

# MEDIUM DENSITY DEVELOPMENT PROPERTY IN ARMSTRONG, BC

**Sutton**

**FOR SALE**

**2320 KIRTON AVENUE**

**CHRIS SUTTON**

Sutton Group | West Coast Realty  
commercial Sutton.com

# OVERVIEW

## OPPORTUNITY

This rare 12 acre greenfield site is located in the heart of Armstrong, BC, a bedroom community of Vernon. The new OCP designation calls for medium/high density residential and commercial and identifies it “the most significant greenfield and opportunity for new neighbourhood development in Armstrong”.

Located close to schools, parks, and all downtown amenities. 15 minute drive to Vernon approx 1 hour drive to Kelowna. Priced to sell around \$200k an acre, secure a keystone project in the heart of the Okanagan, and one of the few development parcels remaining inside the City.



## PROPERTIES SUMMARY

Civic	PID	Size	Zoning	OCP	Asking Price
2320 Kirton Avenue	005-461-278	10 Acres	CR.1	Okanagan Street Special Development Area	\$2,495,000
	005-461-197	2 Acres			
Potential Land					
3645 & 3730 Okanagan Street	011-050-322 & 012-854-263	2.88 Acres	CR.1	Okanagan Street Special Development Area	Contact Agent

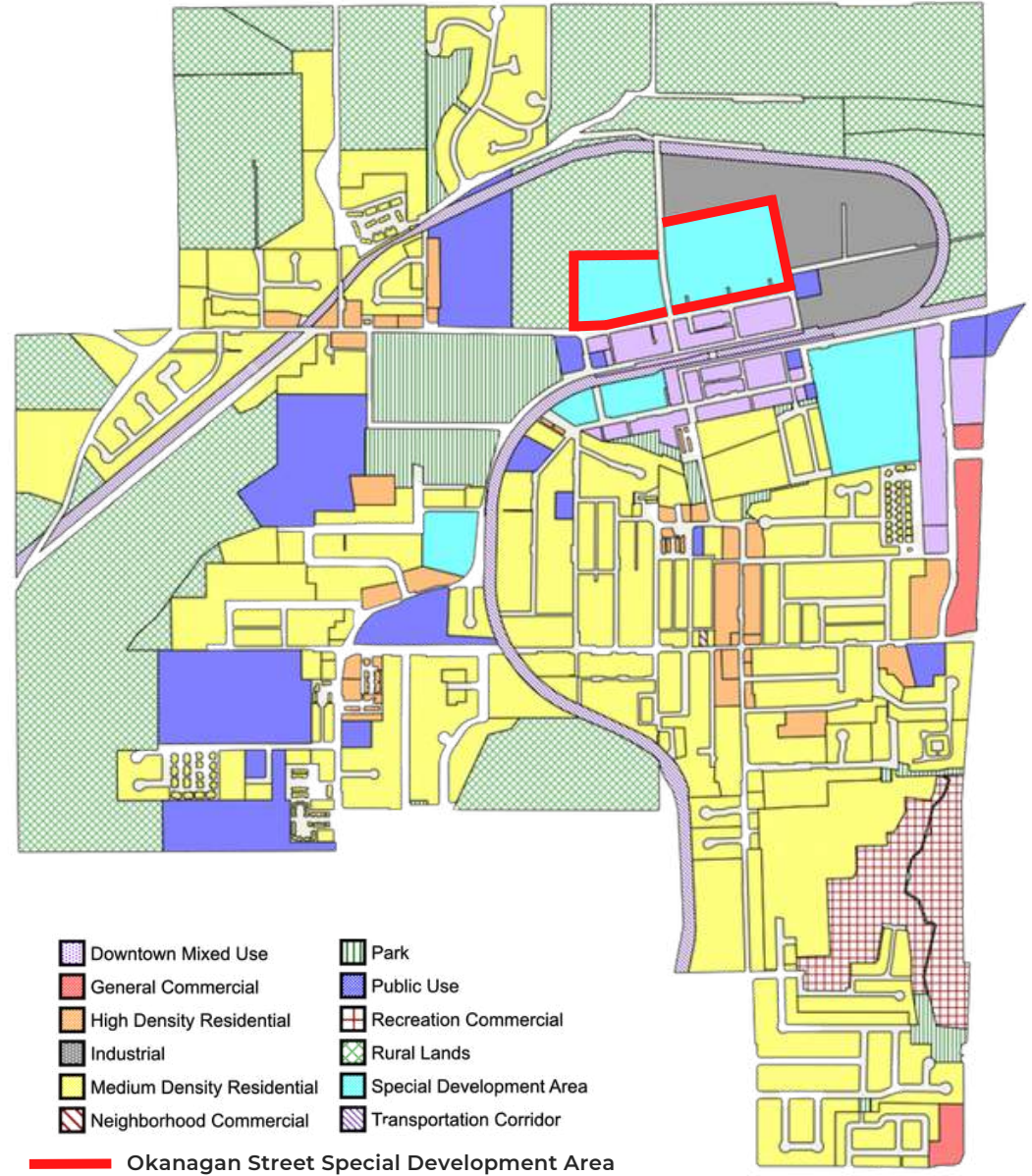
# OVERVIEW

## LEGAL

LOT 3 BLOCK 2 SECTION 5 TOWNSHIP 35 KAMLOOPS (FORMERLY OSOYOOS)  
DIVISION YALE DISTRICT PLAN 16  
&  
THAT PART OF LOT 2 BLOCK 2 SHOWN ON PLAN B1985 SECTION 5 TOWNSHIP 35  
KAMLOOPS (FORMERLY OSOYOOS) DIVISION YALE DISTRICT PLAN 16

