

EDGEWOOD DRIVE ASSEMBLY

KELOWNA, BC



SCOTT
MARSHALL



SCOTT MARSHALL PREC*

**Personal Real Estate Corporation*

DIR: 250-470-2388

Scott@ScottMarshallHomes.com

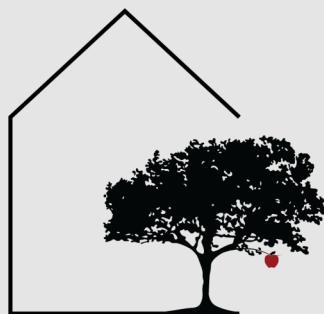
www.ScottMarshallHomes.com

100-1553 Harvey Avenue, Kelowna BC

V1Y 6G1

TABLE OF CONTENTS

DISCLAMIER	3
PROPERTY DESCRIPTION	4
- Relevant Facts	5
KEY HIGHLIGHTS	6
AREA OVERVIEW	7
- Property location	
DEVELOPMENT POTENTIAL	14
- Land use Summary	
APPENDIX	16



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DISCLAIMER

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For further information or to submit a proposal please contact:

SCOTT MARSHALL PREC*

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Scott@ScottMarshallHomes.com

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PROPERTY DESCRIPTION

RESIDENTIAL LAND DEVELOPERS

REDEVELOPMENT LAND ASSEMBLY SITE IN GLENMORE—Currently zoned “RU6—Two Dwelling Housing” this residential land assembly includes three lots with four titles (2 stratified) totaling approximately 0.996 acres. The assembled properties sit in a Core Area Neighborhood (C-NHD) as per the *2040 City of Kelowna Official Community Plan* and are located in a well established residential area in the Glenmore neighborhood of Kelowna. They properties offered are just down the road from Bankhead and Duggan Park, and walking distance to the Kelowna Golf and Country Club, the Apple Bowl, Parkinson Rec Center and much more.

The current use of the properties is not the highest and best use available. The properties are being sold on a land-value basis for redevelopment to townhomes.



RELEVANT FACTS

TITLES: 4

LEGAL DESCRIPTION: See Page 6

PID: See Page 6

LAND SIZE: Total: 0.99 acres

ZONING: RU6

FUTURE LAND USE (OFFICIAL COMMUNITY PLAN): RU4 with potential to MF1 or MF2

WATER: Municipal

SEWAGE: Sewer

ACCESS: Via public road

ASKING PRICE: \$6,504,120 Total. See Page 6 for individual pricing.



KEY HIGHLIGHTS

CIVIC ADDRESSES

1397 Edgewood Drive: - \$1,454,710

PID: 010 - 765- 107

Legal Description: STRATA LOT 1 DISTRICT LOT 137 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN K684 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1

Acreage Size: 0.222 acres

1399 Edgewood Drive: - \$1,454,710

PID: 010-765-131

Legal Description: STRATA LOT 2 PLAN KAP684 District Lot 137 Land District 41 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1

Acreage Size: 0.222 acres

4105 Edgewood Drive: - \$1,607,364

PID: 026-371-723

Legal Description: Lot A, Plan KAP78683, District Lot 137 Land District 41

Acreage Size: .246 acres

4015 Edgewood Drive: -\$1,986,336

PID: 026-709-856

Legal Description: Lot 1, Plan KAP81211, District Lot 137, Osoyoos Div of Yale Land District

Acreage Size: .304 acres



AREA OVERVIEW

LOCATION:

- ⇒ The subject properties front onto Edgewood Drive, providing approximately 206' of frontage
- ⇒ This property does not front onto a Transit Supportive Corridor but sits approximately 222 meters (on roadways) away from Bernard Ave which is a designated Transit Supportive Corridor.
- ⇒ Nearby parks, golf courses and amenity centers.



