

1.02 Acres Multifamily Site Land Assembly, Kelowna BC

For Sale
1857-1879 Barlee Rd



An excellent development opportunity with medium density multi family land assembly in Kelowna's Midtown neighbourhood. Centralized, quiet and strategically located in Kelowna's "Orchard Park" shopping mall district. This 1.02 acres site (44,430 SF), has great walk score & convenient transit location for purpose built rental product or urban condos with lake & mountain views. The newly updated OCP designates these lots as "MRM" (Multiple Unit Residential) and the City of Kelowna Senior Planning Department welcomes forward thinking concept designs and proposals which may allow for increased FAR density, added height and buildable square feet. GTA Architecture along with input from Kelowna's planning department have provided this template to help developers create their own vision and development ideas. Interested parties please contact listing agents.

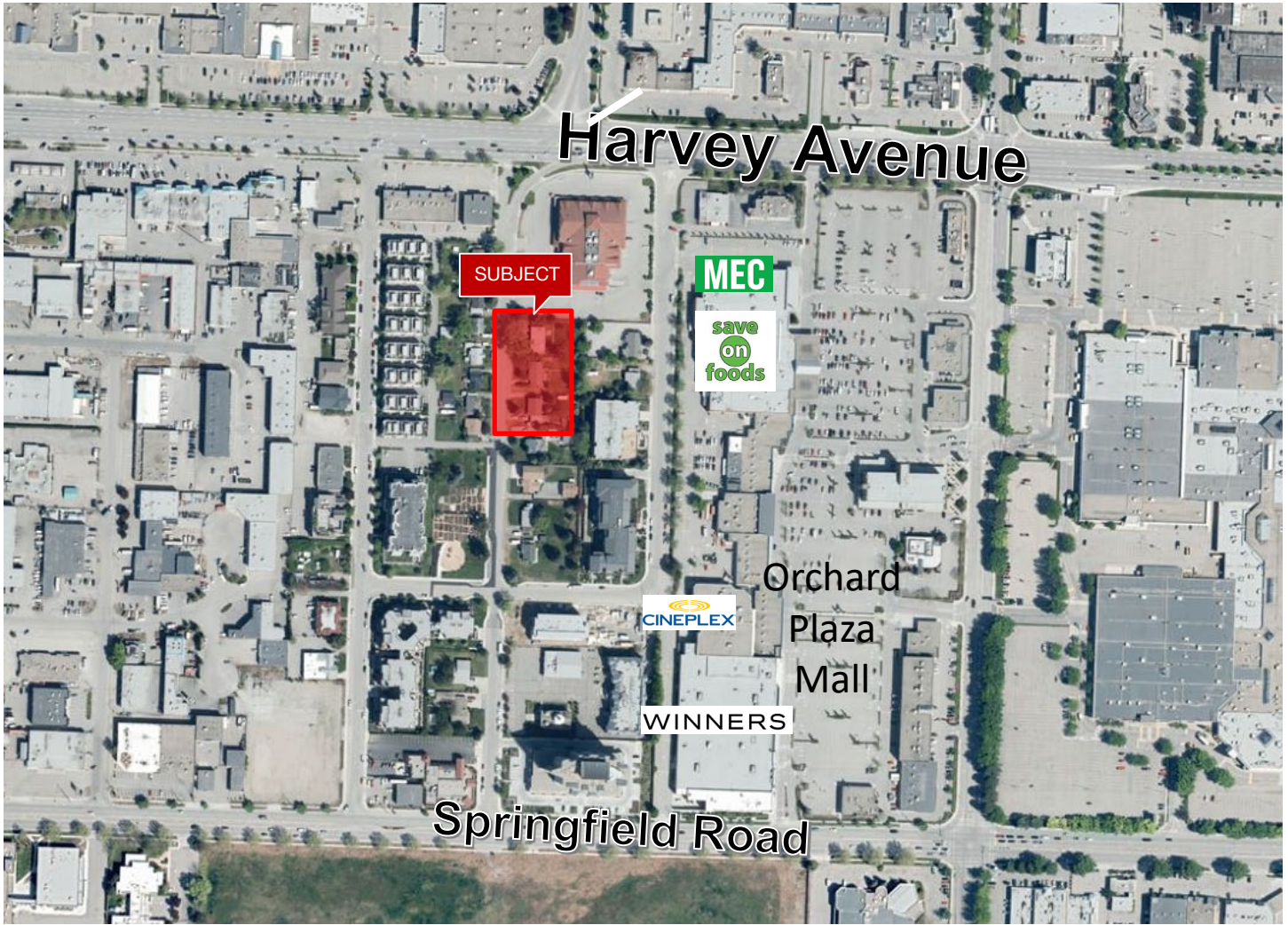
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CENTURY 21.
Assurance Realty Ltd.

