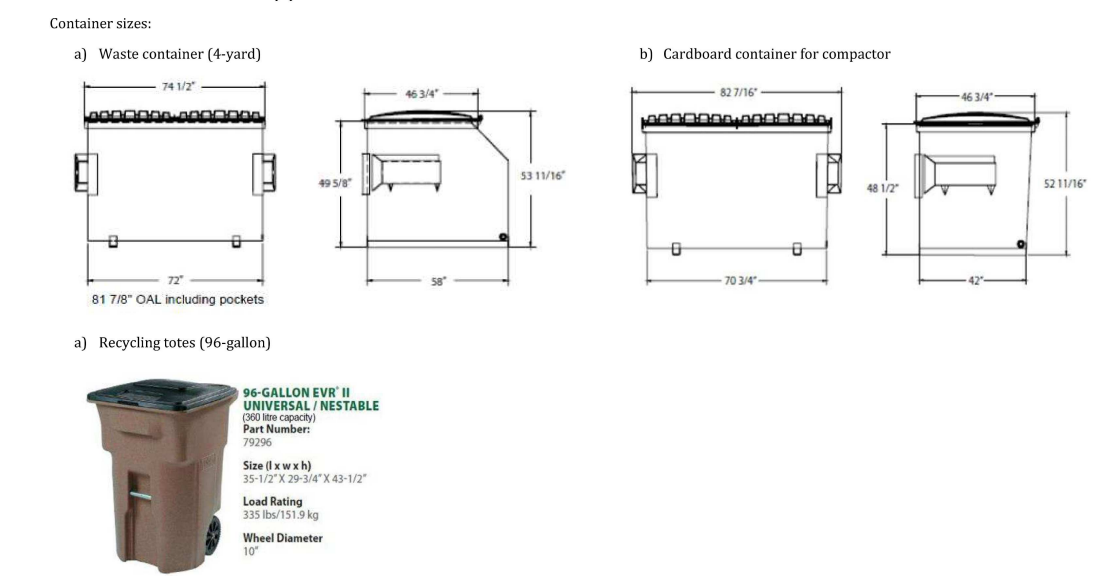
WASTE COLLECTION CALCULATIONS

Category	Space (m ²)	Total vol./wk (L)	Container size	Type of container	Proposed container quantity	Proposed collection frequency	At-grade staging required
Single-stream recycling (no O/C or glass)*	525.13	672.25	96-gallon	Tote	5	1 x week	No - room at street level
Cardboard	525.13	1207.30	3-cubic yard	Front-load	1	1 x week	No - room at street level
Waste (including glass)	525.13	1183.07	4-cubic yard	Front-load	1	1 x week	No - room at street level

*Includes mixed containers and mixed papers

Category	No. of units	Total vol./wk (L)	Container size	Type of container	Proposed container quantity	Proposed collection frequency	At-grade staging required
Single-stream recycling (no cardboard or glass)*	384	4844.9	96-gallon	Tote	18	2 x week	No - room at street level
Cardboard	384	3977.1	4-cubic yard	Front-load	2	2 x week	No - room at street level
Waste	384	9993.5	3-cubic yard	Vertical compactor	2	2 x week	No - room at street level

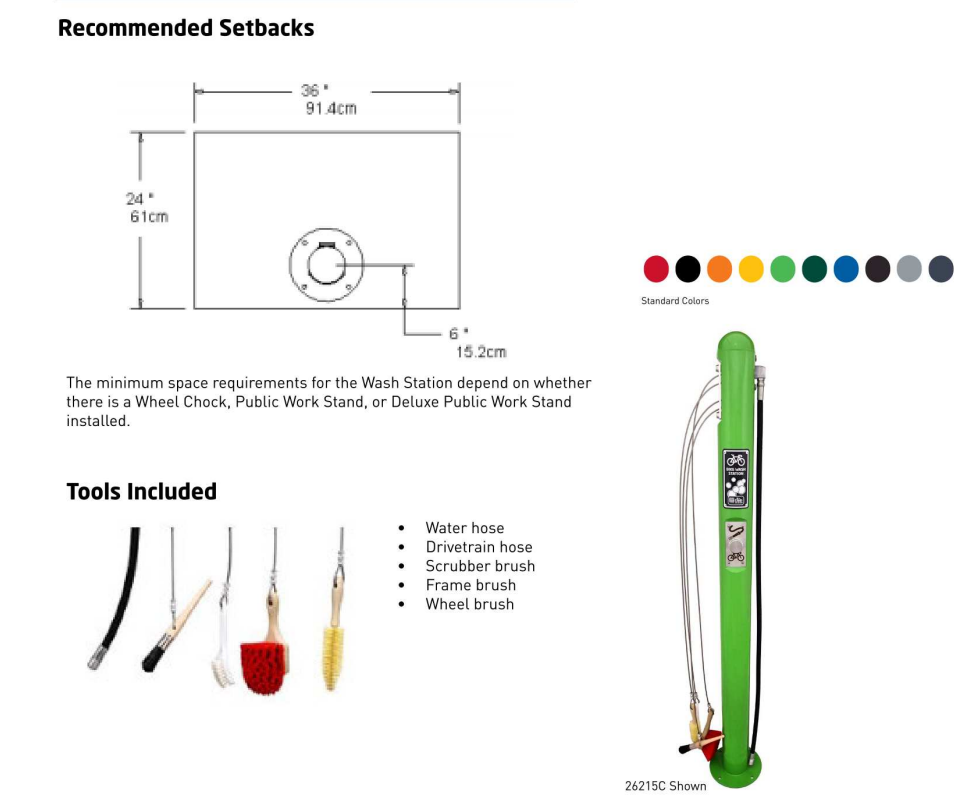
*Includes mixed containers and mixed papers



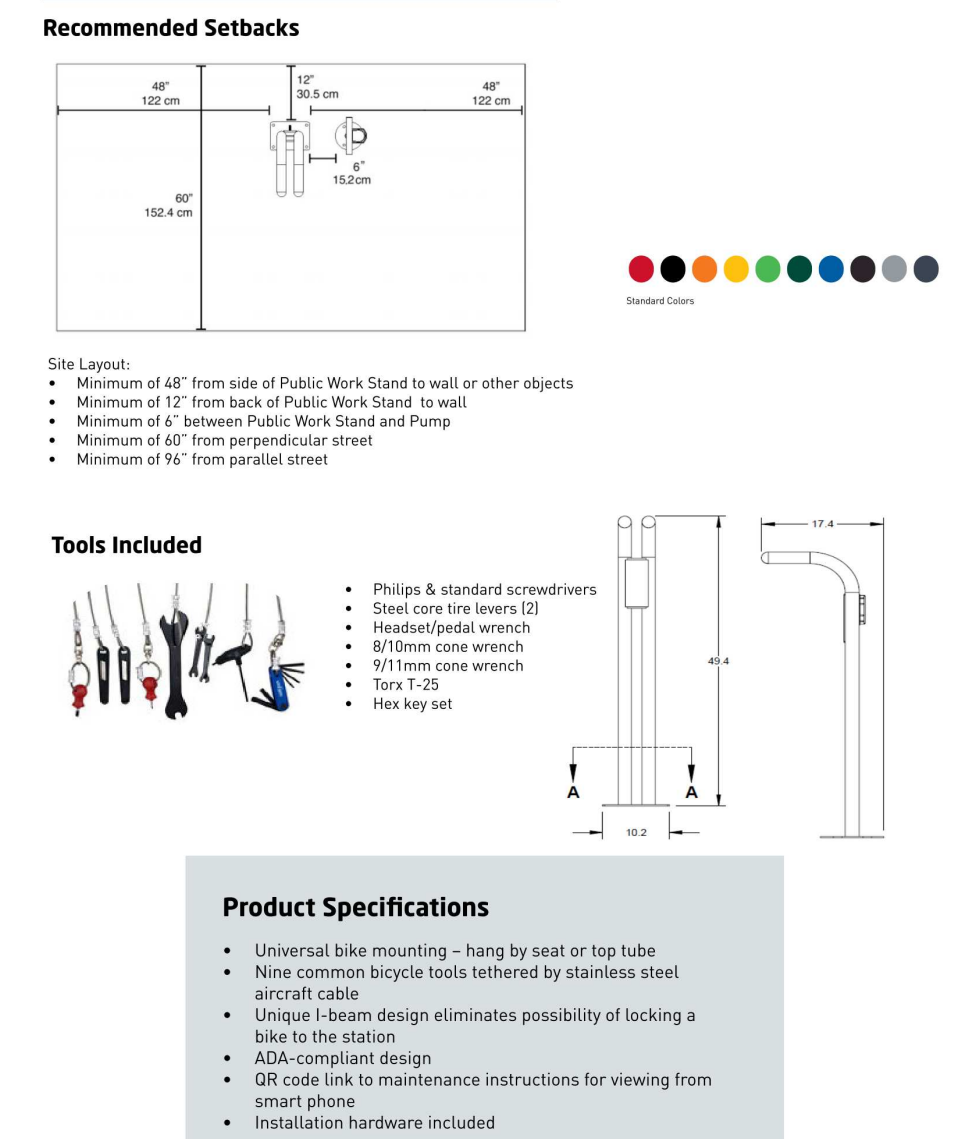
WASTE MANAGEMENT LEGEND

SCALE: 1/4" = 1'-0"

Bike Wash Station



Public Work Stand



SCHEDULE A
 This forms part of application
 # DP24-0027
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 City of Kelowna COMMUNITY PLANNING

