

FOR SALE 9.46 ACRES



OCP calls for 24 UPA (Units Per Acre)



STEVE KOONER
& ASSOCIATES



CITADEL
PROPERTIES INC



Real Estate Team

5930 COLUMBIA AVE - PEACHLAND, BRITISH COLUMBIA V0H 1X4

FOR SALE

5930 COLUMBIA AVE	—	5.18 ACRES	—	BLOCK 13	—————	\$3,650,000
COLUMBIA AVE	—————	4.28 ACRES	—	BLOCK 14	—————	\$3,450,000
COMBINED PRICE	—————					\$7,100,000

A valuable opportunity for two properties totalling 9.46 acres of development land. These parcels offer spectacular panoramic views of Okanagan Lake, and enjoy beautiful Southeast Exposure giving lots of natural light.

- Lake views that stretch from Kelowna to Summerland
- Topography of the site offers increased view corridors for units
- Less than a 10-minute walk to Downtown Peachland (Beach Ave)

These 2 parcels are ready for development with RM3 zoning in place. The OCP calls for RM4 zoning, which increases the site density from 10 Units Per Acre (UPA) to 24 UPA and the Floor Area Ratio (FAR) from 0.6 to 0.75.

The hillside topography of the subject properties will offer the townhomes and/or condos breathtaking panoramic views of Okanagan Lake, and just a short walk away. The parcels are located on a bus route with fast connections to West Kelowna and Kelowna, providing easy access for future residents. As an added bonus, Peachland offers a multitude of activities for residents, including a ZipZone Adventure Park, the Lakeside Beach Avenue Walk in the town centre, Hardy Falls Regional Park, and a hiker's dream with the Pincushion Mountain Trail.



PROPERTY DETAILS

5930 Columbia Ave - 5.18 acres

PID: 012-694-894

Legal: BLOCK 13 PLAN KAP125, DISTRICT LOT 490, OSOYOOS DIV OF YALE LAND DISTRICT 5.18 Acres

Columbia Ave - 4.28 Acres

PID: 012-694-916

Legal: BLOCK 14, PLAN KAP125, DISTRICT LOT 490, OSOYOOS DIV OF YALE LAND DISTRICT 4.28



AERIAL MAP

Peachland, located in the heart of the Okanagan Valley, is a laid back four season playground with sloping hills, colourful orchards, picturesque vineyards, and majestic ponderosa pines, all situated around Okanagan Lake.

To the West:

West Kelowna ~ 18 km

Downtown Kelowna ~ 25 km

Kelowna General Hospital ~ 26 km

Kelowna International Airport ~ 38 km

To the South:

Summerland ~ 22 km

Penticton ~ 36 km

Naramata Bench ~ 75 km

Osoyoos ~ 98 km



5930 Columbia Ave - Peachland, British Columbia V0H 1X4

DEVELOPMENT CONCEPT

Site Plan

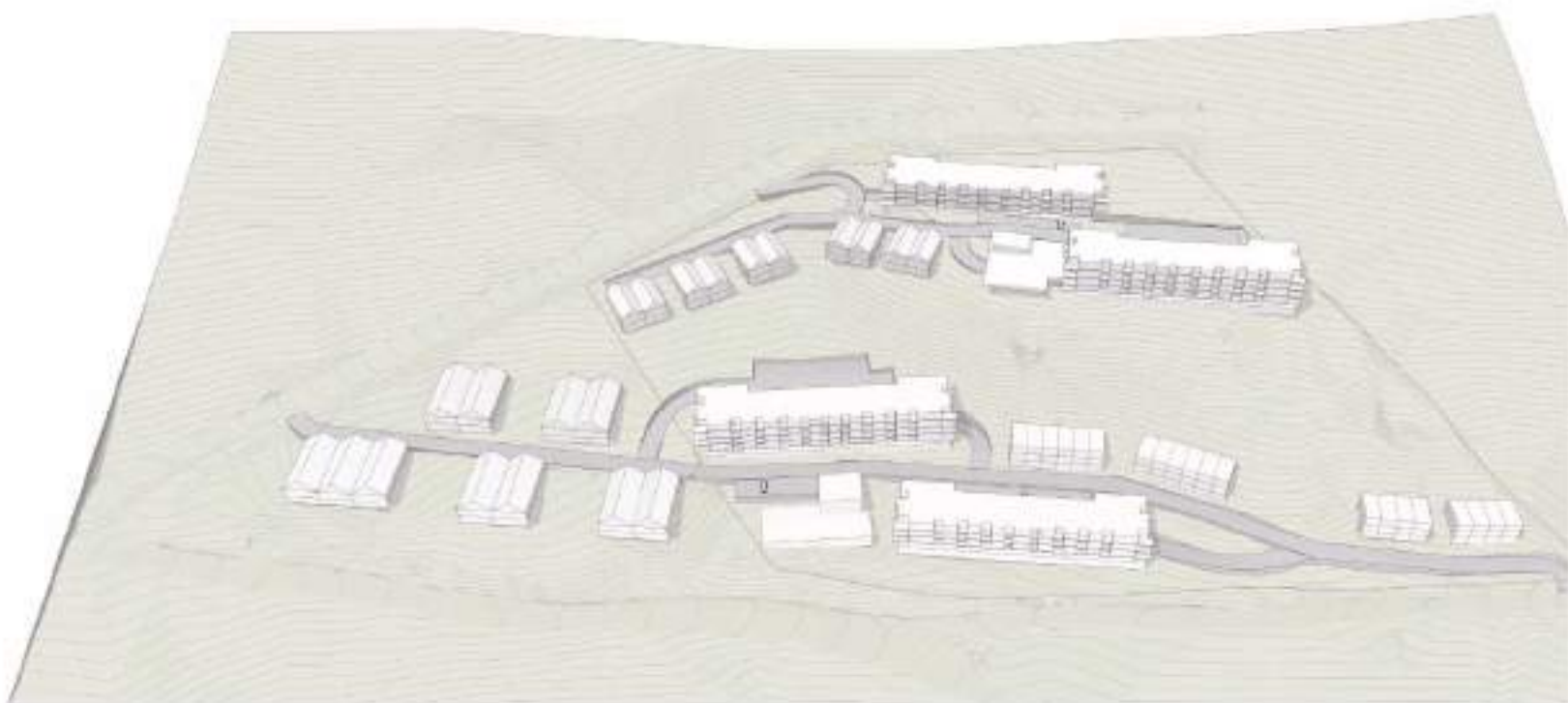


5930 COLUMBIA AVE

PEACHLAND, BRITISH COLUMBIA

DEVELOPMENT CONCEPT

3D PERSPECTIVE



5930 COLUMBIA AVE

PEACHLAND, BRITISH COLUMBIA

MASTER PLAN

Data Sheet

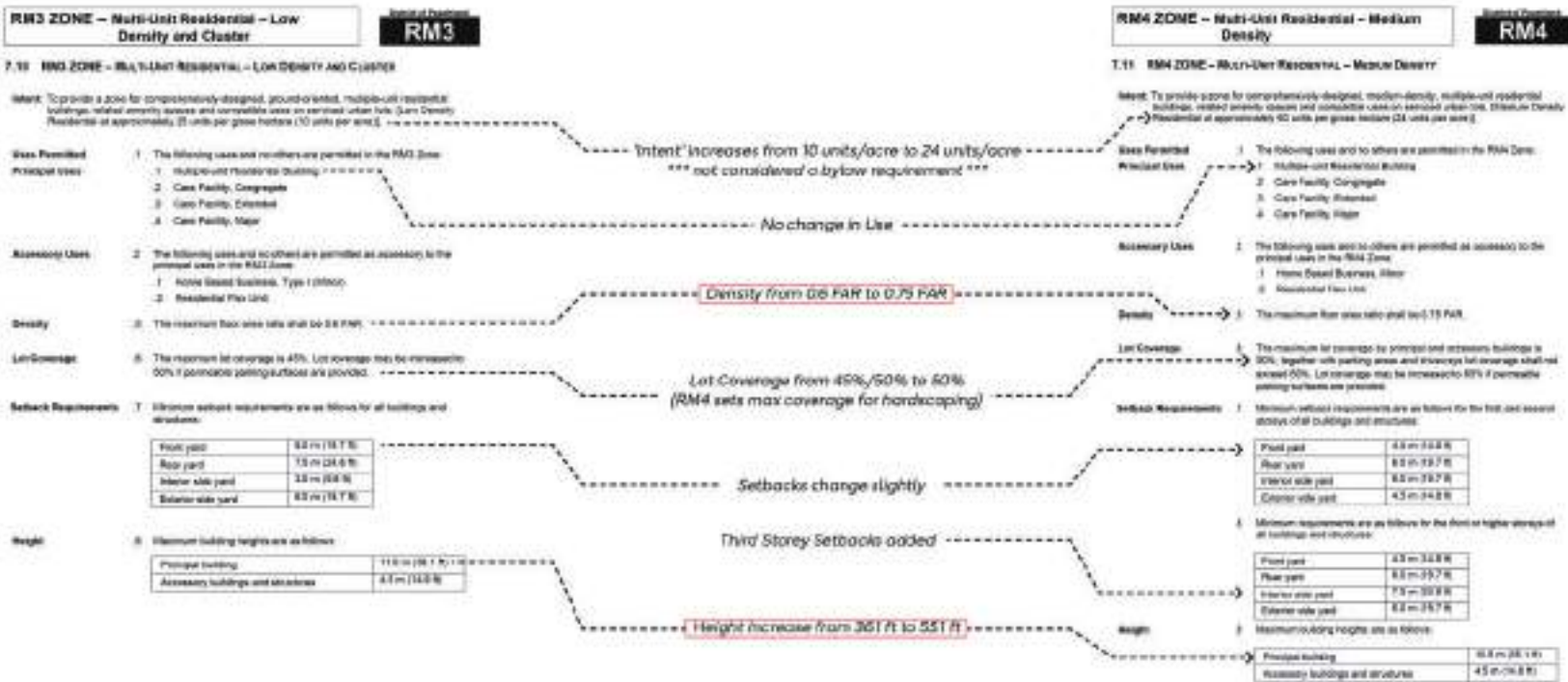
AREAS						UNITS								
site area	388,917													
Area allowed	232,150					Units all	213							
Condos														
	floors	per floor	GFA residential		GFA excluding	per floor	Area per unit * 80%		3-bed	2-bed	1-bed	studio		
Building A	4	11780	48240		15380	13	52	742	28180		16	28	8	
Building B	3	11780	36460		15380	12	36	810	29108		12	18	6	
Building C	3	11780	36460		15380	12	36	810	29108		12	18	6	
Building D	4	11780	48240		15380	12	48	804	28892		16	24	8	
			169490		61520		172	788	135588		56	88	28	
									Net Areas		900	700	500	
											50400	61600	14000	
													126000	
Townhouses														
	units	per unit	GFA residential	per unit	GFA excluding									
Townhouse A	6	1350	8100	400	2400		6			6				
Townhouse B	6	1350	8100	400	2400		6			6				
Townhouse C	4	1350	5400	400	1600		4			4				
Townhouse D	4	1350	5400	400	1600		4			4				
Townhouse E	4	1200	4800	200	800		4				4			
Townhouse F	4	1200	4800	200	800		4				4			
Townhouse G	4	1200	4800	200	800		4				4			
Townhouse H	4	1200	4800	200	800		4				4			
Townhouse I	4	1200	4800	200	800		4				4			
