

Land Lease 238 Queensway Ave.



January 24, 2017

Location



Site Plan



Background

- ▶ Property purchased from the Prov. April 2003
- ▶ Currently utilized as a parking lot
- ▶ Amenity building always envisioned Kerry Park
- ▶ Appropriate use of lands
 - ▶ Information centre (for the benefit of the public)
 - ▶ Animation of the park and boardwalk
 - ▶ Venue for small events that promote the region
 - ▶ Public washrooms to be provided

Lease Highlights

Lease Component	Lease Reference
Land Lease Area	+/-330 m ²
Land Tenure	Partial lease of lot (building footprint area)
Term	29 years
Renewal Consideration	None
Rent	Nominal
Lease Termination	Land & building transfer to City upon expiry or default
Building/Structure Design	Max. height of 7.5 m
Lease Costs	All costs borne by Tourism Kelowna

Lease Highlights

- ▶ Building reverts back to the City at end of term
- ▶ Building outside Sawmill Community Trust
- ▶ Use - operation of a tourism facility
- ▶ Public washrooms to be provided
- ▶ Subletting & assignment – prohibited (consent)
- ▶ Water and sanitary servicing proposed to be provided by City (est.+/- \$11,000)
- ▶ All other costs including private utilities - Tourism Kelowna



Questions?

For more information, visit kelowna.ca.