
CITY OF KELOWNA
MEMORANDUM

DATE: March 12, 2009
FILE NO.: **DP08-0187/DVP08-0188**

TO: City Manager

FROM: Community Sustainability Division

APPLICATION NO. DP08-0187 / **OWNER:** 0804815 BC LTD
DVP08-0188 (Aquilini Development)

AT: 426-436, 440-446, & 450-454 **APPLICANT:** BEVANDA
BERNARD AVENUE ARCHITECTURE INC.

PURPOSE: TO SEEK A DEVELOPMENT PERMIT TO AUTHORIZE CONSTRUCTION OF A 27 STOREY, MIXED USE DEVELOPMENT COMPRISED OF 205 RESIDENTIAL UNITS AND 427 M² COMMERCIAL AREA AT GRADE, and

TO SEEK A DEVELOPMENT VARIANCE PERMIT TO VARY:
1. THE BUILDING HEIGHT FROM 44M PERMITTED TO 78M PROPOSED (27 STORIES),
2. THE DAYLIGHT ANGLES FROM 80° PERMITTED TO 83° PROPOSED,

EXISTING ZONE: C7 – CENTRAL BUSINESS COMMERCIAL

REPORT PREPARED BY: PAUL McVEY

1.0 RECOMMENDATION

THAT Council authorize the issuance of Development Permit No. DP08-0187 for; Lot 5, Blk. 16, DL 139, O.D.Y.D., Plan 462, Exc. the W 17.05 ft thereof; Lot 4, Blk. 16, DL 139, O.D.Y.D., Plan 462; Lot 3, Blk. 16, DL 139, O.D.Y.D., Plan 462, located on Bernard Avenue, Kelowna, B.C. subject to the following:

1. The dimensions and siting of the building to be constructed on the land be in general accordance with Schedule "A";
2. The exterior design and finish of the building to be constructed on the land be in general accordance with Schedule "B";
3. Landscaping to be provided on the land be in general accordance with Schedule "C";
4. The applicant be required to post with the City a Landscape Performance Security deposit in the form of a "Letter of Credit" in the amount of 125% of the estimated value of the landscaping, as determined by a professional landscaper;
5. The registration of a restrictive covenant acceptable to the City of Kelowna on the title of Lot A, DL 139, O.D.Y.D., Plan KAP44871 to limit the maximum future development to one additional storey in order to transfer remaining development potential to the subject properties

6. Registration of a plan of subdivision at Land Titles Office to consolidate the three subject properties into a single title
7. Amenity Contribution, inclusive of Payment in Lieu of Parking and Affordable Housing to be finalized prior to issuance of occupancy permit

AND THAT the applicant be required to complete the above-noted condition within 180 days of Council approval of the development permit application in order for the permit to be issued.

AND FURTHER THAT Council authorize the issuance of Development Variance Permit No. DVP08-0188; Lot 5, Blk. 16, DL 139, O.D.Y.D.; Plan 462, Exc. the W 17.05 ft thereof; Lot 4, Blk. 16, DL 139, O.D.Y.D., Plan 462; Lot 3, Blk. 16, DL 139, O.D.Y.D., Plan 462, located on Bernard Avenue, Kelowna, B.C.;

AND THAT variances to the following sections of Zoning Bylaw No. 8000 be granted:

Section 14.7.5(a) Development Regulations

Vary maximum building height from 44m permitted in Area 1 to 77m proposed,

Section 14.7.5(g) Development Regulations

Vary inclined angle above 15m elevation above grade from 80° required to 83° proposed

2.0 SUMMARY

The applicant is proposing to develop the subject property with a 27 storey, 205 residential unit, mixed-use development that also includes 427 m² of commercial space.

As part of the proposed development, the applicant is also seeking to vary the;

1. Building height from 44m permitted to 77m proposed (27 stories),
2. Daylight angles from 80° permitted to 83° proposed,

2.1 Advisory Planning Commission

The above noted applications (DP08-0187 & DVP08-0188) were reviewed by the Advisory Planning Commission at the meeting of October 21, 2008 and the following recommendations were passed:

THAT the Advisory Planning Commission support Development Permit Application No. DP08-0187, for 426-436, 440-446, 450-454 Bernard Avenue; Lots 5, 4 & 3, Plan 462, Sec. 24, Twp. 25, O.D.Y.D, by Bevanda Arch. (N. Bevanda) to obtain a Development Permit to authorize construction of a 27 storey mixed use development comprised of 427 m² of commercial development and 207 residential units.

THAT the Advisory Planning Commission support Development Variance Permit Application No. DVP08-0188, for 426-436, 440-446, 450-454 Bernard Avenue; Lots 5, 4 & 3, Plan 462, Sec. 24, Twp. 25, O.D.Y.D, by Bevanda Arch. (N. Bevanda) to vary the building height from 44m permitted to 78m proposed (26stories).

THAT the Advisory Planning Commission NOT support Development Variance Permit Application No. DVP08-0188, for 426-436, 440-446, 450-454 Bernard Avenue; Lots 5, 4 & 3, Plan 462, Sec. 24, Twp. 25, O.D.Y.D, by Bevanda Arch. (N. Bevanda) to vary floor plate area from 676m² permitted to 761.7 m² proposed.

THAT the Advisory Planning Commission NOT support Development Variance Permit Application No. DVP08-0188, for 426-436, 440-446, 450-454 Bernard Avenue; Lots 5, 4 & 3, Plan 462, Sec. 24, Twp. 25, O.D.Y.D, by Bevanda Arch. (N. Bevanda) to vary the horizontal dimension for the depth of the floor plate, from 26m permitted to 30.0m proposed.

NOTE:

Subsequent to the Advisory Planning Commission meeting of October 21, 2008, the applicant has revised the proposed building design in order to reduce the number of requested variances. As a result of the redesign, the only variances that are now being sought are for building height and day-lighting angle.

3.1 The Proposal

The applicant is proposing the development of the three subject properties with a new mixed-use building comprised of 427 m² of commercial space at grade facing Bernard Avenue and a total of 205 residential units.

The building is designed as a 27 storey building (78m), 21 storeys (63m) of residential units constructed on top of a 6 storey (15m) high podium. The podium is designed to have grade level commercial units facing Bernard Avenue and to provide 6 internal levels of parking.

Floor Plate

The top of the podium is terminated at the 15m high elevation above street level in compliance with the requirements of the C7 zone. The top of the podium is proposed to be landscaped to provide for outdoor amenity space for the building residents.

The first level of residential units commences on the 7th storey, the first level above the podium. The floor plate of the residential tower component is the same size from the 7th storey through to the 15th storey.

At the 16th storey, the floor plate is reduced in depth from the storey below. The floor plate size reduction creates a step in the building façade that introduces an additional horizontal element mid-height of the building façade, which will reduce the perceived building mass as well as lessens the impact on the day lighting angle.

At the 22nd storey, the floor plate is reduced again in size from the storey below, with the inset area being landscaped to provide outdoor amenity area for the residents at that level. This reduced floor plate size continues up to the 26th storey, where the floor plate is again reduced to create a patio area along the west side of the units at that level. This patio area is also landscaped.

Exterior Finish

The exterior of the podium facing Bernard Avenue is finished with a brick veneer finish, which expresses a pattern of columns to provide a bay spacing. The grade level commercial areas are finished with aluminium store front window units, as well as a metal canopy feature above the top of the windows. The form and character of the proposed façade of the podium is designed to blend with the existing building located to the west (the Lulu Lemon building). The area above the commercial level is finished with spandrel glass in window wall units to provide a perception of active occupancies, while the opaque glazing is designed to cover the parking area located behind. The top of the podium is surrounded with a glazed metal guard railing system.

The next 21 storeys of the proposed building provide space for residential dwelling units. The exterior of the building is designed to be finished with a blend of exposed concrete and glazed metal window wall system up to the top of the 21st storey. At the 16th storey

level there is a step in the building façade that is expressed by a horizontal concrete building element. At the 22nd storey is another step in the building façade. The inset from the north and south sides provides space for a landscaped deck area on top of the 21st storey. The exterior of the building above the 22nd storey is also finished with a glazed window wall system. However, there is less exposed concrete expressed, and the horizontal lines of the balcony guard rail system is prominent.

The top of the building is capped with a prominent shade structure, as well as a curved enclosure for the roof top mechanical systems. This enclosure is finished with a pre-finished metal material. As well, there is a metal sunscreen incorporated into the cast concrete roof feature.

Access

The podium for the proposed site development has vehicle access from the lane. There are also overhead doors along the lane to provide access to the waste and recycling room and the loading bay to the building.

Zoning Regulations

The proposal as compared to the C7 zone requirements is as follows:

CRITERIA	PROPOSAL	C7 ZONE REQUIREMENTS
Site Area (m ²)	1,480.6m ²	Min. 200m ²
Site Width (m)	40.4m	6.0 m
Site Coverage (%)	100%	N/A
Total Floor Area (m ²)	12,749.88m ²	Max 13,325.4m ² @ FAR=9.0
F.A.R. (subject property only)	8.61	Max FAR = 9.0
combined with LuluLemon site	6.62	
Height (m) [Area 1]	78 m (27 storeys) ❶	44m
Setbacks (m)		
- Front	0.0 m	0.0 m
- Rear	0.0 m	0.0 m
- West Side	0.0 m	0.0 m
- East Side	0.0 m	0.0 m
Inclined Angle above 15 m	83° ❷	80°
Max Floor Plate area	576 m ²	676 m ²
Max Floor Plate Horizontal dim.	26.0 m	26 m
Max Floor Plate Diagonal dim.	35.4 m	39 m
Parking Stalls (#)	187 stalls provided 24 stalls "cash in lieu"	211 required
Loading Stalls (#)	1 stall provided	1 stall required
Bicycle Parking	144 provided	122 required
Private Open Space	3,151 m ² provided	2,220 m ² required

Variances Requested;

- ❶ Vary the building height from 44m permitted to 78m proposed (26stories),
- ❷ Vary the daylight angles from 80° permitted to 83° proposed,

Parking summary:

Commercial @ 1.3 stalls per 100m ²	=	6 stalls required
Residential @ 1 stall per unit	=	205 stalls required
Total parking required		211 stalls required
187 stalls provided,		short fall of 24 stalls to be "cash in lieu"

The applicant has negotiated with the owners of the property to the west of the subject property in order to register a restrictive covenant on that title restricting future

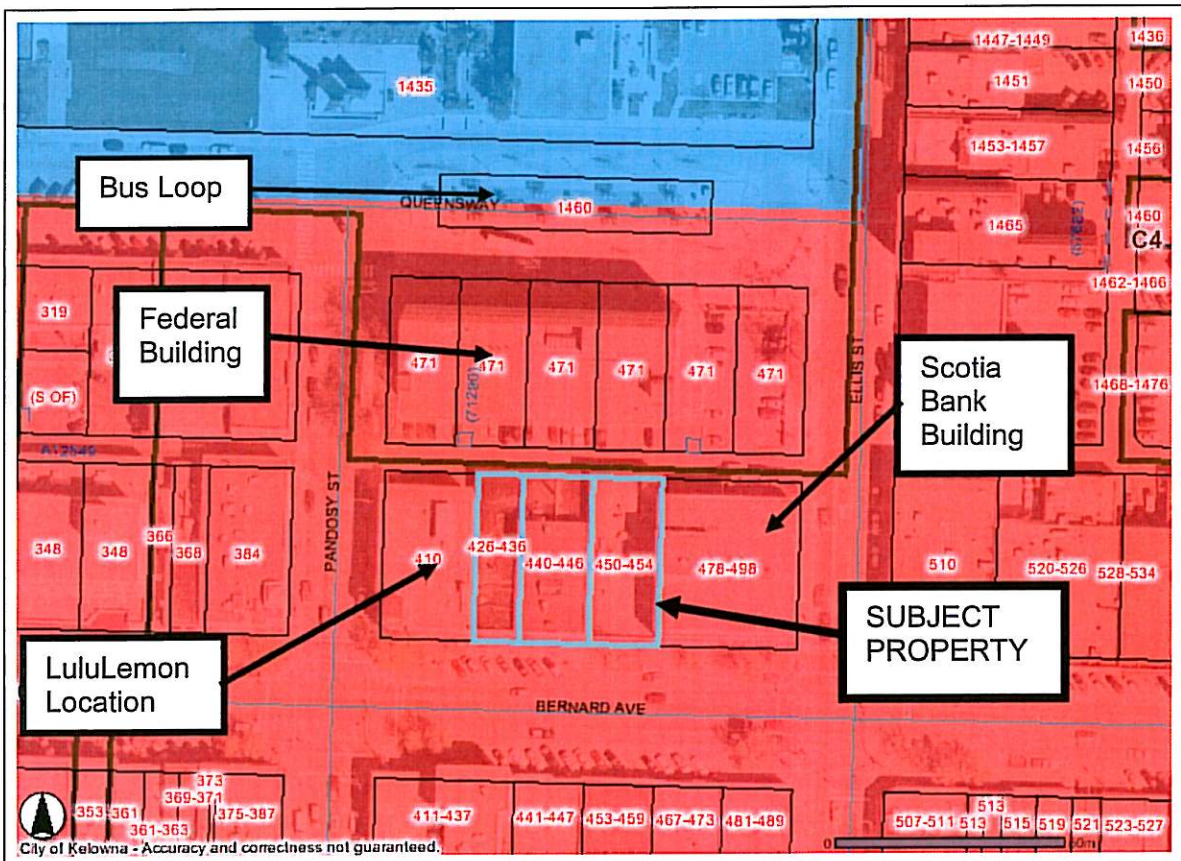
development of that property to a maximum of one additional storey to the existing two storey building.

When the site area of this property is added to the subject property and the development for both properties is averaged over all properties, the resulting density is a FAR of 6.62. The future construction of the additional storey at 410 Bernard Avenue is not part of this application, and will require appropriate applications in the future.

3.2 Site Context

The subject properties are currently developed with two storey commercial buildings with retail space along the street frontage, and office space on the second storey.

SUBJECT PROPERTY MAP



Adjacent zones and uses are, to the:

- North - P1 – Major Institutional / lane – Federal Building
- East - C7 – Central Business Commercial / Scotia Bank Building
- South - C7 – Central Business Commercial / Bernard Ave – commercial development
- West - C7 – Central Business Commercial / LuluLemon Building

3.3 Current Development Policy

3.3.1 Kelowna Official Community Plan

The Official Community Plan designates the subject property as “Commercial” future land use. The proposed use of the property is consistent with that designation.

3.3.2 City of Kelowna Strategic Plan (2004)

The City of Kelowna Strategic Plan 2004 describes a vision of what residents hope Kelowna will be like in the future and has identified as one of the themes that overall, residents aspire to live in a community that:

- works to develop and maintain a strong, diversified local economy that offers residents opportunities for high-paying jobs

The City of Kelowna Strategic Plan 2004 also states as Goal 2; “To foster a strong, stable and expanding economy “

The City of Kelowna Strategic Plan 2004 also states as Objectives for Goal 2;

- Aid in the growth and progress of Kelowna as a desirable place to do business.
- Aid in the growth and progress of Kelowna as a desirable place to visit, shop and tour.
- Increase the diversity of employment opportunities.

3.3.3 Kelowna Downtown Plan

The Kelowna Downtown Plan identifies the subject properties as; **Land Use Area 1** – suitable for a maximum **12 storey** building height. The uses within this category will be aimed at retail that supports active pedestrian-oriented streets. The uses in this designation will be consistent with the goal of creating a mix of specialty goods and services that contribute to a defined market niche and recognizable character for the Downtown. Support will also be extended to commercial uses that serve the day-to-day needs of a residential population within and adjacent to the Plan area. Office-related occupancies and businesses that serve such occupancies will be supported as uses at grade or above street level. This zone will support residential uses only if they are located above street level.

3.3.4 Crime Prevention Through Environmental Design

The applicant has provided a CPTED review of the proposed project, and staff are satisfied with the sufficiency expressed in that document.

4.0 TECHNICAL COMMENTS

The application has been circulated to various technical agencies and City departments and their comments have been attached to this report.

5.0 LAND USE MANAGEMENT DEPARTMENT COMMENTS

The owners architects have redesigned the proposed building in order to incorporate comments made by the Advisory Planning Commission. The redesign of the building has reduced the size of the building floor plate and the floor plate depth, both of which now comply with the requirements of the C7 zone. The redesign has also introduced a step mid-height of the building, which has reduced the requested change in day light angle, from the 86° angle originally requested to the revised 83° now under application.

The applicant has also redesigned the podium and internal parking garage layout to remove the requested height variance for the loading stall. As well, the applicant has removed the request for a parking variance and has committed to paying for the parking shortfall, as set out in the “Payment in Lieu of Parking Bylaw no. 8125”.

The changes made to the proposed building development have reduced the number of variances down to a request for a height variance from 44m permitted to 78m proposed, and for a variance to the daylight angle from maximum day lighting angle of 80° permitted to 83° proposed.

The proposed development incorporates a high level of design and utilizes a rich pallet of quality materials for the exterior finishes and the proposed brick finish to the podium replicates the existing façade of the neighbouring "Lulu Lemon" building. In addition, the inclusion of commercial space along the street frontage provides opportunities to create interesting retail spaces along the pedestrian realm.

The proposed building design also includes the provision for landscaped deck areas to the top of the podium, as well as to the top of the 21st storey level of the residential tower component. These landscaped deck areas are designed to incorporate trees planted in raised concrete planters.

The applicant has provided a schedule of amenity contributions, which equates to a level of amenity contribution comparable to the proposed amenity contribution package for the CD21 – Downtown Redevelopment Zone program, currently held at 3rd reading. While there is no policy requirement to deal with height variances that will allow additional building space to be constructed, the voluntary financial contribution proposed by the applicant has been reviewed by staff and results in a contribution that is comparable to contributions proposed for the CD21 zoned area.

A copy of the proposed restrictive covenant, that will limit the development potential of the Lulu Lemon property and effectively transfers potential development density of that site to the subject property, has been provided. This will reduce the overall density, (FAR) for both properties to 6.22, well within the allowable 9.0 FAR allowable under the C7 – Urban Centre Commercial zone.

The applicant has also provided a summary of "Green Initiatives" for the proposed development. A copy of this document is attached to this report for reference.