			51000		12000		40							
Amenity Buildings														
Upper Amenity	2	2200	4400											
Lower Amenity	2	2200	4400											
Total														
	FAR	0.58	224890	0	73520		212			3-bed	2-bed	1-bed	studio	
			7,350				1			20	72	88	28	
			3.27%							9.43%	33.96%	41.51%	13.21%	

5930 COLUMBIA AVE

PEACHLAND, BRITISH COLUMBIA

APPENDIX

ZONING BYLAW COMPARISON



APPENDIX

ZONING BYLAW DENSITY

RM3 ZONE – Multi-Unit Residential – Low Density and Cluster

RM3

T.10 RM3 ZONE – Multi-Unit Residential – Low Density and Cluster

Intent: To provide a zone for comprehensively designed, ground-oriented, multiple-unit residential buildings, scaled amenity spaces and complete uses in an urban urban core. (Low Density Residential at approximately 22 units per gross hectare (55 units per acre).

- Uses Permitted:**
- The following uses and no others are permitted in the RM3 Zone:
 - Multi-Unit Residential Building
 - Car Facets, Carport
 - Car Facets, Driveway
 - Car Facets, Ramp
- Accessory Uses:**
- The following uses and no others are permitted as accessory to the principal uses in the RM3 Zone:
 - Home Based Business, Signage
 - Residential Day Care
- Density:**
- The maximum floor area ratio shall be 0.75 FAR.
- Lot Coverage:**
- The maximum lot coverage is 40%. Lot coverage may be increased to 50% if permeable parking surfaces are provided.
- Setback Requirements:**
- Minimum setback requirements are as follows for all buildings and structures:

Front yard	3.3 m (10.7 ft)
Rear yard	7.5 m (24.6 ft)
Interior side yard	3.3 m (10.8 ft)
Exterior side yard	3.3 m (10.7 ft)
- Height:**
- Maximum building heights are as follows:

Principal building	11.0 m (36.1 ft)
Accessory buildings and structures	4.5 m (14.8 ft)

DCP = 24 units / acre
Assuming site area = 9 acres
= 216 units

Density from 0.6 FAR to 0.75 FAR

= 235,000 buildable sqft
= 3080 sqft / unit

= 294,000 buildable sqft
= 1,367 sqft / unit

RM4 ZONE – Multi-Unit Residential – Medium Density

RM4

T.11 RM4 ZONE – Multi-Unit Residential – Medium Density

Intent: To provide a zone for comprehensively designed, medium density, multiple-unit residential buildings, scaled amenity spaces and complete uses in an urban urban core. (Medium Density Residential at approximately 40 units per gross hectare (100 units per acre).

- Uses Permitted:**
- The following uses and no others are permitted in the RM4 Zone:
 - Multi-Unit Residential Building
 - Car Facets, Carport
 - Car Facets, Driveway
 - Car Facets, Ramp
- Accessory Uses:**
- The following uses and no others are permitted as accessory to the principal uses in the RM4 Zone:
 - Home Based Business Office
 - Residential Day Care
- Density:**
- The maximum floor area ratio shall be 0.75 FAR.
- Lot Coverage:**
- The maximum lot coverage for principal and accessory buildings is 30%. Up to 10% lot coverage may be provided for accessory buildings. Lot coverage may be increased to 40% if permeable parking surfaces are provided.
- Setback Requirements:**
- Minimum setback requirements are as follows for the principal and accessory buildings and structures:

Front yard	4.5 m (14.8 ft)
Rear yard	9.0 m (29.5 ft)
Interior side yard	4.5 m (14.8 ft)
Exterior side yard	4.5 m (14.8 ft)
- Height:**
- Maximum building heights are as follows:

Principal building	18.0 m (59.1 ft)
Accessory buildings and structures	4.5 m (14.8 ft)

APPENDIX

ZONING BYLAW Height

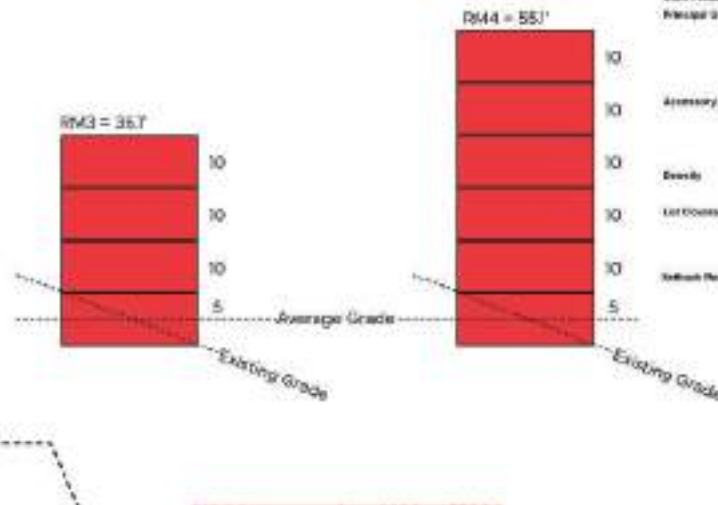
RM3 ZONE – Multi-Unit Residential – Low Density and Cluster

RM3

7.10 RM3 ZONE – Multi-Unit Residential – Low Density and Cluster

Intent: To provide a zone for comprehensively designed, ground-oriented, multi-unit residential buildings, shared amenity spaces and compatible uses or services at low levels. (Low Density Residential at approximately 20 units per gross foot and 15 units per acre.)

- Uses Permitted**
- Principal Uses**
1. Multi-unit Residential Building
 2. Care Facility, Congregate
 3. Care Facility, Extended
 4. Care Facility, Skilled
- Accessory Uses**
2. The following uses and structures are permitted as accessory to the principal uses in the RM3 Zone:
 1. Home Based Business, Type I (Below)
 2. Residential Care Unit
- Density**
2. The maximum floor area ratio shall be 0.35 FAR.
- Lot Coverage**
4. The maximum lot coverage is 40%. Lot coverage may be increased to 50% if permeable parking surfaces are provided.
- Setback Requirements**
7. Minimum setback requirements are as follows for all buildings and structures:
- | | |
|--------------------|-----------------|
| Front yard | 6.2 m (20.7 ft) |
| Rear yard | 7.9 m (26.0 ft) |
| Interior side yard | 5.5 m (18.0 ft) |
| Exterior side yard | 8.2 m (27.0 ft) |
- Height**
8. Maximum building heights are as follows:
- | | |
|------------------------------------|------------------|
| Principal building | 11.0 m (36.1 ft) |
| Accessory buildings and structures | 4.5 m (14.8 ft) |



