



FOR SALE

#301 & #302 1447 Ellis St,
Kelowna, BC

PROPERTY DETAILS

- Unique 3rd floor strata office spaces in the Lakeview on Ellis building in downtown Kelowna.
- Spanning 2,195 SF between two units with a bright and open floor plan.
- Located in a high traffic location, just one block away from city hall and two from the law courts.

FOR SALE

\$475.00 PSF

STRATA OFFICE SPACES IN LAKEVIEW ON ELLIS

#301 & #302 1447 Ellis St,
Kelowna, BC

HM Commercial Realty is pleased to present the opportunity to purchase two strata office spaces spanning 2,195 SF in downtown Kelowna's Lakeview on Ellis building. Available to purchase together or separately.

- Unique 3rd floor strata office spaces in the Lakeview on Ellis building in downtown Kelowna.
- Spanning 2,195 SF between two units, the space features an open concept layout, modern finishes, a large open work space with floor to ceiling windows, 3 enclosed offices, boardroom, waiting room, kitchenette and private patio.
- Expansive windows and interior glass wall partitions provide lots of natural light throughout with incredible Lake Okanagan views.
- The two units are currently one open space, but can be demised into two units.
- One underground parking stall per unit, with the option to lease additional spaces through the strata.
- Located in a high traffic location close to Bernard Ave, local shops, restaurants, parks and The Yacht Club. Just one block away from city hall and two from the law courts.
- Bathrooms are shared with other units on the third floor, key code accessible.
- Equipped with key fob access and an alarm system for peace of mind.
- Unit is currently owner-occupied and will be provided vacant upon possession.
- Available to purchase together or separately:
 - » Unit #301: **\$489,250**
 - » Unit #302: **\$553,375**
 - » Together: **\$1,042,625**



PROPERTY DETAILS



CIVIC ADDRESS	301-1447 Ellis St, Kelowna, BC, V1Y 2A3	302-1447 Ellis St, Kelowna, BC, V1Y 2A3
LEGAL DESCRIPTION	SL7 DL139 ODYD SP KAS3829	SL8 DL139 ODYD SP KAS3829
PID	028-351-231	028-351-240
BUILDING SIZE	1,030 SF	1,165 SF
ZONING (CURRENT)	UC1 Downtown Urban Centre	UC1 Downtown Urban Centre
FUTURE LAND USE	UC Urban Centre	UC Urban Centre
STRATA FEES	\$717.62	\$807.32
PROPERTY TAXES	\$5,071.68 (2024)	\$5,618.73 (2024)

AERIAL MAP

Lakeview on Ellis is ideally located in a high traffic location close to Bernard Ave, local shops, restaurants, parks and The Yacht Club. Just one block away from city hall and two from the law courts, it is conveniently walking distance to all downtown Kelowna has to offer. It is also one street over from the newly finished Bernard Bock development.



BERNARD BLOCK

Recently completed retail, office & residential development in the heart of downtown. Building features functional floorplans.

WATER STREET BY THE PARK

At 42 stories, this new development will be the tallest multi-family tower between the Lower Mainland & Calgary.

YACHT CLUB

Enjoy the marina, yacht club & Cactus Club Cafe. This highly popular area sees events year round and is home to restaurants and breweries.



ZONING

SECTION 14 –

Core Area & Other Zones

Section 14.1 – Core Area and Other Zone Categories	
Category	Zones
Commercial Zones	C1 – Local & Neighbourhood Commercial C2 – Vehicle Oriented Commercial
Core Area Zones	CA1 – Core Area Mixed Use
Village Centre Zones	VC1- Village Centre
Urban Centre Zones	UC1 – Downtown Urban Centre
	UC2 – Capri-Landmark Urban Centre
	UC3 – Midtown Urban Centre
	UC4 – Rutland Urban Centre
	UC5 – Pandosy Urban Centre
Industrial Zones	I1 – Business Industrial I2 – General Industrial I3 – Heavy Industrial I4 – Natural Resource Extraction
Institutional Zones	P1 – Major Institutional P2 – Education and Minor Institutional P3 – Parks and Open Space P4 – Utilities P5 – Municipal District Park
Health District Zones	HD1 – Kelowna General Hospital
Water Zones	W1 – Recreational Water Use W2 – Intensive Water Use