The existing site development is comprised of one and two storey buildings constructed on the subject properties in the 1920's and 1930's. The gross built area of the existing site development is approximately 1,450 m² on the main floor level and 550 m² on the second level. The buildings have been added on to, and have had façade changes over the years as well. At this time, there are store-front retail uses along the Bernard avenue frontage, and office uses located to the rear of the main floor and within the second floor areas.

The proposed development of 205 residential units in the downtown area of Kelowna has the potential to add at least 205 new residents into the area. The addition of this residential population downtown, has the potential to create additional demand for existing commercial and retail businesses in the downtown area. As well, the addition of new residents into the downtown area will keep people downtown beyond the current daytime business cycle, and add more "eyes on the street" to reduce the night time negative activity that can occur in the downtown area after hours.

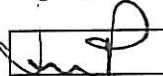
The proponent's commitment to maintain an "attainable" price point in the downtown of Kelowna demonstrates a substantial level of confidence in the Kelowna market for this type of housing, in this location, at this period of economic uncertainty.

In conclusion, the Land Use Management Department supports these applications, and recommends for positive consideration.



Shelley Gambacort
Director of Land Use Management

Approved for inclusion



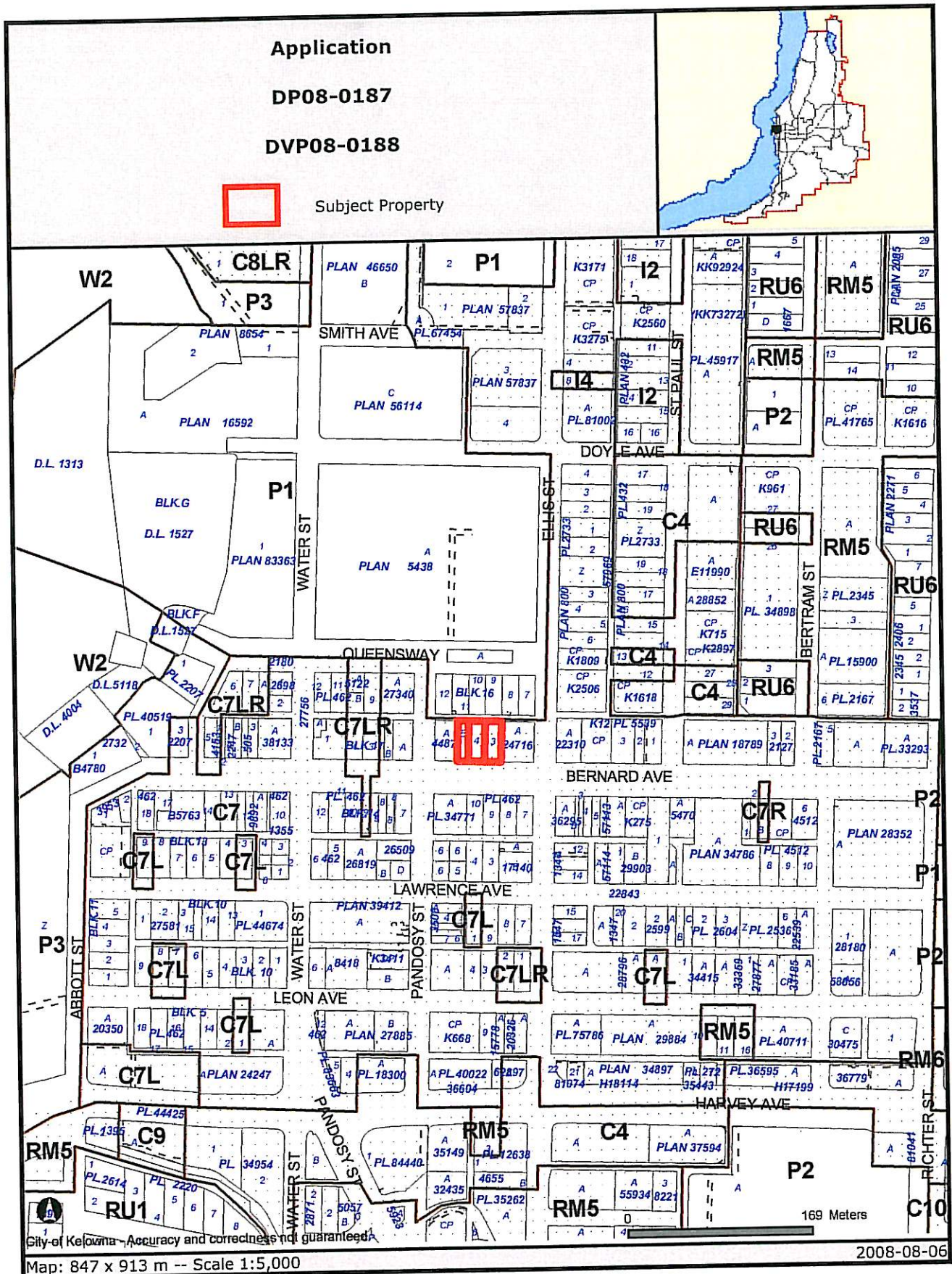
Jim Paterson
General Manager of Community Sustainability

PMc/pmc

Attachments

- Subject Property Map
- Schedule A, B & C (6 pages)
- 14 pages of floor plans, building perspective diagrams
- Tracking system summary
- Development Engineering requirements
- CPTED report
- Green Initiatives summary document
- Draft Covenant for 410 Bernard Avenue
- Aquilini Amenity Contribution Letter





Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only.
 The City of Kelowna does not guarantee its accuracy. All information should be verified.

December 10, 2008

City of Kelowna,
Land Use Management Department, Community Sustainability Division
1435 Water Street
Kelowna, BC
V1Y 1J4
Attn: Paul McVey, City Planner

RE: Crime Prevention through Environmental Design – “24” on Bernard @ 426 Bernard Ave.

Dear Mr. McVey,

We have reviewed the City of Kelowna Guidelines for Crime Prevention through Environmental Design (CPTED) for the proposed “24” tower at 426 Bernard Avenue. Design strategies such as Territorial Reinforcement, Natural Access Control and Building Management are considered and proposed for the tower. The following is a list of CPTED strategies incorporated into our scheme.

General

- 1. Mix of residential and commercial use. The mix of use increases activity over a greater number of hours.*
- 2. Half of the Residential units face north towards the lane allowing for visual surveillance.*

Laneway

- 3. Dumpsters and Loading areas are secured. Residents have internal access to these spaces. Access from the lane would be from a secured over head door.*
- 4. Locating the building in the downtown core minimizes the use of vehicles and provides more people on the street. Additional people on the street provides for activities and opportunity for visual surveillance.*
- 5. Access to parking is secured. Residents would be provided automatic door openers for their vehicles. Doors would include timers which would close after a designated period of time.*
- 6. Exterior of building, including lane way is well-lit, with even lighting, to avoid casting shadows.*
- 7. All entrances incorporate visual surveillance and are monitored electronically.*
- 8. Walls below 3.000 meters will be treated with anti graffiti paint.*
- 9. Exterior pedestrian doors incorporate interior-side, tamper proof, door hinges.*

Bernard Street Pedestrian Level

10. Storefront windows incorporate window sills below 1.5 meters (400 mm proposed).

11. Commercial building canopy and signage will be mounted above 3.000 meters. Windows are not obstructed with signs.

12. All entrances are clearly defined incorporating visual surveillance strategies and electronic monitoring.

Interior Public Spaces and Amenity Areas

13. Interior Amenity and Public Spaces include electronic monitoring.

14. All elevators and lobbies include electronic monitoring. No permanent Stop buttons will be installed in the elevators.

15. Interior parkade and walkways provide easy well-lit (high intensity lighting) access to elevators and stairs. Stairwells from parkade incorporate glazing and are visible from exterior. Walls and ceilings will be painted white.

Conclusion


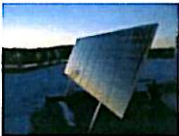




The strategies incorporated into the building scheme are intended to address Crime Prevention. We believe that these strategies will provide a more attractive and safe residential setting, for our residents. Please don't hesitate to call me if you have any questions or would like further clarification on the strategies identified above.

Sincerely,






.....
Bevanda Architecture Inc.
Nick Bevanda, MAIBC, MRAIC, AIA, Principal



Aquilini Development is committed to the principles of New Urbanism, smart growth, green building and sustainable community design.

	24's Green Initiatives include:
	Residential units include Energy Star-labelled appliances that operate more quietly and use less energy and water resulting in an average 47% energy saving over the Canadian Model National Energy Code base energy rating for appliances. Energy efficient double glazed high-performance windows will further help reduce energy consumption by up to 12%.
	A solar hot water heating system and heat recovery system will be installed on the roof to significantly reduce the purchased energy for municipal hot water. Thirty thermal solar collectors will be used to provide an estimated 34.1% of the domestic hot water requirements.
	The use of dual flush lavatories, low flow faucets and aerators in bathrooms, kitchen and showers and water efficient irrigation for landscaping will reduce water consumption as much as 20% inside and out.
	The use of energy-saving compact fluorescent bulbs, LEDs and motion sensor lights will help to reduce energy consumption as much as 25%. Transparency through design was used to enhance the interior living experience with an abundance of natural light.
	Exterior building materials were selected for maximum durability in the Okanagan climate.
	A commitment to select materials that are durable and environmental-friendly. Low VOC (volatile organic compounds) paints and carpets are less toxic to the environment and improve air quality in the home.



	Aquilini Development is committed to using locally sourced materials whenever possible to reduce exhaust emissions and fuel consumption.
	24's recycling program includes education, site signage and bins to separate recyclables will be provided in the building. During the construction phase, a materials recovery program will be implemented with a goal to divert 85% of construction waste from landfill, recycle more and use materials with recycled content.
	Extensive Tree planting and green roofs will be used to absorb carbon. Trees and low level planting will soften the hard edges of the building, while providing a park like experience and passive shading to the adjacent space.
	Outdoor living is enhanced by shading devices and passive methods of ventilation. Large overhangs and deck railings that are designed to shade from the summer heat and large deck opening to provide passive ventilation to encourage less energy consumption.
	Aquilini Development will supply two fuel efficient vehicles to the building to be used in a strata operated car-share program. Owners will be able to save money by not owning a car or eliminating the need for a second car and reduces the demand on parking.

LAND TITLE ACT
FORM C

(Section 233)

Province of British Columbia

GENERAL INSTRUMENT - PART 1

(This area for Land Title Office use)

1. APPLICATION: (Name, address, phone number and signature of applicant, applicant's solicitor or agent)

Keith Burrell, Q.C., McCarthy Tétrault LLP
1300-777 Dunsmuir Street, Vancouver, B.C. V7Y 1K2
Phone: (604) 643-7100 Client No. 010452

2. PARCEL IDENTIFIER(S) AND LEGAL DESCRIPTION(S) OF LAND:*

(PID) (LEGAL DESCRIPTION)
● ●

3. NATURE OF INTEREST:*

DESCRIPTION	DOCUMENT REFERENCE (PAGE AND PARAGRAPH)	PERSON ENTITLED TO INTEREST
Section 219 Covenant	Page 7, para 1.1	City of Kelowna
Restrictive Covenant	Page 7, para 2.1	Registered Owner of ●
Priority Agreement granting Section 219 Covenant _____ priority over Mortgage ● and Assignment of Rents ●	Page 10	City of Kelowna
Priority Agreement granting Restrictive Covenant _____ priority over Mortgage ● and Assignment of Rents ●	Page 10	Registered Owner of ●

4. TERMS: Part 2 of this instrument consists of (select one only):

- (a) Filed Standard Charge Terms D.E. Number
- (b) Express Charge Terms Annexed as Part 2
- (c) Release There is no Part 2 of this instrument.

A selection of (a) includes any additional or modified terms referred to in Item 7 or in a schedule annexed to this instrument. If (c) is selected, the charge described in Item 3 is released or discharged as a charge on the land described in Item 2.

5. TRANSFEROR(S):*

- (Inc. No. ●) (as to the Section 219 Covenant and the Restrictive Covenant);
- and
- (Inc. No. ●) (as to the priority agreements)

6. TRANSFEREE(S): (including postal address(es) and postal code(s)):

- CITY OF KELOWNA, 1435 Water Street, Kelowna, British Columbia, V1Y 1J4 (as to the Section 219 Covenant and related priority agreement)
- and
- (Inc. No. ●), ● (as to the Restrictive Covenant and related priority agreement)

7. ADDITIONAL or MODIFIED TERMS:*

N/A

8. EXECUTION(S):** This instrument creates, assigns, modifies, enlarges, discharges or governs the priority of the interest(s) described in Item 3 and the Transferor(s) and every other signatory agree to be bound by this instrument, and acknowledge(s) receipt of a true copy of the filed standard charge terms, if any.

USE BLACK INK ONLY

Execution Date

USE BLACK INK ONLY

Officer Signature(s)

Y	M	D

Party(ies) Signature(s)

●, by its authorized signatory(ies):

Print Name:

Print Name:

OFFICER CERTIFICATION: Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.

* If space insufficient, enter "SEE SCHEDULE" and attach schedule in Form E.

** If space insufficient, continue executions on additional page(s) in Form D.

LAND TITLE ACT
FORM D

EXECUTIONS CONTINUED

Page 3 of 10 pages

USE BLACK INK ONLY

Officer Signature(s)

Execution Date

Y

M

D

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USE BLACK INK ONLY

Party(ies) Signature(s)

●
by its authorized signatory(ies):

Print Name: _____

Print Name: _____

OFFICER CERTIFICATION: Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.

LAND TITLE ACT
FORM D

EXECUTIONS CONTINUED

Page 4 of 10 pages

USE BLACK INK ONLY

Officer Signature(s)

Execution Date

Y

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USE BLACK INK ONLY

Party(ies) Signature(s)

CITY OF KELOWNA,
by its authorized signatory(ies):

Print Name:

Print Name:

OFFICER CERTIFICATION: Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.

USE BLACK INK ONLY

Officer Signature(s)

Execution Date

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USE BLACK INK ONLY

Party(ies) Signature(s)

●, by its authorized signatory(ies):

Print Name:

Print Name:

OFFICER CERTIFICATION: Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument

THIS AGREEMENT dated for reference ●, 200●.

BETWEEN:

●
●

(the “**Servient Owner**”)

AND:

CITY OF KELOWNA
1435 Water Street
Kelowna, British Columbia
V1Y 1J4

(the “**City**”)

AND:

●
●

(“**XYZ**”)

WHEREAS:

- A. The Servient Owner is the registered owner of those lands and premises located in Kelowna, British Columbia and legally described as:
- Parcel Identifier ●
●
- (the “**Servient Lands**”):
- B. XYZ is the registered owner of those lands and premises located in Kelowna, British Columbia and legally described as:
- Parcel Identifier ●
●
- (the “**Dominant Lands**”):
- C. The Servient Owner has agreed to grant a Section 219 covenant in favour of the City and a restrictive covenant for the benefit of the Dominant Lands, in each case over the Servient Lands, on the terms and conditions herein; and
- D. By the provisions of Section 219 of the *Land Title Act* R.S.B.C. 1996, c. 250 (the “**Land Title Act**”) a covenant, whether of a negative or positive nature, in respect of the use of land, in favour of, *inter alia*, a municipal corporation, may be registered as a charge

against the title to that land and is enforceable against the owner of such land and its successors in title, even if the covenant is not annexed to land owned by the covenantee.

NOW THEREFORE THIS COVENANT WITNESSES THAT in consideration of the sum of Ten Dollars (\$10.00) paid by each party to each of the others (the receipt and sufficiency of which each party hereby acknowledges), and for other good and valuable consideration, the parties covenant as follows:

**ARTICLE 1
SECTION 219 COVENANT**

1.1 Section 219 Covenant.

The Servient Owner, as owner of the Servient Lands, hereby covenants and agrees with the City pursuant to Section 219 of the *Land Title Act* (British Columbia), it being the intention of the parties that this covenant shall be annexed to the Servient Lands, that in no event can any building, structure or improvement of any kind on the Servient Lands (or any item attached to any such building, structure or improvement on the Servient Lands) exceed ● metres in height measured from the at-grade level (the at-grade level being a Canadian geodetic datum of ● metres).

1.2 Powers Preserved.

Nothing contained or implied in this Agreement will impair, limit, prejudice or affect the City's rights and powers in the exercise of its functions pursuant to the *Local Government Act*, R.S.B.C. 1996, c. 323 or any other enactment, including the City's bylaws, orders, policies and regulations, and all such powers and rights may be fully and effectively exercised in relation to the Servient Lands as if this Agreement had not been executed and delivered by the Servient Owner.

**ARTICLE 2
RESTRICTIVE COVENANT**

2.1 Restrictive Covenant.

The Servient Owner hereby covenants and agrees with XYZ that in no event can any building, structure or improvement of any kind on the Servient Lands (or any item attached to any such building, structure or improvement on the Servient Lands) exceed ● metres in height measured from the at-grade level (the at-grade level being a Canadian geodetic datum of ● metres).

2.2 Irreparable Damage.

The Servient Owner acknowledges and agrees that any breach or violation of the covenant contained in section 2.1 hereof will cause irreparable damage and harm to the Dominant Lands and that such breach or violation will not be adequately relieved by way of damages alone and that in addition to any other remedies to which XYZ may at any

time be entitled at law or in equity, XYZ will be entitled to obtain injunctive relief in any court of competent jurisdiction.

ARTICLE 3 GENERAL

3.1 **Run with the Lands.**

This Agreement will run with and be a burden upon the Servient Lands, but no part of the fee of the soil of such lands will pass to or be vested in the City or XYZ.

3.2 **Priority.**

The Servient Owner will, at the expense of the Servient Owner, do or cause to be done all acts reasonably necessary to grant priority to the Section 219 covenant granted in section 1.1 and the restrictive covenant granted in section 2.1 over all financial charges which may have been registered against title to the Servient Lands in the Kelowna Land Title Office.

3.3 **Subdivision.**

- (a) If the Servient Lands are subdivided, including by way of airspace plan or the deposit of a strata plan pursuant to the *Strata Property Act* (British Columbia) or successor legislation, then, notwithstanding such subdivision, the covenants granted by the Servient Owner in this Agreement shall be construed and shall continue to run with and burden the title to each subdivided portion (including any strata lots and the common property) created thereby.
- (b) If the Dominant Lands are subdivided, including by way of airspace plan or the deposit of a strata plan pursuant to the *Strata Property Act* (British Columbia) or successor legislation, then notwithstanding such subdivision, the covenants granted in this Agreement in favour of XYZ shall be construed as benefiting each lot created by such subdivision (including any strata lots and the common property).