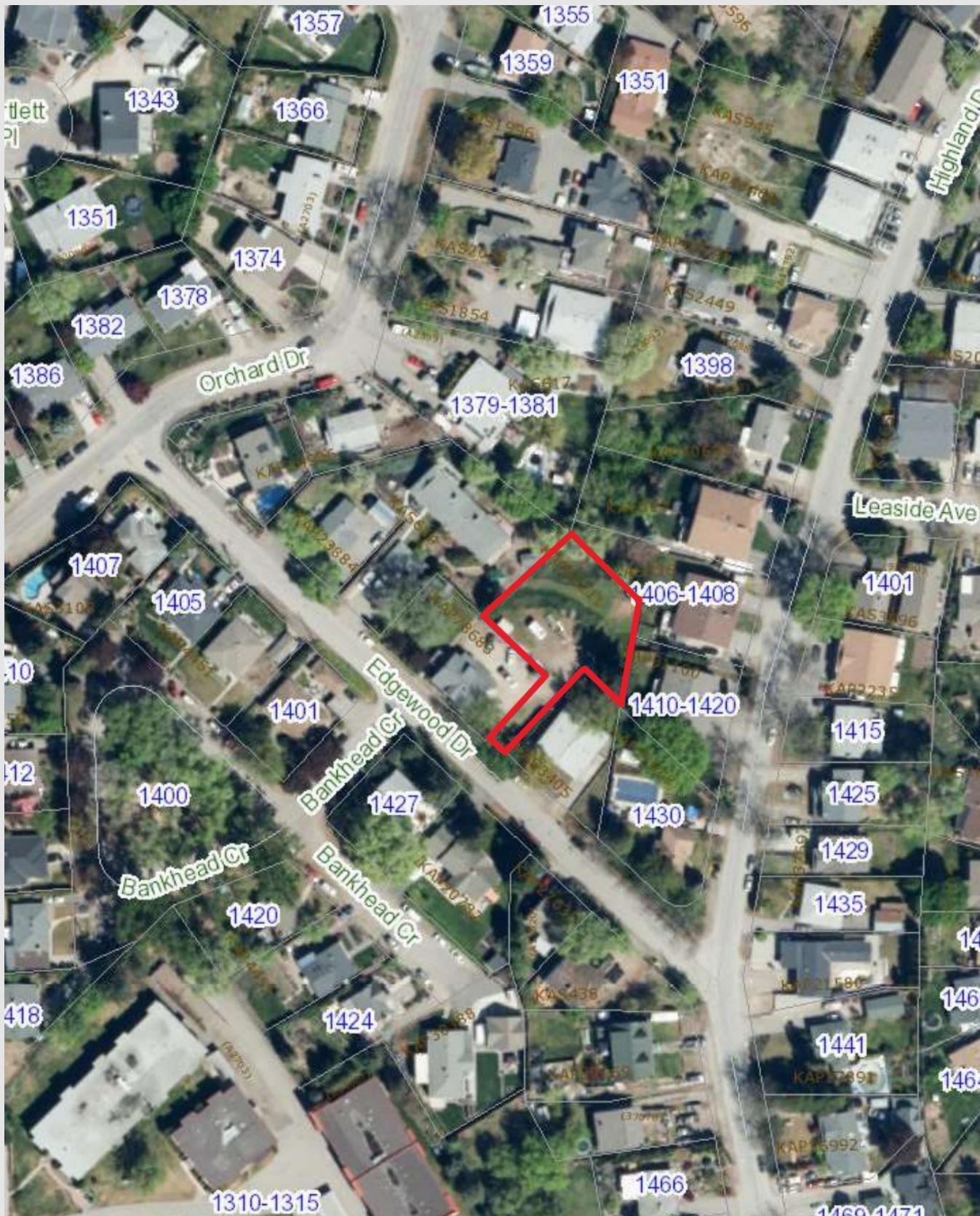
AERIAL OVERVIEW (1397-1399)



AERIAL OVERVIEW (1405)



AERIAL OVERVIEW (1415)



PHOTOS



PHOTOS



DEVELOPMENT POTENTIAL

The City of Kelowna's Zoning Bylaw #12375 is in the process of review, and is anticipated to replace the existing Zoning Bylaw 8000. Under this new bylaw, the zone should become RU4-Duplex Housing which will allow for duplex and semi-detached housing.

