



West Kelowna

Kelowna

William R. Bennett Bridge

Lake Okanagan

Campbell Road

FOR SALE

16.8-acre Waterfront Development Site in West Kelowna, BC
Approved for 60 Townhouses and Marina Development

SOLAQUA - 2211 Campbell Road, West Kelowna, BC



Conceptual Development Scheme

2211 CAMPBELL ROAD, WEST KELOWNA

The Opportunity

2211 Campbell Road represents an unparalleled opportunity to purchase and develop a large waterfront development site in West Kelowna, BC. Nestled along the shores of Lake Okanagan in West Kelowna, the Property has received rezoning to permit the development of 60 luxury townhouses and a marina for 60 boat slips.

Encompassing 16.8 acres of land, this site is arguably one of the best development projects in West Kelowna.

Highlights

- Spectacular 16.8-acre lakefront development opportunity with approved zoning ready for townhouse development.
- Incredible lake views from all parts of the Property.
- Located on the shores of Lake Okanagan in West Kelowna, surrounded by an array of amenities, including shopping, restaurants, services, and schools.
- Located 1 km south of William R. Bennett Bridge, the main transportation road connecting West Kelowna and Kelowna.
- Kelowna is BC's fastest-growing metropolitan area in Canada.
- Fee simple ownership.
- Substantial reports and studies available upon request.

Salient Facts

| | |
|-------------------------------|--|
| Civic Address: | 2211 Campbell Road, West Kelowna, BC |
| PID: | 011-516-402 - Fee Simple Interest |
| Location: | The Property is located on Campbell Road and is adjacent to Lake Okanagan in the City of West Kelowna. |
| Site Area: | ~16.8 acres* |
| Municipal Services: | The Property will require upgrades to both on-site and off-site services to facilitate development. Full servicing reports are available to qualified parties. |
| Approved Development: | 60 residential townhouses, a 60-slip marina/boat moorage facility and approximately 7.5 acres of agriculturally producing lands. |
| Assessed Value (2024): | \$14,430,000 |
| Offering Process: | Qualified purchasers are invited to contact the listing agents to obtain information on the available documents and the offering process. |

*All measurements are estimate and should not be relied upon without independent verification.



Outlines are approximate.