3.4 **Covenants Personal.**

The covenants of the Servient Owner contained herein will be personal and binding upon the Servient Owner only during the Servient Owner's ownership of any interest in the Servient Lands, but the Servient Lands will nevertheless be and remain at all times charged herewith, to the intent that upon the transfer of all interest of the Servient Owner in the Servient Lands, the Servient Owner will be freed and discharged from the observance and performance thereafter of the covenants on its part in respect of the Servient Lands and on its part to be observed and performed.

3.5 **Waiver.**

Waiver of any default by either party will not be deemed to be a waiver of any subsequent default by that party.

3.6 Notice.

Whenever it is required or desired that any party deliver a notice to any of the others, delivery will be deemed to be satisfactory and to have occurred:

- (a) on the date of delivery, if such notice has been delivered; or
- (b) on the date received or on the sixth day after mailing in any Canadian post office, whichever is the earlier, if mailed by pre-paid registered mail, so long as the notice is mailed to the City at its address as set out on page 1 hereof or to the other parties at their respective most recent address shown on title to the applicable lands in the records of the Kelowna Land Title Office for that party or to whatever other address any party advises the other parties of from time to time.

3.7 Gender.

Whenever the singular or masculine is used herein the same shall be construed as meaning the plural, feminine or body corporate or politic where the context or parties require, and vice versa.

3.8 Severability.

If any section, subsection, paragraph, sentence, clause or phrase in this Agreement is for any reason held to be invalid by the decision of a court of competent jurisdiction, the invalid portion will be severed and the decision that is invalid will not affect the validity of the remainder of this Agreement.

3.9 Enurement.

This Agreement will enure to the benefit of and be binding on the parties hereto and their respective successors and assigns notwithstanding any rule of law or equity to the contrary.

3.10 Further Assurances.

If the Kelowna Land Title Office rejects the registration of this Agreement, then the parties hereto shall re-execute and re-register same in a form and style acceptable to the Kelowna Land Title Office.

IN WITNESS WHEREOF the parties hereto have executed the Form C or any Form D above which form part hereof.

PRIORITY AGREEMENT

WHEREAS ● (the "**Chargeholder**") is the holder of a mortgage and assignment of rents encumbering those lands legally described in item 2 of the Form C - General Instrument to which this Priority Agreement is attached (the "**Charged Land**"), which mortgage and assignment of rents are registered in the Kelowna Land Title Office under instrument numbers ● and ● (together, the "**Charges**").

THEREFORE THIS PRIORITY AGREEMENT WITNESSETH THAT for and in consideration of \$1.00 and other good and valuable consideration paid by each of the City of Kelowna and ● to the Chargeholder (the receipt and sufficiency of which the Chargeholder hereby acknowledges):

1. The Chargeholder hereby grants to the section 219 covenant and the restrictive covenant granted and contained in the attached Agreement (the "**New Charges**") priority for the New Charges over the Chargeholder's right, title and interest in and to the Charged Land and the Chargeholder does hereby postpone the Charges and all of its right, title and interest thereunder to the New Charges as if the attached Agreement had been executed, delivered and registered prior to the execution, delivery and registration of the Charges and prior to the advance of any money pursuant to the Charges.

IN WITNESS WHEREOF the Chargeholder has executed this Priority Agreement by executing the Form C or a Form D to the attached Agreement.

- END OF DOCUMENT -

File: DP08-0187

Application

File: DP08-0187

Type: DEVELOPMENT PERMIT

File Circulation

Seq	Out	In	By	Comment
				B.C. Assessment Authority (info only)
	2008-08-07	2008-08-07		
				Community Development & Real Estate Mgr
	2008-08-07	2008-08-21	SALEXANC	CD&RE Comments for Inclusion in Council Report: Please contact the Land Agent for road dedications over 20 metres in width, land dedications and land transfers to or from the City of Kelowna, road closures and road reserves. Depending on the type of land transaction being contemplated, the processing time can vary from 3 weeks to 3 months. The Land Department requires a full-sized copy, together with an 8 ? x 11 copy, of any survey plans.
				Fire Department
	2008-08-07			
				FortisBC
	2008-08-07			
				Inspections Department
	2008-08-07	2008-09-08	RREADY	Parkade is below geodetic elevation (high water table/flood plain). Underpinning of adjacent buildings? Demolition permits required for existing buildings. Street use permit required. Garage exiting travel distances? Exit though lobby travel distances? Two exits required for level 5 common open space. Additional fire fighting requirements to be complied with. Roof attic access required.
				Mgr Policy, Research & Strategic Plannin
	2008-08-07			
				Ministry of Transportation
	2008-08-07			
				Park/Leisure Services Dir. (Info only)
	2008-08-07	2008-08-08	SSCOVIL	No comment
				Parks Manager
	2008-08-07			
				Public Health Inspector
	2008-08-07	2008-09-08		See file - various comments made regarding environment, injury prevention, physical activity, healthy child development, nutrition and food security and housing , social wellness and inclusion.
				RCMP
	2008-08-07	2008-08-20		No comment
				Shaw Cable
	2008-08-07	2008-08-14		Owner/developer to supply and install an underground conduit system
				Telus
	2008-08-07			
				Terasen Utility Services
	2008-08-07			
				Works & Utilities
	2008-08-07	2008-09-23		see documents tab

CITY OF KELOWNA

MEMORANDUM

Date: September 16, 2008
File No.: DP08-0187 DVP08-0188

To: Planning & Development Services Department (PMcV)

From: Development Engineering Manager

Subject: 426 - 454 Bernard Ave Lots 3, 4, 5 Plan 462 Block 16 Hi-Rises **AQUILINI**

The Works & Utilities Department have the following comments and requirements associated with this application. The road and utility upgrading requirements outlined in this report will be a requirement of this development.

The Development Engineering Technologist for this project is John Filipenko. ASCT

1. Domestic Water and Fire Protection

- (a) The existing lots are serviced with small -diameter copper water services. The developer's consulting mechanical engineer will determine the domestic and fire protection requirements of this proposed development and establish hydrant requirements and service needs.
- (b) Only one service will be permitted for this development. The applicant, at his cost, will arrange for the removal of all existing services and the installation of a fire hydrant if required, and one new larger metered water service. The estimated cost of this construction for bonding purposes is **\$18,000.00**. If it is determined that upgrades to the existing water distribution system must be made to achieve the required fire flows, additional bonding will be required.
- (c) Preloading of the development site will impact the integrity of the 150mm diameter PVC watermain within the Lane. It is likely that this watermain fronting this development will need repair or replacement. The estimated cost of watermain replacement for bonding purposes is **\$9,000.00**.
- (d) A water meter is mandatory for this development and must be installed inside the building on the water service inlet as required by the City Plumbing Regulation and Water Regulation bylaws. The developer or building contractor must purchase the meter from the City at the time of application for a building permit from the Inspection Services Department, and prepare the meter setter at his cost.

2. Sanitary Sewer

- (a) The developer's consulting mechanical engineer will determine the development requirements of this proposed development and establish the service needs. The existing lots are connected with small diameter sewer services. The applicant, at his cost, will arrange for the installation of one new larger service, as well as the capping of all existing unused services at the main. Only one service will be permitted for this development. The estimated cost for construction for bonding purposes is **\$8,000.00**
- (b) It is anticipated that preloading of the development site will also impact the integrating of the main within the Lane. It is likely that the existing man will need to be repaired or reconstructed. The estimated cost of construction for bonding purposes is **\$14,000.00**

3. Storm Drainage

- (a) The developer must engage a consulting civil engineer to provide a storm water management plan for the site, which meets the requirements of the City Storm Water Management Policy and Design Manual. The storm water management plan must also include a minimum basement elevation (MBE), if applicable, and provision of a storm drainage service for the development and /or recommendations for onsite drainage containment and disposal systems. The on-site drainage system may be connected to an existing or proposed drainage system with an overflow service. The estimated cost for providing a overflow service for bonding purposes is **\$ 6,000.00**
- (b) It is anticipated that preloading of the development site will also impact the integrating of the main within the Lane. It is likely that the existing man will need to be repaired or reconstructed. The estimated cost of construction for bonding purposes is **\$14,000.00**

4. Road Improvements

- (a) Bernard Avenue fronting this development is urbanized but requires the construction of a curb and gutter and the existing wide sidewalk is in a deteriorated state. The existing piped storm drainage system requires a main extension with a terminal manhole. Preloading of the development site will impact the integrating of this frontage road. The installation of new services will also require road cuts. The extent of pavement restoration will be at the discretion of the City Development Engineer. The estimated cost of the road improvements and reconstruction, for bonding purposes is **\$40,000.00**. If it is determined that additional road reconstruction must be made, additional bonding will be required.
- (b) The Public Lane fronting the development site is urbanized. Preloading of the development site will impact the integrating of this frontage lane. The decommissioning and installation of new services will also require pavement cuts. It is anticipated that the lane will be repaved for the full frontage length of this development. The estimated cost of this construction for bonding purposes is **\$15,000.00**

- (c) City staff have been directed to proceed with detailed design of a streetscape concept for Bernard Avenue. This design work is expected to begin in fall 2008 with completion in 2009. It is expected that construction of the Bernard Avenue improvements would not take place before 2010.

As per the concept design completed in 2003, the implementation of a design for Bernard Avenue is expected to require a high degree of coordination of streetscape elements. The complexity of the exercise will require a comprehensive approach to achieve the desired outcome and it will not be possible for implementation to take place on an ad hoc basis, i.e., property-by-property according to each property owner's timelines.

Therefore, redevelopment of any property along Bernard Avenue between Abbott and Richter Streets, prior to implementation of a comprehensive streetscape plan, will be required, in the interim, to maintain and or replace the existing sidewalk as well as curb and gutter.

The developer's contribution towards the construction cost for this comprehensive reconstruction of Bernard Avenue will be determined at a later date.

5. Road Dedication and Subdivision Requirements

- (i) Lot consolidation.
- (ii) Grant statutory rights-of-way if required for utility services.

6. Electric Power and Telecommunication Services

- (a) The development site is within the Urban Town Center. Electrical and telecommunication services to this site as well as the local distribution wiring must be installed in an underground duct system. The existing building and the proposed new building must be connected by an underground service. It is the developer's responsibility to make a servicing application with the respective electric power, telephone and cable transmission companies to arrange for these services which would be at the applicant's cost.

7. Engineering

- (a) Road and utility construction design, construction supervision, and quality control supervision of all off-site and site services including on-site ground recharge drainage collection and disposal systems, must be performed by an approved consulting civil engineer. Designs must be submitted to the City Engineering Department for review and marked "issued for construction" by the City Engineer before construction may begin.

- (b) The Developer's Civil Consultant will inspect the condition of the existing infrastructure fronting this development and provide a pre-construction video report to the City Engineer. After preloading is complete, the condition of the infrastructure shall be inspected and a new video report provided by the consultant complete with the engineer's findings and recommendations.
- (c) The separate application will be required by the developer's consultant prior to commencement of pre-loading. The Works & Utilities will provide a "Notice to Proceed" once all the requirements are met.

8. Geotechnical Report

- (a) As a requirement of this application and / or prior to issue of a building permit, the applicant must provide a comprehensive geotechnical report prepared by a Professional Engineer qualified in the field of hydro-geotechnical survey to address the following:
 - (b) Area ground water characteristics.
 - (c) Site suitability for development; i.e. unstable soils, etc.
 - (d) Drill and/or excavate test holes on the site and install piezometers if necessary. Log test hole data to identify soil characteristics, identify areas of fill if any. Identify unacceptable fill material, analyze soil sulphate content, identify unsuitable underlying soils such as peat, etc. and make recommendations for remediation if necessary.
 - (e) List extraordinary requirements that may be required to accommodate construction of roads and underground utilities as well as building foundation designs.

9. Survey Monuments and Iron Pins

- (a) If any legal survey monuments or property iron pins are removed or disturbed during construction, the developer will be invoiced a flat sum of \$1,200.00 per incident to cover the cost of replacement and legal registration. Security bonding will not be released until restitution is made.

10. Bonding and Levy Summary

(a) Bonding

Watermain and servicing	\$ 27,000.00
Sanitary Main and servicing	\$ 22,000.00
Storm Main and servicing	\$ 20,000.00
Bernard Ave Rd frontage	\$ 40,000.00
Lane frontage upgrading	\$ 16,000.00
Total Bonding	\$125,000.00

Should the comprehensive reconstruction of Bernard Avenue begin prior to the issuance of the building permit, then the bonding amount will be reduced by \$ 40,000.00 to the amount of **\$85,000.00**

If it is determined that upgrades to the existing water distribution system must be made to achieve the required fire flows, additional bonding will be required.

If it is determined that additional reconstruction of works including; roads, utilities, services, etc, must be made as a result of preloading, additional bonding will be required.

NOTE: The bonding amounts shown above are comprised of estimated construction costs escalated by 140% to include engineering design and contingency protection and are provided for information purposes only. The owner should engage a consulting civil engineer to provide detailed designs and obtain actual tendered construction costs if he wishes to do so. Bonding for required off-site construction must be provided and may be in the form of cash or an irrevocable letter of credit, in an approved format.

The owner must also enter into a servicing agreement in a form provided by the City prior to issuance of a building permit.

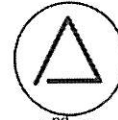
11. Administration Charge

An administration charge will be assessed for processing of this application, review and approval of engineering designs and construction inspection. The administration charge is calculated as 3% of the total off-site construction costs, not including design. 5% GST will be added.

12. Development Variance and Site Related Issues

- (a) The requested maximum height variance from 44m to 78m (28 stories) does not compromise Works and Utilities servicing requirements
- (b) The requested Daylight standard variance above 15m does not compromise Works and Utilities servicing requirements
- (c) The requested variance to increase the maximum floor plate size above 15m does not compromise Works and Utilities servicing requirements
- (d) The request to vary the height requirements for the loading space overhead clearance from 4.0m required to 3.0 proposed, does not compromise Works and Utilities servicing requirements
- (e) The request to vary the parking requirements from 207 spaces required to 184 spaces proposed, does not compromise Works and Utilities servicing requirements
- (f) The request to vary the maximum projection of: building, roof and decks into the yards, do not compromise Works and Utilities servicing requirements

Steve Muenz, P. Eng.
Development Engineering Manager
JF/jf



AQUILINI
DEVELOPMENT

2nd Floor, 510 West Hastings Street
Vancouver, B.C.
V6B 1L8

February 2, 2009

City of Kelowna
1435 Water Street
Kelowna, BC
V1Y 1J4

Re: Amenity Contribution, Development Permit DP08 0187

Dear Mr. McVey:

As you know, in Downtown Kelowna we have submitted an application for permission to develop a 27 story, 205 unit condominium apartment building with retail along the sidewalk. We are very excited about the contemporary design of our building and that it satisfies your urban design guidelines for the Downtown.

In addition, we aspire to make our building as attainable as possible for the residents of Kelowna. In part we will achieve this through the market affordability of our units and we are considering every reasonable economy to keep our units as price sensitive as possible so that they will be within the range of local working people. In addition, we will also facilitate local attainability through our marketing strategy – we intend to give preferred access for purchase by Kelowna residents for a specified period before general sales begin. Within a market context these are the practical measures that can be offered to increase the probability of local attainability.

We have also committed ourselves to making a volunteer, meaningful provision for the community benefit in the form of a cash contribution for amenities to be built in the Downtown. This contribution is not motivated by any existing City requirement but rather by our desire to see our project be a genuine source for spinoff benefits in the neighbourhood. We are offering a community amenity contribution of \$805,000 to be given at the time of occupancy of the building. While we are open to work with the City of Kelowna on where these funds would be used, we would suggest that 80% or \$644,000 be placed in the reserve fund created for the CD21 Zone and the remaining funds of \$161,000 be put into the Housing Opportunities Reserve Fund.

David Negrin
President

Land Title - LB194760.TXT

Date: 08/07/17
Requestor: (PQ38409)

TITLE SEARCH PRINT - KAMLOOPS
STIKEMAN ELLIOTT LLP
TITLE - LB194760

Time: 11:37:16
Page: 001

KAMLOOPS LAND TITLE OFFICE TITLE NO: LB194760
FROM TITLE NO: S47972

APPLICATION FOR REGISTRATION RECEIVED ON: 02 MAY, 2008
ENTERED: 15 MAY, 2008

REGISTERED OWNER IN FEE SIMPLE:
0804815 B.C. LTD., INC.NO. BC0804815
MAIN LEVEL, 510 WEST HASTINGS STREET
VANCOUVER, BC
V6B 1L8

TAXATION AUTHORITY:
CITY OF KELOWNA

DESCRIPTION OF LAND:
PARCEL IDENTIFIER: 012-358-371
LOT 5 BLOCK 16 DISTRICT LOT 139 OSOYOOS DIVISION YALE DISTRICT PLAN 462
EXCEPT THE WEST 17.05 FEET THEREOF

LEGAL NOTATIONS:

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 29 OF THE
MUNICIPAL ACT (SEE DF KD55595)

CHARGES, LIENS AND INTERESTS:

NATURE OF CHARGE
CHARGE NUMBER DATE TIME

PARTY WALL AGREEMENT
6445E 1918-10-01 10:00
REGISTERED OWNER OF CHARGE:
THE ROYAL TRUST COMPANY IN TRUST SEE FILING NO 6032B
JERMAN HUNT LIMITED
6445E
REMARKS: INTER ALIA

PARTY WALL AGREEMENT
14041E 1925-05-14 10:12
REGISTERED OWNER OF CHARGE:
BYRON MCDONALD
14041E
REMARKS: INTER ALIA
WEST 9 INCHES OF EAST 32/95 FEET

CAVEAT
LB193868 2008-05-01 11:58
REGISTERED OWNER OF CHARGE:
MIKE BONDI
LB193868
REMARKS: INTER ALIA

MORTGAGE
CA773914 2008-05-02 15:30
REGISTERED OWNER OF CHARGE:
BANK OF MONTREAL
CA773914
REMARKS: INTER ALIA

(12)

Land Title - LB194760.TXT

ASSIGNMENT OF RENTS
CA773915 2008-05-02 15:30
REGISTERED OWNER OF CHARGE:
BANK OF MONTREAL
CA773915
REMARKS: INTER ALIA

CERTIFICATE OF PENDING LITIGATION
LB202194 2008-05-27 09:52
REGISTERED OWNER OF CHARGE:
MIKE BHONDI
LB202194
REMARKS: INTER ALIA

"CAUTION - CHARGES MAY NOT APPEAR IN ORDER OF PRIORITY. SEE SECTION 28, L.T.A."