ZONING

Section 14.2 – Commercial, Core Area, and Village Centre Zone Purposes	
Zones	Purpose
C1 – Local & Neighbourhood Commercial	The purpose is to provide a zone for the commercial developments outside the Core Area to provide a range of services needed on a day-to-day basis by residents within their neighbourhoods. Generally, building scale includes 2 storey structures with primary commercial accessed at ground level. Residential can be considered on second floors above commercial services.
C2 – Vehicle Oriented Commercial	The purpose is to provide a commercial zone used to accommodate a mix of vehicle oriented commercial land uses along corridor routes and highways. Building scale generally includes two storey buildings with potential for office related uses on upper floors.
CA1 – Core Area Mixed Use	The purpose is to provide a mixed commercial and residential zone for developments within the Core Area and outside urban centres . Buildings up to 4 storeys will be generally permissible with Buildings up to 6 storeys in certain circumstances based on development policy guidance from the OCP . A further increase to 12 storeys will be acceptable on key Transit Supportive Corridors and within close proximity to transit and Urban Centres.
VC1- Village Centre	The purpose is to provide a zone with an integrated design for a comprehensive mixed-use area which can include a variety of uses as specified for each Village Centre (as identified with the OCP).

Section 14.3 – Urban Centre Zone Purposes	
Zones	Purpose
UC1 – Downtown Urban Centre	The purpose of this zone is to designate and to preserve land for developments of the financial, retail and entertainment, governmental, cultural and civic core of the downtown while also encouraging high density mixed-use buildings .
UC2 – Capri-Landmark Urban Centre	The purpose is to provide a mixed commercial and residential zone for developments within the Capri-Landmark Urban Centre that is consistent with and follows the Capri-Landmark Urban Centre Plan .
UC3 – Midtown Urban Centre	The purpose is to provide a mixed commercial and residential zone for developments within the Midtown Urban Centre .
UC4 – Rutland Urban Centre	The purpose is to provide a mixed commercial and residential zone for developments within the Rutland Urban Centre .
UC5 – Pandosy Urban Centre	The purpose is to provide a mixed commercial and residential zone for developments within the Pandosy Urban Centre .

ZONING

Section 14.8 – Core Area and Other Sub-Zones Categories		
Category	Zones and Sub-Zones	Sub-Zone Purposes
Urban Centre	UC1 – Downtown Urban Centre	
	<ul style="list-style-type: none"> a – Arena 	The purpose is to provide a sub-zone that creates custom density and height regulations for lots surrounding the arena.
	<ul style="list-style-type: none"> dt – Drive Through 	The purpose is to provide a sub-zone that allows Drive Throughs on selective lots.
	<ul style="list-style-type: none"> fg – Fueling and Gas Stations 	The purpose is to provide a sub-zone that allows Gas Bars within Urban Centres or Village Centres on selective lots.
	<ul style="list-style-type: none"> gg – Gaming and Gambling 	The purpose is to provide a sub-zone that allows Gaming and Gambling on selective lots.
	<ul style="list-style-type: none"> r – Rental Only 	The purpose is to provide a sub-zone that restricts the dwelling units to a rental only tenure and to prohibit any building or bareland stratification.
	<ul style="list-style-type: none"> rsc – Retail Cannabis Sales 	The purpose is to provide a sub-zone that allows Retail Cannabis Sales on selective lots.
	UC2 – Capri-Landmark Urban Centre	
	<ul style="list-style-type: none"> dt – Drive Through 	The purpose is to provide a sub-zone that allows Drive Throughs on selective lots.
	<ul style="list-style-type: none"> fg – Fueling and Gas Stations 	The purpose is to provide a sub-zone that allows Gas Bars within Urban Centres or Village Centres on selective lots.
	<ul style="list-style-type: none"> gg – Gaming and Gambling 	The purpose is to provide a sub-zone that allows Gaming and Gambling on selective lots.
	<ul style="list-style-type: none"> r – Rental Only 	The purpose is to provide a sub-zone that restricts the dwelling units to a rental only tenure and to prohibit any building or bareland stratification.
	<ul style="list-style-type: none"> rsc – Retail Cannabis Sales 	The purpose is to provide a sub-zone that allows Retail Cannabis Sales on selective lots.
	UC3 – Midtown Urban Centre	
	<ul style="list-style-type: none"> dt – Drive Through 	The purpose is to provide a sub-zone that allows Drive Throughs on selective lots.
	<ul style="list-style-type: none"> fg – Fueling and Gas Stations 	The purpose is to provide a sub-zone that allows Gas Bars within Urban Centres or Village Centres on selective lots.
	<ul style="list-style-type: none"> r – Rental Only 	The purpose is to provide a sub-zone that restricts the dwelling units to a rental only tenure and to prohibit any building or bareland stratification.
	<ul style="list-style-type: none"> rsc – Retail Cannabis Sales 	The purpose is to provide a sub-zone that allows Retail Cannabis Sales on selective lots.