The City of Kelowna's priority for "Core Area Neighborhoods C-NHD" envisions higher density than single family units in this area. As per the City of Kelowna's OCP, there is potential to rezone the properties in this area to either MF1—Infill Housing or the MF2—Townhouse Housing Zone.

Land Use Summary - MF1—Infill Housing Zone

The purpose of MF1—Infill housing is to provide a zone for infill development within the core area of the City, limiting development to ground-oriented housing of two stories. Sub-zone purposes (MF1r) provides a subzone that restricts the dwelling units to a rental only tenure. This prohibits any bare land stratification.

Principal uses include Duplex housing, semi-detached housing, short-term rental accommodations, townhouses and group homes (only permitted within a single/semi-detached/group housing forms).

Potential secondary uses include accessory buildings or structures, urban agriculture, home-based business, (Major) Home-based business (Minor), secondary suites., and short term rental accommodations.

No bonus or density height are available in MF1 zoning.



DEVELOPMENT POTENTIAL

Land Use Summary - MF1—Infill Housing Zone continued

Max site coverage: 55%

Max base density: 0.6 FAR without lane access, max 9.9 units per 1000m² of lot area.

0.99 acres = 4006.388m², = 4 * 9.9 units = **39 potential units.**

No bonus density options.

Base height: 8.0m & 2 stories

See proposed zoning bylaw attached to verify any specifics.



DEVELOPMENT POTENTIAL

Land Use Summary: MF2— Townhouse Housing Zone

The main purpose of MF2—Townhouse housing is to provide a zone for ground-oriented multiple housing up to 3 stories on serviced urban lots. Sub-zone purposes (MF2r) provides a sub zone that restricts the dwelling units to a rental only tenure. This prohibits any bare land stratification.

Principal uses of MF2 zoning includes: Duplex housing, semi-detached housing, single detached housing, group homes, stacked townhouses and townhouses.

Secondary uses include: Accessory buildings and structures, Agriculture-Urban, Child care—Major and Minor, Home based businesses—Major and Minor, and Short-term rental accommodations.

