

## A New Era for General Aviation @ Kelowna's YLW

- ➔ First major GA-centric initiative in 15+ years.
- ➔ Enclosed Steel T-Hangars 41ft wide, 33 ft deep, 12 ft high available on 30-yr lease.
- ➔ Insulated with 100 Amp service to all hangars.
- ➔ Sliding doors, concrete pad, asphalt taxiways. Cost about \$155,000 (cost-plus basis) with annual operating fees of approximately \$3500.
- ➔ Presented by the Kelowna Flying Club (KFC).
- ➔ For the benefit of resident and visiting pilots, their passengers, the Airport and the Community-at-large.



### Why?

The project is presented by KFC for the benefit of Private General Aviation in the Central Okanagan Region. It will create affordable parking, hangarage and fuel solutions for the GA Community.

All proceeds from operations will be used to ensure ongoing costs remain affordable, to maintain/improve the Club's assets and to advance, support and promote the needs of GA in the Central Okanagan Region.

### Steel hangars & paved plots available 2022. 30-year hangar leases on sale now!

- ➔ Hangar leases to be sold on cost-plus basis.
- ➔ Estimated price (for 30-year lease) approx. \$155,000 (includes 15% contingency).
- ➔ Economical monthly hangar operating costs.
- ➔ About 40 paved parking slots competitively priced vs nearby airports.
- ➔ Handy vehicle access gate provided adjacent to each block of six hangars.
- ➔ Vehicle access to hangars.

### Plus: Kelowna's new AvGas option

### Kelowna Flying Club (KFC)

This GA Operation will be managed by the "Facilities Committee" of the KFC Board of Directors, none of whom are eligible for any compensation for their efforts. Supported by one part-time individual / company paid to manage the day-to-day operations of the company.

- ➔ KFC is a non-profit Society registered under the BC Societies Act
- ➔ Capital projects funded from sales of 30-year hangar leases.
- ➔ Payments by lease-owners will be strategically timed to ensure project success while minimizing financing costs during the construction phase.

**NOTE: Kelowna City Council has approved this project.**

**To express interest contact:**  
[mcelroydavid51@yahoo.com](mailto:mcelroydavid51@yahoo.com)

Date	Payment type ( All payments + GST)	Amount (Est)	Purpose
Feb 2022	Initial Payment	\$ 30k	Setup & initial deposits to key contractors
Apr 2022	Second Payment	30k	Construction funding
May 2022	Third Payment	95k	Construction funding (Con't)
Oct 2022 15/22	Settlement Payment/Refund	?	Balance owing or contingency fund returned.



Sliding Hangar Doors

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