ZONING

Section 14.9 – Principal and Secondary Land Uses															
Uses		Zones (‘P’ Principal Use, ‘S’ Secondary Use, ‘-’ Not Permitted)													
		C1	C2	CA1	VC1	UC1	UC2	UC3	UC4	UC5	I1	I2	I3	I4	P1
1	Accessory Buildings or Structures	S	S	S	S	S	S	S	S	S	S	S	S	S	S
2	Agriculture, Urban	S	S	S	S	S	S	S	S	S	S	S	S	S	P
3	Alcohol Production Facility	-	P ^{.1}	P ^{.1}	P ^{.1}	P ^{.1}	P ^{.1}	P ^{.1}	P ^{.1}	P ^{.1}	P ^{.1}	P ^{.1}	P ^{.2}	-	-
4	Animal Clinics, Major	-	P	P	P	P	P	P	P	P	P	P	P	-	-
5	Animal Clinics, Minor	P	P	P	P	P	P	P	P	P	P	P	P	-	-
6	Apartment Housing	P ^{.6}	P ^{.6}	P	P	P	P	P	P	P	-	-	-	-	S
7	Auctioneering Establishments	-	P	-	-	-	-	-	-	-	-	P	-	-	-
8	Automotive & Equipment	-	P	-	-	-	-	-	-	-	-	P	-	-	-
9	Automotive & Equipment, Industrial	-	-	-	-	-	-	-	-	-	-	P	P	-	-
10	Boat Launches	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11	Boat Storage	-	-	-	S ^{.13}	-	-	-	-	-	P	P	-	-	-
12	Bulk Fuel Depot	-	-	-	-	-	-	-	-	-	-	P	P	-	-
13	Cannabis Production Facilities	-	-	-	-	-	-	-	-	-	P	P	P	-	-
14	Cemeteries	-	-	-	-	-	-	-	-	-	-	-	-	-	-
15	Child Care Centre, Major	P	P	P	P	P	P	P	P	P	P	-	-	-	P
16	Child Care Centre, Minor	S	S	S	S	S	S	S	S	S	-	-	-	-	-
17	Commercial Storage	-	P	-	-	-	-	-	-	-	P	P	-	-	-
18	Concrete and Asphalt Plants	-	-	-	-	-	-	-	-	-	-	-	P	S	-
19	Cultural and Recreation Services	P	P	P	P	P	P	P	P	P	P	-	-	-	P
20	Detention and Correction Services	-	-	-	-	-	-	-	-	-	-	-	-	-	P
21	Docks	-	-	-	-	-	-	-	-	-	-	-	-	-	-

ZONING

Uses		Section 14.9 – Principal and Secondary Land Uses													
		Zones													
		(‘P’ Principal Use, ‘S’ Secondary Use, ‘-’ Not Permitted)													
		C1	C2	CA1	VC1	UC1	UC2	UC3	UC4	UC5	I1	I2	I3	I4	P1
22	Drive Throughs	-	P ^{.14}	P ^{.14}	P ^{.14}	P ^{.14}	P ^{.14}	P ^{.14}	P ^{.14}	P ^{.14}	-	-	-	-	-
23	Education Services	-	P	P	P	P	P	P	P	P	-	-	-	-	-
24	Emergency and Protective Services	P	P	P	P	P	P	P	P	P	P	P	-	-	P
25	Exhibition and Convention Facilities	-	-	-	-	P	P	P	P	P	-	-	-	-	P
26	Fleet Services	-	P	-	-	-	-	-	-	-	-	P	-	-	-
27	Food Primary Establishment	P ^{.5}	P	P	P	P	P	P	P	P	P ^{.5}	P ^{.5}	-	-	P
28	Gaming Facilities	-	-	-	-	P ^{.8}	P ^{.8}	-	-	-	-	-	-	-	-
29	Gas Bar	P ^{.12}	P ^{.12}	-	P ^{.12}	P ^{.12}	P ^{.12}	P ^{.12}	P ^{.12}	P ^{.12}	-	P ^{.12}	-	-	-
30	General Industrial Use	-	-	-	-	-	-	-	-	-	P	P	P	-	-
31	Greenhouses and Plant Nurseries	P	P	-	-	-	-	-	-	-	-	-	-	-	-
32	Group Home	-	-	-	-	-	-	-	-	-	-	-	-	-	-
33	Health Services	P	P	P	P	P	P	P	P	P	-	-	-	-	P
34	Home-Based Business, Major	-	-	S ^{.10}	S ^{.10}	S ^{.10}	S ^{.10}	S ^{.10}	S ^{.10}	S ^{.10}	-	-	-	-	-
35	Home-Based Business, Minor	-	-	S	S	S	S	S	S	S	-	-	-	-	-
36	Hospitals	-	-	-	-	-	-	-	-	-	-	-	-	-	-
37	Hotels / Motels	-	P	P	P	P	P	P	P	P	-	-	-	-	-
38	Liquor Primary Establishment	P ^{.4, .5}	P ^{.4}	P ^{.4}	P ^{.4}	P ^{.4}	P ^{.4}	P ^{.4}	P ^{.4}	P ^{.4}	P ^{.5}	P ^{.5}	-	-	S ^{.4}
39	Marinas	-	-	-	-	-	-	-	-	-	-	-	-	-	-
40	Moorage, Permanent	-	-	-	-	-	-	-	-	-	-	-	-	-	-
41	Moorage, Temporary	-	-	-	-	-	-	-	-	-	-	-	-	-	-
42	Natural Resource Extraction	-	-	-	-	-	-	-	-	-	-	-	-	P	-
43	Non-Accessory Parking	-	P	P	P	P	P	P	P	P	-	P	-	-	P
44	Offices	P ^{.6}	P ^{.6}	P	S	P	P	P	P	P	-	-	-	S	-