RM4 ZONE – Multi-Unit Residential – Medium Density

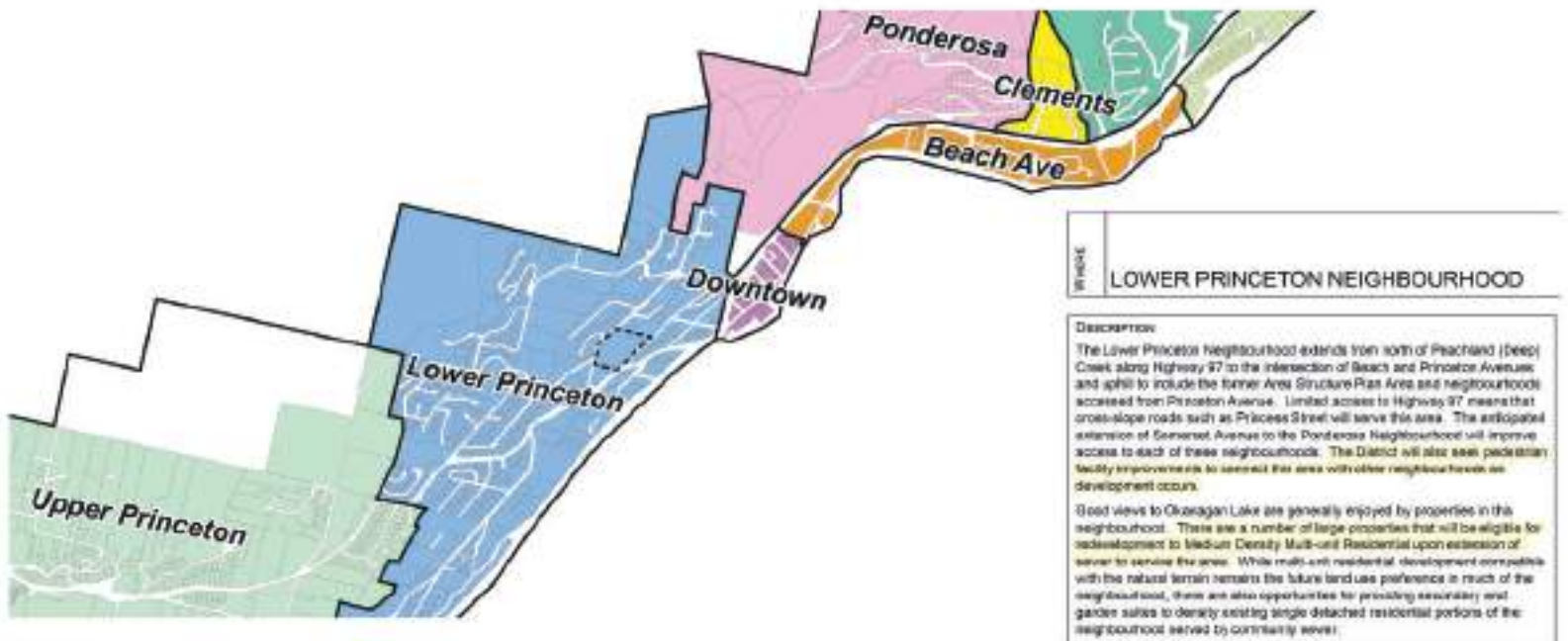
7.11 RM4 ZONE – Multi-Unit Residential – Medium Density

Intent: To provide a zone for comprehensively designed, multi-unit residential buildings, shared amenity spaces and compatible uses or services at low levels. (Medium Density Residential at approximately 30 units per gross foot and 20 units per acre.)