APPENDIX A
 This forms part of application
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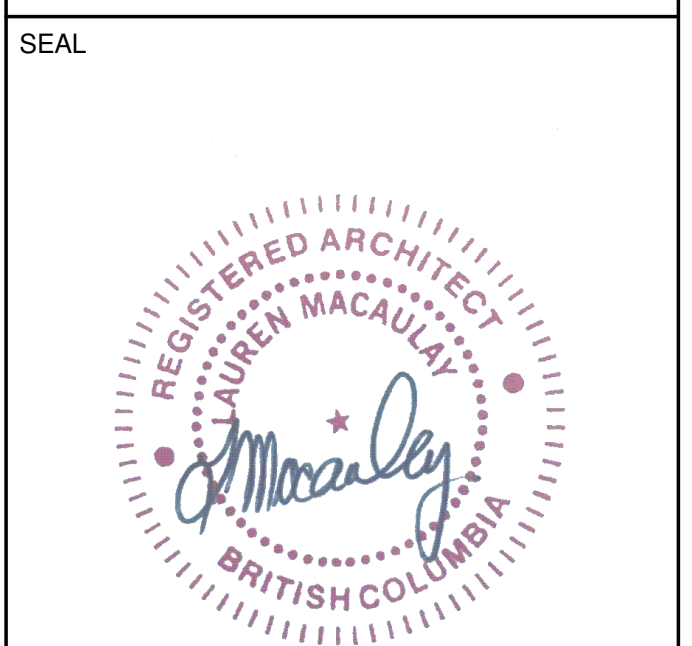
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PROJECT MGR: GM
CHECKED BY: GM
APPROVED BY: LM

SHEET TITLE
 CITY OF KELOWNA REQUIREMENTS

SHEET NUMBER DP0.09
ISSUE C

APPENDIX A

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RTE25-0002

Planner Initials **KB**



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DP24-0027

Planner Initials **TA**



Parking Schedule - Overall	
Accessible Stall	6
Regular Stall	181
Small Stall	134
Van Accessible Stall	2
Total Parking Stalls	323

Parking Schedule - Level 01	
Regular Stall	23
Parking Stalls	23

Bike Parking - Overall	
Floor Mounted - Bike Rack	262
Wall Mounted - Bike Rack	262
Bike Stalls	524

Bike Parking - Level 01	
Floor Mounted - Bike Rack	152
Wall Mounted - Bike Rack	218
Bike Stalls	370

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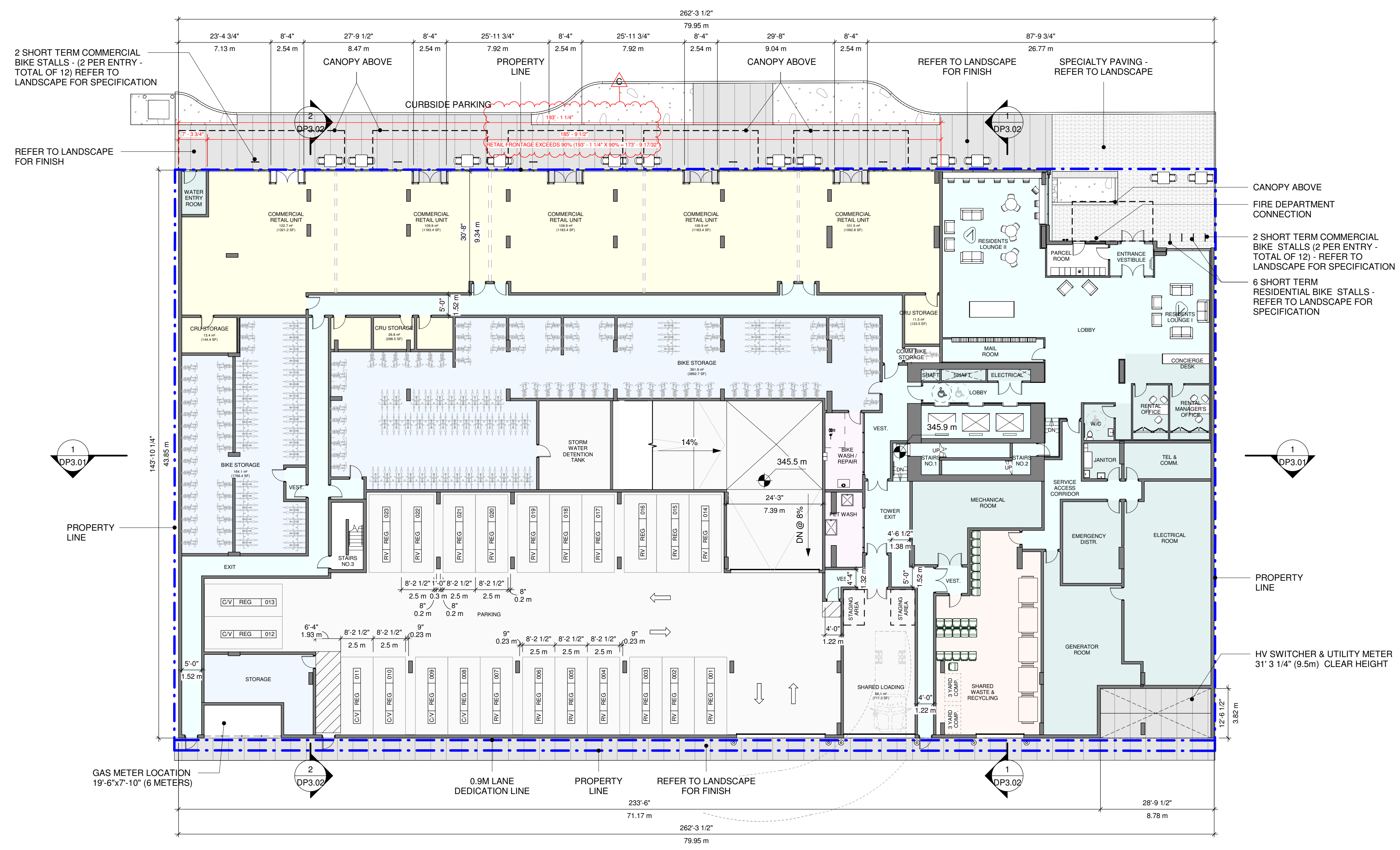
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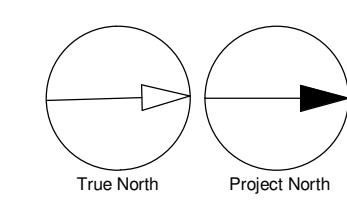
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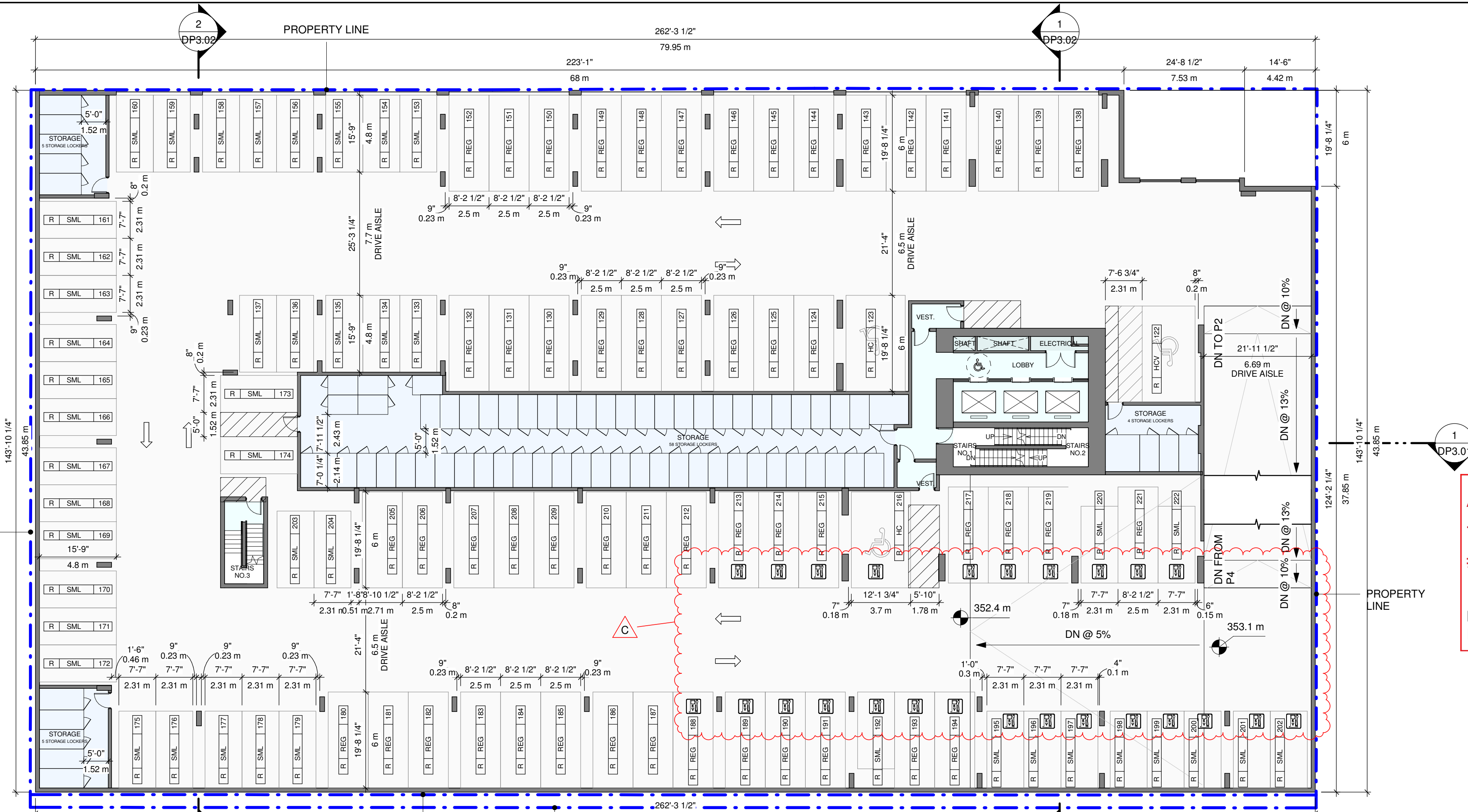
SHEET TITLE
MAIN FLOOR FLOOR PLAN