Max site coverage: 55%

Max base density: 1.0 FAR

Max. bonus density (FAR increase): 0.15 FAR

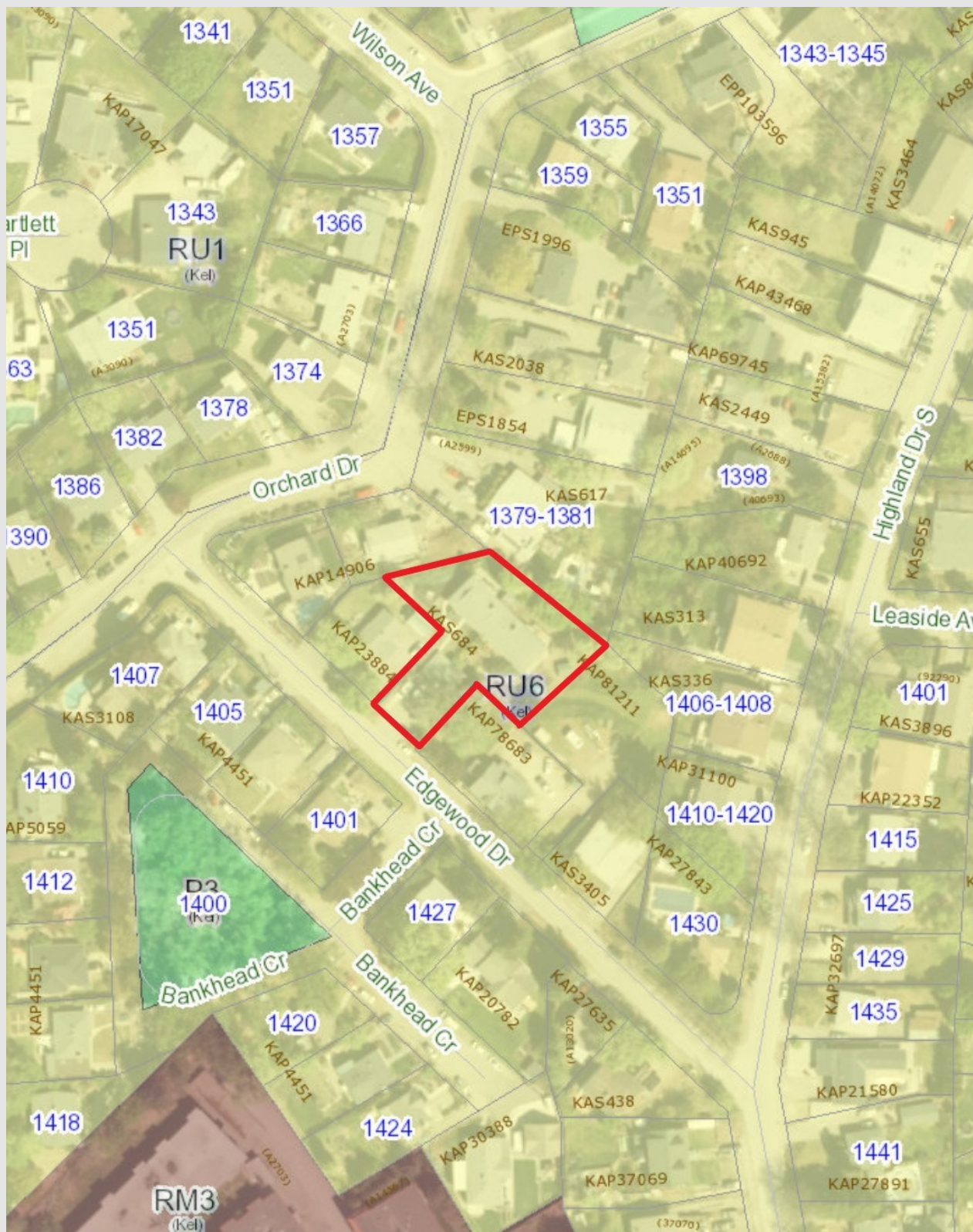
Max bonus density for rental projects: 0.3 FAR

Base height: 11m and 3 stories.

See proposed zoning bylaw attached to verify any specifics.



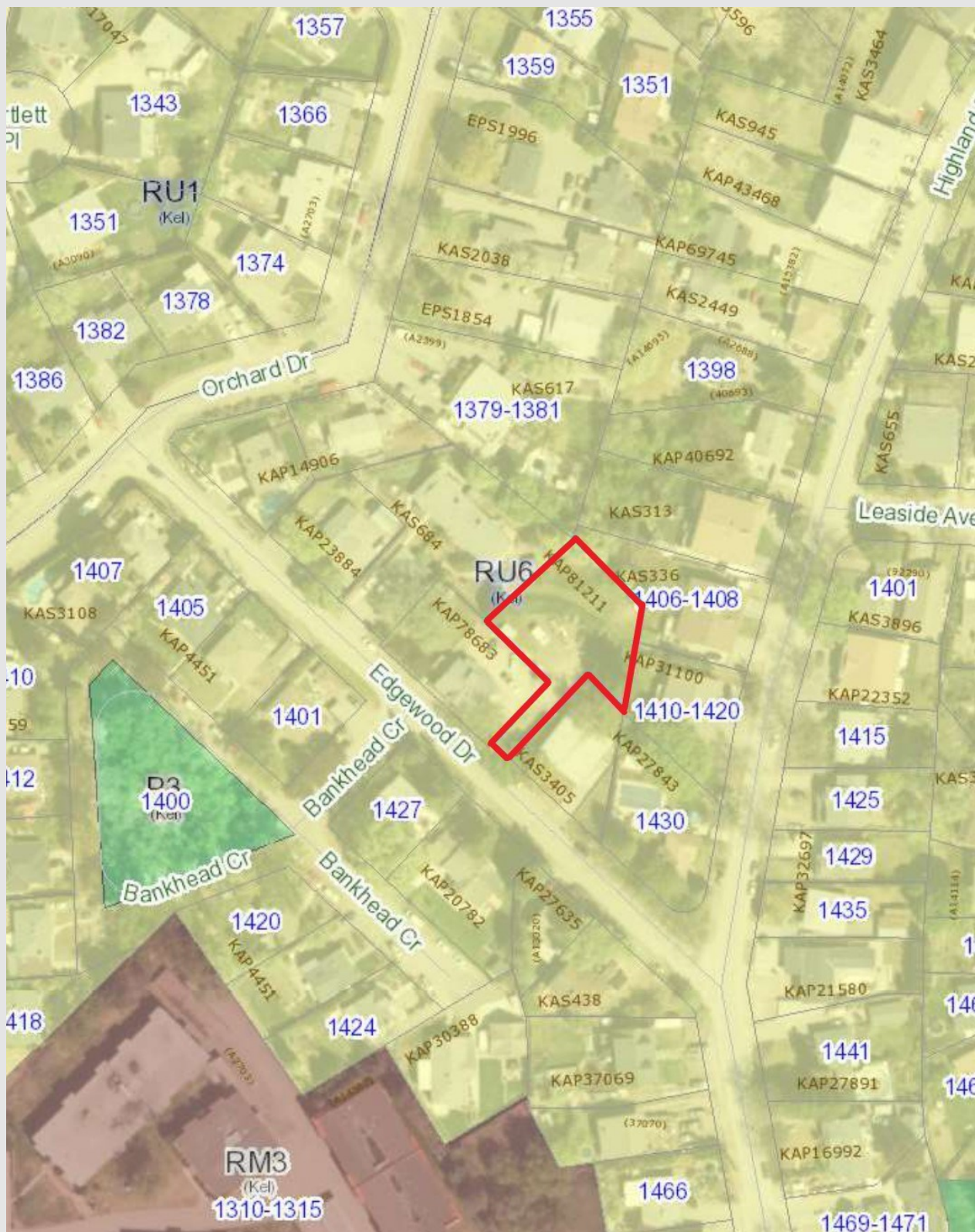
APPENDIX: 1397-1399 CURRENT ZONING MAP (RU6)