DUPLICATE INDEFEASIBLE TITLE: NONE OUTSTANDING
CONTINUES ON PAGE 002

Date: 08/07/17 TITLE SEARCH PRINT - KAMLOOPS
Requestor: (PQ38409) STIKEMAN ELLIOTT LLP
TITLE - LB194760

Time: 11:37:16
Page: 002

TRANSFERS: NONE

PENDING APPLICATIONS: NONE

*** CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN ***

Land Title - LB194759.TXT

Date: 08/07/17 TITLE SEARCH PRINT - KAMLOOPS
 Requestor: (PQ38409) STIKEMAN ELLIOTT LLP
 TITLE - LB194759

Time: 11:29:35
 Page: 001

KAMLOOPS LAND TITLE OFFICE TITLE NO: LB194759
 FROM TITLE NO: S47972

APPLICATION FOR REGISTRATION RECEIVED ON: 02 MAY, 2008
 ENTERED: 15 MAY, 2008

REGISTERED OWNER IN FEE SIMPLE:
 0804815 B.C. LTD., INC.NO. BC0804815
 MAIN LEVEL, 510 WEST HASTINGS STREET
 VANCOUVER, BC
 V6B 1L8

TAXATION AUTHORITY:
 CITY OF KELOWNA

DESCRIPTION OF LAND:
 PARCEL IDENTIFIER: 012-358-410
 LOT 4 BLOCK 16 DISTRICT LOT 139 OSOYOOS DIVISION YALE DISTRICT PLAN 462

LEGAL NOTATIONS:

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 29 OF THE
 MUNICIPAL ACT (SEE DF KD55595)

CHARGES, LIENS AND INTERESTS:

NATURE OF CHARGE
 CHARGE NUMBER DATE TIME

PARTY WALL AGREEMENT
 6234E 1918-05-16 10:00
 REGISTERED OWNER OF CHARGE:
 DAVID LECKIE
 6234E
 REMARKS: INTER ALIA

PARTY WALL AGREEMENT
 6444E 1918-10-01 10:00
 REGISTERED OWNER OF CHARGE:
 WILLIAM ANDREW PITCAIRN
 6444E
 REMARKS: INTER ALIA

CAVEAT
 LB193868 2008-05-01 11:58
 REGISTERED OWNER OF CHARGE:
 MIKE BONDI
 LB193868
 REMARKS: INTER ALIA

MORTGAGE
 CA773914 2008-05-02 15:30
 REGISTERED OWNER OF CHARGE:
 BANK OF MONTREAL
 CA773914
 REMARKS: INTER ALIA

ASSIGNMENT OF RENTS
 CA773915 2008-05-02 15:30

24

Land Title - LB194759.TXT

REGISTERED OWNER OF CHARGE:
BANK OF MONTREAL
CA773915
REMARKS: INTER ALIA

CERTIFICATE OF PENDING LITIGATION
LB202194 2008-05-27 09:52
REGISTERED OWNER OF CHARGE:
MIKE BHONDI
LB202194
REMARKS: INTER ALIA

"CAUTION - CHARGES MAY NOT APPEAR IN ORDER OF PRIORITY. SEE SECTION 28, L.T.A."

DUPLICATE INDEFEASIBLE TITLE: NONE OUTSTANDING

TRANSFERS: NONE

CONTINUES ON PAGE 002

Date: 08/07/17
Requestor: (PQ38409)

TITLE SEARCH PRINT - KAMLOOPS
STIKEMAN ELLIOTT LLP
TITLE - LB194759

Time: 11:29:35
Page: 002

PENDING APPLICATIONS: NONE

*** CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN ***

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Date: 08/07/17 TITLE SEARCH PRINT - KAMLOOPS
Requestor: (PQ38409) STIKEMAN ELLIOTT LLP
TITLE - LB194758

Time: 11:29:02
Page: 001

KAMLOOPS LAND TITLE OFFICE TITLE NO: LB194758
FROM TITLE NO: X175249

APPLICATION FOR REGISTRATION RECEIVED ON: 02 MAY, 2008
ENTERED: 15 MAY, 2008

REGISTERED OWNER IN FEE SIMPLE:
0804815 B.C. LTD., INC.NO. BC0804815
MAIN LEVEL, 510 WEST HASTINGS STREET
VANCOUVER, BC
V6B 1L8

TAXATION AUTHORITY:
CITY OF KELOWNA

DESCRIPTION OF LAND:
PARCEL IDENTIFIER: 007-098-642
LOT 3 BLOCK 16 DISTRICT LOT 139 OSOYOOS DIVISION YALE DISTRICT PLAN 462

LEGAL NOTATIONS:

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 29 OF THE
MUNICIPAL ACT (SEE DF KD55595)

CHARGES, LIENS AND INTERESTS:

NATURE OF CHARGE
CHARGE NUMBER DATE TIME

AGREEMENT
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REGISTERED OWNER OF CHARGE:
THE ROYAL TRUST COMPANY
6233E

MORTGAGE
CA773914 2008-05-02 15:30
REGISTERED OWNER OF CHARGE:
BANK OF MONTREAL
CA773914
REMARKS: INTER ALIA

ASSIGNMENT OF RENTS
CA773915 2008-05-02 15:30
REGISTERED OWNER OF CHARGE:
BANK OF MONTREAL
CA773915
REMARKS: INTER ALIA

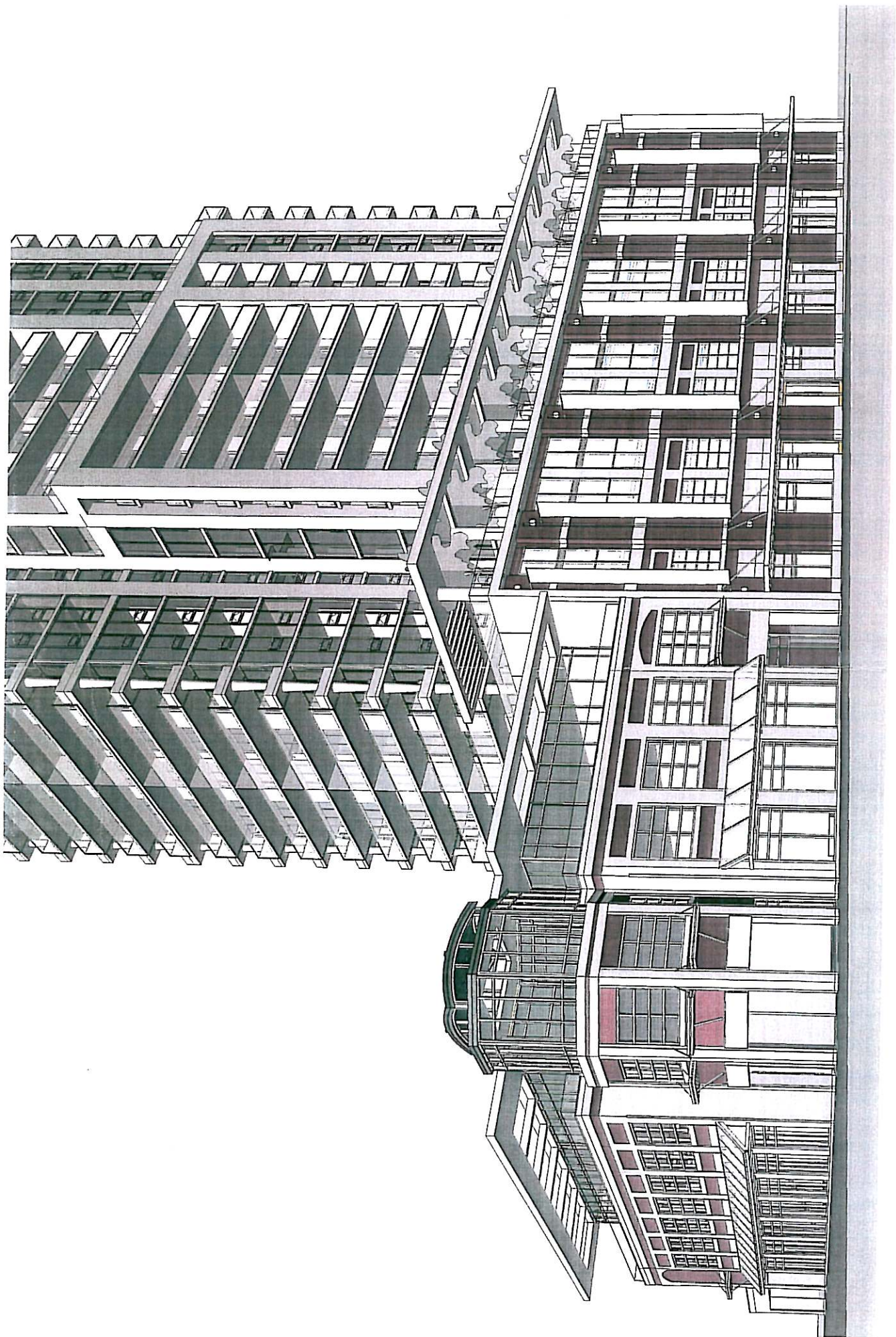
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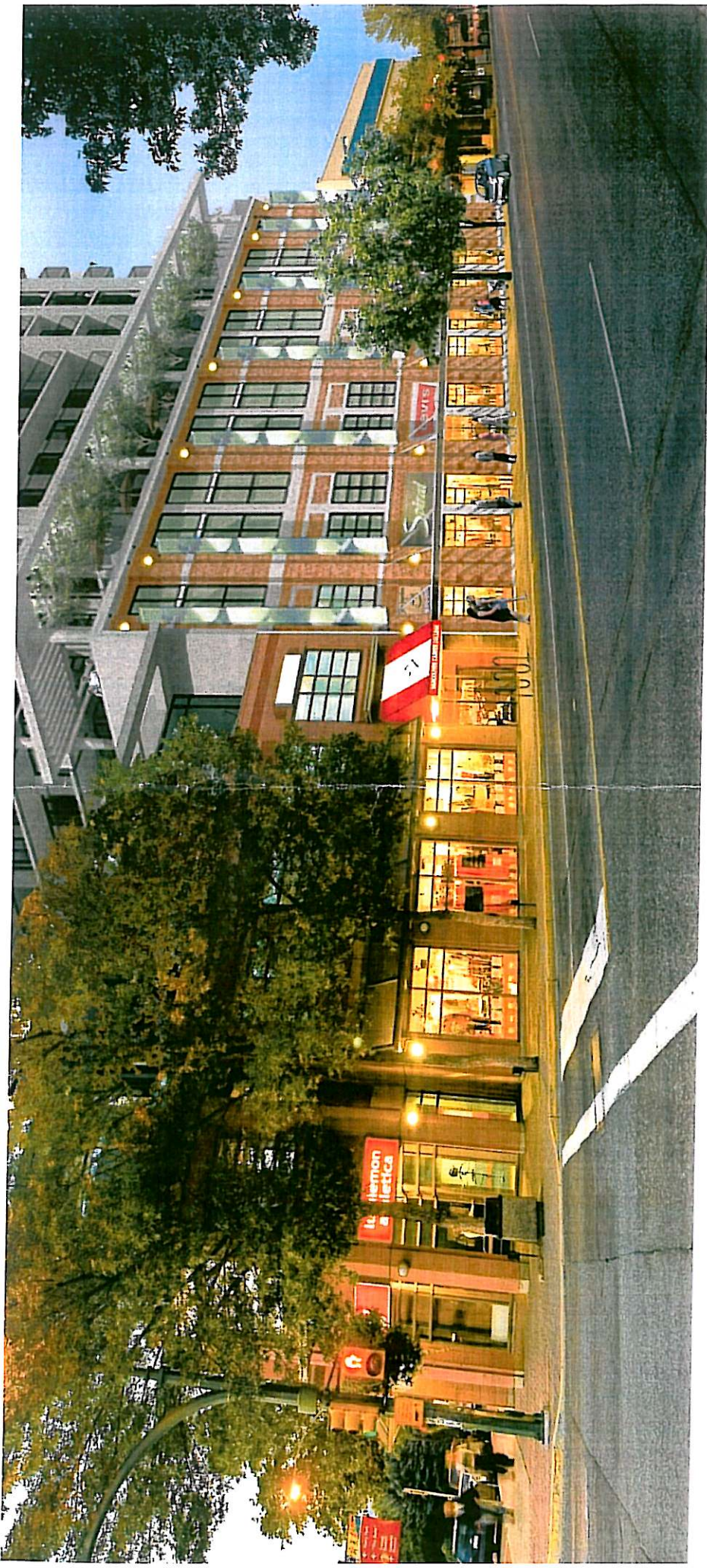
DUPLICATE INDEFEASIBLE TITLE: NONE OUTSTANDING

TRANSFERS: NONE

PENDING APPLICATIONS: NONE

*** CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN ***





Bevanda Architecture Inc.
 200 Howe Street
 Vancouver, BC
 Canada, V6A 5B7
 Tel: (604) 461-1020
 Fax: (604) 461-1021
 Email: info@bevanda.com

EVANDARCHITECTURE

REVISED PLANS

FEB 27 2009



426 BERNARD AVENUE TOWER

COVER SHEET

PA000

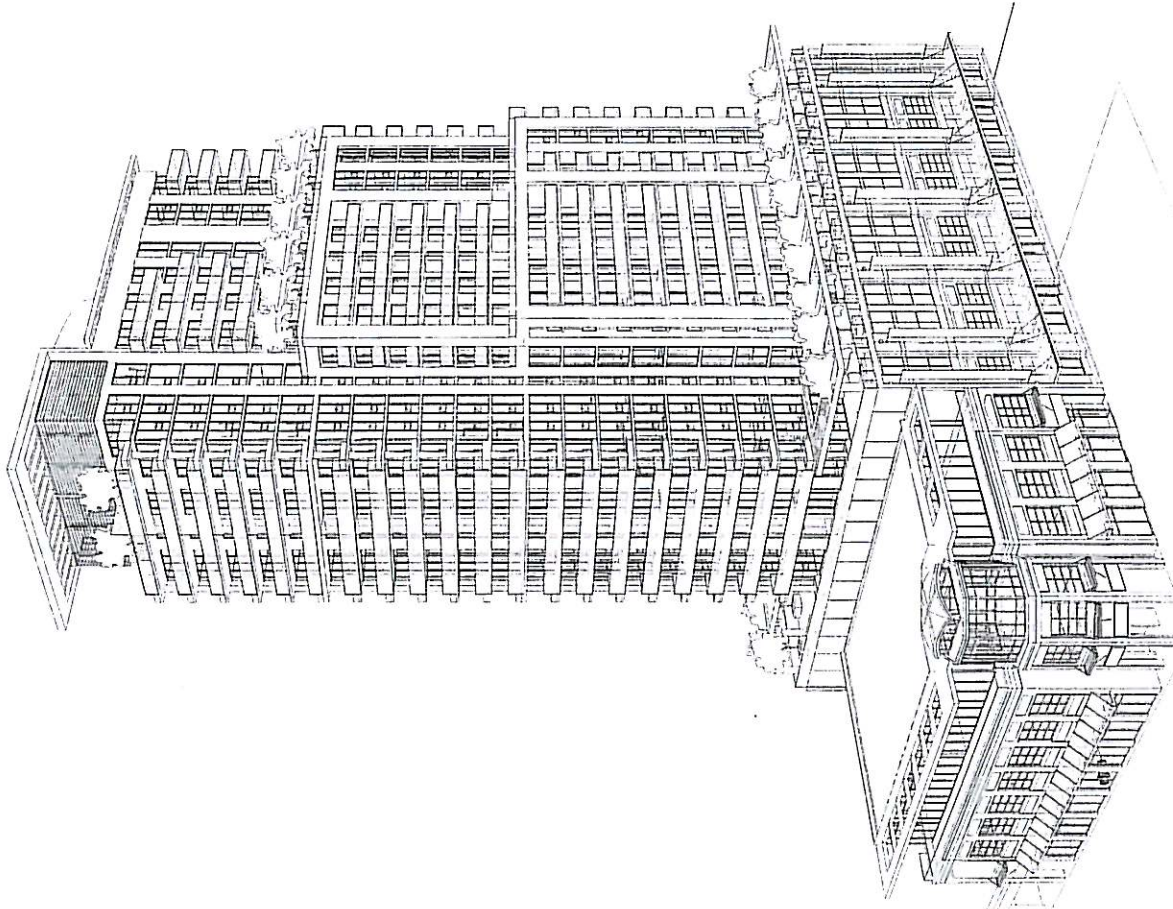
OF 17

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Date:	April 12, 2009	Scale:	As Shown/Documented
Drawn by:	...	Checked by:	...
Reviewed by:	...	Approved by:	...
Project No.:	PA000	Sheet No.:	17 of 17

PROJECT TEAM

- DEVELOPER:**
 AQUILINI DEVELOPMENT LP
 SUITE 204 - 1726 DOLFIN AVENUE
 KELOWNA, BC
 V1Y 9P9
 TEL: 250-878-6701
 FAX: 250-861-5175
- CONSTRUCTION MANAGER:**
 DEEDCOCKE BUILDERS
 520 HEAVE ROAD
 KELOWNA, BC
 V1Y 1J3
 TEL: 250-891-6625
 FAX: 250-869-9740
- ARCHITECT:**
 BEVANDA ARCHITECTURE INC.
 200 HOWE STREET
 VANCOUVER, BC
 V6A 5B7
 TEL: 250-462-1006
 FAX: 250-462-9990
- STRUCTURAL ENGINEER:**
 COLMAN USHER
 1801 WEST 29th AVENUE
 VANCOUVER, BC
 V6J 1H5
 TEL: 604-731-8822
 FAX: 604-734-8842
- MECHANICAL ENGINEER:**
 CONSTAT CONSULTANTS LTD.
 100-410 HANCOCK STREET
 BURBURY, BC V5G 1E2
 TEL: 604-769-9009
 FAX: 604-769-9006
- GEOTECHNICAL ENGINEER:**
 LEVELTOWN CONSULTANTS LTD.
 105-3071 HWY 97N
 KELOWNA, BC
 V1A 5C3
 TEL: 250-491-8778
 FAX: 250-491-8779
- LANDSCAPE ARCHITECT:**
 PAL PARTNERS/BERG LAMSCAPE ARCHITECTS INC.
 5th FLOOR EAST ASIAN HOUSE
 1100 BROADVIEW STREET
 VANCOUVER, BC V5Z 1V4
 TEL: 604-696-6111
 FAX: 604-696-6172
- CODE CONSULTANT:**
 B11 CONSULTING LTD.
 709 FORTY EIGHT AVENUE
 NORTH VANCOUVER, BC
 V7L 1P4
 TEL: 604-929-8200
 FAX: ...
- ELECTRICAL ENGINEER:**
 HEWITT SPAHL ASSOCIATES LTD.
 3000 WEST 4th AVENUE
 VANCOUVER, BC
 V6L 1V6
 TEL: 604-766-6622
 FAX: 604-766-3605
- CIVIL ENGINEER:**
 ECO CONSULTANTS LTD.
 200-1726 DOLFIN AVENUE
 KELOWNA, BC
 V1Y 9P9
 TEL: 250-979-1271
 FAX: 250-979-1222
- INTERIOR DESIGN:**
 C-H-L
 200 - 144 ALBERTA STREET
 VANCOUVER, BC
 V6B 1E4
 TEL: 604-696-6571
 FAX: 604-694-6752



"24" AT 426 - 450 BERNARD AVENUE, KELOWNA, BC

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 Canada, V6A 1S7
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 Fax: (604) 681-2000
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426 BERNARD
 AVENUE TOWER

Survey Site
 SURVEY SITEPLAN

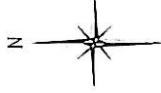
PA200

OF 17

Checked by: [Name], Date: [Date]
 Drawn by: [Name], Date: [Date]
 Project No.: [Number]

Date:	14/07/2011
Scale:	1:100
Sheet:	17 of 17
Project:	426 BERNARD AVENUE TOWER
Client:	AQUILINI DEVELOPMENT
Location:	Vancouver, BC

SITE PLAN OF LOTS 3, 4 AND 5 (REMAINDER) BLOCK 16 PLAN 462
 AND OF LOT A PLAN KAP44871 AND LOT PLAN 24716
 DISTRICT LOT 139 ODYD - CITY OF KELOWNA



SCALE 1:100 - REFERENCE ONLY



ELEVATIONS ARE GEODETIC AND ARE DERIVED FROM CONTROL MONUMENT AND EC-14.117.