SHEET NUMBER DP1.01
ISSUE C



1 MAIN FLOOR PLAN
DP1.01 SCALE: 1/16" = 1'-0"

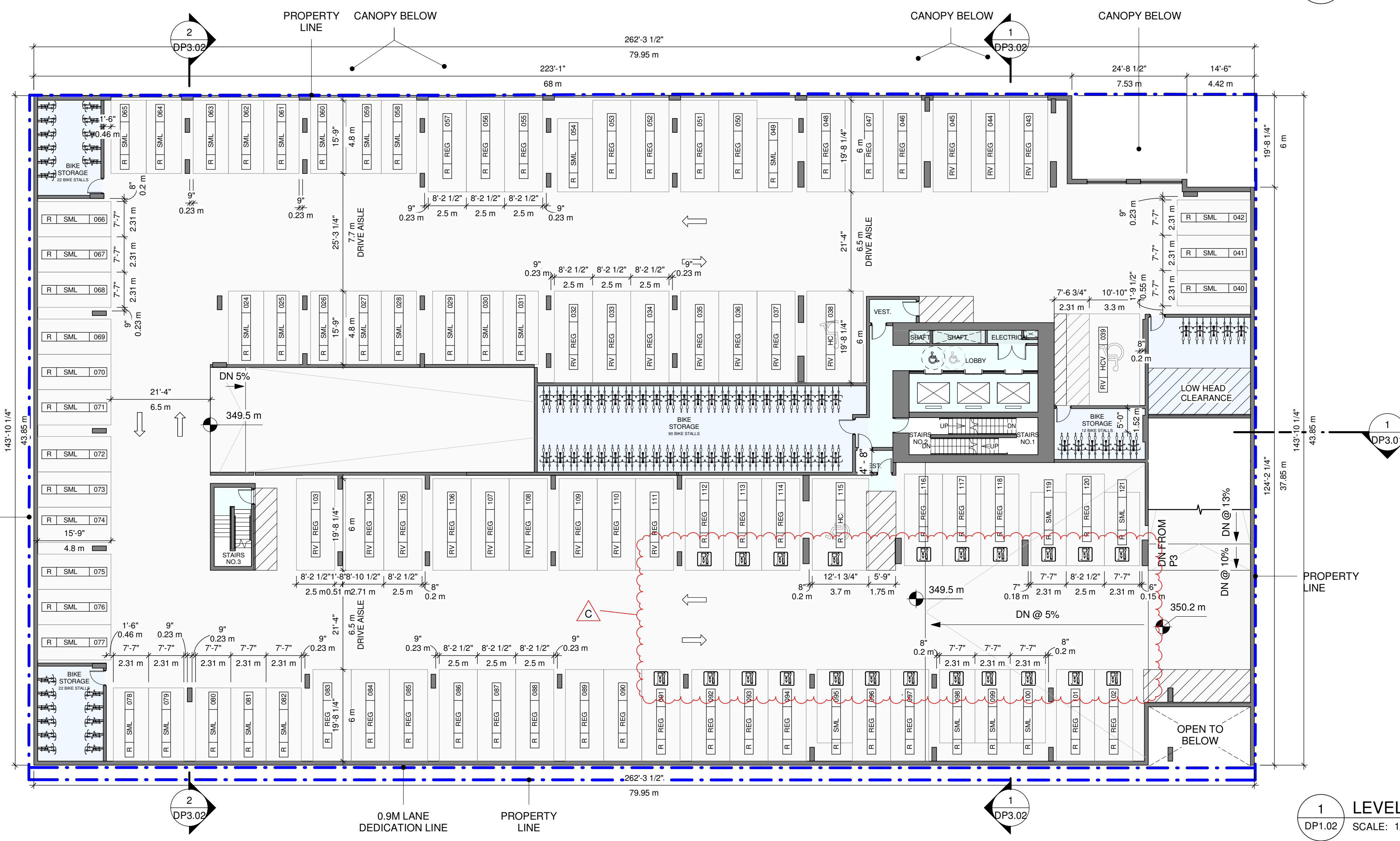




SCHEDULE A
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APPENDIX A
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 # RTE25-0002
 Planner Initials KB
 City of Kelowna COMMUNITY PLANNING

2 LEVEL P3 FLOOR PLAN
 DP1.02 SCALE: 1/16" = 1'-0"



Parking Schedule - Level P2

Accessible Stall	2
Regular Stall	51
Small Stall	44
Van Accessible Stall	1
Parking Stalls	98

Bike Parking - Level P2

Floor Mounted - Bike Rack	110
Wall Mounted - Bike Rack	44
Bike Stalls	154

1 LEVEL P2 FLOOR PLAN
 DP1.02 SCALE: 1/16" = 1'-0"

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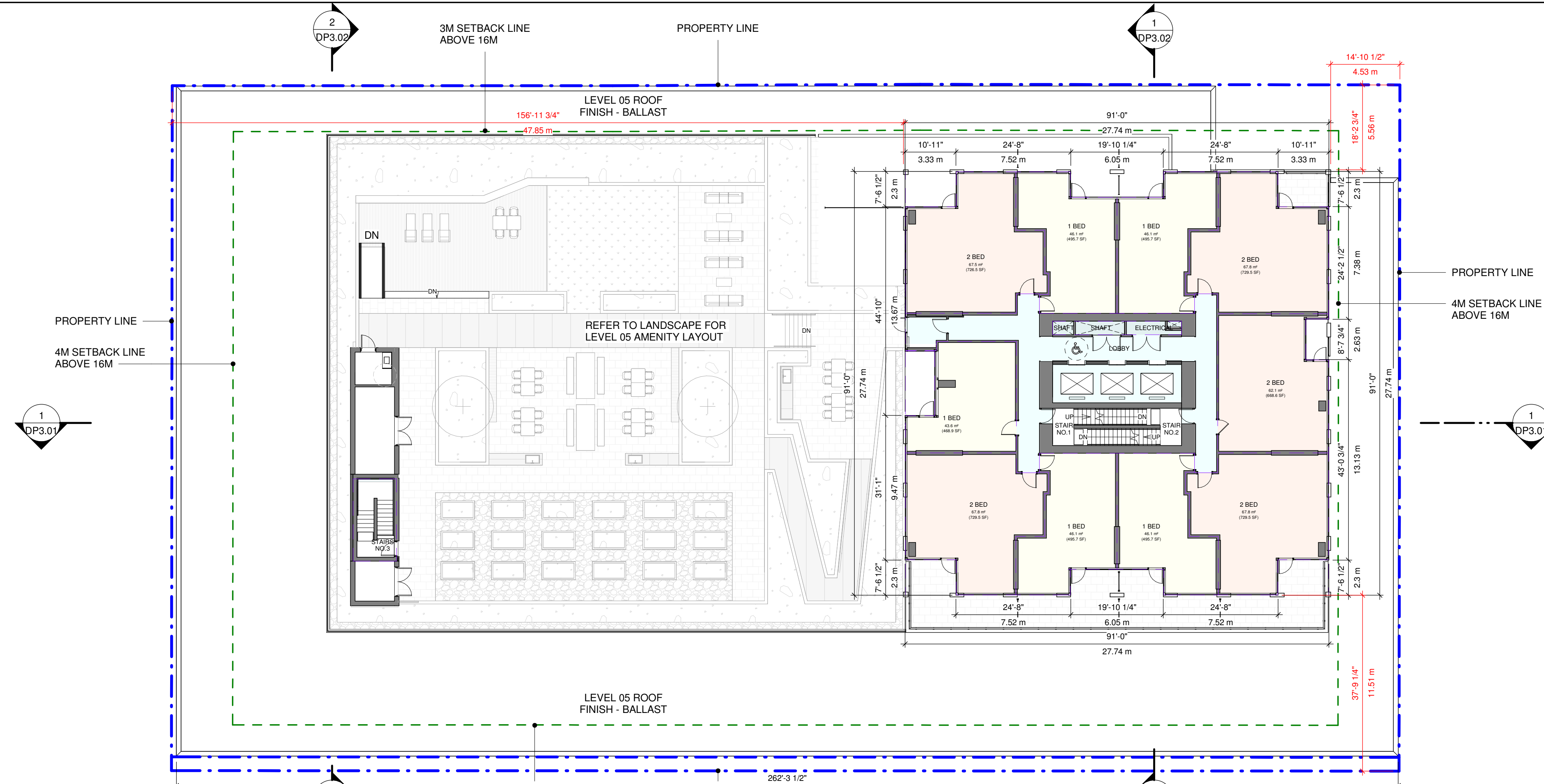
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 SHEET TITLE
LEVEL P2 & P3 FLOOR PLAN