APPENDIX: 1405 CURRENT ZONING MAP (RU6)



APPENDIX: 1415 CURRENT ZONING MAP (RU6)



APPENDIX: 1397 TITLE (1/2)**TITLE SEARCH PRINT**

File Reference: marshallscott

Declared Value \$ 293500

2022-06-14, 14:20:25

Requestor: Susan Knapp

****CURRENT AND CANCELLED INFORMATION SHOWN****

Land Title District	KAMLOOPS
Land Title Office	KAMLOOPS
Title Number	CA1838641
From Title Number	KJ96173
Application Received	2010-12-14
Application Entered	2010-12-17
Registered Owner in Fee Simple	
Registered Owner/Mailing Address:	DEBRA ANNETTE WEISSMANN, ADMINISTRATIVE ASSISTANT 1397 EDGEWOOD DRIVE KELOWNA, BC V1Y 3V7
Taxation Authority	Kelowna, City of
Description of Land	
Parcel Identifier:	010-765-107
Legal Description:	STRATA LOT 1 DISTRICT LOT 137 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN K684 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Legal Notations	NONE
Charges, Liens and Interests	
Nature:	MORTGAGE
Registration Number:	CA1838642
Registration Date and Time:	2010-12-14 11:39
Registered Owner:	COMPUTERSHARE TRUST COMPANY OF CANADA INCORPORATION NO. A0052313
Duplicate Infeasible Title	NONE OUTSTANDING
Transfers	NONE
Pending Applications	NONE

Title Number: CA1838641

TITLE SEARCH PRINT

Page 1 of 2



APPENDIX: 1397 TITLE (2/2)

TITLE SEARCH PRINT

File Reference: marshallscott

Declared Value \$ 293500

2022-06-14, 14:20:25

Requestor: Susan Knapp

Corrections

NONE



APPENDIX: 1399 TITLE (1/2)

