

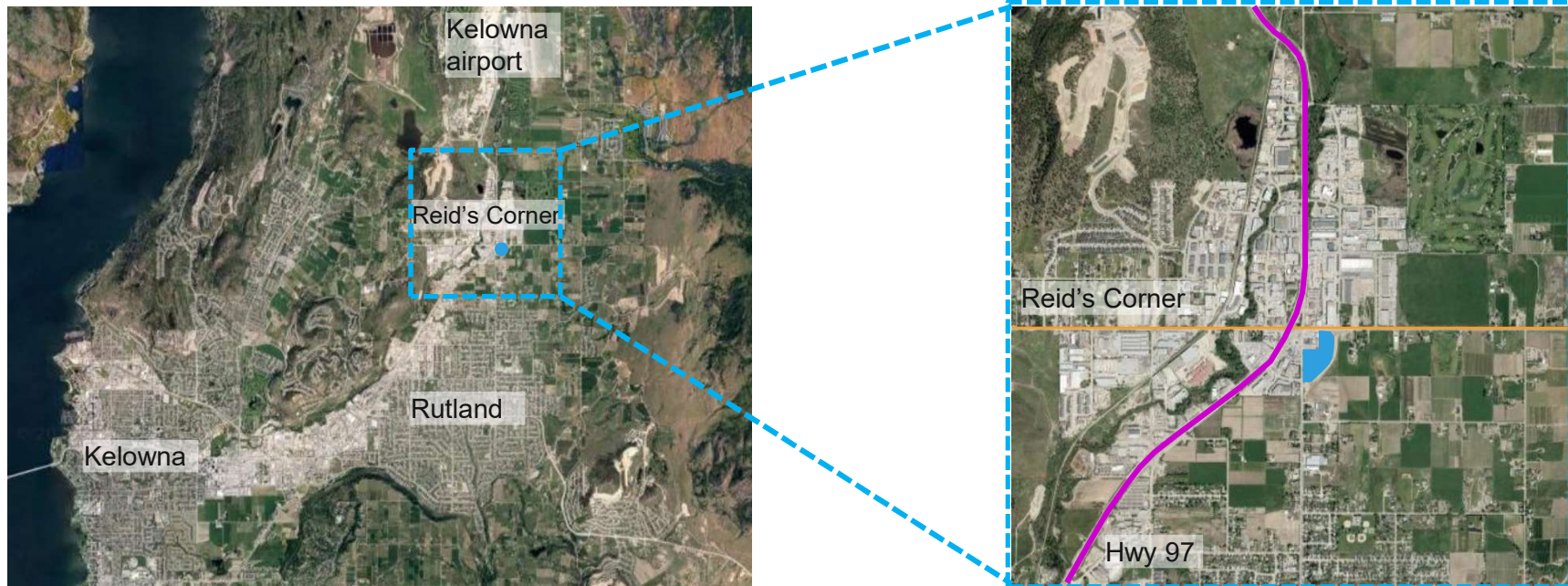
PUBLIC HEARING
JULY 14, 2020

NORTH KELOWNA CROSSING
175 OLD VERNON ROAD, KELOWNA, BC

SERVICE / LIGHT INDUSTRIAL & COMMERCIAL DEVELOPMENT



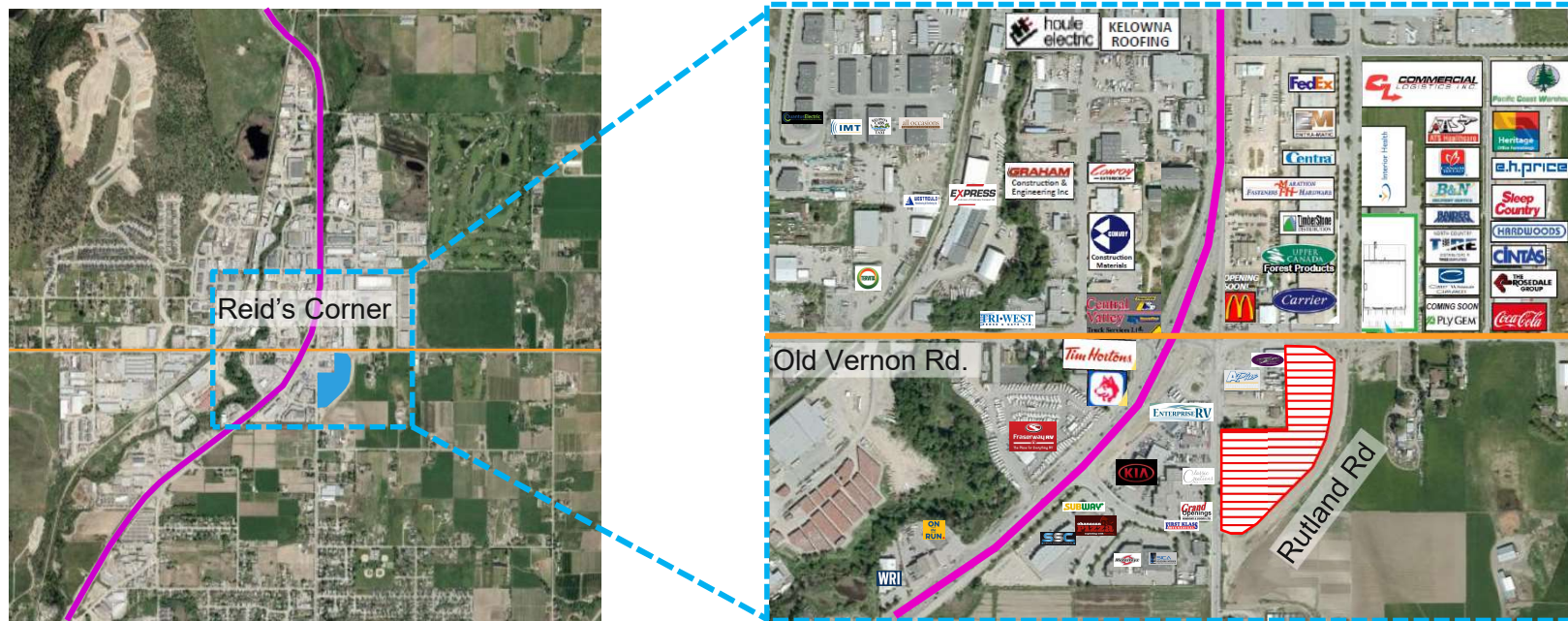
INTRODUCTION



Denciti Development has a successful record of developing industrial and commercial properties across British Columbia and Western Canada.