## DETAILS

ALR STATUS	<b>Not in ALR</b>
TOTAL LAND	12 Acres (BC Assessment)
ZONING	CR.1
OCP	Okanagan Street Special Development Area
TITLE	Clear
CURRENT USE	Greenfeild Property
TOPOGRAPHY	Level to gently sloping
WATERCOURSES	Deep Creek runs through the northern section



## OKANAGAN STREET SPECIAL DEVELOPMENT AREA



**DEFINITION** The Okanagan Street SDA is a large greenfield-type area located north of Armstrong's downtown along Okanagan Street. The area includes a mix of large single-family lots and undeveloped agricultural lands with limited agricultural capacity that are not part of the Agricultural Land Reserve. The area is approximately 26 acres (10.5 ha) in size and represents the most significant greenfield and opportunity for new neighbourhood development in Armstrong

# OKANAGAN STREET SPECIAL DEVELOPMENT AREA

## Policies

1. Require that the development concept incorporates the following land use and design elements:
  - a) Medium to high density residential components.
  - b) Recreation areas/spaces, including a new neighbourhood park.
  - c) Pedestrian and active connections within and external to the area, including connections to and enhancement of the existing community trail.
  - d) Information to demonstrate development will not have an adverse effect on wetlands, watercourses, and riparian areas within and external to the area.
  - e) Environmental Impact Assessment.
2. Higher density residential, mixed-use, and commercial buildings will be directed to portions of the area that front Wood Avenue and Okanagan Street.
3. A land use phasing approach for the portion of the area east of Okanagan Street will be generally utilized in the preparation of the Concept/Area Plan:

- a) Multifamily residential that minimizes footprint and protects environmental features.
- b) Use of surface parking areas, landscaping, parks, open spaces, and trails as buffers between residential and non-residential uses.
- c) Wetland trail, infrastructure and access to be developed in a coherent manner.
4. Buildings will be sited to create active street frontages along Wood Avenue and Okanagan Street.
5. Encourage underground and tuck-under parking to minimize surface parking spaces for residential and mixed-use buildings.
6. Encourage high-density development to decrease building footprints and protect sensitive lands.
7. A Geotechnical Assessment will be required for any proposed development.
8. This area will require considerable coordinated infrastructure upgrades and traffic improvements.

## Medium Density Residential (MDR)

### Purpose

Residential areas of medium density that incorporate infill in existing neighbourhoods, including the potential integration of neighbourhood scaled commercial uses.

Table 8: Medium Density Residential Description

Principle Forms and Uses
<ul style="list-style-type: none"> <li>▶ Single detached homes</li> <li>▶ Duplexes and semi-attached homes</li> <li>▶ Multi-unit housing, including townhomes and row housing</li> <li>▶ Strata developments</li> <li>▶ Accessory dwelling units</li> <li>▶ Neighbourhood commercial uses in accordance with applicable OCP policies</li> </ul>
Building Heights and Densities
<ul style="list-style-type: none"> <li>▶ Up to 3 Storeys</li> <li>▶ Up to 4 units per lot</li> <li>▶ Up to 6 units per lot in MDR Intensification Areas</li> <li>▶ Up to 1.2 FAR and 16-25 units per acre densities</li> <li>▶ Permitted densities require City sewer services</li> </ul>
Applicable Development Permit Areas (DPA)
<ul style="list-style-type: none"> <li>▶ Downtown Development Permit Area</li> <li>▶ Intensive Residential Development Permit Area</li> <li>▶ Environmental Development Permit Area</li> <li>▶ Hazardous Conditions Development Permit Area</li> </ul>

## High Density Residential

### Purpose

Areas for high-density, multi-family, and mixed-use development where convenient access to amenities and services and where appropriate site access and servicing exists.

Table 9: High Density Residential

Principle Forms and Uses
<ul style="list-style-type: none"> <li>▶ Multi-unit housing, including townhomes and row housing</li> <li>▶ Stacked townhouses</li> <li>▶ Apartment buildings</li> <li>▶ Strata developments</li> <li>▶ Mixed-use buildings with ground floor commercial</li> <li>▶ Accessory dwelling units</li> </ul>
Building Heights and Densities
<ul style="list-style-type: none"> <li>▶ Up to 4 Storeys</li> <li>▶ 1.2-2.0 FAR and up to 50 Units Per Acre (UPA) densities</li> </ul>
Applicable Development Permit Areas (DPA)
<ul style="list-style-type: none"> <li>▶ Downtown Development Permit Area</li> <li>▶ Intensive Residential Development Permit Area</li> <li>▶ Environmental Development Permit Area</li> </ul>



# CONTOURS



## CONTACT INFORMATION

*For more information contact*

**Chris Sutton** PREC, BSC, DULE, RI  
Sutton Group | West Coast Realty

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**direct** 778-223-2327

**main** 604-276-6404

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1508 W Broadway #301, Vancouver BC, V6H 3G7  
contact@commercialsutton.com

Visit us @ [www.commercialsutton.com](http://www.commercialsutton.com)



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