ZONING

Section 14.9 – Principal and Secondary Land Uses															
Uses	Zones (‘P’ Principal Use, ‘S’ Secondary Use, ‘-’ Not Permitted)														
	C1	C2	CA1	VC1	UC1	UC2	UC3	UC4	UC5	I1	I2	I3	I4	P1	
45 Outdoor Storage	-	-	-	-	-	-	-	-	-	-	P	P	S	-	
46 Parks	-	-	S	S	S	S	S	S	S	-	-	-	-	S	
47 Participant Recreation Services, Indoor	P	P	P	P	P	P	P	P	P	P	P	-	-	P	
48 Participant Recreation Services, Outdoor	-	-	-	P	-	-	-	-	-	-	-	-	-	-	
49 Personal Service Establishment	P	P	P	P	P	P	P	P	P	-	-	-	-	-	
50 Professional Services	P	P	P	P	P	P	P	P	P	-	-	-	-	-	
51 Recreational Water Activities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
52 Recycling Depots	-	-	-	-	-	-	-	-	-	-	P	P	-	-	
53 Recycling Drop-Offs	P	P	P	P	P	P	P	P	P	P	P	P	-	P	
54 Recycling Plants	-	-	-	-	-	-	-	-	-	-	-	P	S	-	
55 Religious Assemblies	P	P	P	P	P	P	P	P	P	-	-	-	-	P	
56 Residential Security / Operator Unit	S	S	-	-	-	-	-	-	-	S	S	S	S	-	
57 Retail	P	P	P	P	P	P	P	P	P	-	-	-	-	S	
58 Retail Cannabis Sales	P ⁹	P ⁹	P ⁹	P ⁹	P ⁹	P ⁹	P ⁹	P ⁹	P ⁹	S ⁹	S ⁹	-	-	-	
59 Secondary Suite	-	-	-	-	S ¹⁵	S ¹⁵	S ¹⁵	S ¹⁵	S ¹⁵	-	-	-	-	-	
60 Single Detached Housing	-	-	-	-	P	P	P	P	P	-	-	-	-	-	
61 Spectator Sports Establishments	-	-	-	-	P	P	P	P	-	-	-	-	-	P	
62 Stacked Townhouses	-	-	P	P	P ¹¹	P ¹¹	P ¹¹	P ¹¹	P ¹¹	-	-	-	-	-	
63 Temporary Shelter Services	-	P	P	P	P	P	P	P	P	-	P	-	-	P	
64 Townhouses	-	-	P	P	P ¹¹	P ¹¹	P ¹¹	P ¹¹	P ¹¹	-	-	-	-	-	
65 Utility Services, Infrastructure	-	-	-	-	-	-	-	-	-	-	-	P	P	-	
66 Warehousing	-	P	-	-	-	-	-	-	-	P	P	-	-	-	
67 Wrecking Yards	-	-	-	-	-	-	-	-	-	-	-	P	-	-	