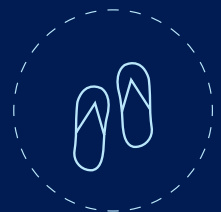
Downtown Kelowna
5 minute drive



Kelowna International Airport
25 minute drive



Big White Ski Resort
1 hour drive

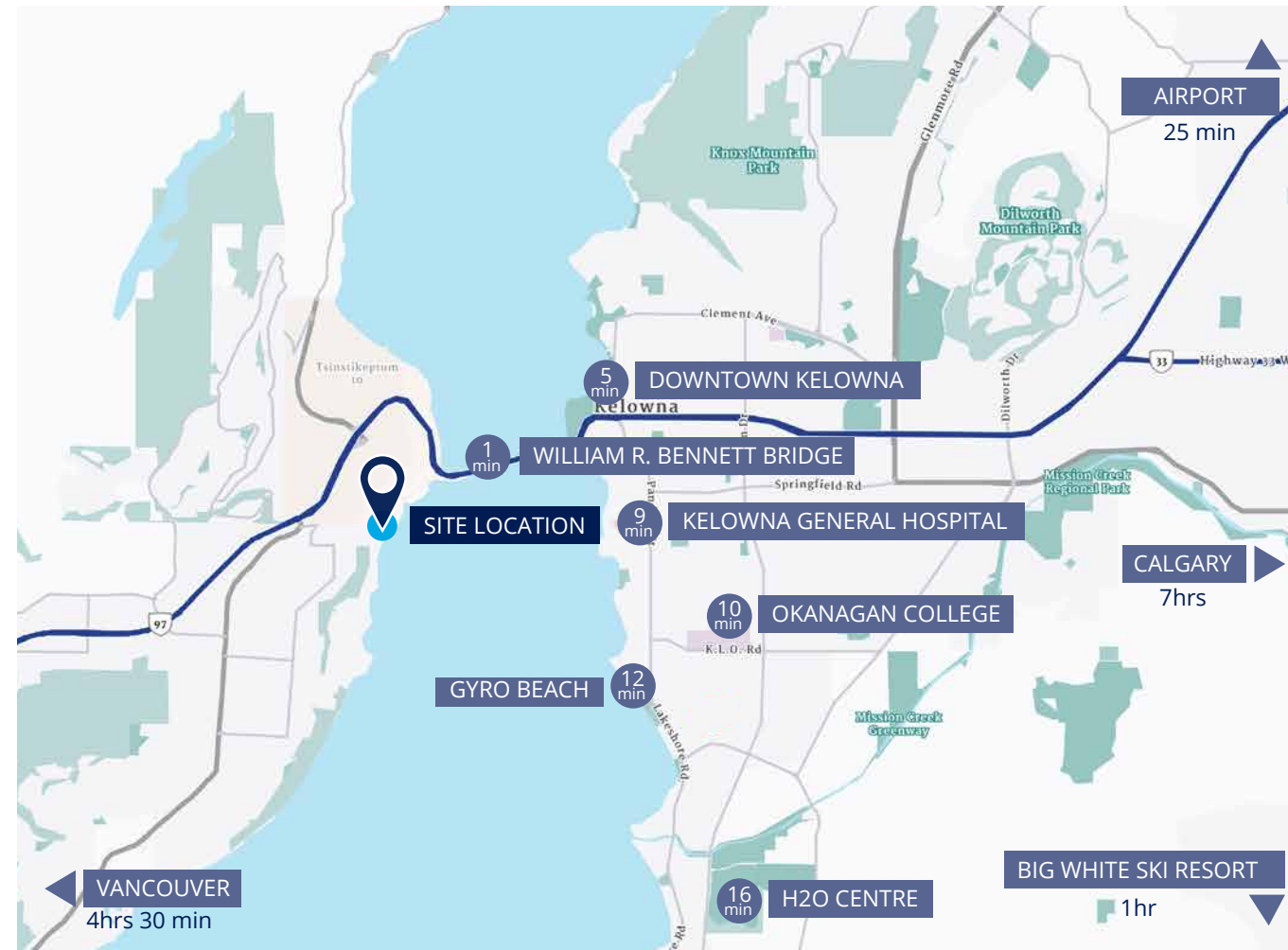


Gyro Beach
12 minute drive

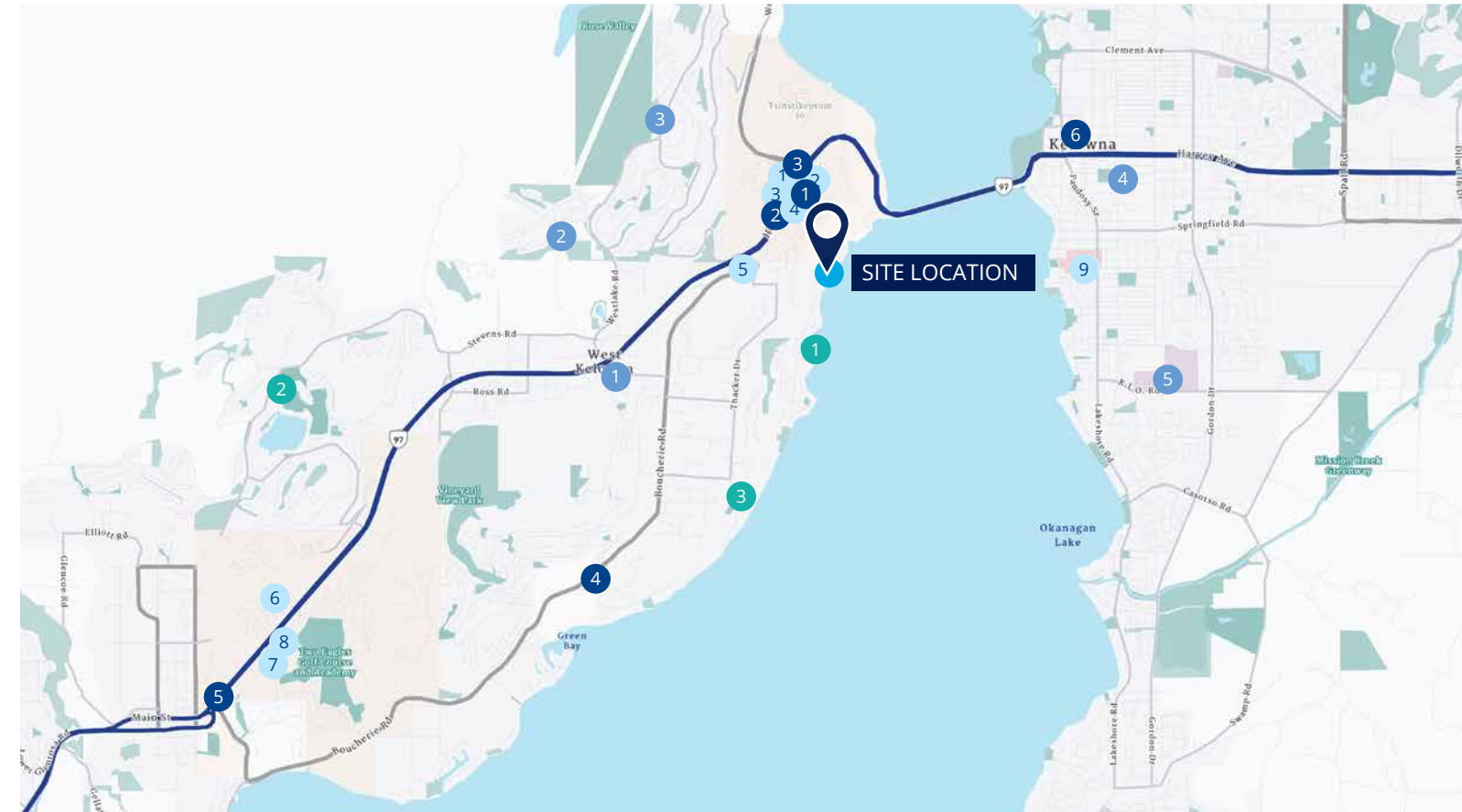
Location Overview

Located in West Kelowna, British Columbia, SolAqua Townhomes is situated on the western shore of Lake Okanagan.

West Kelowna is well known for its natural beauty, relaxed lifestyle, mild climate, orchards, wineries, lakeside living, ski hills, hiking & biking trails, golf courses and 4 seasons of recreational activities.



Amenities Map



Food & Restaurants

1. Sammy J's Grill and Bar
2. Tim Hortons
3. Subway
4. Quail's Gate Winery
5. White Spot
6. Downtown Kelowna

Education

1. Hudson Road Elementary
2. Mar Jok Elementary
3. Rose Valley Elementary
4. Central Secondary
5. Okanagan College

Shops & Services

1. TD Canada Trust
2. Shoppers Drug Mart
3. Dollarama
4. Shell
5. Esso
6. Walmart
7. The Home Depot
8. Canadian Tire
9. Kelowna General Hospital

Parks & Recreation

1. Casa Rio Waterfront Park
2. Shannon Lake Golf Course
3. Kalamoier Regional Park

1



Project: Shelter Bay
Townhouse community with 108 units currently under construction.
Leasehold interest only.