SHEET NUMBER
DP1.02
 ISSUE
C

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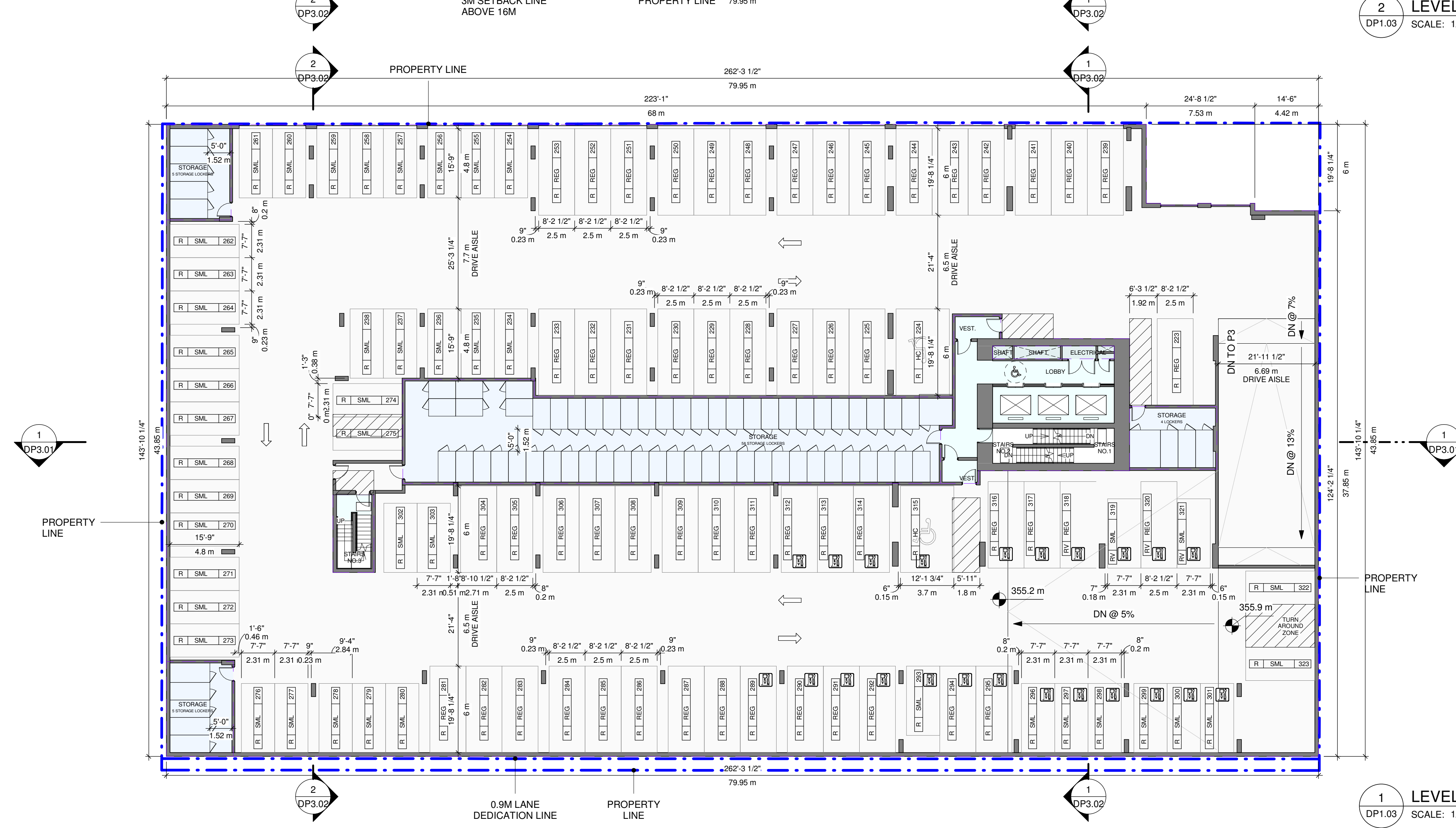


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Planner Initials TA
City of Kelowna COMMUNITY PLANNING

APPENDIX A
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Planner Initials KB
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Parking Schedule - Level P4

Accessible Stall	2
Regular Stall	54
Small Stall	45
Parking Stalls	101



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REGISTERED ARCHITECT
LAUREN MACCAULAY
BRITISH COLUMBIA

2024-11-05

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1355 St Paul St,
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V1Y 2E1

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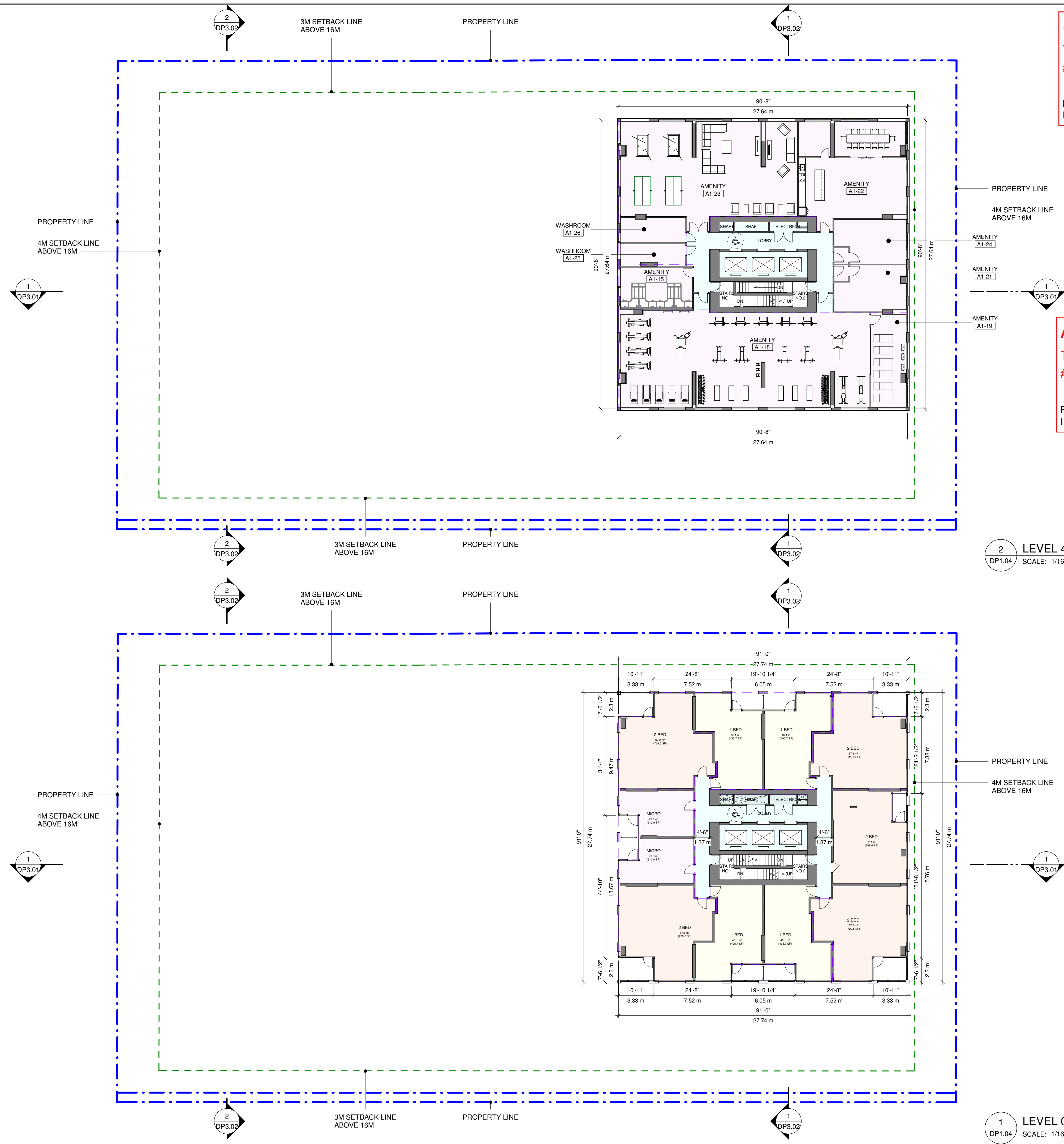
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SHEET TITLE
LEVEL P4 & 05 FLOOR PLAN

SHEET NUMBER DP1.03
ISSUE C

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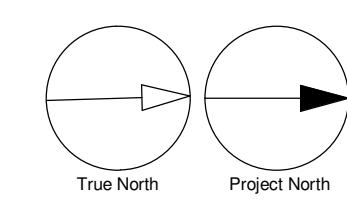


SCHEDULE A
 This forms part of application
 # DP24-0027
 Planner Initials TA
 City of Kelowna COMMUNITY PLANNING

APPENDIX A
 This forms part of application
 # RTE25-0002
 Planner Initials KB
 City of Kelowna COMMUNITY PLANNING

