



FOR SALE

Kettle Valley Commercial Units
Units 20, 40 & 50 - 5300 Main St, Kelowna BC

PROPERTY DETAILS

- Brand new commercial shell space totalling 5,069 SF, demisable to units as small as 609 SF.
- Located in Kettle Valley on main throughfare, beside an existing and established commercial centre.
- CA1 zoning permits a variety of uses such as offices, retail, health services and more.

FOR SALE

\$615 PSF

(Starting at \$473,316)

RETAIL UNITS IN KETTLE VALLEY COMMUNITY

Unit 20, 40 & 50 - 5300 Main Street,
Kelowna, BC

Established in 1996, the Village of Kettle Valley is an award-winning, master planned community. Founded on the principles of neo-traditional communities, Kettle Valley features walkable streetscapes, plentiful parks, extensive nature trails, panoramic Okanagan Valley views, and the amenities your family needs. For nearly two decades, people have been flocking to Kettle Valley, eager to be a part of Canada's Best Community and the incredible, welcoming lifestyle that comes with it.

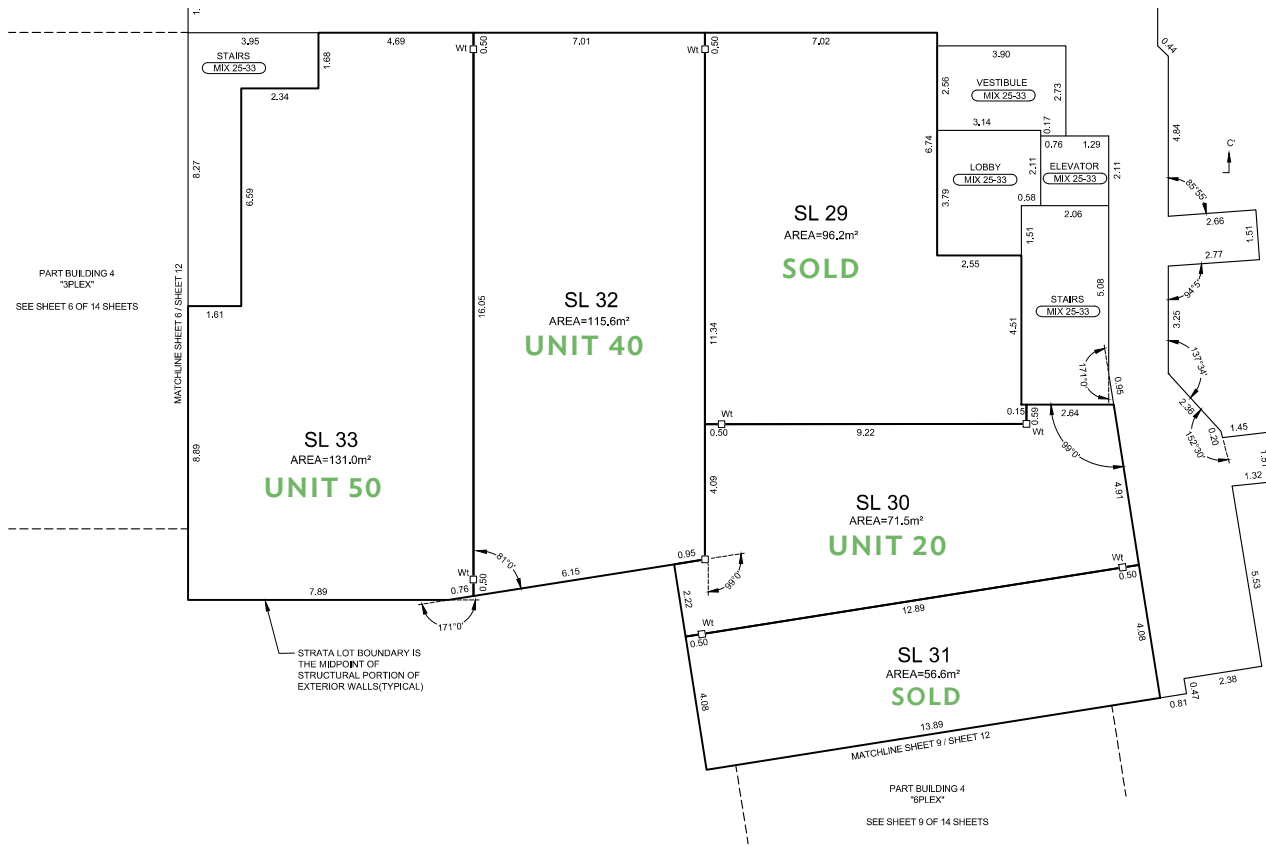
- Ownership opportunity for commercial retail strata units, which are rarely available in the Upper Mission.
- Brand new commercial shell space totalling 5,069 SF, demisable to units as small as 609 SF.
- Located in Kettle Valley on the main throughfare, beside an existing and established commercial centre.
- Kettle Valley is a growing area with very limited number of commercial spaces in the neighborhood.
- CA1 zoning permits a variety of uses such as animal clinics, child care centre, health services, food primary establishment, liquor primary establishment, participant recreation services, personal service establishments, retail, offices, and more.