2



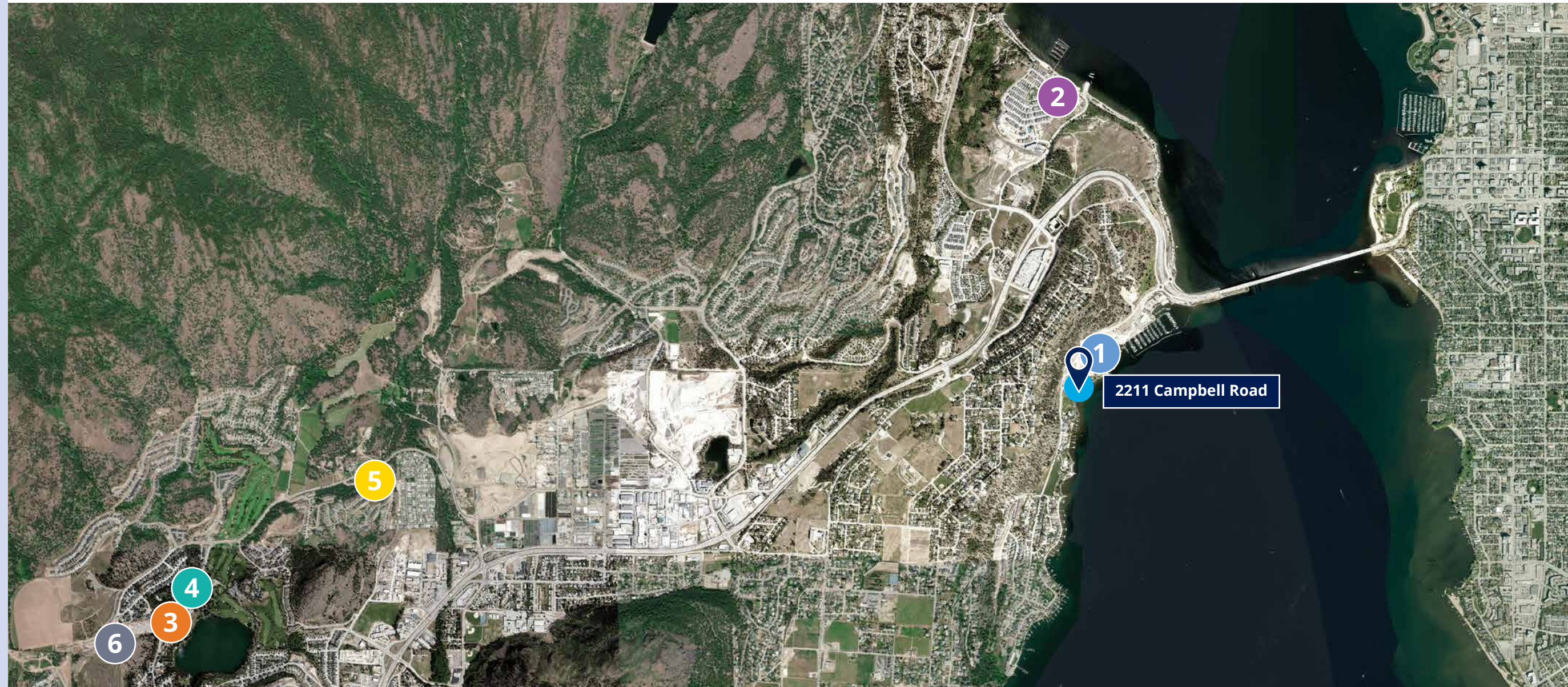
Project: Westrich Bay
14 three-storey wood-frame buildings with 72 luxury leasehold townhomes.
Leasehold interest only.

3



Project: Shannon Lynn on the Lake
Townhouse community with 72 townhouses currently in the preconstruction phase.

Nearby Developments Map



4



Project: West 61 on Shannon Lake
Townhouse community with 58 units currently under construction.

5



Project: The Arbor
Townhouse community with 97 units currently under preconstruction.

6



Project: Edge View
Townhouse community with 26 units currently under construction.