2 LEVEL 40 FLOOR PLAN
 DP1.04 SCALE: 1/16" = 1'-0"

1 LEVEL 06-39 FLOOR PLAN
 DP1.04 SCALE: 1/16" = 1'-0"



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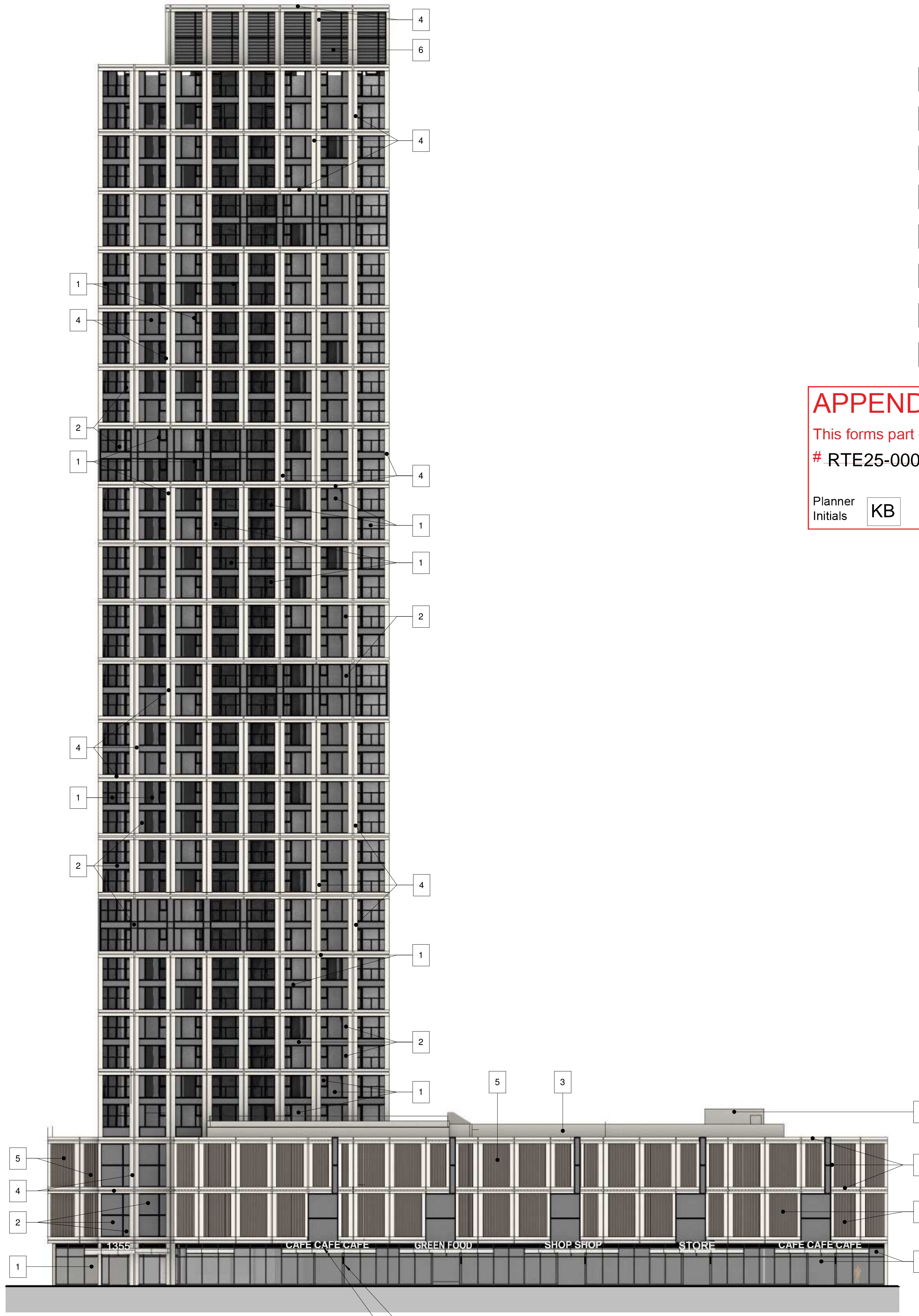
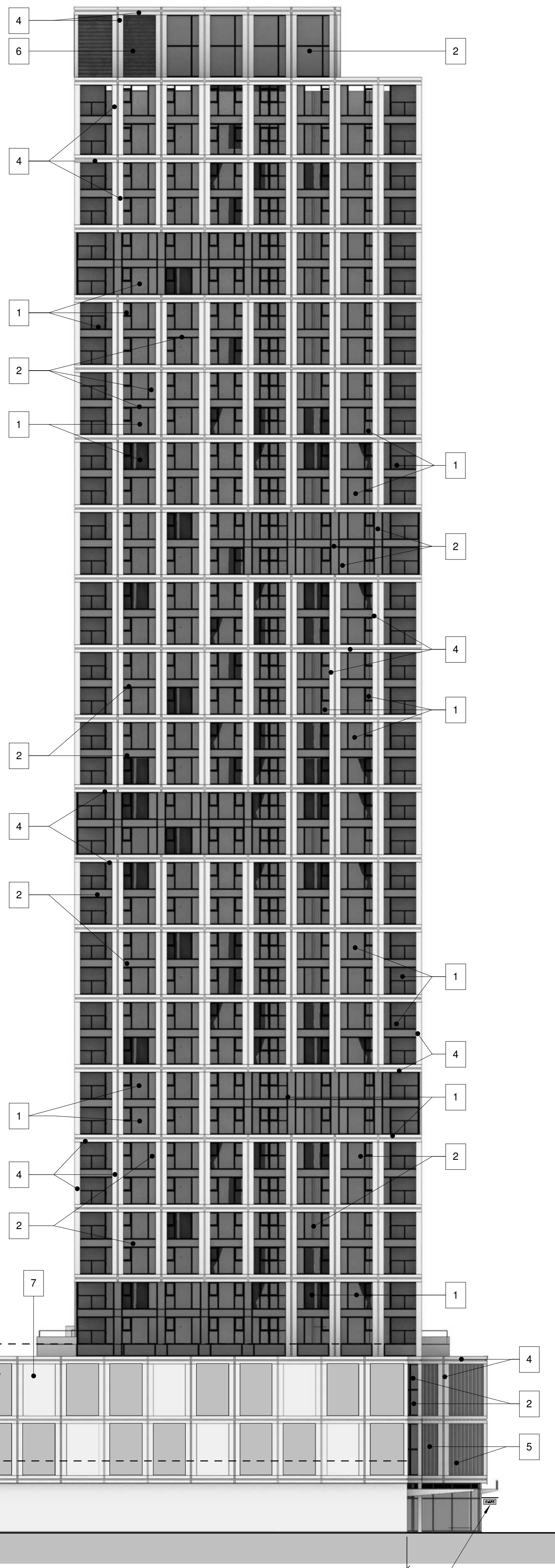
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SHEET TITLE
 LEVEL 06-39 & 40 FLOOR PLAN

SHEET NUMBER
DP1.04
 ISSUE
C

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- MATERIAL LEGEND**
- 1 CLEAR GLASS
 - 2 CHARCOAL GREY METAL SPANDREL
 - 3 PAINTED CONCRETE - CHARCOAL GREY
 - 4 METAL PANEL - WHITE
 - 5 METAL SCREENING - GREY
 - 6 LOUVER - GREY
 - 7 PAINTED CONCRETE - WHITE
 - 8 PAINTED CONCRETE - LIGHT GREY

APPENDIX A

This forms part of application # RTE25-0002

Planner Initials **KB**

SCHEDULE B

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Kelowna, BC
V1Y 2E1

PROJECT NO:
141150

DRAWN BY: **TL** CHECKED BY: **GM**

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SHEET TITLE

NORTH & WEST ELEVATIONS

SHEET NUMBER **DP2.01** ISSUE **C**

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SCHEDULE B
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PROJECT NO:

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DRAWN BY:

TL

CHECKED BY:

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PROJECT MGR:

GM

APPROVED BY:

LM

SHEET TITLE

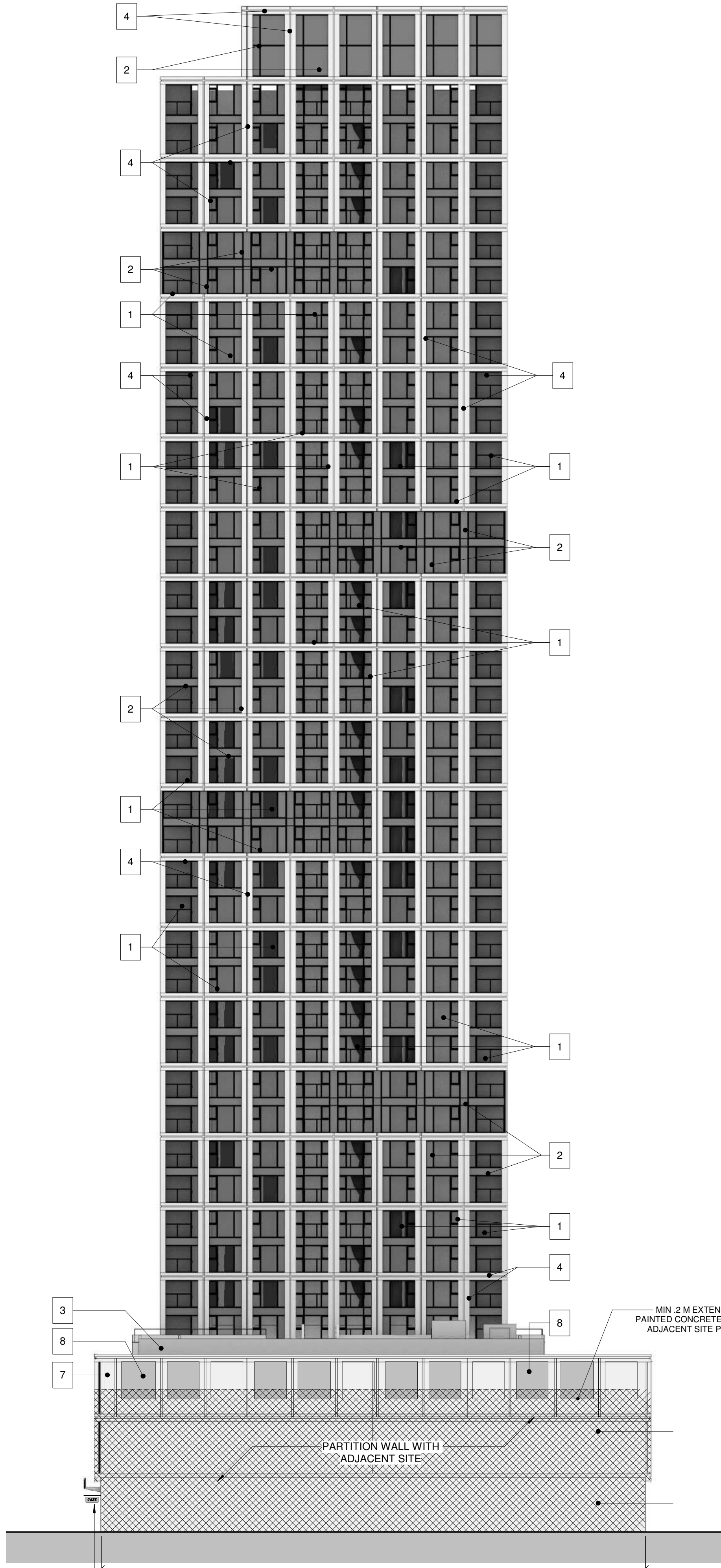
SOUTH & EAST ELEVATIONS

SHEET NUMBER

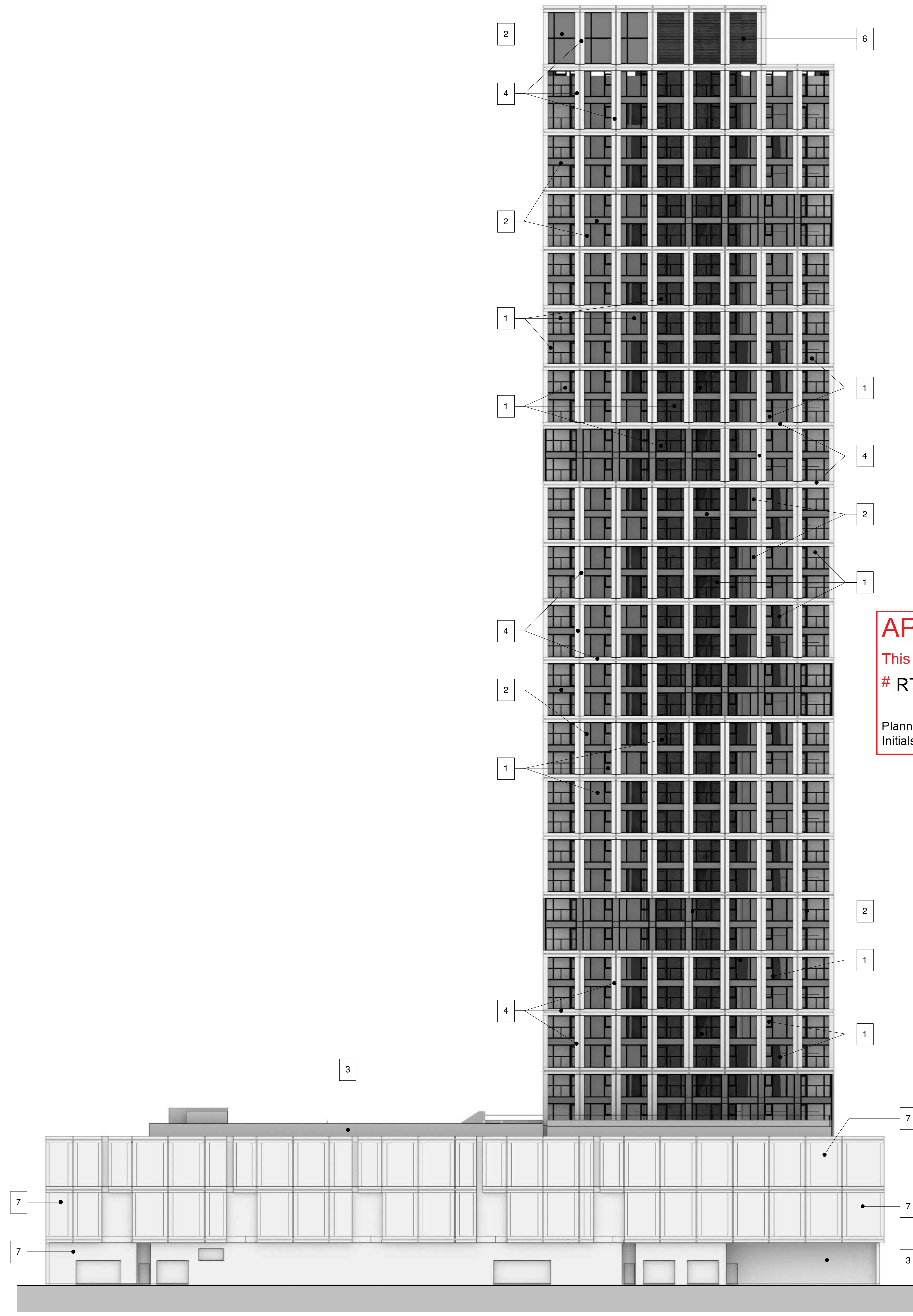
DP2.02

ISSUE

C



1 SOUTH ELEVATION
 DP2.02 SCALE: 1 : 250



2 EAST ELEVATION
 DP2.02 SCALE: 1 : 250

MATERIAL LEGEND

- 1 CLEAR GLASS
- 2 CHARCOAL GREY METAL SPANDREL
- 3 PAINTED CONCRETE - CHARCOAL GREY
- 4 METAL PANEL - WHITE
- 5 METAL SCREENING - GREY
- 6 LOUVER - GREY
- 7 PAINTED CONCRETE - WHITE
- 8 PAINTED CONCRETE - LIGHT GREY

APPENDIX A

This forms part of application
RTE25-0002

Planner Initials **KB**



CLIENT
MISSION GROUP
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Arcadis Architects (Canada) Inc.
formerly IBI Group Architects (Canada) Inc.

No.	DESCRIPTION	DATE
A	DEVELOPMENT PERMIT	31st Jan. 2024
B	DEVELOPMENT PERMIT AMENDMENT	18th June 2024
C	TRS RESPONSE #1	15th Oct 2024