Site Plan



Property Features

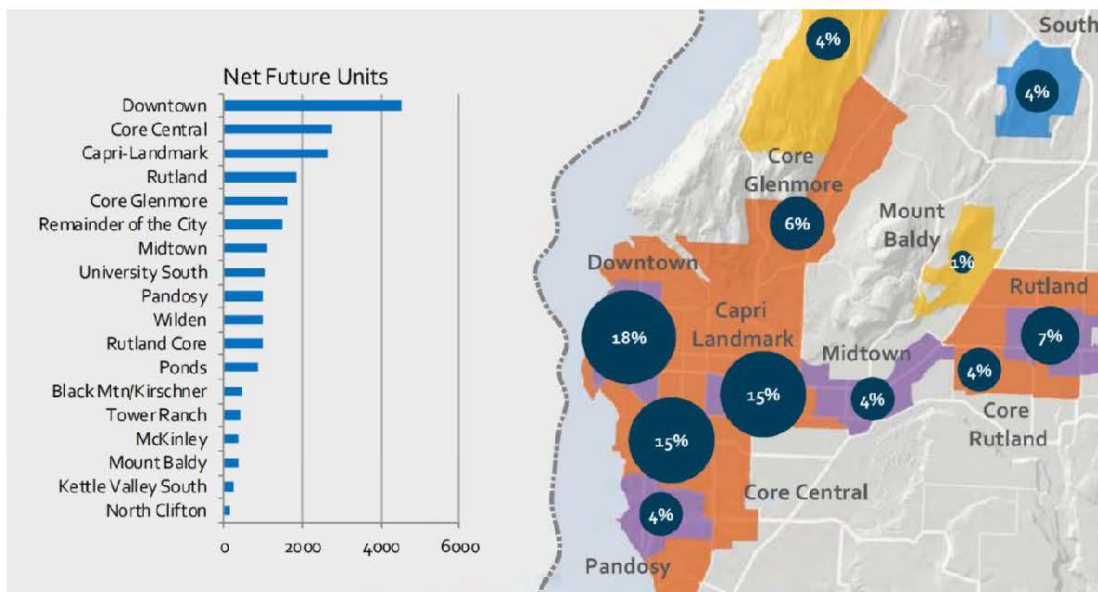
- 3 adjoining rural sized lots with tenanted original (farm prior) rental homes (No Disclosure)
- Central location close to Harvey Avenue and Orchard Park Mall
- Ideally suited and located for purpose built rental or condo product
- Lot Assembly to total 1.02 acres (44,430 SF)

Salient Details		
Property 1	1857 Barlee Road	PID 002-841-169
Property 2	1869 Barlee Road	PID 009-333-835
Property 3	1879 Barlee Road	PID 009-333-843
Total lot size	1.02 acres or 44,430 SF	

Barlee Zoning + OCP excerpts re “Midtown” Urban Centre

Multiple Unit Residential (Medium Density) (MRM)

Townhouses, garden apartments, and apartment buildings. Complementary uses (i.e. care centres, minor public services/utilities, and neighbourhood parks) which are integral components of urban neighbourhoods would also be permitted. Building densities would be consistent with the provisions of the RM4 – Transitional Low Density Housing and RM5 – Medium Density Multiple Housing zones of the Zoning Bylaw and may include CD Comprehensive Development zoning for similar densities or land uses.