- Uses Permitted**
- Principal Uses**
1. Multi-unit Residential Building
 2. Care Facility, Congregate
 3. Care Facility, Extended
 4. Care Facility, Skilled
- Accessory Uses**
2. The following uses and structures are permitted as accessory to the principal uses in the RM4 Zone:
 1. Home Based Business, Skilled
 2. Residential Care Unit
- Density**
2. The maximum floor area ratio shall be 0.55 FAR.
- Lot Coverage**
4. The maximum lot coverage is 50% and access 50%, together with parking, stairs and driveways at a maximum 60%. Lot coverage may be increased to 60% if permeable parking surfaces are provided.
- Setback Requirements**
7. Minimum setback requirements are as follows for all buildings and structures:
- | | |
|--------------------|-----------------|
| Front yard | 4.9 m (16.0 ft) |
| Rear yard | 6.5 m (21.5 ft) |
| Interior side yard | 6.5 m (21.5 ft) |
| Exterior side yard | 4.9 m (16.0 ft) |
- Height**
8. Maximum building heights are as follows for the principal buildings and structures:
- | | |
|--------------------|-----------------|
| Front yard | 4.9 m (16.0 ft) |
| Rear yard | 6.5 m (21.5 ft) |
| Interior side yard | 7.9 m (26.0 ft) |
| Exterior side yard | 4.9 m (16.0 ft) |

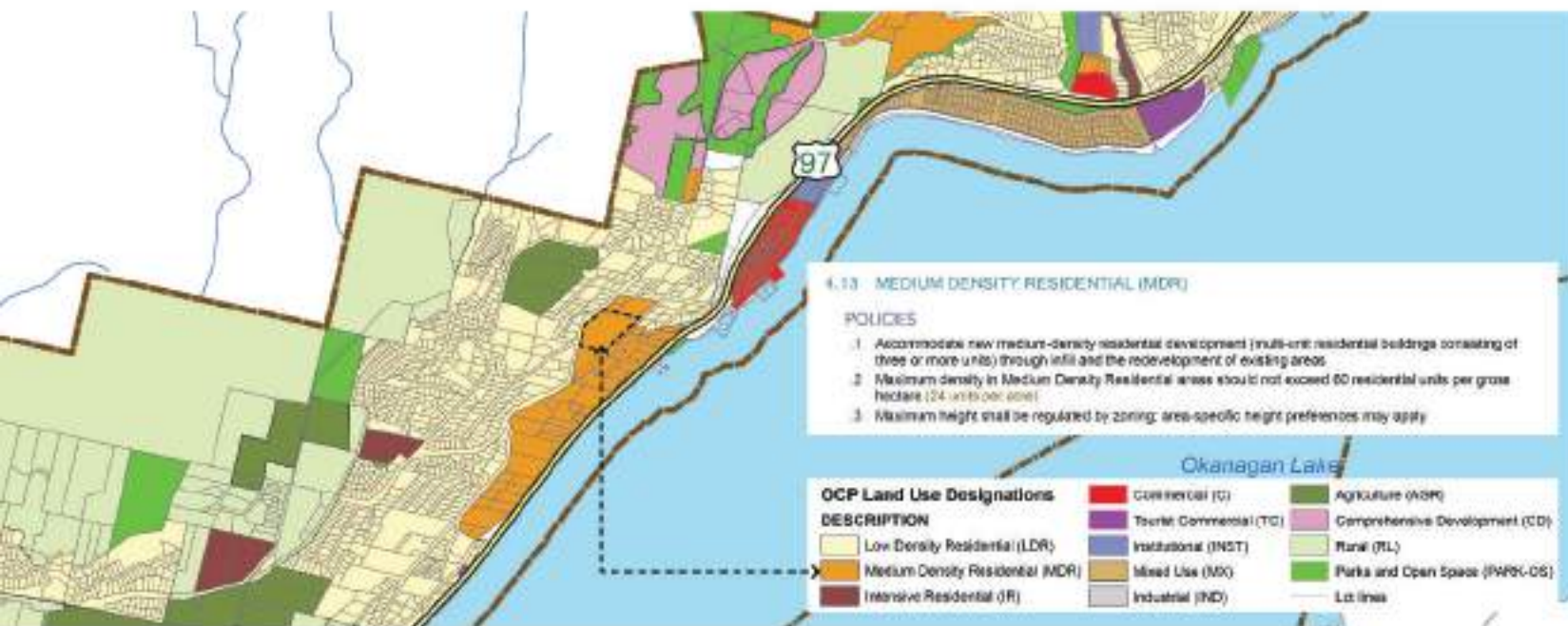
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OCP - Neighbourhood Map



APPENDIX

OCP - Future Land Use Map



APPENDIX

OCP - Major Street Network Map



APPENDIX

OCP - Sidewalk & Pedestrian Connectivity Map



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OCP - Sewer Phasing Map



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