ZONING

Section 14.10 – Subdivision Regulations				
m = metres / m ² = square metres				
Zones	Minimum Lot Width	Minimum Lot Depth	Minimum Lot Area ¹	Maximum Lot Area
C1	40.0 m except 18.0 m if site abuts a lane.	30.0 m	830 m ²	1,500 m ²
C2	40.0 m except 30.0 m if site abuts a lane.	30.0 m	1,000 m ²	n/a
CA1	40.0 m except 13.0 m if site abuts a lane.	30.0 m	1,200 m ² except 460 m ² if site abuts a lane.	n/a
VC1 Village Centre	25.0 m	30.0 m	750 m ²	n/a
UC1 (Downtown)	6.0 m	30.0 m	200 m ²	n/a
UC2 (Capri /Landmark)	40.0 m except 13.0 m if site abuts a lane.	30.0 m	1,200 m ² except 460 m ² if site abuts a lane.	n/a
UC3 (Midtown)				
UC4 (Rutland)				
UC5 (Pandosy)				
I1	40.0 m	35.0 m	2,000 m ²	n/a
I2			4,000 m ²	n/a
I3			8,000 m ²	n/a
I4	100.0 m	1000.0 m	10,000 m ²	n/a
P1	13.0 m	30.0 m	460 m ²	n/a
P2	18.0 m	30.0 m	660 m ²	n/a
P3	n/a	n/a	n/a	
P4	n/a	n/a	n/a	
P5	13.0 m	30.0 m	460 m ²	n/a
HD1	30.0 m	30.0 m	n/a	
W1	n/a	n/a	n/a	
W2	n/a	n/a	n/a	

ZONING

Section 14.10 – Subdivision Regulations

m = metres / m² = square metres

Zones	Minimum Lot Width	Minimum Lot Depth	Minimum Lot Area ^{.1}	Maximum Lot Area
FOOTNOTES (Section 14.10): ^{.1} The minimum lot area listed in the table above only applies to lots that have a connection to the community sanitary sewer system (as described within the City of Kelowna's Subdivision and Servicing Bylaw 7900). If a lot does not have an installed connection to the community sanitary sewer system, then the minimum lot area is 10,000 m ² .				

Section 14.11 – Commercial and Urban Centre Zone Development Regulations

m = metres / m² = square metres

Criteria	Zones								
	C1	C2	CA1	VC1	UC1	UC2	UC3	UC4	UC5
Max. Site Coverage of all Buildings	50%	65%	75%	75%	100%	100% or 85% .13	100% or 85% .13	100% or 85% .13	100% or 85% .13
Max. Site Coverage of all Buildings, Structures, and Impermeable Surfaces	70%	85%	85%	85%	100%	100% or 90% .9	100% or 90% .9	100% or 90% .9	100% or 90% .9
Max. Density and Max. Height	See Section 14.14 for Density and Height Regulations								
Min. Front Yard and Flanking Side Yard Setback for all portions of a building that are not Ground-Oriented	2.0 m .12	2.0 m .12	4.5 m .12	3.0 m .12	0.0 m ^{.2} ,.12	3.0 m ^{.2} ,.12	3.0 m ^{.2} ,.12	3.0 m ^{.2} ,.12	3.0 m ^{.2} ,.12
Min. Front Yard and Flanking Side Yard Setback for Ground-Oriented, Residential	2.0 m .12	2.0 m .12	3.0 m .1, .12	3.0 m .1, .12	0.0 m .12	3.0 m ^{.1} ,.12	3.0 m ^{.1} ,.12	3.0 m ^{.1} ,.12	3.0 m ^{.1} ,.12