Urban Centres Summary

Supported Uses	Supported Forms	Density (FAR)	Other Characteristics
<ul style="list-style-type: none"> Multi-dwelling residential Apartment housing Mixed use development Commercial, including office, retail and visitor accommodation Institutional 	<ul style="list-style-type: none"> Ground oriented multi-dwelling housing Low, mid and high-rise buildings, as outlined in Chapter 4: Urban Centres 	<ul style="list-style-type: none"> Downtown: Approximately 9.0, where consistent with Urban Centre policy Capri-Landmark: Approximately 4.5 and guided by the Capri Landmark Urban Centre Plan Other Urban Centres: Approximately 2.5 and guided by Urban Centre policy. 	<ul style="list-style-type: none"> Guidance through Urban Centre Plans, other supplementary plans

Zoning

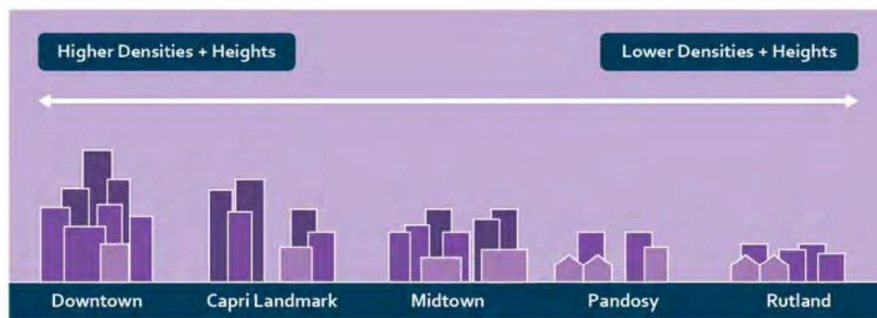
Objective 4.1. Strengthen the Urban Centres as Kelowna’s primary hubs of activity.

Policy 4.1.1. **Live/Work Balance.** Direct growth in **Urban Centres** to achieve densities of 150-250 combined residents and jobs per hectare, with a composition of 2:1 residents to jobs or as outlined in an Urban Centre Plan.

Policy 4.1.2. **Urban Centre Hierarchy.** Focus the greatest intensity of uses and scale of development Downtown in recognition of its role as the largest Urban Centre. Scale development in other **Urban Centres** in accordance with Figure 4.1 and based on their anticipated context, supporting infrastructure and amenities.

1. Downtown
2. Capri-Landmark
3. Midtown
4. Pandosy
5. Rutland

Figure 4.1 Urban Centre Hierarchy



Objective 4.7. Support modest residential development to transition Midtown into a transit-supportive neighbourhood.

Policy 4.7.1. Midtown Residential Development. Prioritize the development of multi-unit residential uses over employment uses in Midtown to support a greater live work balance, as outlined in Policy 4.1.1.

Policy 4.7.2. Midtown Urbanization. To address Midtown's deficiency in the pedestrian environment, poor street connectivity, lack of housing choices and public spaces, support the redevelopment of properties where the proposal demonstrates the following characteristics:

- Improved street connectivity, particularly east-west connectivity, through the identification of new streets and pathways that break up large blocks;
- Improved pedestrian environment;
- Identification and dedication of parks and public spaces;
- Integration of pedestrian oriented connections to transit infrastructure; and
- Housing mix, with consideration for affordable housing as outlined in the *Healthy Housing Strategy*.

Policy 4.7.3. Midtown Building Heights. In keeping with Midtown's emerging status as an Urban Centre as outlined in Policy 4.1.2, support development that is generally consistent with the building heights outlined in Map 4.8. Building heights should be highest towards the **mass transit corridor**, the Frequent Transit Network and transit exchanges, tapering down towards Springfield Road.

Policy 4.7.4. Midtown At-Grade Retail. Require retail at-grade along Highway 97 and adjacent to transit exchanges to support the highway's role as a **mass transit corridor**. To further support transit use, locate buildings closer to and oriented towards the corridor, provide additional landscaping treatments, and do not locate surface parking between Highway 97 and new development.

Objective 4.8. Transition sensitively to adjacent neighbourhoods and public spaces.

Policy 4.8.1. Transitioning to Industrial and Service Commercial Uses. Provide transitions between **Urban Centres** and adjacent **industrial** or **service commercial** uses to reduce the impacts of nuisances from those lands and to protect them from speculation for residential and commercial development. Transition approaches may include, but are not limited to:

- Introducing transitional uses that reduce compatibility concerns, such as offices, and professional and personal services;
- Strategically orienting residential and retail commercial uses on the site away from the adjacent **industrial** and service commercial uses; and
- Transitioning to lower densities and heights towards the edge of **Urban Centres**.

Policy 4.8.2. Transitioning to Core Area Neighbourhoods. Use height and scale to ensure that buildings avoid **height cliffs** and shadowing, transitioning gradually to adjacent **Core Area Neighbourhoods**.