14770

ZONING INFORMATION

PROJECT NAME: BERNARD AVENUE TOWER
 PROJECT LOCATION: 426 BERNARD AVENUE, KILDONAN, CANADA
 LEGAL ADDRESS: LOTS 3, 4 AND 5 (REMAINER BLOCK) IS PLAN 482 0010
 LAND USE ZONING: C7
 SITE AREA: 1480.81 sqm (FOUR-BED 3 STORE)

ALLOWABLE: 100%
 FLOOR AREA RATIO: 9.0
 BUILDING HEIGHT: 44m
 MAX. FLOOR PLATE SIZE ABOVE 15m: 672.25sqm
 MAX. CORE EXTENSION HORIZONTAL DIMENSION ABOVE 15m: 25.0m
 MAX. DIAGONAL DIMENSION ABOVE 15m: 38.0m
 FUNCTIONAL COMMERICAL SPACE AT STREET LEVEL: 90%
 PARKING: 205
 1.3 PER DWELLING UNIT
 6
 TOTAL: 211
 BICYCLE PARKING: 100
 CLASS 3.0 PER DWELLING UNIT
 21
 TOTAL: 124
 FLOOR AREA RATIO (FAR): 144
 NET FLOOR AREA / AREA OF LOT
 NET FLOOR AREAS:
 - COMMERCIAL AREA - RESIDENTIAL AREAS
 - 615.22sqm + 1025.27sqm + 815.22sqm + 615.22sqm
 = 2720.93sqm
 = 183.9 sqm
 = 12.7
 SITE AREA: 1480.81sqm
 NEW/FAR: 18.41
 SITE AREA OF WEST NEIGHBOUR: 747.3sqm
 SITE AREA OF ADJACENT NEIGHBOUR: 1000.0sqm
 NEW/FAR: 1.32

YARD SETBACK INFORMATION

YARD SETBACKS	18.75m GEODESIC		30.0m GEODESIC		3.0m GEODESIC		4.0m GEODESIC	
	REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED
FRONT YARD	0.0m	0.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m
REAR YARD	0.0m	0.0m	0.0m	0.0m	3.0m	3.0m	3.0m	3.0m
SIDE YARD	0.0m	0.0m	0.0m	0.0m	4.0m	4.0m	4.0m	4.0m

UNIT SUMMARY

LEVEL	NO. OF LEVELS	LEVEL	NO. OF LEVELS	NO. OF LEVELS	NO. OF LEVELS	TOTAL
5	2	6	6	7	4	25
5-13	18	49	18	16	18	69
14-19	0	12	0	0	0	12
20-24	0	0	0	0	0	0
25	0	0	0	0	0	0
TOTAL	18	65	18	16	16	205

PRIVATE OPEN SPACE SUMMARY

LEVEL	COMMON AMENITY SPACE	BALCONY	TOTAL
5	435.00sqm	434.81sqm	869.81sqm
6-13	0	1180.29sqm (142.72sqm * 8)	1180.29sqm
14	0	211.25sqm	211.25sqm
15	0	527.25sqm (107.25sqm * 5)	527.25sqm
20	0	344.42sqm (86.11sqm * 4)	344.42sqm
21-24	0	120.30sqm	120.30sqm
25	0	120.30sqm	120.30sqm
TOTAL	435.00sqm	3151.52sqm	3586.52sqm

BEVANDARCHITECTURE

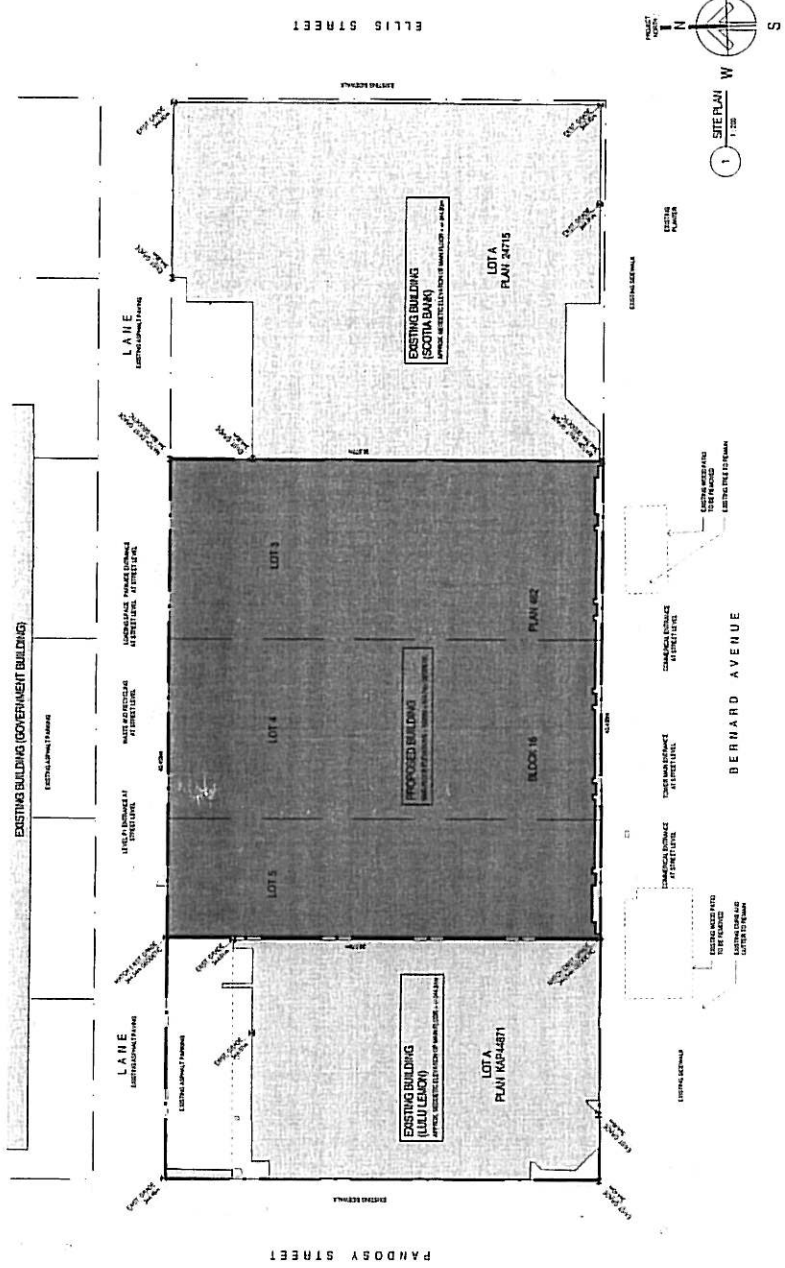
BEVAND ARCHITECTURE INC.
 208 - 391 Main Street
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 Fax: (604) 427-1006
 Email: info@bevand.com

AQUILINI DEVELOPMENT
 426 BERNARD AVENUE TOWER

SITE PLAN

PA201

OF 17
 Drawn by: [Name]
 Date: [Date]
 Scale: 1:200
 Project: [Name]



PANDOSY STREET

ELLIS STREET



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 20001
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 FAX: 202.462.1885
 EMAIL: info@bevanda.com

BEVANDA ARCHITECTURE



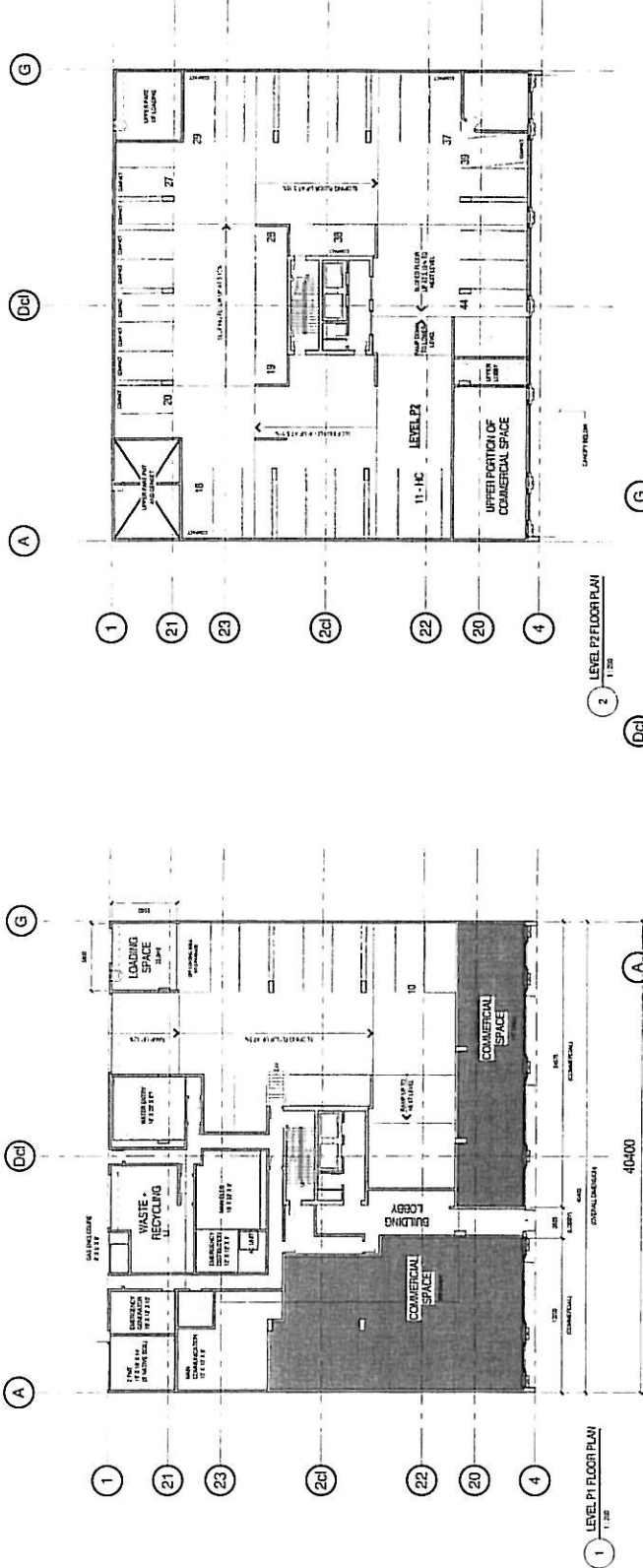
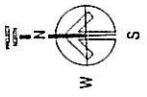
Project No:
 426 BERNARD
 AVENUE TOWER

Drawn By:
 LEVEL P1, P2, AND P3
 PARKING FLOOR PLAN

PA300

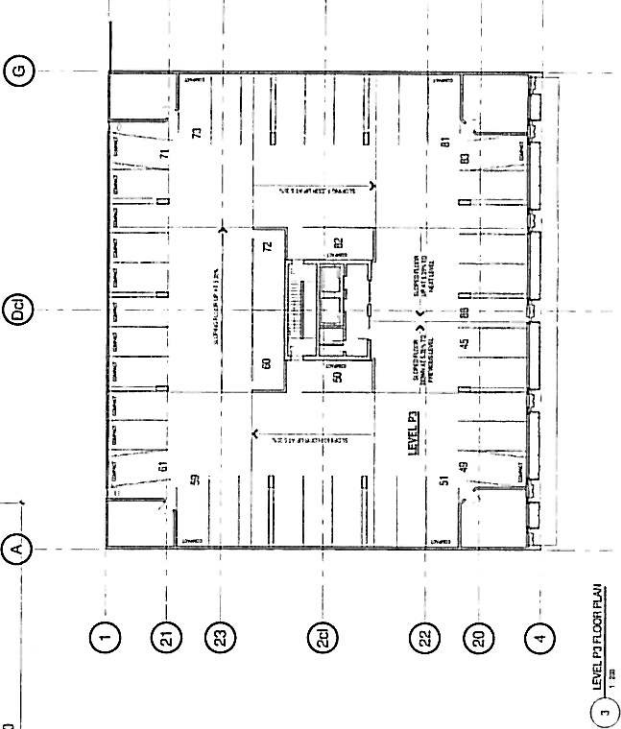
OF 17

Checkered by: [Name]
 Date: [Date]
 Scale: [Scale]
 Title: [Title]



1 LEVEL P1 FLOOR PLAN
 1:100

2 LEVEL P2 FLOOR PLAN
 1:100



3 LEVEL P3 FLOOR PLAN
 1:100

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Project No.
 426 BERNARD
 AVENUE TOWER

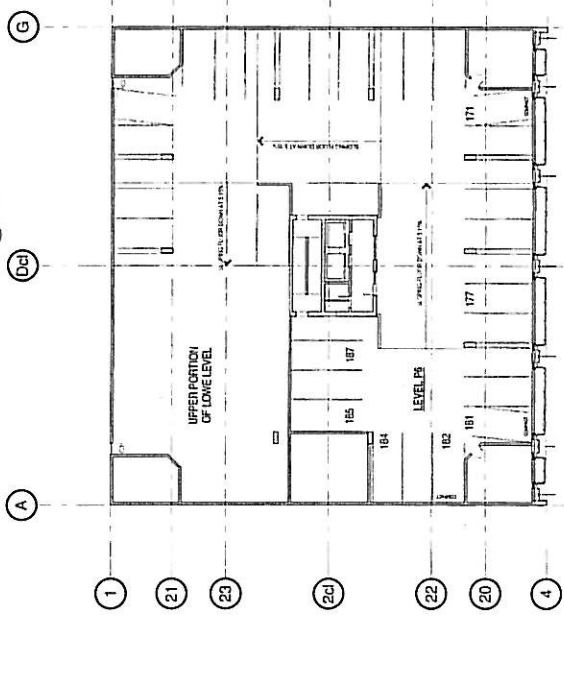
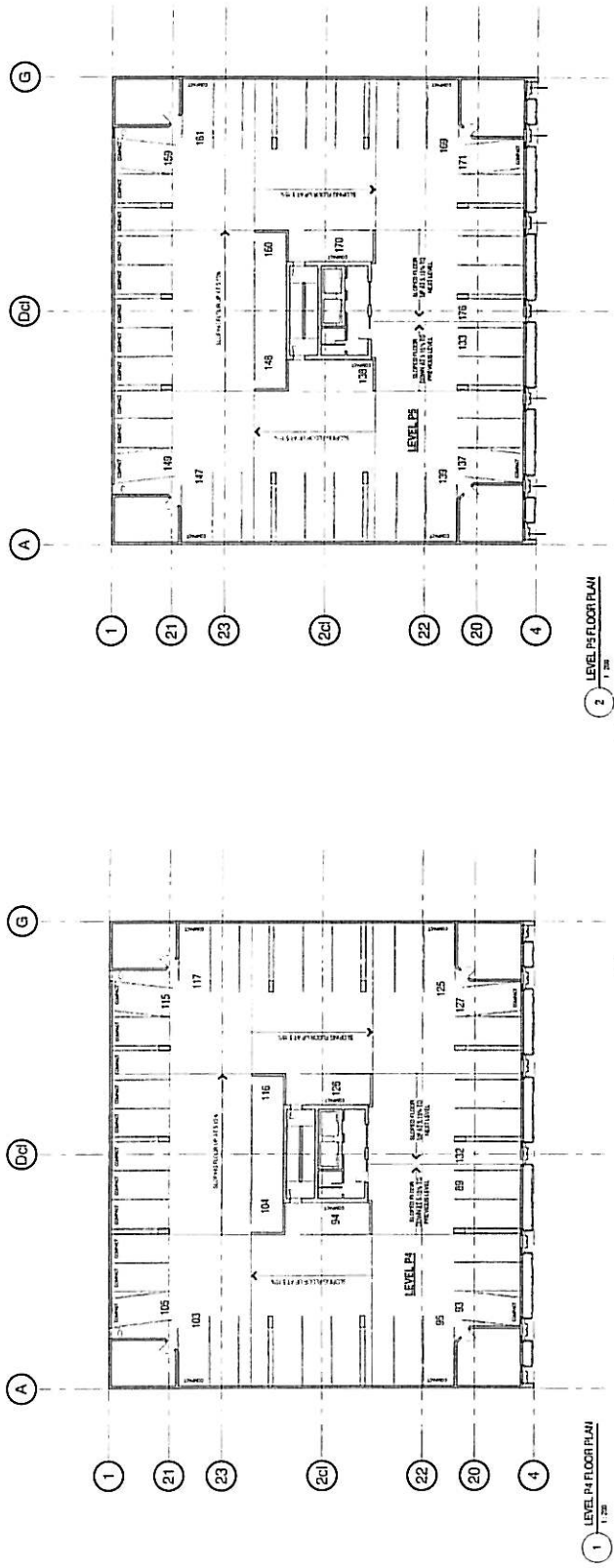
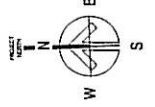
Drawn By
 LEVEL P4, P5, AND P6
 PARKING FLOOR
 PLAN