ZONING

Section 14.11 – Commercial and Urban Centre Zone Development Regulations

m = metres / m² = square metres

Criteria	Zones								
	C1	C2	CA1	VC1	UC1	UC2	UC3	UC4	UC5
Min. Front Yard and Flanking Side Yard Setback for Ground-Oriented, Commercial	2.0 m .12	2.0 m .12	2.0 m .12	2.0 m .12	0.0 m ⁻² ,.12	2.0 m ⁻² ,.12	2.0 m ⁻² ,.12	2.0 m ⁻² ,.12	2.0 m ⁻² ,.12
Min. Building Stepback from Front Yard and Flanking Side Yard	n/a	n/a	3.0 m .14	3.0 m .14	3.0 m .14	3.0 m .14	3.0 m .14	3.0 m .14	3.0 m .14
Min. Side Yard Setback	3.0 m	0.0 m .3	3.0 m	3.0 m .6, .8	0.0 m ⁻² ,.3	0.0 m ⁻² ,.3	3.0 m ⁻² ,.3	0.0 m ⁻² ,.3	0.0 m ⁻² ,.3
Min. Rear Yard Setback	3.0 m .4	0.0 m .4	4.5 m .5, .7	4.5 m .7, .8	0.0 m ⁻²	0.0 m ⁻² ,.4	3.0 m ⁻² ,.4	0.0 m ⁻² ,.4	0.0 m ⁻² ,.4
Min. Common and Private Amenity Space	7.5 m ² per bachelor dwelling unit 15.0 m ² per 1-bedroom dwelling unit 25 m ² per dwelling unit with more than 1-bedroom ^{.11}				6.0 m ² per bachelor dwelling unit 10.0 m ² per 1-bedroom dwelling unit 15 m ² per dwelling unit with more than 1-bedroom ^{.11}				
Min. Accessory Buildings / Structures Setbacks	An accessory building or structure shall follow the setbacks within that zone except the setback shall not be less than 1.6 m when abutting a urban residential or rural residential zone.								
Upper Floor Setbacks	For any portion of a building abutting a street a 3.0 m setback is required for any portion of the building above the lesser of 16 m or four storeys.								
Corner Lots	For any building greater than 18.0 m or 4 storeys and located on a corner lot, there shall be a triangular setback 4.5 m in length along the lot lines that meet at each corner of an intersection. This setback will only be required at the first storey. See Visual Example of Corner Lot Setbacks.								
Urban Plazas	Any site within an urban centre larger than 4,000 m ² with a building length larger than 100 m shall provide an urban plaza at grade.								
Tall Building Regulations	For tower and podium regulations refer to Section 9.11 Tall Building Regulations.								
Min. and Max. Commercial or Residential	The commercial and residential principal use floor area restriction is based on street type as defined in the City of Kelowna's Official Community Plan (See Maps: 4.2 Downtown, 4.4 Capri-Landmark, 4.6 Padosy, 4.8 Rutland, & 4.10 Midtown).								

ZONING

Section 14.11 – Commercial and Urban Centre Zone Development Regulations

m = metres / m² = square metres

Criteria	Zones								
	C1	C2	CA1	VC1	UC1	UC2	UC3	UC4	UC5
Floor Area based on Fronting Street Type	<p>Secondary uses are permitted in accordance with Section 14.9. Any building on streets classified as a:</p> <ul style="list-style-type: none"> High Streets or Retail Streets shall provide ground-floor commercial principal uses, which must occupy a minimum of 90% of the street frontages. Access driveways or other portions of the street frontage not used as a building will not be considered for the purpose of this calculation. Any combination of commercial and residential principal uses is permitted above the ground-floor. Mixed Streets can contain any combination of commercial and residential principal uses at the ground floor and above. Mixed Residential Streets can contain any combination of ground-floor commercial or residential principal uses. One hundred percent (100%) of the floor area above the ground-floor shall be residential principal uses. Residential Streets shall contain one hundred percent (100%) of the floor area as residential principal uses. 								
Max. Parkade Exposure	On the first floor, there shall be no parkade exposure to the primary street and the secondary street may have up to 25% of that frontage (access driveways will not be considered as exposure).								
Min. Riparian Management Area and Trail width	Any lot with three or more dwelling units that is abutting a watercourse or a riparian area must have the Minimum Riparian Management Area (RMA) , as described in Table 21.1 of the OCP dedicated to the City. If the lot is abutting a trail identified in Map 10.1 of the OCP then five additional metres must be dedicated to the City for trail connections in addition to the minimum RMA .								




FOOTNOTES ([Section 14.11](#)):

- ¹ The minimum setback for **ground-oriented, residential** units can be reduced to 2.0 metres if both criteria are met:
 - a) The maximum **height** of the first storey floor above adjacent curb level for **ground-oriented residential** units is 1.2 m. **Height** is measured from the grade at the sidewalk directly from a fronting publicly accessible **street**, walkway, open space or applicable **lot line**. See [Example Diagram Figure 5.12](#).
 - b) The minimum **net floor area** for **ground-oriented, residential** units on the first floor is 11 m². See [Example Diagram Figure 5.13](#).
- ² Any portion of a **building** above 16.0 m in **height** must be setback a minimum of 3.0 m from any **lot line abutting** a **street** and 4.0 m from any **lot line abutting** another property. The minimum setback can be reduced from 3.0 m to 0.0 m for any portion of a building below 16.0 m in height if the ground floor setback is maintained (measured from back-of-curb or edge of road pavement in situations without curb to building face) of at least a 6.0 m in the UC₂, UC₃, & UC₄ zones and 4.5 m in the UC₅ zone.
- ³ Except it is 3.0 m when **abutting** a core area neighbourhood (C-NHD) or an education / institutional (EDINST) future land use designation as outlined in the [Official Community Plan](#).