Policy 4.8.3. Shadowing Impacts. Use height and scale to ensure that **mid-rise** and **high-rise buildings** avoid shadowing over adjacent parks, public spaces and **high streets**.

Housing



As **Urban Centres** become even more desirable places for living, the demand for housing in these amenity-rich areas will continue to increase. This demand could make it more difficult for lower income citizens to find housing that is attainable or affordable in **Urban Centres**, where services and amenities are within easy walking distance and car ownership is not required.

To address this, the City will encourage the development of new rental options and protection of existing rental stock in the **Urban Centres** to ensure housing options for a range of ages and incomes. **Urban Centres** will be prioritized for partnerships with senior government for housing types across the Wheelhouse as per the *Healthy Housing Strategy* including shelters and housing with supports to ensure that these citizens are close to important services. The City will explore ways to limit displacement of lower income citizens currently living in **Urban Centres** to ensure all citizens have access to housing in close proximity to services and amenities.

These outcomes cannot be achieved by the City alone. Partnerships with the non-profit sector, the development community and senior levels of government will be needed to provide stable, affordable housing in Kelowna's **Urban Centres**.

Objective 4.11. Increase the diversity of housing types and tenures to create inclusive, affordable and complete Urban Centres.

- Policy 4.11.1. Diverse Housing Forms.** Ensure a diverse mix of **medium-density** and **high-density** housing forms that support a variety of households, income levels and life stages.
- Policy 4.11.2. Family-Friendly Housing.** Incorporate **ground-oriented** units in the design of multi-family developments to support family-friendly housing types. Ensure that multi-family developments include a variety of unit sizes, encouraging 10 per cent of new units to be three or more bedrooms.
- Policy 4.11.3. Diverse Housing Tenures.** Encourage a range of rental and ownership tenures that support a variety of households, income levels and life stages. Promote underrepresented forms of tenure, including but not limited to co-housing, fee-simple row housing, co-ops, and rent-to-own.
- Policy 4.11.4. City Land Acquisition.** Focus land acquisition and housing partnerships in the **Urban Centres**, in addition to the **Core Area**, to support affordable rental housing in areas near transit, services and amenities.
- Policy 4.11.5. Social Connections Through Design.** Encourage housing design that incorporates private open space, rooftops, gardens, greenspace and children's play areas to foster social connections, inclusion and intergenerational relationships.
- Policy 4.11.6. Accessible Design.** Integrate universal design features and principles to create housing options for people of all ages and abilities, including those aging in place.

13.11 RM5 – Medium Density Multiple Housing RM5r - Medium Density Multiple Housing (Residential Rental Tenure Only)

13.11.1 Purpose

The purpose is to provide a **zone** primarily for medium **density** apartments.

13.11.2 Principal Uses

The **principal uses** in this **zone** are:

- a) **boarding and lodging houses**
- b) **community garden**
- c) **congregate housing**
- d) **group home, major**
- e) **micro suite housing**
- f) **multiple dwelling housing**
- g) **supportive housing**

13.11.3 Secondary Uses

The **secondary uses** in this **zone** are:

- a) **agriculture, urban**
- b) **child care centre, major**
- c) **community recreation services**
- d) **home based businesses, minor**
- e) **multi-residential shared gardens**
- f) **short term rental accommodation** subject to Section 9.17 of this bylaw

13.11.4 Buildings and Structures Permitted

- (a) **apartment housing**
- (b) **stacked row housing**
- (c) **permitted accessory buildings and structures**

13.11.5 Subdivision Regulations

- (a) The minimum **lot width** is 30.0 m.
- (b) The minimum **lot depth** is 35.0 m.
- (c) The minimum **lot area** is 1400 m².

13.11.6 Development Regulations

- (a) The maximum **floor area ratio** is 1.1

Where the required **parking spaces** (excluding visitor stalls) are provided totally beneath habitable space of a principal **building** or beneath **useable** common amenity areas providing that in all cases, the **parking spaces** are screened from view, the **floor area ratio** may be increased by the percentage of required parking provided under the building to a maximum net floor area for the zone of 1.2.

The floor area ratio may be increased by a further 0.2 for a development constructed in an Urban Centre (as defined by Kelowna's Official Community Plan).

Zoning

- (b) The maximum **site coverage** is 40%.

This may be increased to 50% if the developer can achieve additional **private open space** (a minimum of 20% on top of the bylaw requirement) within the footprint of the building.