Drawn By

PA301

OF 17

Checked By: [] Date: []
 Approved By: [] Date: []
 Project No.: []
 Drawing No.: []
 Scale: []
 Date: []
 Title: []
 Author: []
 Designer: []
 Checker: []
 Approver: []



1 LEVEL P4 FLOOR PLAN 1:200

2 LEVEL P5 FLOOR PLAN 1:200

3 LEVEL P6 FLOOR PLAN 1:200

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Project No:
**426 BERNARD
 AVENUE TOWER**

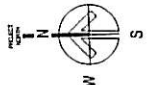
Drawn By:
**LEVEL 5 PLAZA
 FLOOR PLAN**

Sheet No:
PA302

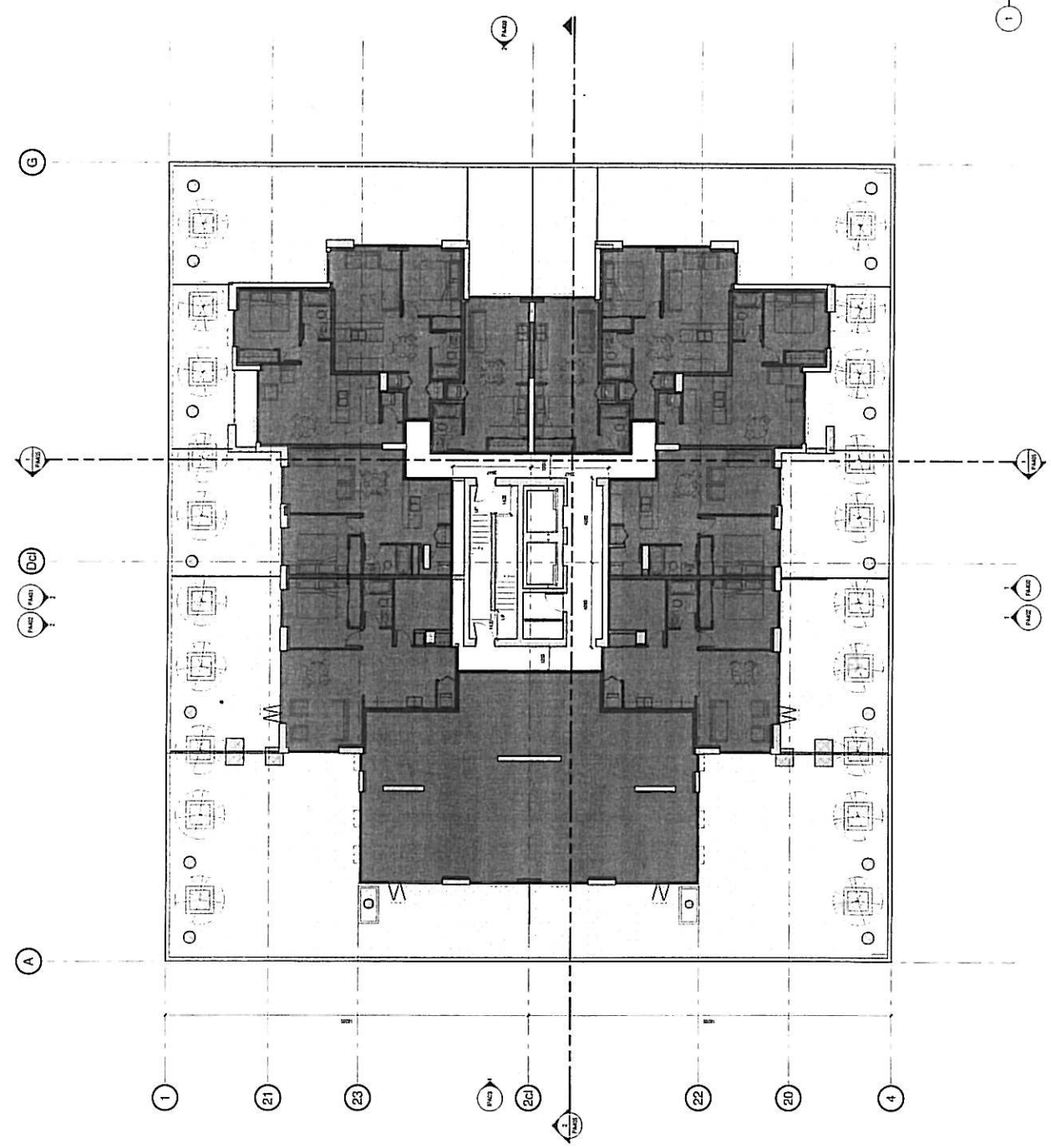
OF 17

Checklist for the Review of Construction Documents

NO.	DATE	REVISIONS TO CONSTRUCTION DOCUMENTS	BY
1	12/11/10	Issue for Development Review	PA
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			



1 LEVEL 5 FLOOR PLAN
 1"=10'



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Project No: 426 BERNARD AVENUE TOWER

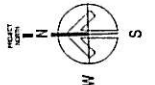
Drawn By: TYPICAL LEVEL FLOOR PLAN (LEVEL 6 - 13)

Drawn Date:

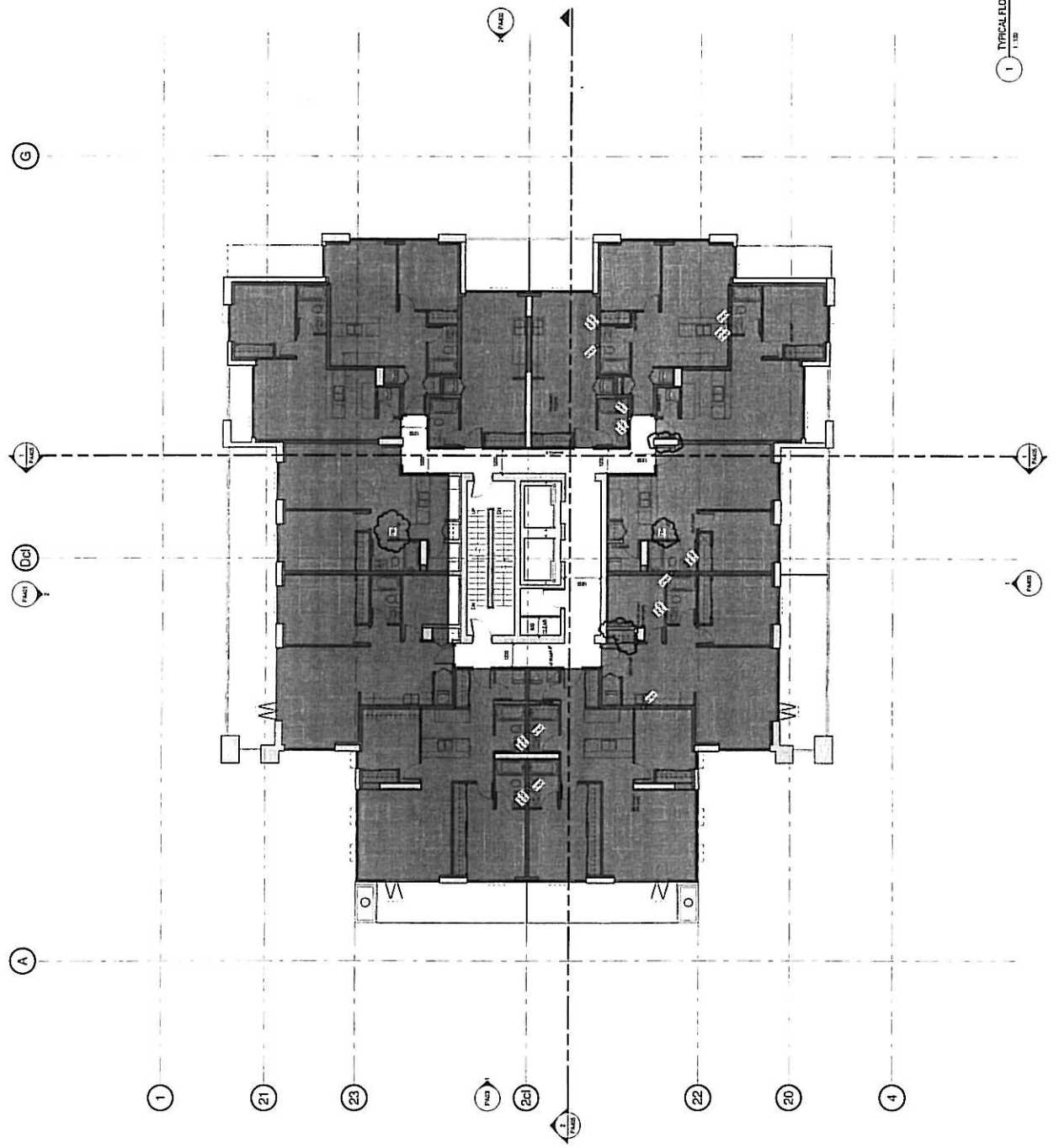
PA303

OF 17

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1 TYPICAL FLOOR PLAN (LEVEL 6 - 13)
1/100



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Project No.
426 BERNARD
AVENUE TOWER

Sheet No.
TYPICAL LEVEL
FLOOR PLAN
(LEVEL 14 - 19)

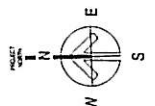
Drawing Number

PA304

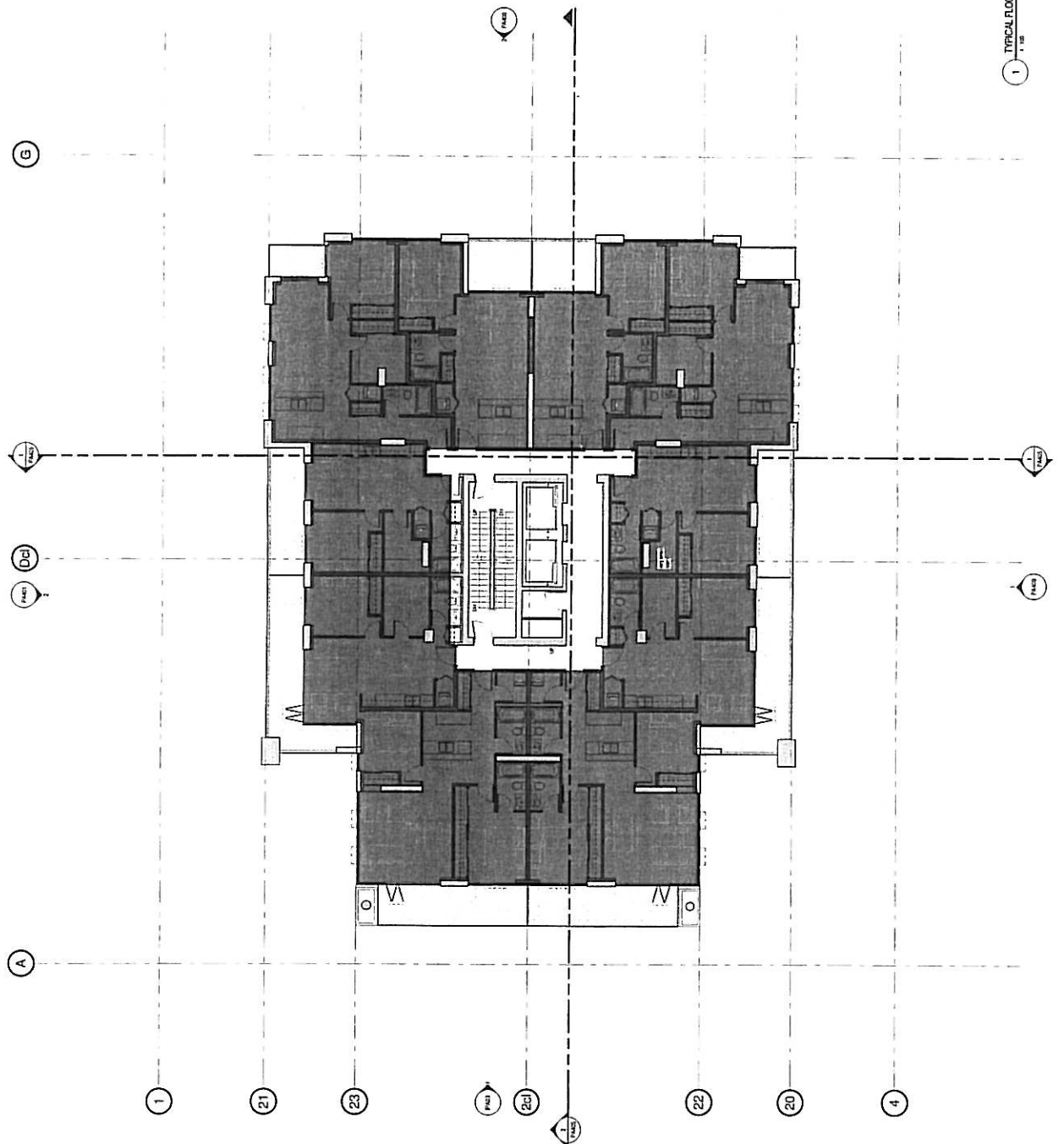
OF 17

Drawn by: M. L. L. (M. L. L.)
Checked by: P. L. L. (P. L. L.)
Approved by: P. L. L. (P. L. L.)
Date: 11/11/2014

No.	Date	Revised by	Revised for
1	11/11/2014		Issue for Construction



1 TYPICAL FLOOR PLAN LEVEL 14-19
1:100



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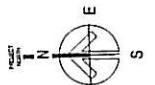
Project No:
426 BERNARD
AVENUE TOWER

Client No:
TYPICAL UPPER
LEVEL FLOOR PLAN
(LEVEL 20 - 24)

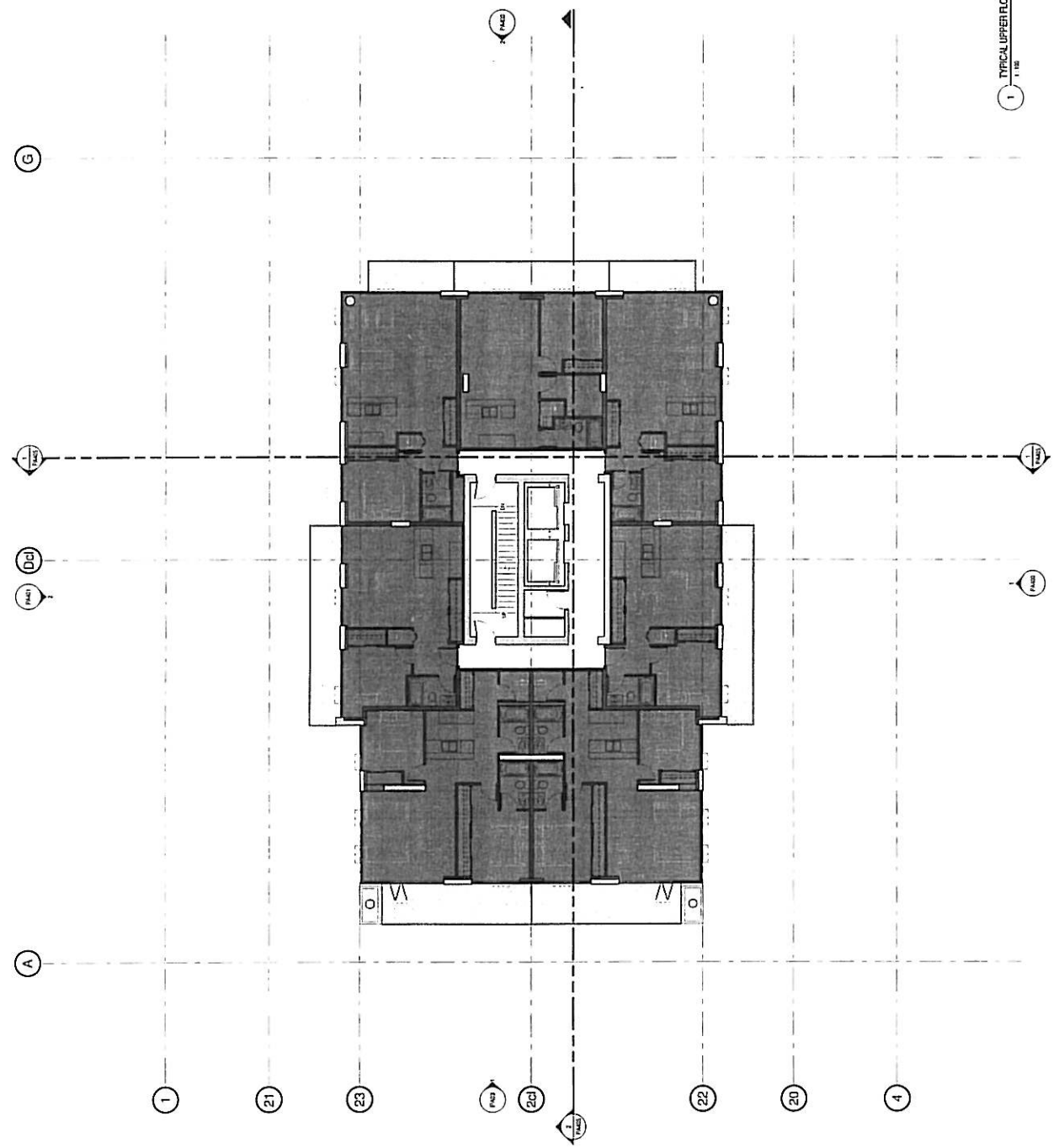
Sheet No:
PA305

OF 17

Check by: []
 Drawn by: []
 Date: []
 Scale: []
 Project: []
 Drawing: []
 Title: []



