



380 Lochview Road

Text Amendment to expand the Bed and Breakfast use.



Why is luxury accommodation appropriate for Kelowna?

- Kelowna has a unique appeal due to the climate, lake and other natural beauty.
- The caliber and quality of the local wine industry in the Okanagan region has world recognition.
- A world-renowned fruit growing industry offering tours, fruit stands, and farmers' markets.
- Growth and diversity of the city in the past 10 years.
- Robust technology sector.
- Golf, skiing and other attractions.
- International airport.

Limited Luxury Accommodations

- Limited new tourism accommodations (outside of condos) have been built recently.
- High end luxury units have traditionally been Bed & Breakfasts on select locations.
- Several hotel chains have waterfront hotels in Kelowna and West Kelowna.
- Château Okanagan will introduce an exclusive type of accommodation not found in Kelowna.

Luxury Guest Estate





What will Château Okanagan provide?

- Sophisticated lakefront amenities at Château Okanagan - from spa therapy to the hot tub, or a match on the tennis court or in the billiard room, etc. - it's all here.
- Full-service Château personal.



An intimate, private,
elevated experience

- Private property with beach access, on-site hiking, and outdoor places to enjoy lake views
- Vineyards
- Private Winery

Questions our neighbours have voiced

- **Increased traffic on streets**
 - The easement along Lochview services 11 homes including the Château and only directly passes one home.
 - Guests will be shuttle to/from site using estate-owned vehicles.
 - Properties such this one will always require a lot of maintenance and, depending on the owners, various staff levels, all of which will contribute to traffic, regardless of the use.
 - Only 1 reservation will be allowed at a time.
- **Potential for Noise**
 - Property is 38 acres in size with the nearest neighbour 143m (469 feet) away.
 - A maximum of 16 guests.
 - sound carried to the front of the home from lake-facing outdoor decks.
 - Château staff will be on site at all times.

Community Benefit

Land dedication for park on north lot line adjacent to pre-zoned parkland

Glenmore will have a public water access

A portion of the area is an ecological reserve and the remainder allows access to waterfront already used by the public through a deer trail and the Kelowna paddle trail





Existing informal trail



Beach front being dedicated

Questions?