Development Overview

Following a multi-year entitlement process, the Property has received rezoning approval for the development of 60 Townhomes (R3) on the uplands portion of the site, as well as 60 boat slips (W2) on the waterfront, and with approximately 7.5 acres of the site remaining in the ALR to be converted to a vineyard.

A new owner will benefit from the approved zoning status, which would be lengthy and challenging to duplicate today.

The opportunity to pursue development for Fee Simple Townhouses with private boat slips ensures a competitive advantage over other projects currently being developed in Kelowna and throughout the Okanagan.



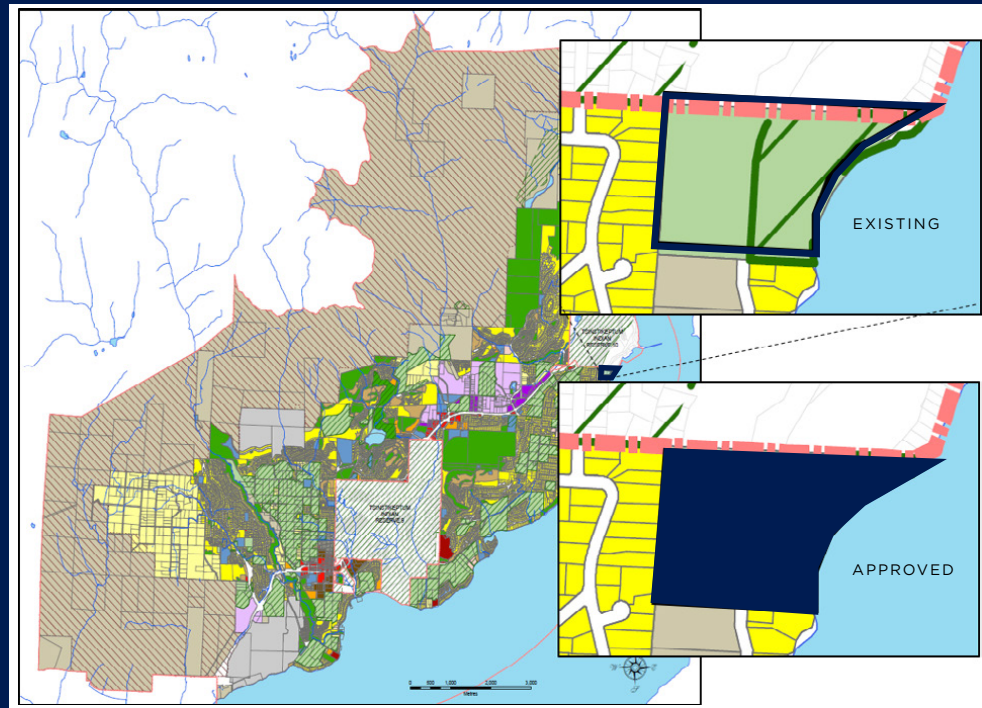
| | |
|--------------------------------------|--|
| Maximum Number of units: | 60 Townhomes |
| Proposed Developable Sq. Ft.: | 123,000 (density not restricted and based on number of units vs FSR) |
| Building Height: | 3 storeys |
| Built Form: | Townhomes (R3) |
| Marina: | 60 boat slips (W2) |

The Marina - Approved Plan



Status of Municipal Approvals

The Fourth Reading of this rezoning application, called Adoption, which in effect is the adoption of the zoning bylaws and the change and amendment to the Official Community Plan bylaw, has been heard and approved by the City of West Kelowna. Now that this zoning bylaw is adopted, the Development Permit application and detailed design process can be initiated.



The Orchard

In addition, the project features approximately 7.5 acres of agriculturally producing lands (currently a peach and apricot orchard) that can be easily converted to the production of wine-producing grapes. Within the existing A1 zoning approval for the agricultural portion of these lands, there is the ability to build agriculturally related uses, which could include a tasting room/ bistro café and other uses that would complement agricultural uses and enhance agri-tourism or even a large farm residential home of up to 5,000 square foot.