ZONING

Section 14.14 – Density and Height

FAR = floor area ratio / GFA = gross floor area / m = metres / m² = square metres

Zones	Min. Density (if applicable) & Max. Base Density FAR ^{-1,7}	Max. Public Amenity & Streetscape Bonus FAR	Max. Rental or Affordable Housing Bonus FAR	Max. Base Height ^{1,7}	Max. Height with Bonus FAR
The areas are identified in Map 4.1 within the OCP (UC1 Downtown) 					
UC1 (Downtown)	<p>For areas identified as PARK = 0.5 FAR^{.9}</p> <p>For UC1a – Arena properties = 5.0 FAR^{.9}</p> <p>For areas identified as 3 storeys = 1.5 FAR^{.9}</p> <p>For areas identified as 6 storeys = 1.8 FAR^{.9}</p> <p>For areas identified as 12 storeys = 3.3 FAR^{.9}</p> <p>For areas identified as 20 storeys = 5.9 FAR^{.9}</p> <p>For areas identified as 26 storeys and up = 7.2 FAR^{.9}</p> <p>See Underground Parking Base FAR Adjustments⁻¹²</p>	<p>For areas identified as PARK = no bonus⁻³</p> <p>For UC1a – Arena properties = no bonus⁻³</p> <p>For areas identified as 3 storeys = no bonus⁻³</p> <p>For areas identified as 6 storeys = 0.25 additional FAR⁻³</p> <p>For areas identified as 12 storeys = 0.5 additional FAR⁻³</p> <p>For areas identified as 20 storeys = 0.75 additional FAR⁻³</p> <p>For areas identified as 26 storeys = 1.5 additional FAR⁻³</p>	<p>An additional 0.3 FAR for rental only projects or affordable housing⁻³</p> <p>For rental only projects or projects with affordable housing⁻³ that are 12 storeys and taller the FAR bonus rate is 0.05 FAR per storey⁻¹⁰</p>	<p>For areas identified as PARK = 2 storeys</p> <p>For UC1a – Arena properties = 12 storeys & 44.0 m</p> <p>For areas identified as 3 storeys = 3 storeys & 12.0 m</p> <p>For areas identified as 6 storeys = 6 storeys & 22.0 m</p> <p>For areas identified as 12 storeys = 12 storeys & 44.0 m</p> <p>For areas identified as 20 storeys = 20 storeys & 73.0 m</p> <p>For areas identified as 26 storeys and up = 26 storeys & 95.0 m</p>	<p>For areas identified as PARK = No additional height</p> <p>For UC1a – Arena properties = No additional height</p> <p>For areas identified as 3 storeys = No additional height</p> <p>For areas identified as 6 storeys = No additional height</p> <p>For areas identified as 12 storeys = 3 additional storeys & 12.0 m⁻³</p> <p>For areas identified as 20 storeys = 5 additional storeys & 19.0 m⁻³</p> <p>For areas identified as 26 storeys = 14 additional storeys & 52.0 m⁻³</p>
The areas are identified in Map 4.3 within the OCP (UC2 (Capri / Landmark)) 					
UC2 (Capri / Landmark)	<p>For areas identified as PARK = 0.5 FAR^{.9}</p> <p>For areas identified as 3 storeys = 1.5 FAR^{.9}</p> <p>For areas identified as 4 storeys = 1.5 FAR^{.9}</p> <p>For areas identified as 6 storeys & UC2gg zoned lots = 1.8 FAR^{.9}</p> <p>For areas identified as 12 storeys = 3.3 FAR^{.9}</p> <p>For areas identified as 18 storeys = 4.9 FAR^{.9}</p> <p>For areas identified as 26 storeys = See CD26 Zone for details</p> <p>See Underground Parking Base FAR Adjustments⁻¹²</p>	<p>For areas identified as PARK = no bonus⁻³</p> <p>For areas identified as 3 storeys = no bonus⁻³</p> <p>For areas identified as 4 storeys = no bonus⁻³</p> <p>For areas identified as 6 storeys & UC2gg zoned lots = 0.25 additional FAR⁻³</p> <p>For areas identified as 12 storeys = 0.5 additional FAR⁻³</p> <p>For areas identified as 18 storeys = 0.7 additional FAR⁻³</p> <p>For areas identified as 26 storeys = no bonus⁻³</p>	<p>An additional 0.3 FAR for rental only projects or affordable housing⁻³</p> <p>For rental only projects or projects with affordable housing⁻³ that are 12 storeys and taller the FAR bonus rate is 0.05 FAR per storey⁻¹⁰</p>	<p>For areas identified as PARK = 2 storeys</p> <p>For areas identified as 3 storeys = 3 storeys & 12.0 m</p> <p>For areas identified as 4 storeys = 4 storeys & 18.0 m</p> <p>For areas identified as 6 storeys & UC2gg zoned lots = 6 storeys & 22.0 m</p> <p>For areas identified as 12 storeys = 12 storeys & 44.0 m</p> <p>For areas identified as 18 storeys = 18 storeys & 66.0 m</p> <p>For areas identified as 26 storeys = See CD26 Zone for details</p>	<p>For areas identified as PARK = No additional height</p> <p>For areas identified as 3 storeys = No additional height</p> <p>For areas identified as 4 storeys = No additional height</p> <p>For areas identified as 6 storeys & UC2gg zoned lots = No additional height</p> <p>For areas identified as 12 storeys = 3 additional storeys & 12.0 m⁻³</p> <p>For areas identified as 18 storeys = 4 additional storeys & 16.0 m⁻³</p> <p>For areas identified as 26 storeys = No bonus⁻³</p>
UC3 (Midtown)	The areas are identified in Map 4.9 within the OCP (UC3 Midtown) 				

