

Sample Images



View from Gellatly Road / Willow Beach



Site Area Photos



South East Aerial



North East Aerial



Sample Images



View West Pool Deck



Sample Images

Spring  
Mar 20



9:00 a.m.

Summer  
June 20



Fall  
Sept 22



Winter  
Dec 22

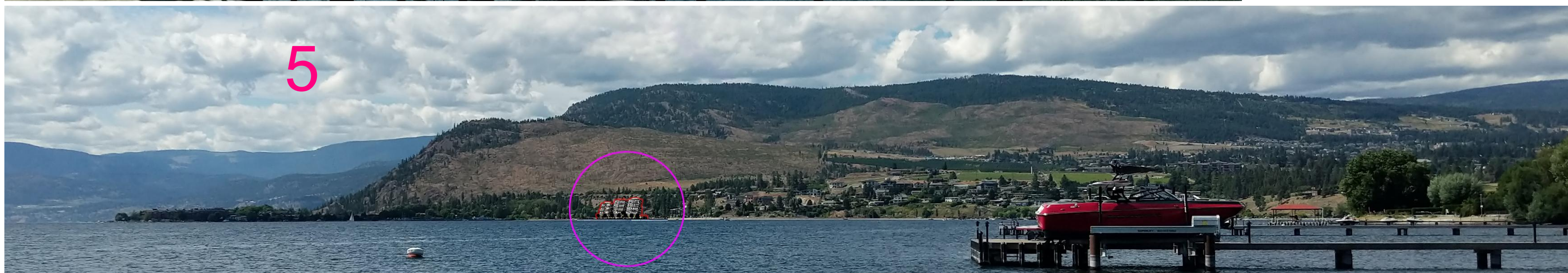
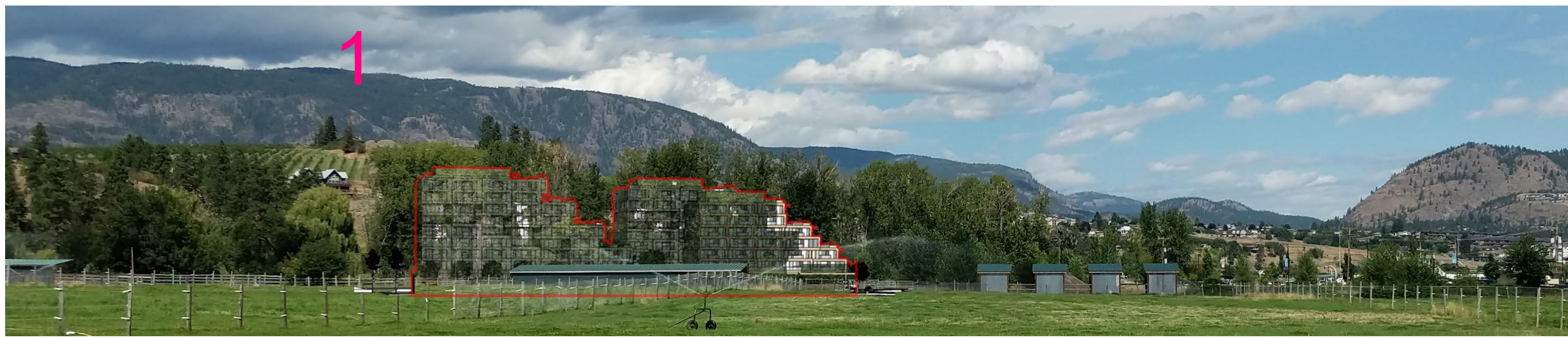


12:00 p.m.