CRU FEATURES:

- » All CRU's have separate exterior entrances
- » All units have individual heat pumps, HVAC units, electrical panels, and separately metered utilities
- » Ceiling height approximately 13'7"
- » Common lobby and elevator to parkade
- » 1 reserved parking stall in the parkade allocated to each CRU
- » Possibility for an additional parking stall on a first come, first serve basis, plus free street parking
- » Separate garbage and recycling area in the parkade for the commercial units
- » Suitable for restaurants and centrally located exhaust has been roughed-in



UNIT DETAILS



| ADDRESS | Unit 30 | Unit 20 | Unit 10 | Unit 40 | Unit 50 | Unit 40 & 50 |
|---------------------|---|---|---|---|---|--|
| LEGAL | SL 29 SECT 23 TWSP 28 SDYD SP EPS9957 | SL 30 SECT 23 TWSP 28 SDYD SP EPS9957 | SL 31 SECT 23 TWSP 28 SDYD SP EPS9957 | SL 32 SECT 23 TWSP 28 SDYD SP EPS9957 | SL 33 SECT 23 TWSP 28 SDYD SP EPS9957 | SL 32-33 SECT 23 TWSP 28 SDYD SP EPS9957 |
| PID | 032-462-263 | 032-462-271 | 032-462-280 | 032-462-298 | 032-462-301 | 032-462-298 & 032-462-301 |
| UNIT SIZE | 1,035.49 SF | 769.62 SF | 609.24 SF | 1,244.31 SF | 1,410.07 SF | 2,654.38 SF |
| ZONING | CA1 | CA1 | CA1 | CA1 | CA1 | CA1 |
| STRATA FEES* | SOLD | \$197.71 | SOLD | \$318.54 | \$359.73 | \$875.98 |
| LIST PRICE | SOLD | \$473,316 | SOLD | \$765,251 | \$867,193 | \$1,632,444 |

*Estimated Interim Strata Fees

AERIAL MAP

5300 Main Street is ideally located in the highly sought after community of Kettle Valley. The neighbourhood features walkable streetscapes, plentiful parks, extensive nature trails, panoramic Okanagan Valley views, and the amenities your family needs. These commercial units are a part of the Kettle Valley Village Centre, just a 5 minute walk to Chute Lake Elementary School.



VILLAGE CENTRE
The Kettle Valley Village Centre has many shops including Kettle Valley Coffee and Scoops, Papi-tos Pizza & Public on Main Bar & Grill.

SUBJECT PROPERTIES

CHUTE LAKE
Chute Lake Elementary School is walking distance to the CRUS. This school is for students from kindergarten to grade 5.