THE FINE PRINT



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Collectively referred to as the Property (the “Property”)

Maegan Merrified (“the “Owner”) is the Owner of the Property and has engaged Geoffrey Oliver Personal Real Estate Corporation, licensed with Unison HM Commercial Realty, (the “Broker”) as the exclusive broker representing them on the sale of the Property. The Owner and Broker have agreed to provide you with certain confidential information concerning the Property, which is not generally available to the public. Such information may include, without limitation, various studies and reports, legal documents and records containing or reflecting information concerning the Property, other material whether prepared by Owner, Broker or others, and includes photocopies or other reproductions of any such information (all of the aforementioned information is collectively referred to herein as the “Confidential Material”).

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The Owner and Broker are prepared to furnish the Confidential Material to you on the following conditions:

1. You agree that you are acting as a Principal or a Consultant to the Principal.
2. You understand and acknowledge that Owner, Broker, and their respective affiliates make no representation or warranty as to the accuracy or completeness of the Confidential Material and that Owner and Broker expressly disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from the Confidential Material. You agree that Owner and Broker shall not have any liability to you resulting from your use of, or reliance upon, the Confidential Material.
3. You agree to treat the Confidential Material in the strictest confidence and not to make any of the Confidential Material available, or disclose any of the contents of the Confidential Material, to anyone without prior written authorization of Broker and Owner.
4. The Confidential Material will not be used or duplicated by you in any way detrimental to Owner and Broker or for any purpose other than in connection with your evaluation of the Property for purchase by you. You shall return the Confidential Material to Broker forthwith upon either Broker’s or Owner’s request.
5. Unless with the written approval of the Owner, you agree not to solicit any of the Owner’s employees, agents, or contractors in relation to any form of employment, independent contracting, or business dealings for a period of twelve months from the date of this Agreement.
6. No failure or delay by Owner and/or by Broker in exercising any right, power or privilege hereunder shall operate as a waiver thereof or preclude any future exercise thereof or the exercise of any other right, power or privilege hereunder.
7. This Agreement shall be governed by, and construed in accordance with, the laws of the Province of British Columbia.

NON DISCLOSURE & NON-SOLICITATION AGREEMENT

Please sign below and return this letter to the undersigned to indicate that you have agreed to be bound strictly by the foregoing conditions and that you acknowledge that your agreement to do so constitutes a material inducement to Owner and Broker to furnish the confidential information to you.

The undersigned accepts, acknowledges and agrees to the terms as reference herein as of this ____ day of _____ 20__.

Per: _____

Buyer's Signature

Buyer's Company Name

Buyer's Name

Buyer's Company Address

Title

Email Address

Phone Number

Fax Number

The Buyer's Agent accepts, acknowledges and agrees to the terms as reference herein as of this ____ day of _____ 20__.

Per: _____

Buyer Agent's Signature

Buyer Agency Name

Buyer Agent's Name(Please print)

Buyer Agency Address

Title

Email Address

Phone Number

Fax Number

Once completed in full, please email to:

info@hmcommercial.com
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