1 TYPICAL UPPER FLOOR PLAN (LEVEL 20 - 24)
1/100



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Project No.
 426 BERNARD
 AVENUE TOWER

Drawn For
 LEVEL 25
 (PENTHOUSE)
 FLOOR PLAN

Drawn By

PA306

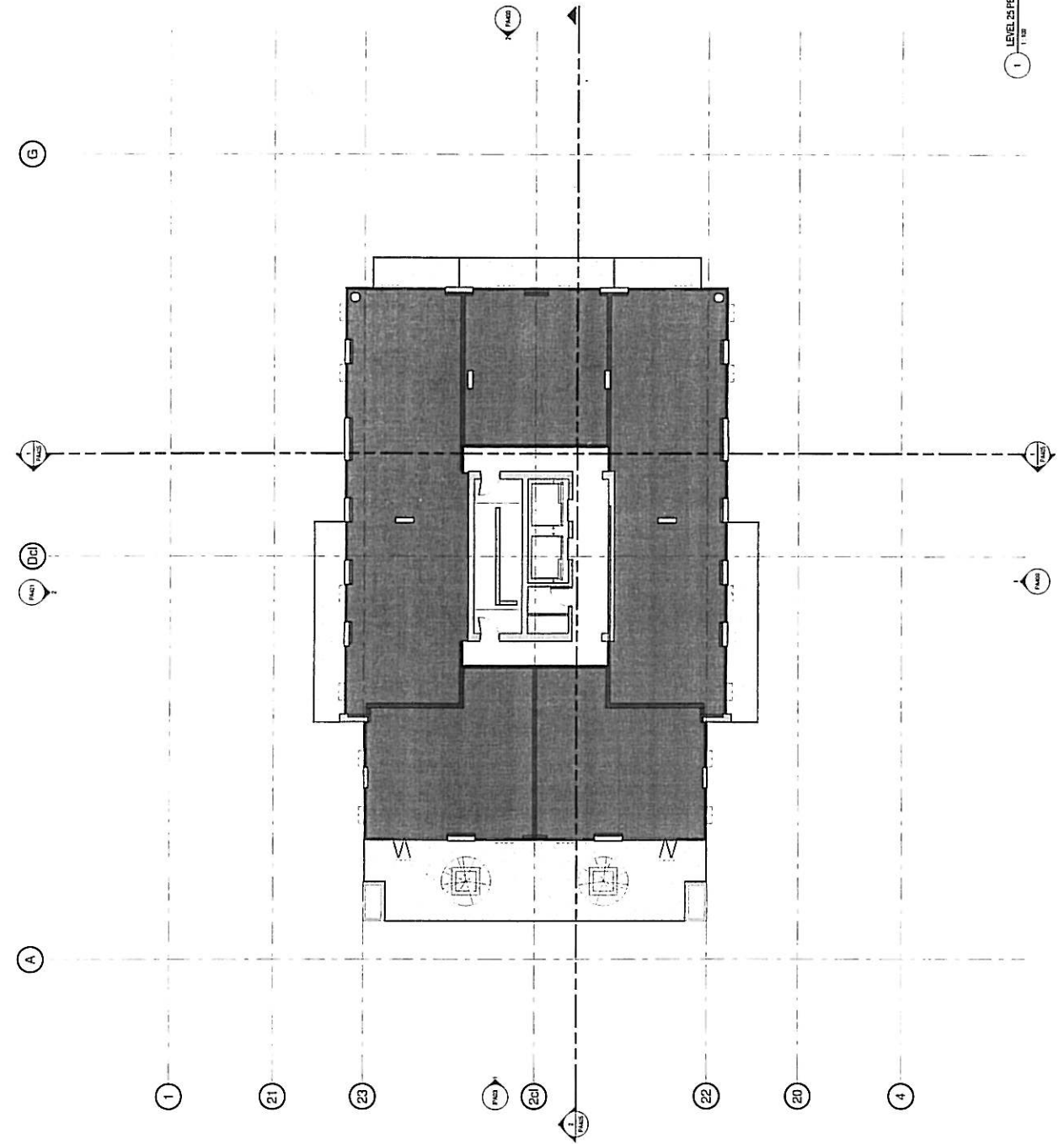
OF 17

Changes to this plan shall be made by a separate sheet. This plan shall be used only in conjunction with the approved contract documents.

No.	Date	Revised	Drawn By	Checked By
1	06/11/2008			



1 LEVEL 25 PENTHOUSE FLOOR PLAN
 1/8" = 1'-0"



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BEVAND ARCHITECTURE



Project No.
 426 BERNARD
 AVENUE TOWER

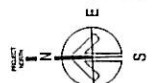
Drawn For:
 TYPICAL LEVEL
 REFLECTED CEILING
 PLAN
 (LEVEL 6-13)

Drawing Number

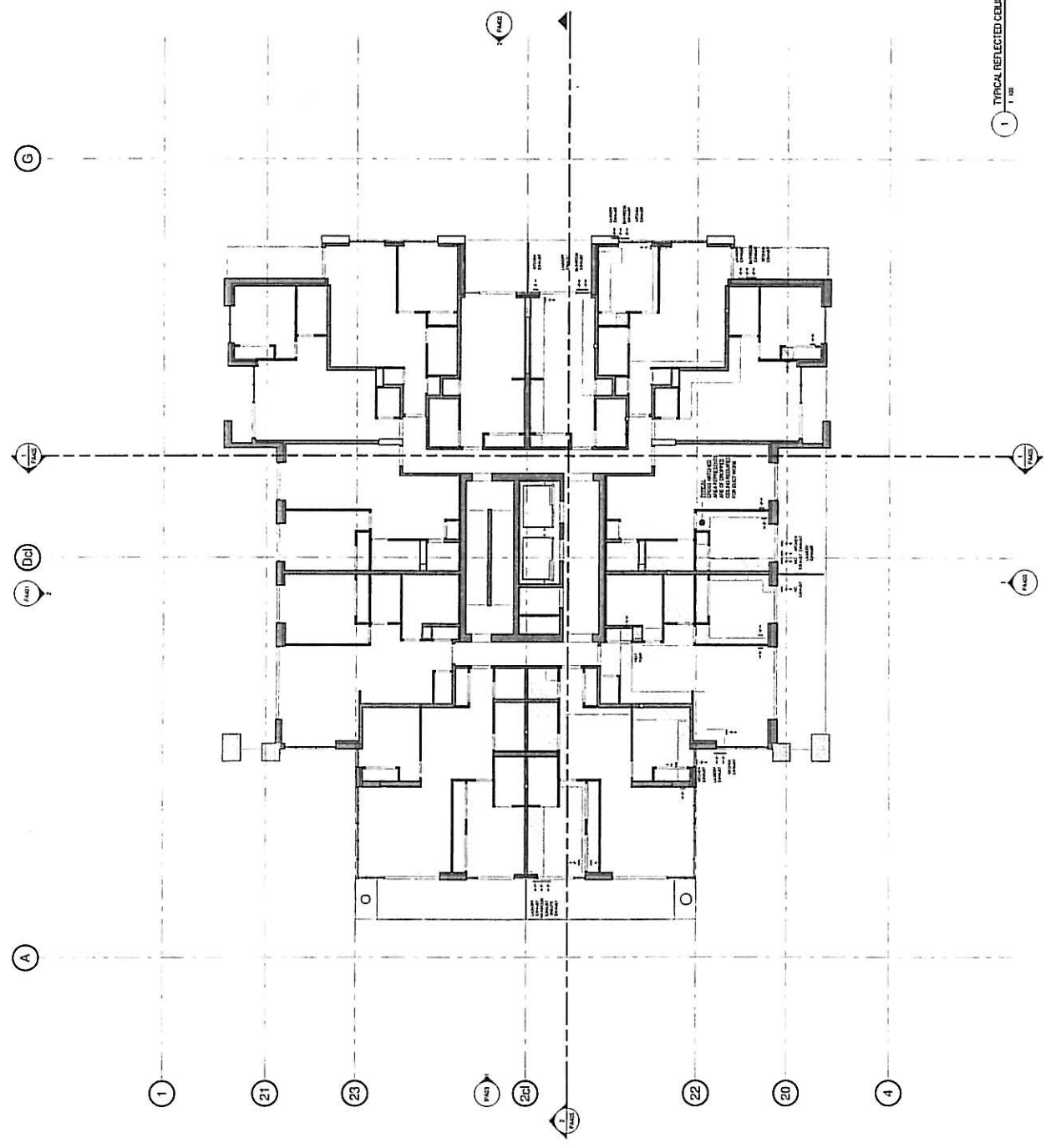
PA310

OF 17

Checked by: [Name] Date: [Date]
 Drawn by: [Name] Date: [Date]
 Project Manager: [Name] Date: [Date]
 Architect: [Name] Date: [Date]



1 TYPICAL REFLECTED CEILING PLAN (LEVEL 6-13)



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BEVANDA ARCHITECTURE



Project No:
 426 BERNARD
 AVENUE TOWER

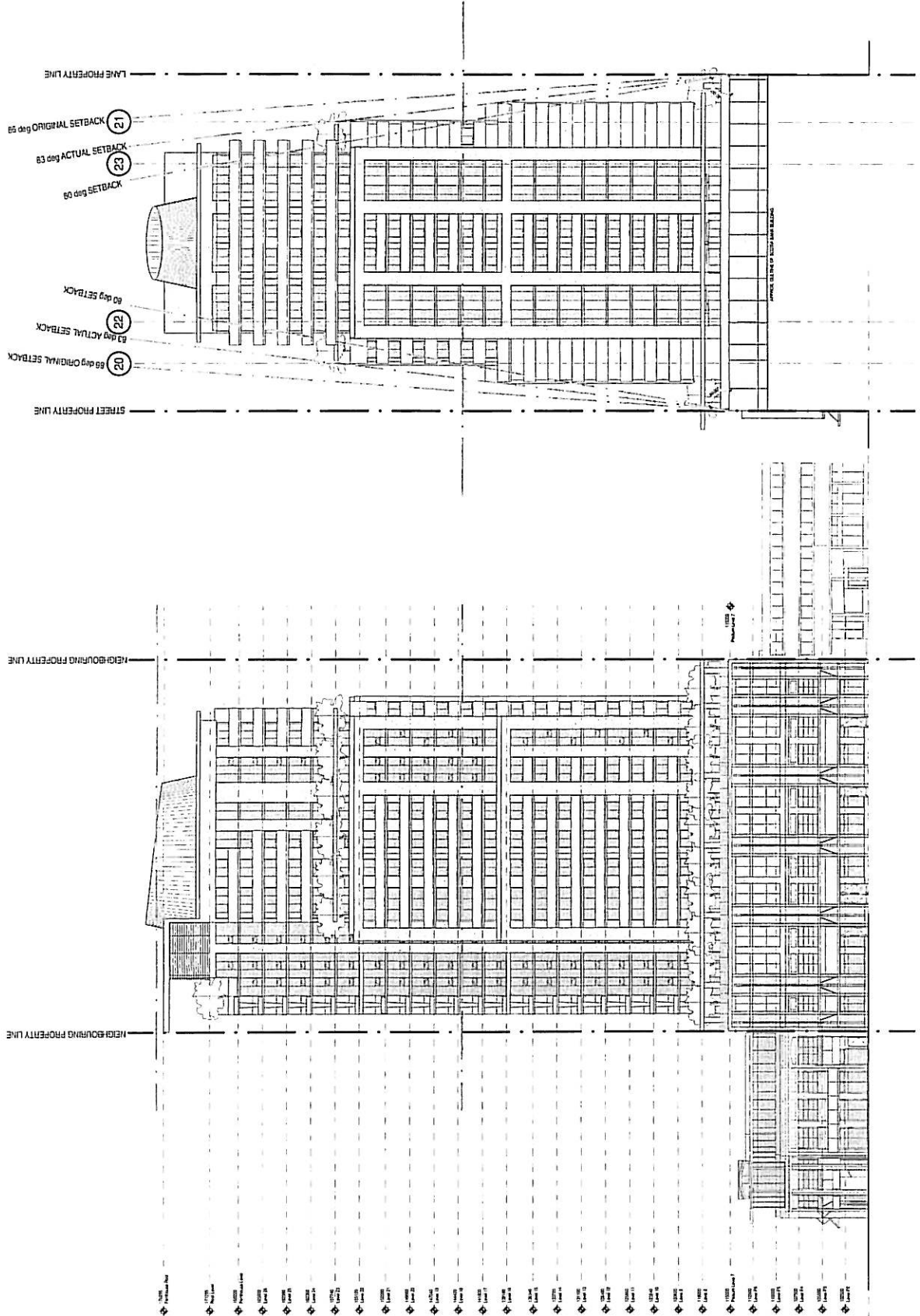
Showing the
 SOUTH AND EAST
 BUILDING
 ELEVATIONS

Sheet Number
PA400

OF 17

Design by AQUILINI DEVELOPMENT
 426 BERNARD AVENUE TOWER
 100% ARCHITECTURAL ELEVATIONS
 100% CONSTRUCTION DOCUMENTS

Date	By	Check	Scale
04.14.2018	Bevanda Architecture		
04.14.2018	Aquilini Development		
04.14.2018	Bevanda Architecture		
04.14.2018	Aquilini Development		
04.14.2018	Bevanda Architecture		
04.14.2018	Aquilini Development		



1 SOUTH BUILDING ELEVATION
 1/2" = 1' - 0"

2 EAST BUILDING ELEVATION
 1/2" = 1' - 0"

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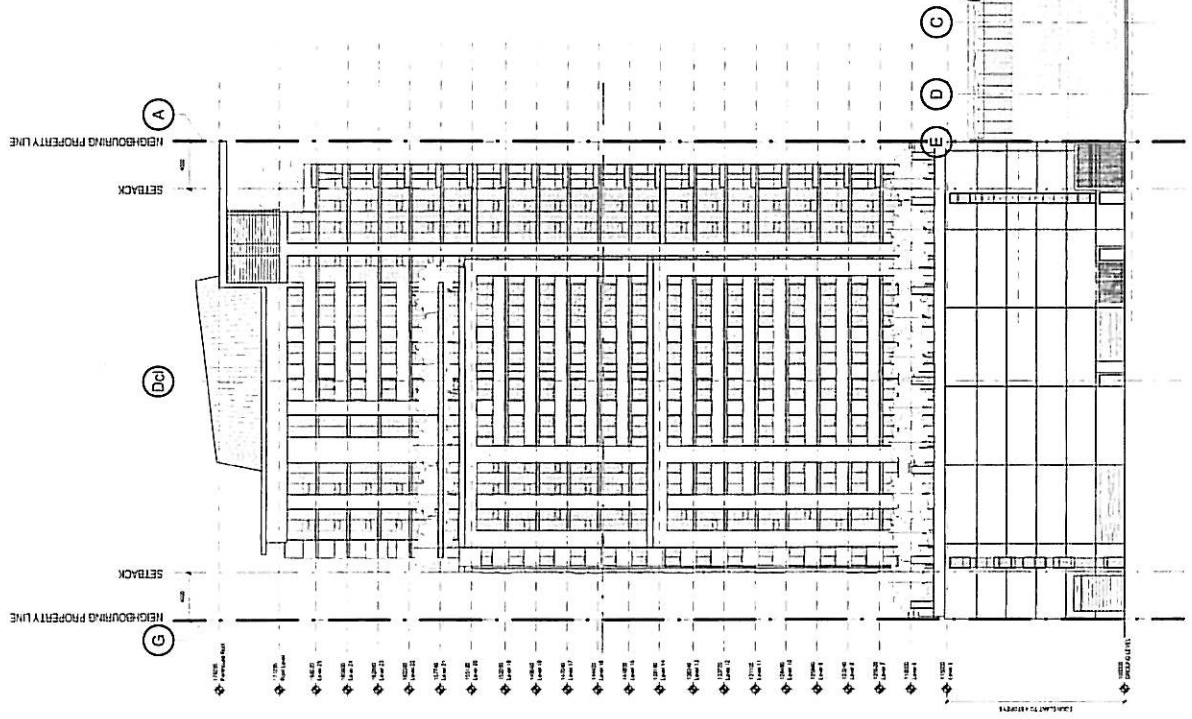
AQUILINI DEVELOPMENT
 Project No. 426 BERNARD AVENUE TOWER

West and North Building Elevations

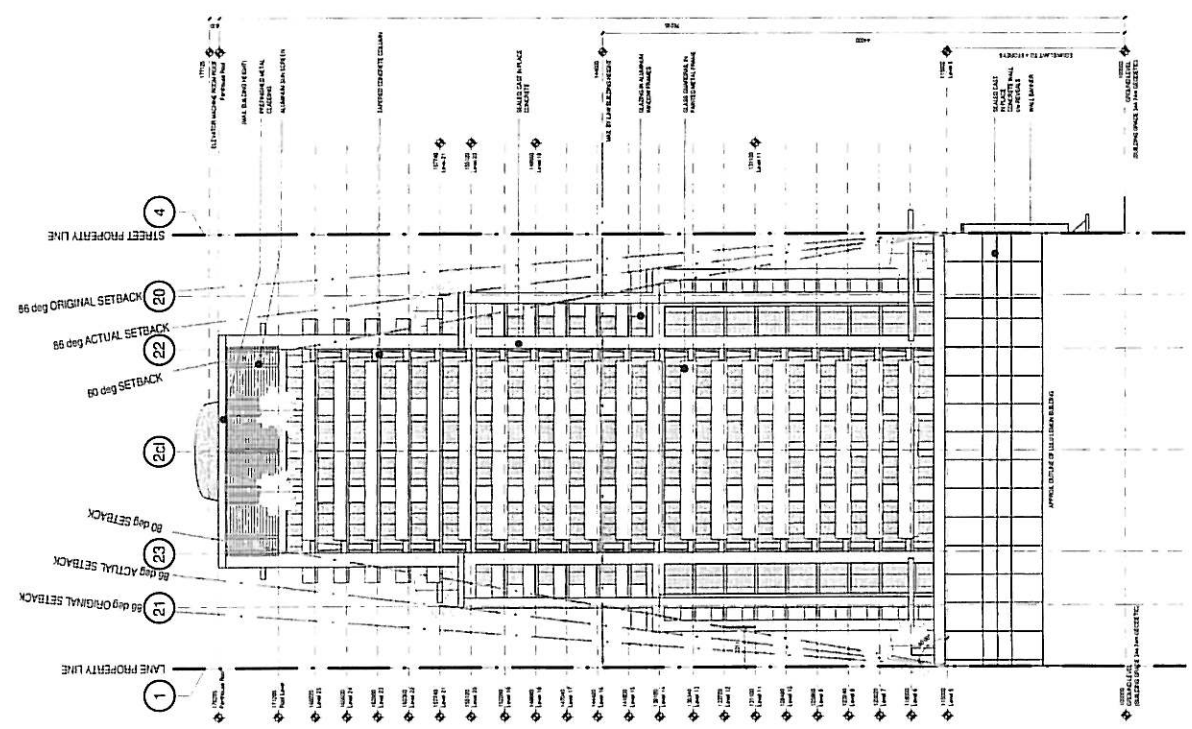
PA401

OF 17

Drawn by: [Name] Date: [Date]
 Checked by: [Name] Date: [Date]
 Project No. 426 BERNARD AVENUE TOWER
 Drawing No. PA401
 Scale: 1/8" = 1'-0"