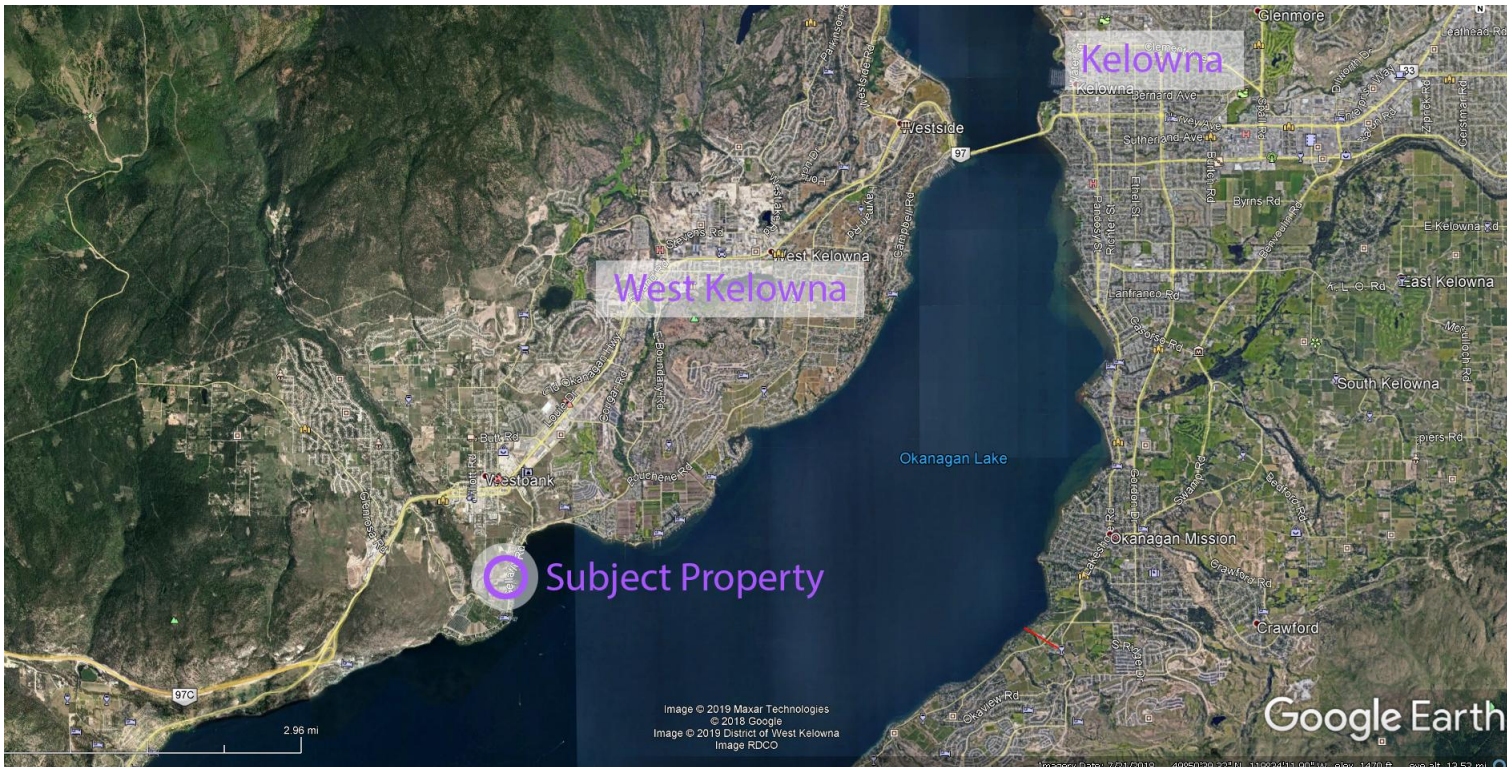


3:00 p.m.





Key Map - Camera View Locations



Zoning Data DRAFT 2021 06 21

CURRENT ZONING I1  
PROPOSED ZONING CD

LEGAL DESCRIPTION  
KAP58591  
Rem DL 3999  
Rem A pl 6926  
CIVIC ADDRESS  
4058 & 4066 Gellatly Road West Kelowna BC

UNIT MIX			
Mixed-Use Commercial & Residential			
Building 1	10 Floors (plus roof top patio)		
Building 2	10 Floors (plus roof top patio)		
Building 3	8 Floors (plus roof top patio)		
Commercial	Units		
L1 M	5		
L1 M Live-Work	10		
L3 - L10	some spaces within these floors will be private amenity for tenants and/or commercial		
Total	15 Units = 1500m2 15,000sf approx.		
Residential			
	Building 1	Building 2	Building 3
L1 M	4		4
L2	7	3	
L3	14	14	10
L4	14	14	10
L5	12	12	8
L6	12	12	8
L7	10	10	6
L8	10	10	6
L9	8	8	
L10	8	8	
Total	250 approx. = 20900m2	225,000sf	

AREAS			
Level	Net	Gross	
L1 M	1858m2 20,000sf	6085m2	65,500sf (20,000sf net + 45,500sf parkade & service)
L2	1300m2 14,000sf	5574m2	60,000sf (14,000sf net + 46,000sf parkade & service)
L3	3530m2 38,000sf	3716m2	40,000sf (B1 15,000sf + B2 15,000sf + B3 10,000sf)
L4	3530m2 38,000sf	3716m2	40,000sf (B1 15,000sf + B2 15,000sf + B3 10,000sf)
L5	2972m2 32,000sf	3158m2	34,000sf (B1 13,000sf + B2 13,000sf + B3 8,000sf)
L6	2972m2 32,000sf	3158m2	34,000sf (B1 13,000sf + B2 13,000sf + B3 8,000sf)
L7	2415m2 26,000sf	2600m2	28,000sf (B1 11,000sf + B2 11,000sf + B3 6,000sf)
L8	2415m2 26,000sf	2600m2	28,000sf (B1 11,000sf + B2 11,000sf + B3 6,000sf)
L9	1486m2 16,000sf	1672m2	18,000sf (B1 9,000sf + B2 9,000sf)
L10	1486m2 16,000sf	1672m2	18,000sf (B1 9,000sf + B2 9,000sf)
Property Area Total	12052m2 129,736sf		
Building Area Total	23964m2 258,000sf Net		
F.A.R.	2.3 max.		
Front Yard	3m		
Rear Yard	9.1m		
Side Yard	9.1m		
Height	38m 125'	10 Storeys plus roof patios	
Parking	250 Stalls		
Boat & Trailer	20 Stalls		

Drawing Title

Context

Watercolours

4058 & 4066 Gellatly Road, West Kelowna BC

HUCULIAK  
Artist Designer

Design Drawing By

HUCULIAK.com

Date

2021 06 23

File Name

MQN Watercolours 2021 06 23.pln

Drawing No.

A0.1

Drawn By

SNH