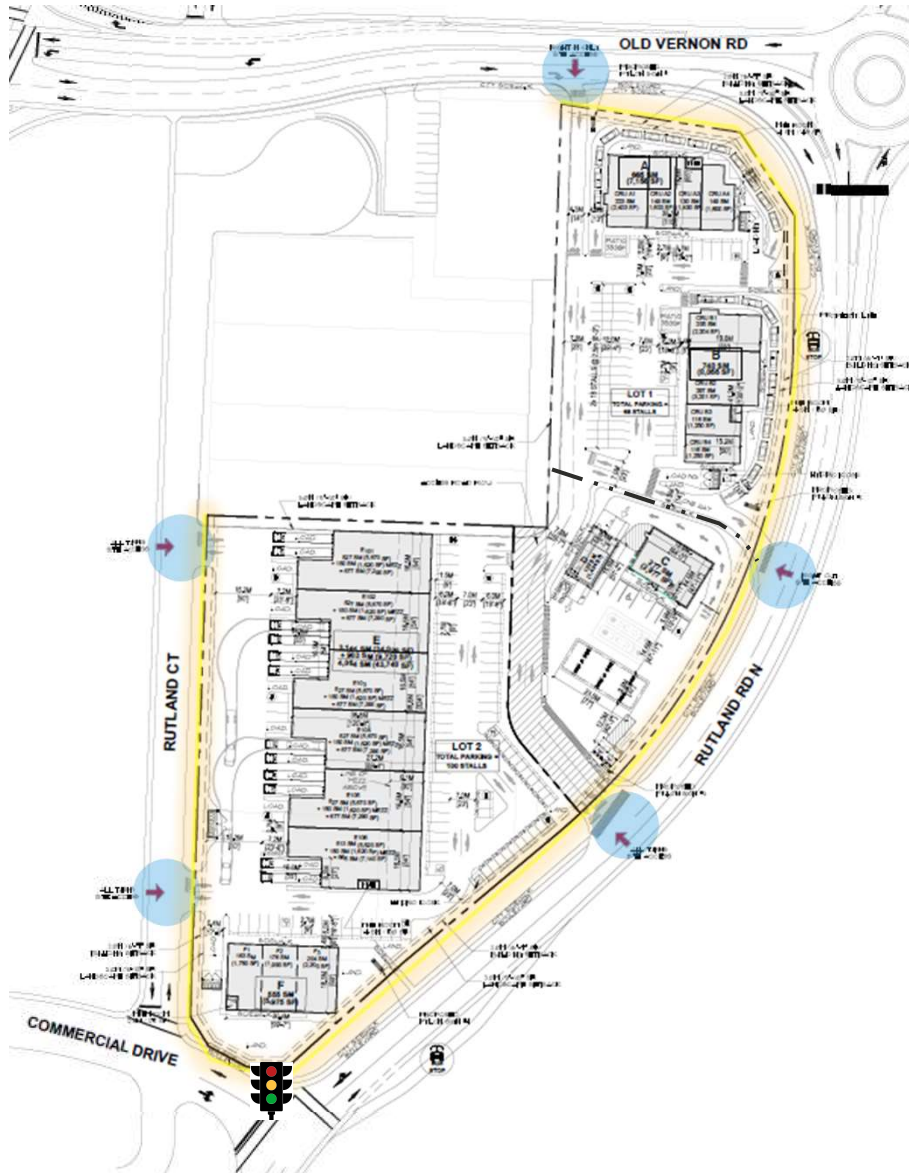
- Develop a service commercial and light industrial business centre at the intersection of Old Vernon Road and Rutland Road North to service north Kelowna and the Central Okanagan.
- Application to amend the OCP, rezone the property, consolidated & subdivide to two lots.
- Provide well positioned employment space for new businesses to locate and grow.