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 14.7 – Water Zone Purposes | |
|------------------------------------|--|
| Zones | Purpose |
| W1 – Recreational Water Use | The purpose is to provide a zone that allows for the recreational enjoyment of upland property owners and foreshore public access while minimizing impacts on fish , wildlife, and vegetation communities. |
| W2 – Intensive Water Use | The purpose is to provide for a diverse and concentrated range of water activities consistent with the upland use, maintaining foreshore public access, and minimizing impacts on fish , wildlife, and vegetation communities. |

| Section 14.8 – Core Area and Other Sub-Zones Categories | | |
|---|---|---|
| Category | Zones and Sub-Zones | Sub-Zone Purposes |
| Commercial, Core Area, and Village Centres | C1 – Local & Neighbourhood Commercial | |
| | <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. |
| | C2 – Vehicle Oriented Commercial | |
| | <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"> rsc – Retail Cannabis Sales | The purpose is to provide a sub-zone that allows Retail Cannabis Sales on selective lots. |
| | CA1 – Core Area Mixed Use | |
| | <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"> 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. |
| | VC1 – Village 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) | | | | | | | | | | |
| | | C1 | C2 | CA1 | VC1 | UC1 | UC2 | UC3 | UC4 | UC5 | I1 | I2 |
| 1 | Accessory Buildings or Structures | 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 |
| 3 | Alcohol Production Facility | - | P ^{.1} | P ^{.1} | P ^{.1} | P ^{.1} | P ^{.1} | P ^{.1} | P ^{.1} | P ^{.1} | P ^{.1} | P ^{.1} |
| 4 | Animal Clinics, Major | - | 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 |
| 6 | Apartment Housing | P ^{.6} | P ^{.6} | P | P | P | P | P | P | P | - | - |
| 7 | Auctioneering Establishments | - | P | - | - | - | - | - | - | - | - | P |
| 8 | Automotive & Equipment | - | P | - | - | - | - | - | - | - | - | P |
| 9 | Automotive & Equipment, Industrial | - | - | - | - | - | - | - | - | - | - | P |
| 10 | Boat Launches | - | - | - | - | - | - | - | - | - | - | - |
| 11 | Boat Storage | - | - | - | S ^{.13} | - | - | - | - | - | P | P |
| 12 | Bulk Fuel Depot | - | - | - | - | - | - | - | - | - | - | P |
| 13 | Cannabis Production Facilities | - | - | - | - | - | - | - | - | - | P | P |
| 14 | Cemeteries | - | - | - | - | - | - | - | - | - | - | - |
| 15 | Child Care Centre, Major | 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 | - | - | - | - | - | - | - | - | - | - | - |
| 19 | Cultural and Recreation Services | P | P | P | P | P | P | P | P | P | P | - |
| 20 | Detention and Correction Services | - | - | - | - | - | - | - | - | - | - | - |
| 21 | Docks | - | - | - | - | - | - | - | - | - | - | - |

ZONING

Section 14.9 – Principal and Secondary Land Uses

| Uses | Zones (‘P’ Principal Use, ‘S’ Secondary Use) | | | | | | | | | | | |
|---|---|-------|-------|-------|-------|-------|-------|-------|-------|-------|------|-------|
| | C1 | C2 | CA1 | VC1 | UC1 | UC2 | UC3 | UC4 | UC5 | I1 | I2 | |
| 22 Drive Throughs | - | P .14 | 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 | 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 | P .5 | P .5 |
| 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 | - | P .12 |
| 30 General Industrial Use | - | - | - | - | - | - | - | - | - | - | 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 | S .10 | - | - |
| 35 Home-Based Business, Minor | - | - | S | S | S | S | S | S | S | S | - | - |
| 36 Hospitals | - | - | - | - | - | - | - | - | - | - | - | - |
| 37 Hotels / Motels | - | P | 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 .4 | P .5 | P .5 |
| 39 Marinas | - | - | - | - | - | - | - | - | - | - | - | - |
| 40 Moorage, Permanent | - | - | - | - | - | - | - | - | - | - | - | - |
| 41 Moorage, Temporary | - | - | - | - | - | - | - | - | - | - | - | - |
| 42 Natural Resource Extraction | - | - | - | - | - | - | - | - | - | - | - | - |
| 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 | P | - | - |