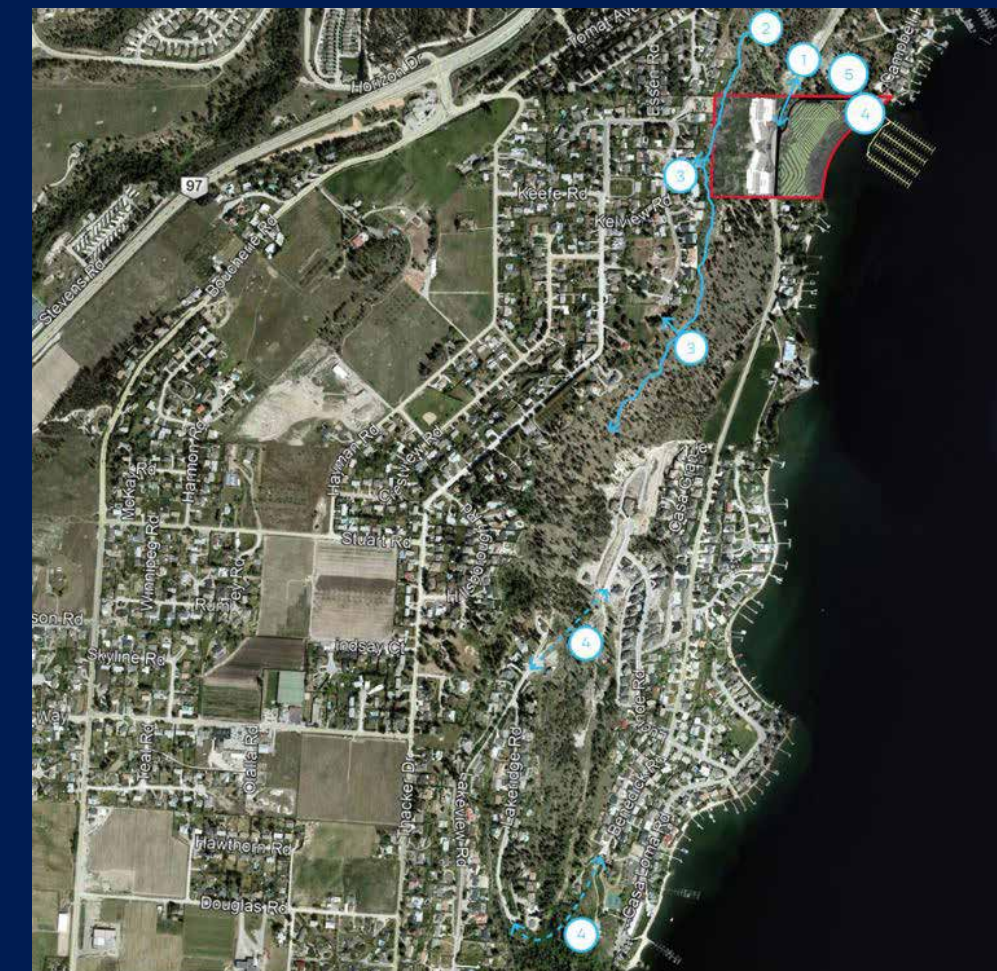


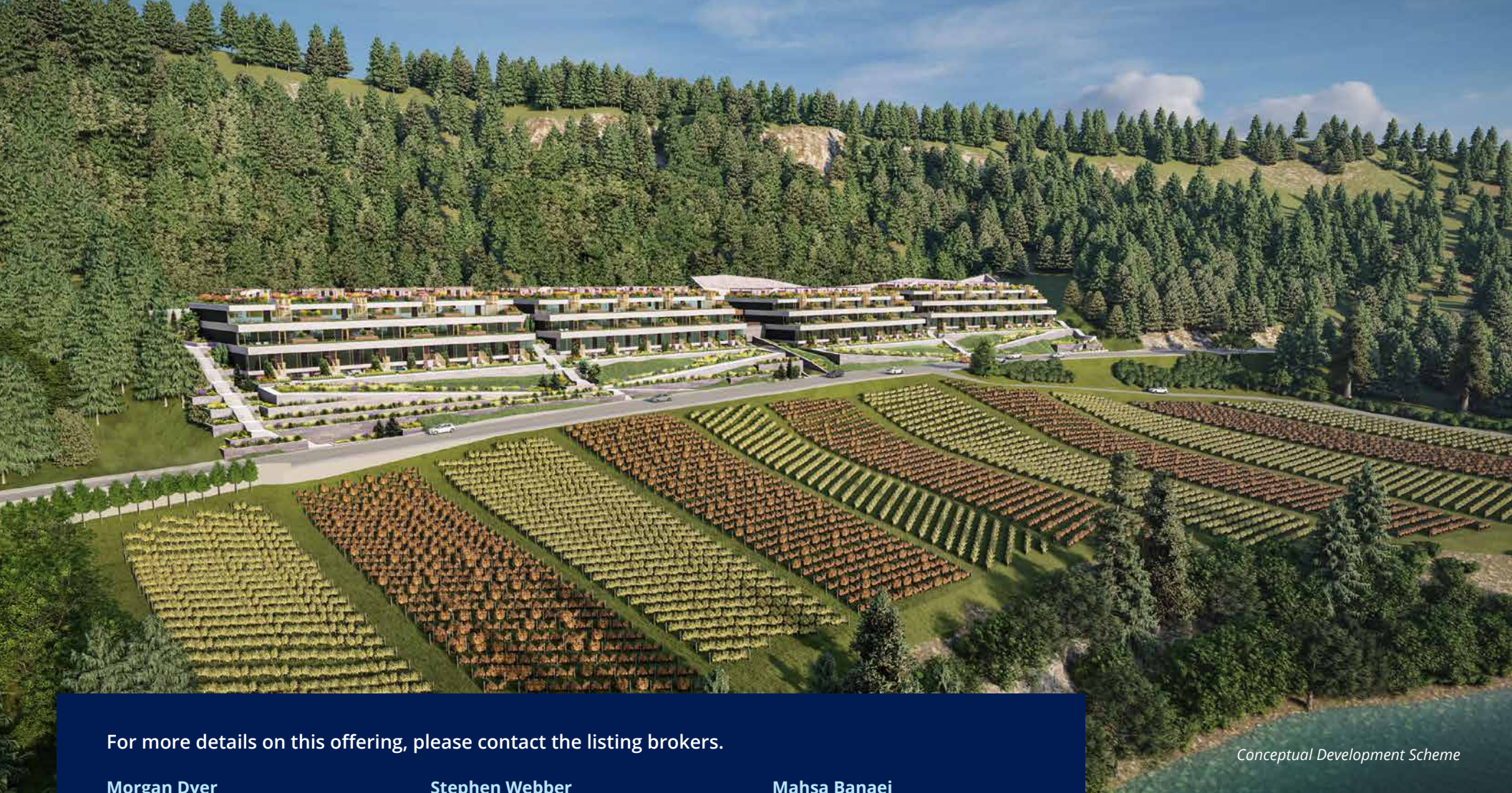


Regional Context and Potential Local Improvements

Local improvements include connecting to the regional bike and walking trail systems, as well as a linkage that would create new areas of walkability. More improvements to Campbell Road are planned to be initiated to incorporate SolAqua Townhomes, and the City of West Kelowna has approved a secondary emergency egress to be constructed in 2024.

1. Roadway Improvements (Sidewalks)
2. Regional Pathway Connection
3. Secondary Emergency Egress





Conceptual Development Scheme

For more details on this offering, please contact the listing brokers.

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