SITE CONTEXT



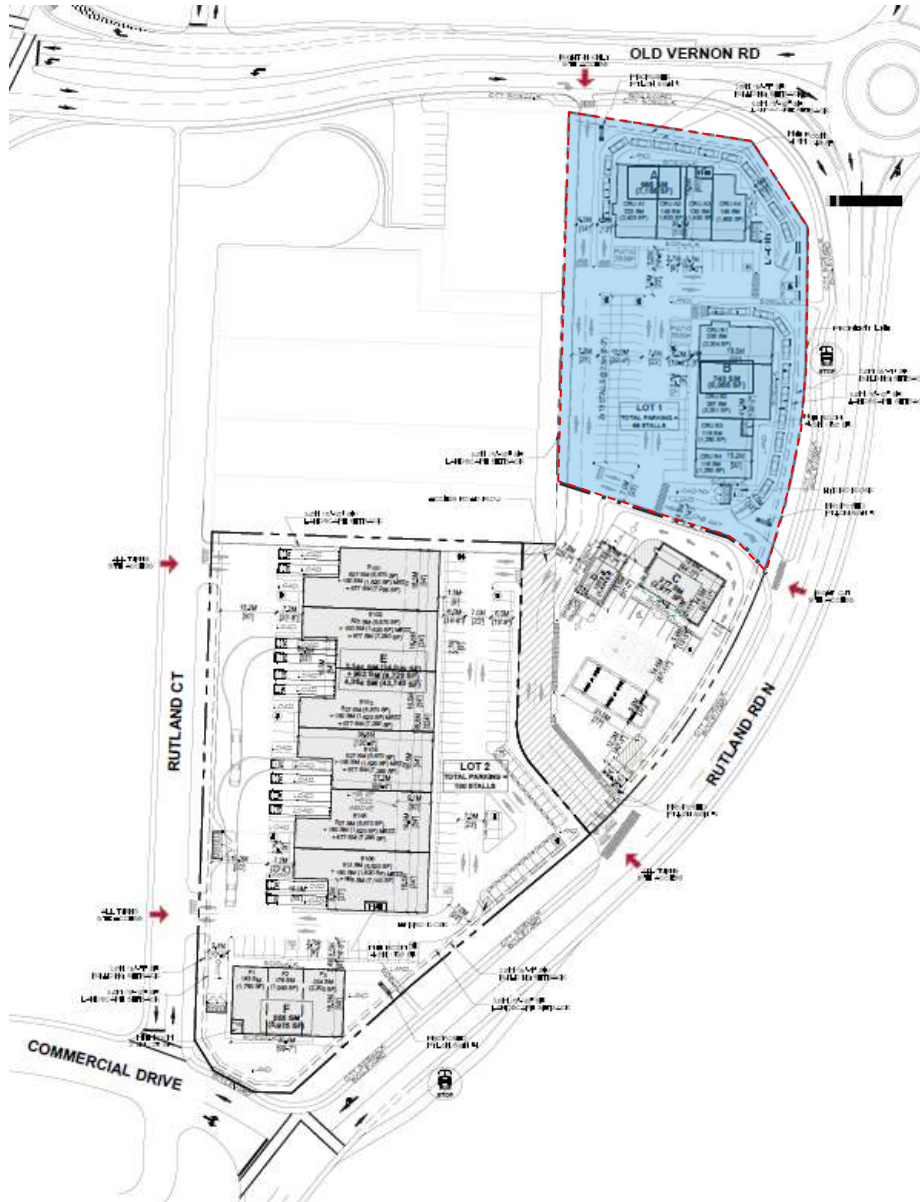
- Reid's Corner is a well positioned, established service commercial and light industrial area.
- Immediate access to upgraded Highway 97, the airport, and complimentary businesses makes the location desirable.
- The subject property is a "missing" piece that once developed will complete and complement the businesses that have been drawn to Reid's Corner.

SITE PLAN



- Excellent location and proximity to Hwy 97 and benefits from recent infrastructure enhancements.
- Access: RI from Old Vernon Road; Traffic light at Rutland Court; and RI/RO along Rutland
- Site location, accessibility and exposure in combination with strong demand on the market is ideal for industrial and service commercial development.
- Addresses the historic low industrial vacancy rate of 1%.
- In response to COVID-19 and market demand, the offering has been modified to provide both lease and strata opportunities.
- Development of the property will result in upgraded road and service infrastructure at this key location, including a traffic light that is essential for the effective functioning of the Commercial Drive intersection.

VISUALS – LOT 1



Commercial



Commercial

Lot 1: Service commercial, retail with drive thru, showcase industrial and highway commercial.

VISUALS – LOT 2



Gas Bar & Convenience Centre



Light/Service Industrial



Light/Service Industrial

Lot 2: Service and showcase industrial, light industrial, commercial with gas bar & convenience store.

THANK YOU!