Section 14 – Core Area and Other Zones

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ZONING

| Section 14.9 – Principal and Secondary Land Uses | | | | | | | | | | | | |
|--|---|-----------------|-----------------|-----------------|-----------------|------------------|------------------|------------------|------------------|------------------|-----------------|-----------------|
| Uses | Zones (‘P’ Principal Use, ‘S’ Secondary Use) | | | | | | | | | | | |
| | C1 | C2 | CA1 | VC1 | UC1 | UC2 | UC3 | UC4 | UC5 | I1 | I2 | |
| 45 | Outdoor Storage | - | - | - | - | - | - | - | - | - | - | P |
| 46 | Parks | - | - | S | S | S | S | S | S | S | - | - |
| 47 | Participant Recreation Services, Indoor | 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 |
| 53 | Recycling Drop-Offs | P | P | P | P | P | P | P | P | P | P | P |
| 54 | Recycling Plants | - | - | - | - | - | - | - | - | - | - | - |
| 55 | Religious Assemblies | P | P | P | P | P | P | P | P | P | - | - |
| 56 | Residential Security / Operator Unit | S | S | - | - | - | - | - | - | - | S | S |
| 57 | Retail | P | P | P | P | P | P | P | P | P | - | - |
| 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 | - | - | - |
| 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 |
| 64 | Townhouses | - | - | P | P | P ^{.11} | P ^{.11} | P ^{.11} | P ^{.11} | P ^{.11} | - | - |
| 65 | Utility Services, Infrastructure | - | - | - | - | - | - | - | - | - | - | - |
| 66 | Warehousing | - | P | - | - | - | - | - | - | - | P | P |
| 67 | Wrecking Yards | - | - | - | - | - | - | - | - | - | - | - |

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 | P2 | P3 | P4 | P5 | HD1 | W1 | W2 |
| <p>FOOTNOTES (Section 14.9):</p> <p>¹In the commercial, village centre, and urban centre zones the total area for manufacturing shall be limited to a maximum of 275 m² per lot. In the industrial zones, there is no manufacturing gross floor area limit. In the I1, I2, and I3 zones, the maximum floor area for tasting, serving, and consumption of alcohol shall not exceed 235 m² in gross floor area per lot. If the lot is fronting onto Richter Street, Clement Avenue, Vaughan Avenue, or Baillie Avenue then there is no floor limit for tasting, serving, and consumption of alcohol.</p> <p>²Docks can only be used for private purposes and cannot be used as a communal docking facility utilized for remuneration.</p> <p>³Health services and retail shall be limited to those types of uses and services incidental to a major sports and recreation facilities. Health services and retail shall be located within a building primary used for district park, participant recreation services indoor, and/or spectator sports establishments. Retail shall not exceed 235 m² or 5% of the gross floor area of the building which it is located (whichever is less). Health services shall not exceed 500 m².</p> <p>⁴Liquor primary establishments must hold a Liquor Primary Licence.</p> <p>⁵Retail, food primary establishment, liquor primary establishments shall not exceed 235 m² in gross floor area (e.g. neighbourhood pubs) per lot. If the lot is fronting onto Richter Street, Clement Avenue, Baillie Avenue, or Vaughan Avenue then any food primary establishment can exceed the 235 m² gross floor area limit.</p> <p>⁶Offices are intended to be a minor component within the zone. Offices and Apartment Housing are limited to the uppermost floor within a building. Offices and Apartment Housing cannot occur on the ground floor.</p> <p>⁷Food primary establishment shall be limited to a maximum 465 m² GFA. Retail shall be limited to a maximum 465 m² GFA and no more than 50 m² of GFA for any individual tenant space.</p> <p>⁸Gaming facilities must have ‘gg’ Gaming and Gambling sub-zoning on the property.</p> <p>⁹Retail cannabis sales must have ‘rcs’ Retail Cannabis Sales sub-zoning on the property.</p> <p>¹⁰Home-based business, major is only permitted within ground-oriented units fronting Transit Supportive Corridors, ground-oriented units within urban centres, ground-oriented units within village centres, or within single detached housing.</p> <p>¹¹Townhouses and stacked townhouses are only permitted on fronting streets classified as mixed residential street, residential street, or mixed streets as defined in the City of Kelowna’s Official Community Plan (e.g. Map 4-2, Map 4-4, Map 4-6, Map 4-8, & Map 4-9).</p> <p>¹²Within an Urban Centre or a Village Centre zone a gas bar must have the ‘fg’ sub-zoning on the property to be permitted. All gas bars are only permitted if an alternative fuel infrastructure is provided on the same lot.</p> <p>¹³Boat Storage is only permitted with the Cook / Lakeshore Village Centre.</p> <p>¹⁴Drive Throughs must have ‘dt’ Drive Through sub-zoning on the property. See Section 9.4 for specific drive through related regulations.</p> <p>¹⁵Secondary suites are only permitted within Single Detached Housing.</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 (Pandosa) | | | | |
| 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 m².