2 NORTH BUILDING ELEVATION
 1/8" = 1'-0"



1 WEST BUILDING ELEVATION
 1/8" = 1'-0"

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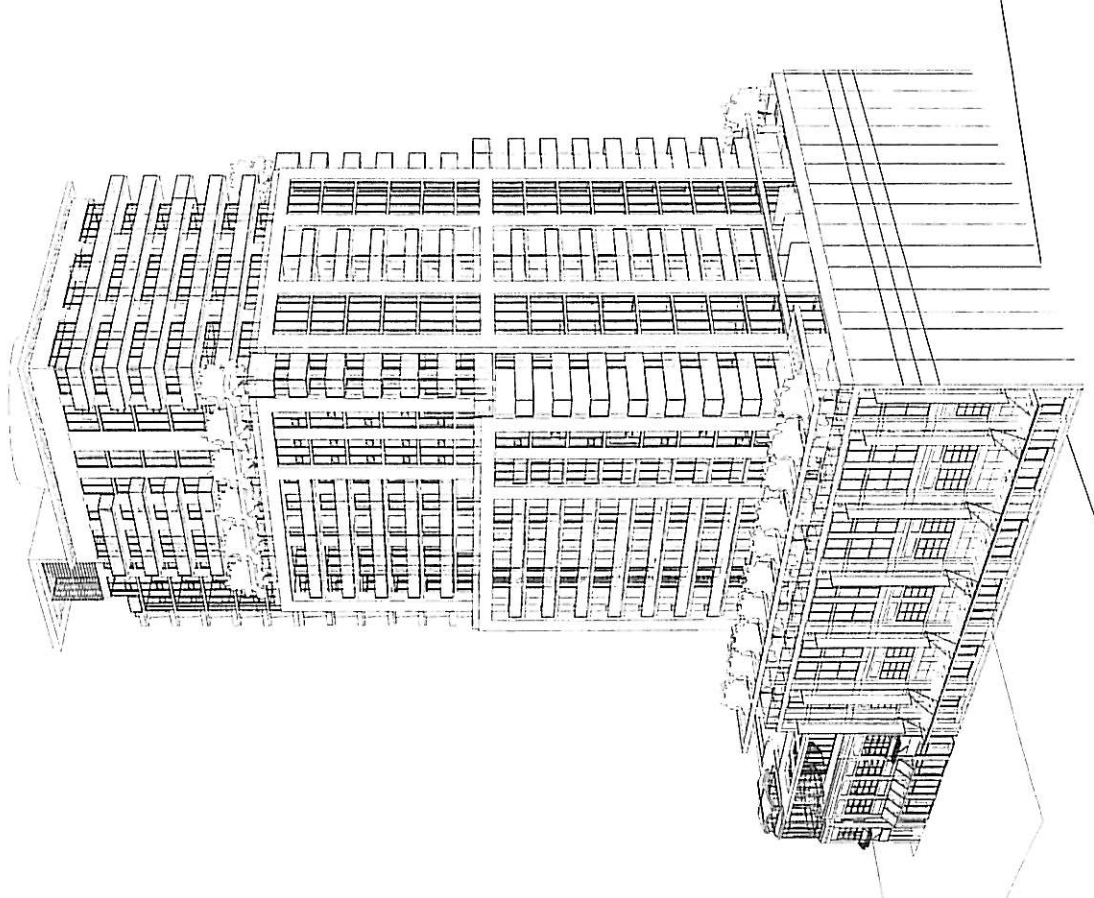
Project No:
426 BERNARD
AVENUE TOWER

Drawing No:
TOWER
PERSPECTIVES

Sheet No:
PA403

OF 17

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2 SOUTH EAST PERSPECTIVE

Rev	Date	By	Check	Scale
1	June 11, 2011	David G. Williamson	David G. Williamson	1/8" = 1'-0"
2				
3				
4				
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				
15				
16				
17				

BEVANDA ARCHITECTURE P.C.
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BEVANDA ARCHITECTURE



Project for
 426 BERNARD
 AVENUE TOWER

Series of
 TOWER
 PERSPECTIVES

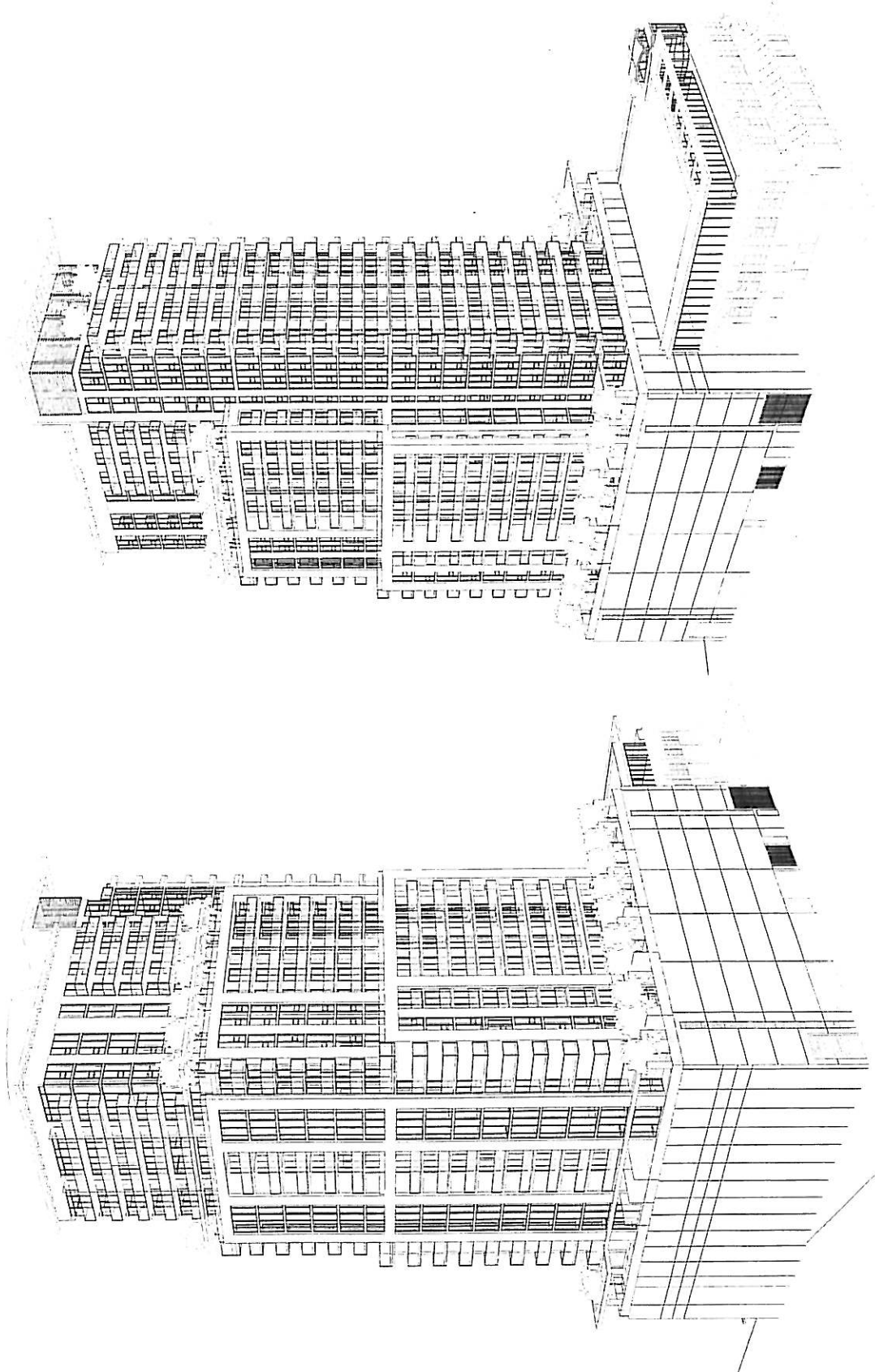
Series Name

PA404

OF 17

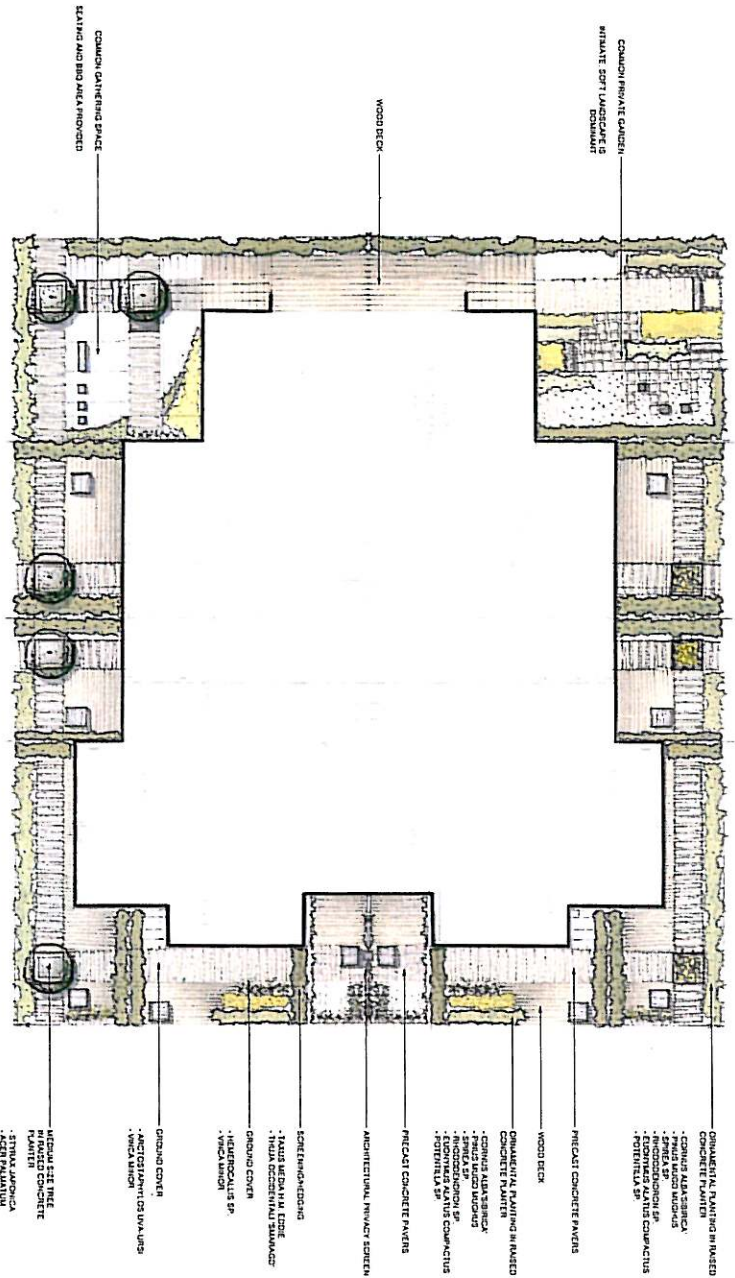
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No.	Date	Revised by	Checked by
1	10/11/2017		
2	10/11/2017		
3	10/11/2017		
4	10/11/2017		
5	10/11/2017		
6	10/11/2017		
7	10/11/2017		
8	10/11/2017		
9	10/11/2017		
10	10/11/2017		
11	10/11/2017		
12	10/11/2017		
13	10/11/2017		
14	10/11/2017		
15	10/11/2017		
16	10/11/2017		
17	10/11/2017		



2 NORTH WEST PERSPECTIVE

1 NORTH EAST PERSPECTIVE



NOTE:
ALL FINISHES SHOULD BE INDICATED
WOOD DECKS TO BE FINISH FRESH WITH FL

SCHEDULE C.1

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 Fax: (416) 593-1112
 Email: info@aquilini.com

LANDSCAPE PLAN
TOP OF PODIUM

LDP-100

NO.	DATE	DESCRIPTION
1	10/10/11	ISSUED FOR PERMITTING
2	11/10/11	ISSUED FOR PERMITTING
3	12/10/11	ISSUED FOR PERMITTING
4	01/11/12	ISSUED FOR PERMITTING
5	02/11/12	ISSUED FOR PERMITTING
6	03/11/12	ISSUED FOR PERMITTING
7	04/11/12	ISSUED FOR PERMITTING
8	05/11/12	ISSUED FOR PERMITTING
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13	10/11/12	ISSUED FOR PERMITTING
14	11/11/12	ISSUED FOR PERMITTING
15	12/11/12	ISSUED FOR PERMITTING
16	01/12/13	ISSUED FOR PERMITTING
17	02/12/13	ISSUED FOR PERMITTING
18	03/12/13	ISSUED FOR PERMITTING
19	04/12/13	ISSUED FOR PERMITTING
20	05/12/13	ISSUED FOR PERMITTING
21	06/12/13	ISSUED FOR PERMITTING
22	07/12/13	ISSUED FOR PERMITTING
23	08/12/13	ISSUED FOR PERMITTING
24	09/12/13	ISSUED FOR PERMITTING
25	10/12/13	ISSUED FOR PERMITTING
26	11/12/13	ISSUED FOR PERMITTING
27	12/12/13	ISSUED FOR PERMITTING
28	01/13/14	ISSUED FOR PERMITTING
29	02/13/14	ISSUED FOR PERMITTING
30	03/13/14	ISSUED FOR PERMITTING
31	04/13/14	ISSUED FOR PERMITTING
32	05/13/14	ISSUED FOR PERMITTING
33	06/13/14	ISSUED FOR PERMITTING
34	07/13/14	ISSUED FOR PERMITTING
35	08/13/14	ISSUED FOR PERMITTING
36	09/13/14	ISSUED FOR PERMITTING
37	10/13/14	ISSUED FOR PERMITTING
38	11/13/14	ISSUED FOR PERMITTING
39	12/13/14	ISSUED FOR PERMITTING
40	01/14/15	ISSUED FOR PERMITTING
41	02/14/15	ISSUED FOR PERMITTING
42	03/14/15	ISSUED FOR PERMITTING
43	04/14/15	ISSUED FOR PERMITTING
44	05/14/15	ISSUED FOR PERMITTING
45	06/14/15	ISSUED FOR PERMITTING
46	07/14/15	ISSUED FOR PERMITTING
47	08/14/15	ISSUED FOR PERMITTING
48	09/14/15	ISSUED FOR PERMITTING
49	10/14/15	ISSUED FOR PERMITTING
50	11/14/15	ISSUED FOR PERMITTING
51	12/14/15	ISSUED FOR PERMITTING
52	01/15/16	ISSUED FOR PERMITTING
53	02/15/16	ISSUED FOR PERMITTING
54	03/15/16	ISSUED FOR PERMITTING
55	04/15/16	ISSUED FOR PERMITTING
56	05/15/16	ISSUED FOR PERMITTING
57	06/15/16	ISSUED FOR PERMITTING
58	07/15/16	ISSUED FOR PERMITTING
59	08/15/16	ISSUED FOR PERMITTING
60	09/15/16	ISSUED FOR PERMITTING
61	10/15/16	ISSUED FOR PERMITTING
62	11/15/16	ISSUED FOR PERMITTING
63	12/15/16	ISSUED FOR PERMITTING
64	01/16/17	ISSUED FOR PERMITTING
65	02/16/17	ISSUED FOR PERMITTING
66	03/16/17	ISSUED FOR PERMITTING
67	04/16/17	ISSUED FOR PERMITTING
68	05/16/17	ISSUED FOR PERMITTING
69	06/16/17	ISSUED FOR PERMITTING
70	07/16/17	ISSUED FOR PERMITTING
71	08/16/17	ISSUED FOR PERMITTING
72	09/16/17	ISSUED FOR PERMITTING
73	10/16/17	ISSUED FOR PERMITTING
74	11/16/17	ISSUED FOR PERMITTING
75	12/16/17	ISSUED FOR PERMITTING
76	01/17/18	ISSUED FOR PERMITTING
77	02/17/18	ISSUED FOR PERMITTING
78	03/17/18	ISSUED FOR PERMITTING
79	04/17/18	ISSUED FOR PERMITTING
80	05/17/18	ISSUED FOR PERMITTING
81	06/17/18	ISSUED FOR PERMITTING
82	07/17/18	ISSUED FOR PERMITTING
83	08/17/18	ISSUED FOR PERMITTING
84	09/17/18	ISSUED FOR PERMITTING
85	10/17/18	ISSUED FOR PERMITTING
86	11/17/18	ISSUED FOR PERMITTING
87	12/17/18	ISSUED FOR PERMITTING
88	01/18/19	ISSUED FOR PERMITTING
89	02/18/19	ISSUED FOR PERMITTING
90	03/18/19	ISSUED FOR PERMITTING
91	04/18/19	ISSUED FOR PERMITTING
92	05/18/19	ISSUED FOR PERMITTING
93	06/18/19	ISSUED FOR PERMITTING
94	07/18/19	ISSUED FOR PERMITTING
95	08/18/19	ISSUED FOR PERMITTING
96	09/18/19	ISSUED FOR PERMITTING
97	10/18/19	ISSUED FOR PERMITTING
98	11/18/19	ISSUED FOR PERMITTING
99	12/18/19	ISSUED FOR PERMITTING
100	01/19/20	ISSUED FOR PERMITTING