The maximum **site coverage** of **buildings**, driveways, and parking areas is 65%. This may be increased by 5% (to a maximum of 70%) for **permeable drive surfaces and parking**.

- (c) The maximum **height** is the lesser of 18.0 m or 4.5 **storeys**, except it is 4.5 m for accessory **buildings** and **structures**.

- (d) The minimum **site front yard** is 6.0 m.

The **site front yard** for ground-oriented housing with a front door facing the street may be reduced to 1.5m for portions of a **building** not over 2½ **storeys** developed. Where the **site front yard** has been reduced below 6.0m for ground-oriented housing any portion of a **building** in excess of 2½ **storeys** must meet the 6.0m **site front yard**.

- (e) The minimum **site side yard** is 4.5m for a portion of a **building** not over 2½ **storeys**, and 7.0m for portions of a **building** in excess of 2½ **storeys**. The site side yard to a **flanking street** is 6.0 m but may be reduced to 1.5m for ground-oriented housing with a front door facing the street. Where the **site side yard** has been reduced below 6.0m for ground-oriented housing any portion of a **building** in excess of 2½ **storeys** must meet the 6.0m **site side yard**.

- (f) The minimum **site rear yard** is 9.0 m, except it is 7.0 m where there is a rear **lane**. For portions of a parkade with **lane** access which do not project more than 2.0m above natural grade, the **site rear yard** is 1.5m.

The **site rear yard** is 6.0 m for accessory **buildings**. The site rear yard for carport structures is 1.5m.

- h) For **multiple dwelling housing, congregate housing, group home, major or supportive housing, major** developments up to 1.0m of required **rear yard landscaping** buffer may be transferred to a **multi-residential shared garden** on the same parcel.

- i) For **multiple dwelling housing, congregate housing or group home, major** developments 10% of the **private open space** requirement per unit may be transferred to a **multi-residential shared garden** located on the same parcel.

13.11.7 Other Regulations

- (a) A minimum area of 7.5 m² of **private open space** shall be provided per **bachelor dwelling, congregate housing bedroom or group home bedroom**, 15.0 m² of **private open space** shall be provided per 1 **bedroom dwelling**, and 25.0 m² of **private open space** shall be provided per **dwelling** with more than 1 **bedroom**.
- (b) A continuous **building frontage** shall not exceed 100 metres in length, and must be designed with appropriate architectural breaks or relief where the length of the building exceeds 37 metres.
- (c) In addition to the regulations listed above, other regulations may apply. These include the general **development** regulations of Section 6 (accessory **development, yards**, projections into **yards**, lighting, stream protection, etc.), the

Unit breakdown



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Location:	1857 – 1885 Barlee Road, Kelowna
Lot Area:	44,433 sf
Max. Storeys:	6 or 22m
Max Site Coverage:	85%
Max. FAR:	2.35*

**1.8 FAR for areas identified as 6 Storeys + 0.25 FAR additional Bonus (public Amenity & Streetscape)
Page 67-68 of Zoning Bylaw + 0.3 FAR Bonus for rental only or affordable housing projects*

Proposed Gross Floor Area:

o Ground level	Parkade	N/A
o First level	Residential	17,402.8 sf
o Second level	Residential	17,402.8 sf
o Third level	Residential	17,402.8 sf
o Fourth level	Residential	17,402.8 sf
o Fifth level	Residential	17,402.8 sf
o Sixth level	Residential	17,402.8 sf

TOTAL: 104,417 sf (2.35 FAR)

Average Unit Size/2 Bed	850sqft
104,417 sqft / 850 sqft	122 units or 20.4 units per floor

Parking requirements:

- Bachelor dwelling unit	0.8-1.25 spaces
- 1 bedroom dwelling unit	0.9-1.25 spaces
- 2 bedroom dwelling unit	1.0-1.5 spaces

Approximate Parking Stalls in footprint 90*

**6 floors of residential can be constructed above 1 floor of ground level parking with approximately 90 stalls. Any stalls above the approximate 90 stalls, will require an additional floor of underground parking to accommodate the number of units in the building.*

**** Based on the current parking requirements, six levels of residential is not feasible without an underground parkade. 90 stalls are achievable before a second level of parking is required.**

Setbacks:

Front:	3.0m or 2.0m for ground-oriented units
Side:	3.0m or
Rear:	3.0m or

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