SCHEDULE B

This forms part of application
DP24-0027

Planner Initials **TA**



CONSULTANTS

KEYPLAN

SEAL



2024-10-17

PRIME CONSULTANT



1353 Ellis Street - Suite 202
Kelowna BC V1Y 1Z9 Canada
tel 250 980 3432
www.arcadis.com

PROJECT

1355 St Paul
1355 St Paul St,
Kelowna, BC
V1Y 2E1

PROJECT NO:
141150

DRAWN BY:
TL

CHECKED BY:
GM

PROJECT MGR:
GM

APPROVED BY:
LM

SHEET TITLE

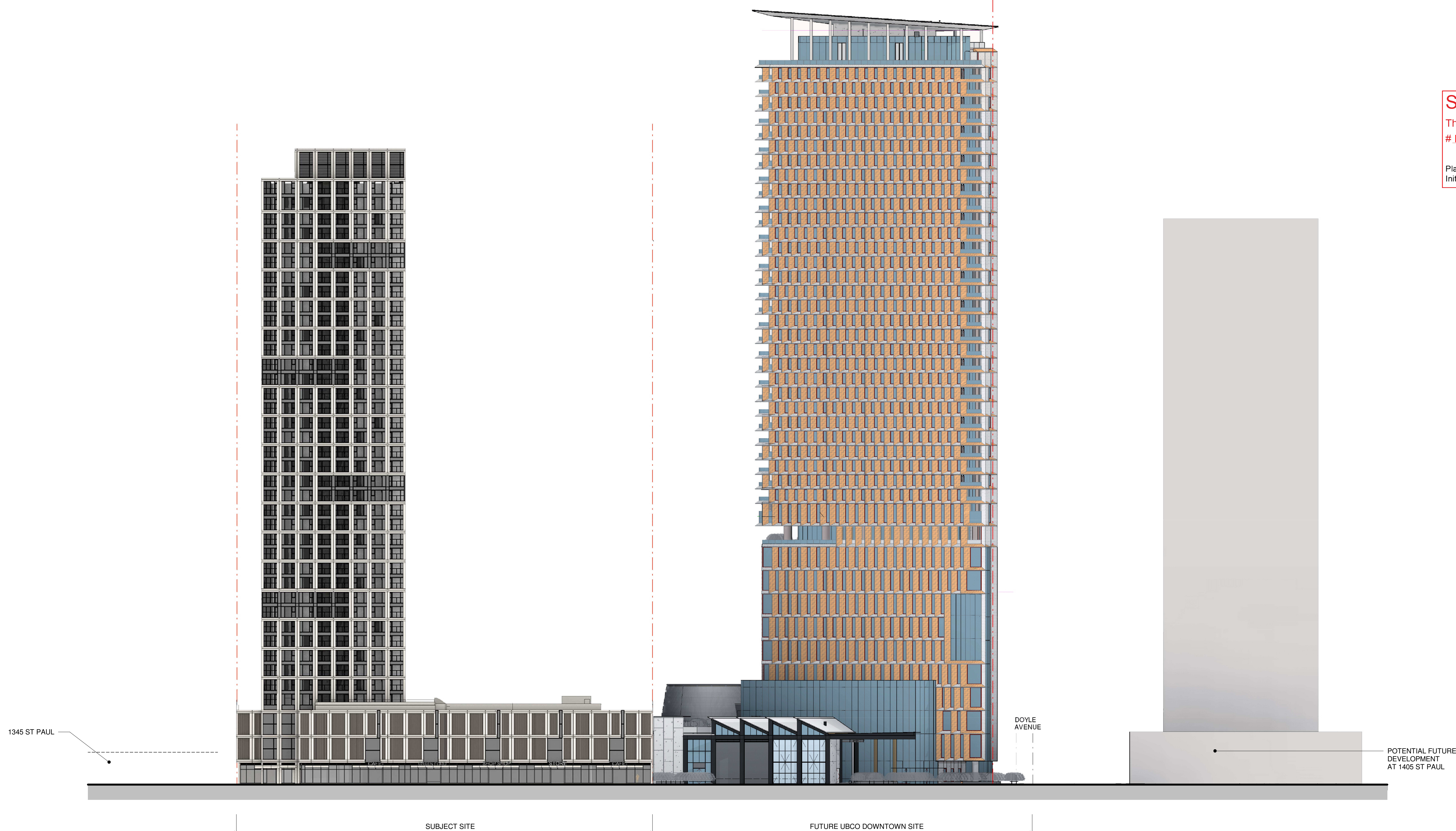
ST PAUL STREETSCAPE

SHEET NUMBER

DP2.03

ISSUE

C

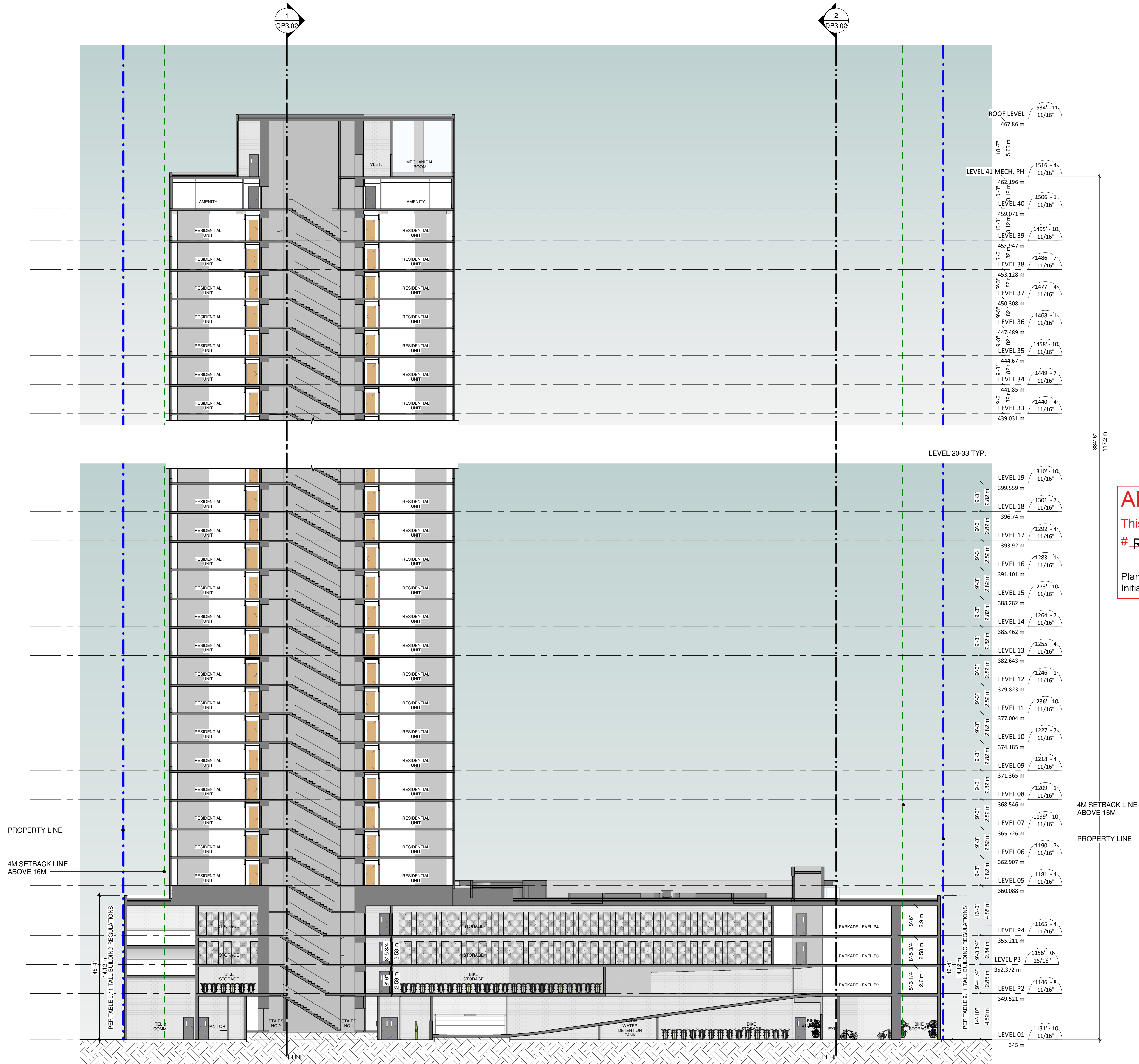


1 ST PAUL - STREETSCAPE
DP2.03 SCALE: 1/32" = 1'-0"

10/15/2024 2:49:40 PM

Autodesk Docs/141150-1355 St Paul/141150-1355 ST PAUL_A_P0221V1

10/15/2024 2:49:57 PM



1 BUILDING SECTION 1
 DP3.01 SCALE: 1/16" = 1'-0"

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ISSUES		
No.	DESCRIPTION	DATE
A	DEVELOPMENT PERMIT	31st Jan. 2024
B	DEVELOPMENT PERMIT AMENDMENT	18th June 2024
C	TRS RESPONSE #1	15th Oct 2024

SCHEDULE B
 This forms part of application # DP24-0027

Planner Initials **TA**

City of Kelowna
 COMMUNITY PLANNING

CONSULTANTS

KEYPLAN

APPENDIX A
 This forms part of application # RTE25-0002

Planner Initials **KB**

City of Kelowna
 COMMUNITY PLANNING

SEAL

2024-10-17

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PROJECT
1355 St Paul
 1355 St Paul St,
 Kelowna, BC
 V1Y 2E1

PROJECT NO:
 141150

DRAWN BY: **TL** CHECKED BY: **GM**

PROJECT MGR: **GM** APPROVED BY: **LM**

SHEET TITLE
BUILDING SECTIONS

SHEET NUMBER
DP3.01

ISSUE
C

Autodesk Docs/141150 - 1355 St Paul/141150_1355_ST_PAUL_A_P022P1V 1/11


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ISSUES	No.	DESCRIPTION	DATE
A	DEVELOPMENT PERMIT	31st Jan. 2024	
B	DEVELOPMENT PERMIT AMENDMENT	18th June 2024	
C	TRS RESPONSE #1	15th Oct 2024	

SCHEDULE B
 This forms part of application # DP24-0027

Planner Initials **TA**



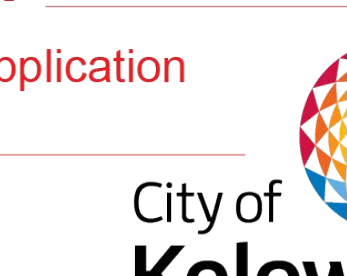
City of Kelowna
 COMMUNITY PLANNING

CONSULTANTS

KEYPLAN

APPENDIX A
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Planner Initials **KB**