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 Pandosy, 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 14.11 – Commercial and Urban Centre Zone Development Regulations

m = metres / m² = square metres

| Criteria | Zones | | | | | | | | |
|---|-------|----|-----|-----|-----|-----|-----|-----|-----|
| | C1 | C2 | CA1 | VC1 | UC1 | UC2 | UC3 | UC4 | UC5 |
| ⁴ Except it is 6.0 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 . | | | | | | | | | |
| ⁵ Except the rear setback is: 3.0 m when abutting a rear lane , 6.0 m when abutting a single & two dwelling zone or rural residential zone , and it is 6.0 m for hotels or motels . | | | | | | | | | |
| ⁶ The minimum side yard is 4.0 m when abutting a single & two dwelling zone or rural residential zone . | | | | | | | | | |
| ⁷ For portions of a parkade with lane access which do not project more than 2.3 m above finished grade , the rear yard setback for the parkade is 1.5 m. The site rear yard for carport structures is 1.5 m. | | | | | | | | | |
| ⁸ Any building over 6 storeys in height, the portions of the building over 6 storeys must be setback a minimum of 10 m from any lot line abutting any single & two dwelling zone or rural residential zone . Bareland strata lots do not have setbacks to internal lots or common access roads. A continuous building frontage shall not exceed 100 m in length and must be designed with appropriate architectural breaks or relief where the length of the building exceeds 37 m. | | | | | | | | | |
| ⁹ The maximum site coverage of all buildings , structures , and impermeable surfaces is dependent on the street type as defined in the City of Kelowna's Official Community Plan (e.g. Map 4.4, 4.6, 4.8, 4.10). All high streets, retail streets, and mixed streets are maximum of 100%. All mixed-residential, residential streets and all other street types are maximum of 90%. | | | | | | | | | |
| ¹⁰ The maximum height is measured from the grade at the sidewalk directly from a fronting publicly accessible street , walkway, open space or applicable lot line . See Visual Example of Max Floor Height for Residential Ground-Oriented Housing . | | | | | | | | | |
| ¹¹ A minimum of 4.0 m ² per dwelling unit of the Common and Private Amenity Space shall be configured as common area that is accessible to all residents and must not be located within the required setback areas. Common and Private Amenity Space can be devoted to child care centres as long as the child care spaces have direct access to open space and play areas within the lot. The amount of Common and Private Amenity Space dedicated to child care spaces cannot be more than 50% of the total space required. | | | | | | | | | |
| ¹² The setback for a garage, a carport , or a parkade door that has direct access to the street shall have a 6 m setback measured from back-of-curb or edge of road pavement, or edge of sidewalk or 4.5 m from lot line (whichever is greater). | | | | | | | | | |
| ¹³ The maximum site coverage is dependent on the street type as defined in the City of Kelowna's Official Community Plan (e.g., Map 4.4, 4.6, 4.8, 4.10). All high streets, retail streets, and mixed streets are maximum of 100%. All mixed-residential, residential streets and all other street types are maximum of 85%. | | | | | | | | | |
| ¹⁴ Minimum building setbacks apply only to buildings that are at least five (5) storeys and not taller than 12 storeys. The stepback can occur on any floor above the second storey. | | | | | | | | | |

ZONING

| Section 14.14 – Density and Height | | | | | |
|---|--|---|---|---|---|
| FAR = floor area ratio / GFA = gross floor area / m = metres / m ² = square metres | | | | | |
| Zones | Min. Density (if applicable) & Max. Base Density FAR ^{4,7} | Max. Public Amenity & Streetscape Bonus FAR | Max. Rental or Affordable Housing Bonus FAR | Max. Base Height ^{1,7} | Max. Height with Bonus FAR |
| C1 | 0.75 FAR | n/a | n/a | 3 storeys & 12.0 m | No additional height |
| C2 | 0.9 FAR, except 1.0 for Hotels | An additional 0.25 FAR ³ | An additional 0.3 FAR for rental only projects or affordable housing ³ | 3 storeys & 12.0 m | Only Hotels qualify for an 3 additional storeys ^{2,12,13} |
| CA1 | <p>Min. Density for lots fronting a Transit Supportive Corridor and with a lane = 4.75 units per 1,000 m² and a Min. 1,050 m² lot area ^{5,9}</p> <p>Min. Density for lots fronting a Transit Supportive Corridor and without a lane = 3.1 units per 1,000 m² and a Min. 1,600 m² lot area ^{5,9}</p> <p>Max. Base FAR = 1.6 FAR except 1.8 FAR when lot is fronting a Transit Supportive Corridor ^{4,9}</p> <p>See Underground Parking Base FAR Adjustments ¹²</p> | An additional 0.25 FAR ³ | An additional 0.3 FAR for rental only projects or affordable housing ³ | <p>3 storeys & 12.0 m for lots less than 1,050 m²</p> <p>4 storeys & 18.0 m for lots 1,050 m² or greater</p> <p>6 storeys & 22.0 m for any lot size fronting a Transit Supportive Corridor ⁴</p> | <p>3 additional storeys & 12.0 m ^{2,3}</p> <p>or</p> <p>6 additional storeys & 22.0 m ^{3,6}</p> |
| VC1 | <p>Cook Truswell Village Centre = 1.5 FAR ⁹</p> <p>Lakeshore Village Centre = 1.5 FAR except 1.8 FAR when lot is fronting a Transit Supportive Corridor ⁹</p> <p>Glenmore Village Centre = 1.8 FAR ⁹</p> <p>Guisachan Village Centre = 1.5 FAR, except 1.8 FAR when lot is fronting a Transit Supportive Corridor ⁹</p> <p>University Village Centre = 1.5 FAR ⁹</p> <p>Black Mountain Village Centre = 1.8 FAR ⁹</p> <p>The Ponds Village Centre = 1.5 FAR ⁹</p> <p>See Underground Parking Base FAR Adjustments ¹²</p> | An additional 0.25 FAR ³ | An additional 0.3 FAR for rental only projects or affordable housing ³ | <p>Cook Truswell Village Centre = 6 storeys & 22.0 m</p> <p>Lakeshore Village Centre = 4 storeys & 18.0 m except 6 storeys & 22.0 m when lot is fronting a Transit Supportive Corridor</p> <p>Glenmore Village Centre = 6 storeys & 22.0 m</p> <p>Guisachan Village Centre = 4 storeys & 18.0 m except 6 storeys & 22.0 m when lot is fronting a Transit Supportive Corridor</p> <p>University Village Centre = 4 storeys & 18.0 m</p> <p>Black Mountain Village Centre = 6 storeys & 22.0 m</p> <p>The Ponds Village Centre = 4 storeys & 18.0 m</p> | No additional height |

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| | |
|--------------------------|---|
| CIVIC ADDRESS | SL30 - SL33 5300 Main Street, Kelowna, BC, V1W 0C1 |
| LEGAL DESCRIPTION | LOT A SECTION 23 TWSP 28 SDYD PLAN KAP80574 EXCEPT PHASE 1 SP EPS9957 |
| PID | 026-622-971 |

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CASAVILLA DEVELOPMENT LTD (“the “Owner”) is the Owner of the Property and has engaged Lindsey Termul 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
Unison HM Commercial Realty
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