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 www.arcadis.com

PROJECT
 1355 St Paul
 1355 St Paul St,
 Kelowna, BC
 V1Y 2E1

PROJECT NO:
 141150

DRAWN BY:
TL

PROJECT MGR:
GM

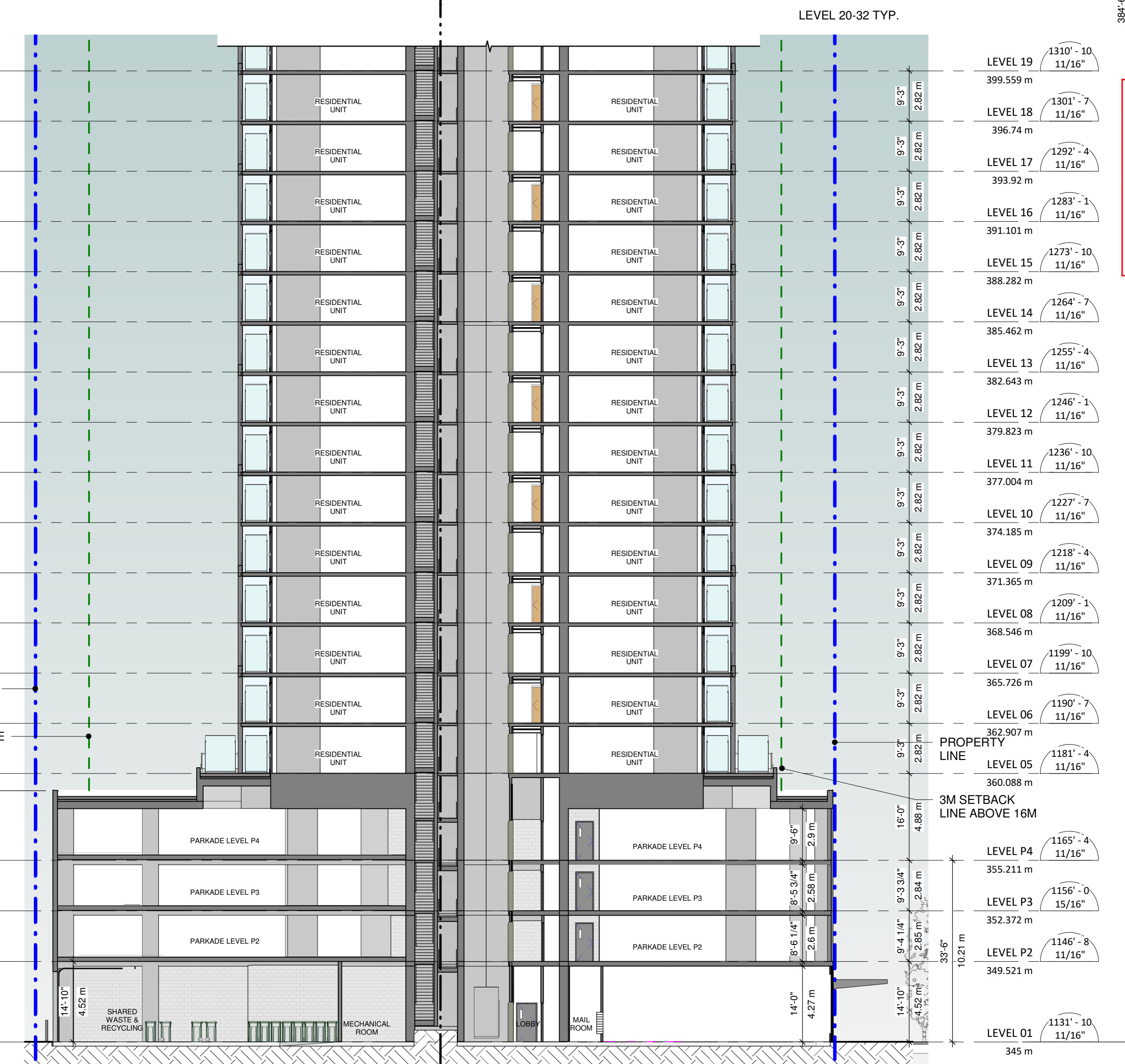
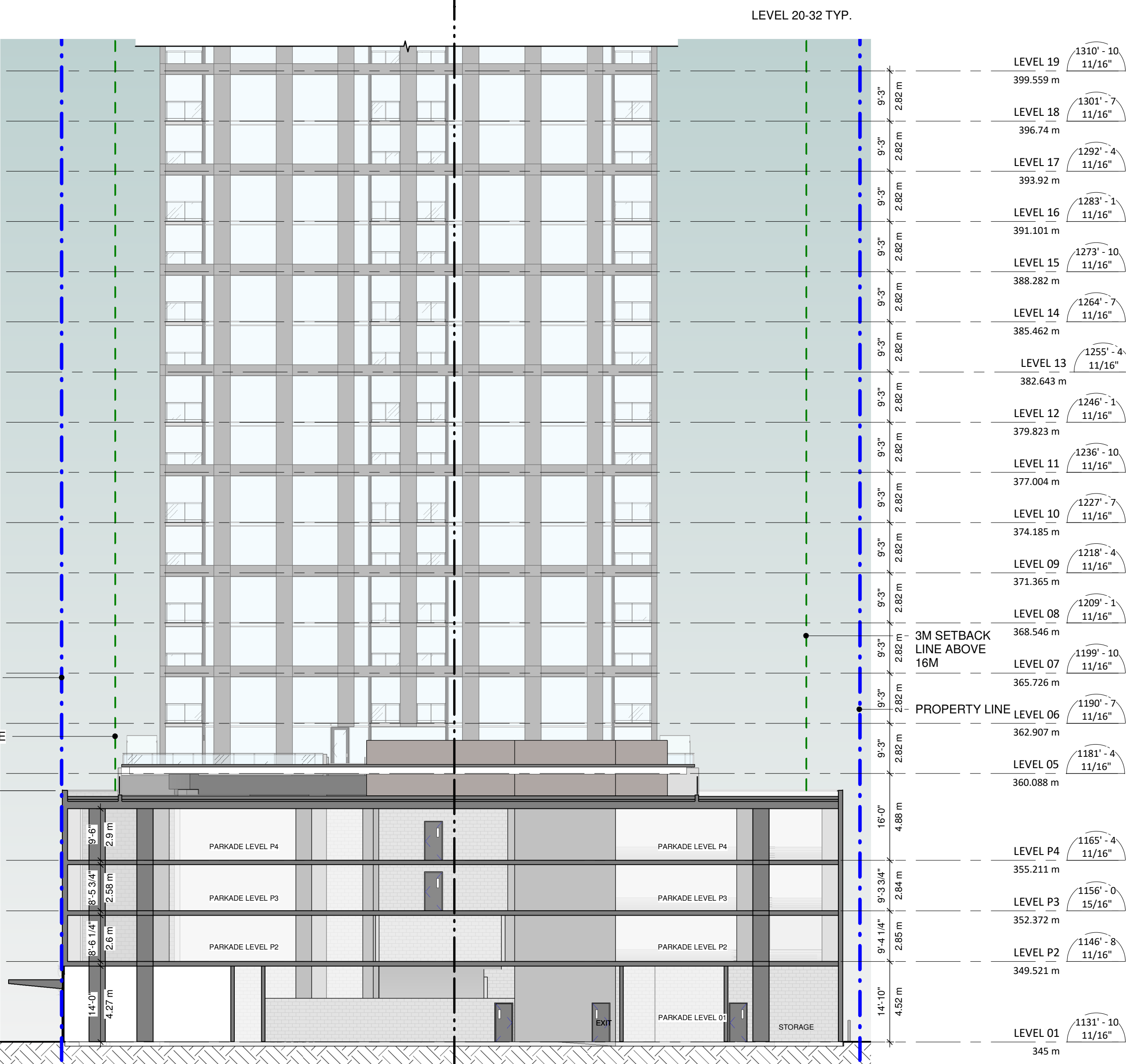
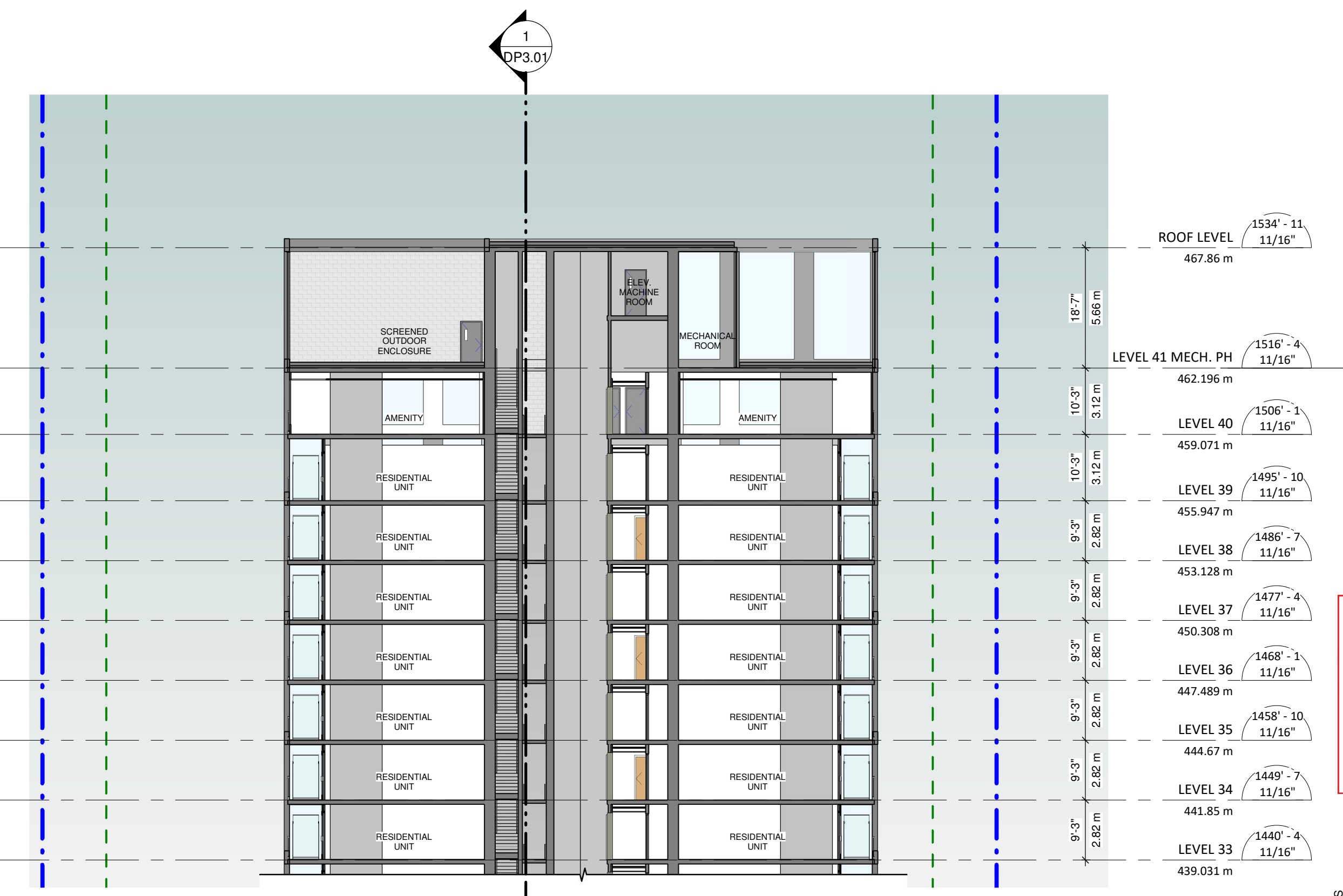
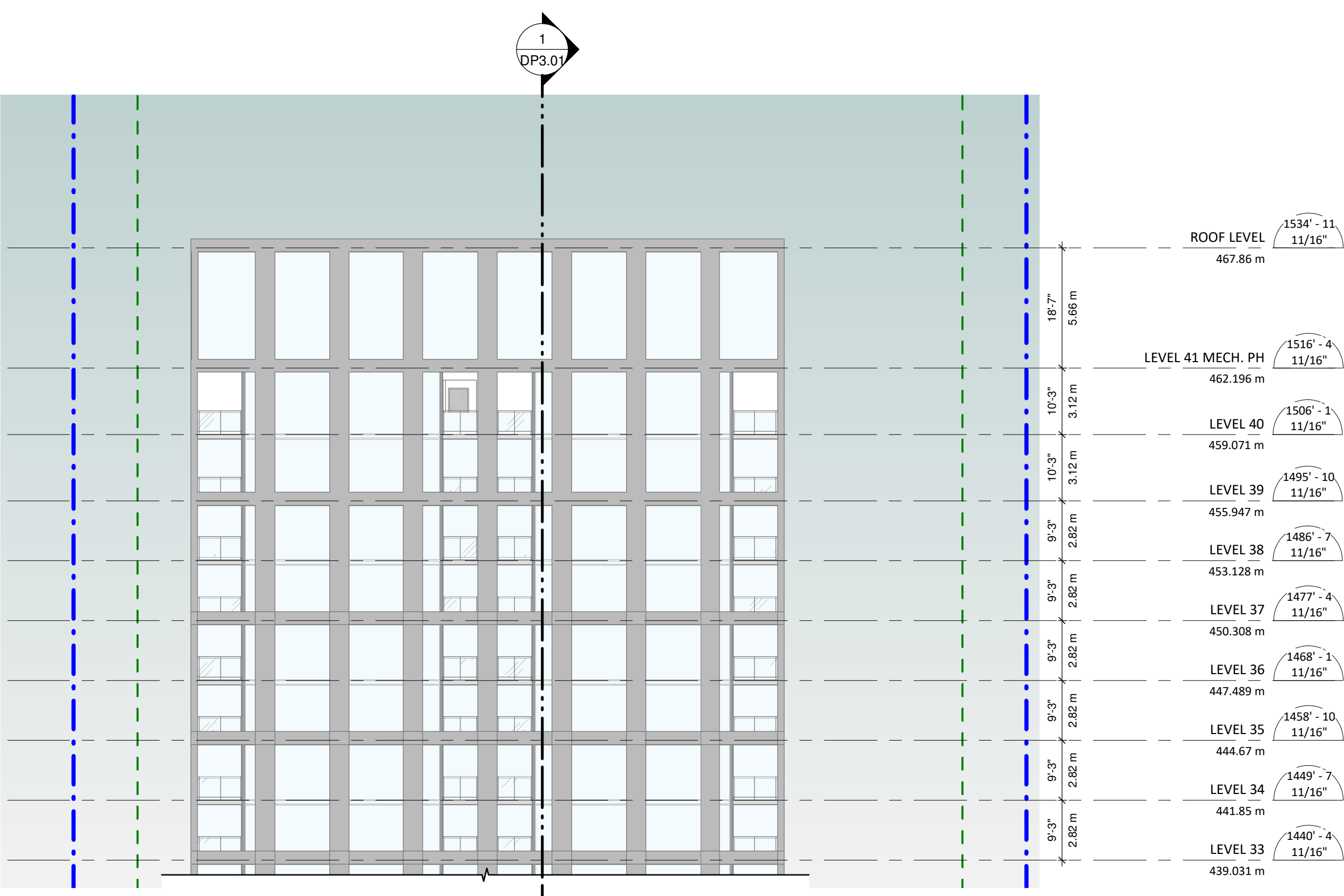
CHECKED BY:
GM

APPROVED BY:
LM

SHEET TITLE
BUILDING SECTIONS

SHEET NUMBER
DP3.02

ISSUE
C



2 BUILDING SECTION 3
 DP3.02 SCALE: 1/16" = 1'-0"

1 BUILDING SECTION 2
 DP3.02 SCALE: 1/16" = 1'-0"