TITLE SEARCH PRINT

File Reference: marshallscott

Declared Value \$550000

2022-06-14, 14:20:25

Requestor: Susan Knapp

****CURRENT AND CANCELLED INFORMATION SHOWN****

Title Issued Under	STRATA PROPERTY ACT (Section 249)
Land Title District Land Title Office	KAMLOOPS KAMLOOPS
Title Number From Title Number	CA8707802 LA54080
Application Received	2021-01-15
Application Entered	2021-01-19
Registered Owner in Fee Simple Registered Owner/Mailing Address:	ALEXANDER GARRY GORDON WILKES, FIREFIGHTER 1399 EDGEWOOD DRIVE KELOWNA, BC V1V 3V7
Taxation Authority	Kelowna, City of
Description of Land Parcel Identifier: Legal Description:	010-765-131 STRATA LOT 2 DISTRICT LOT 137 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN K684 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Legal Notations	NONE
Charges, Liens and Interests Nature: Registration Number: Registration Date and Time: Registered Owner: Cancelled By: Cancelled Date:	MORTGAGE LA54081 2006-04-28 09:55 THE BANK OF NOVA SCOTIA CA8853181 2021-03-18

Title Number: CA8707802

TITLE SEARCH PRINT

Page 1 of 2



APPENDIX: 1399 TITLE (2/2)

TITLE SEARCH PRINT

File Reference: marshallscott

Declared Value \$550000

2022-06-14, 14:20:25

Requestor: Susan Knapp

Nature: MORTGAGE
 Registration Number: CA8707803
 Registration Date and Time: 2021-01-15 10:00
 Registered Owner: COAST CAPITAL SAVINGS FEDERAL CREDIT UNION

Nature: ASSIGNMENT OF RENTS
 Registration Number: CA8707804
 Registration Date and Time: 2021-01-15 10:00
 Registered Owner: COAST CAPITAL SAVINGS FEDERAL CREDIT UNION

Duplicate Indefeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications NONE

Corrections NONE



APPENDIX: 1405 TITLE (1/2)

TITLE SEARCH PRINT

2022-06-28, 14:40:24

File Reference: EW

Requestor: Scott Marshall

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN****

Land Title District	KAMLOOPS
Land Title Office	KAMLOOPS
Title Number	KX104692
From Title Number	KP5695
Application Received	2005-08-03
Application Entered	2005-08-10
Registered Owner in Fee Simple	
Registered Owner/Mailing Address:	ANTONY WILLIAM OTTO, BUSINESSMAN 100 - 1425 GLENMORE ROAD KELOWNA, BC V1V 2H6
Taxation Authority	Kelowna, City of
Description of Land	
Parcel Identifier:	026-371-723
Legal Description:	LOT A DISTRICT LOT 137 OSOYOOS DIVISION YALE DISTRICT PLAN KAP78683
Legal Notations	
	FOR RESERVATION SEE DD 96791F
	HERETO IS ANNEXED EASEMENT 43858E OVER:
	(1) LOTS 1 AND 2, PLAN 16636
	(2) THAT PART LOT 3, PLAN 16636 OUTLINED RED ON PLAN M8324
	(3) LOT 3, PLAN 18146 AND LOTS A AND B, PLAN 18716
Charges, Liens and Interests	
Nature:	STATUTORY RIGHT OF WAY
Registration Number:	KR16162
Registration Date and Time:	2001-02-23 14:20
Registered Owner:	SHAW CABLESYSTEMS COMPANY INCORPORATION NO. A50762
Remarks:	INTER ALIA

Title Number: KX104692

TITLE SEARCH PRINT

Page 1 of 2



APPENDIX: 1405 TITLE (2/2)

TITLE SEARCH PRINT

2022-06-28, 14:40:24

File Reference: EW

Requestor: Scott Marshall

Nature:	MORTGAGE
Registration Number:	CA4900168
Registration Date and Time:	2015-12-29 10:12
Registered Owner:	HSBC BANK CANADA
Remarks:	INTER ALIA

Duplicate Indefeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications NONE



APPENDIX: 1415 TITLE (1/2)

TITLE SEARCH PRINT

2022-06-28, 14:40:25

File Reference: EW

Requestor: Scott Marshall

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN****

Title Issued Under	SECTION 98 LAND TITLE ACT
Land Title District Land Title Office	KAMLOOPS KAMLOOPS
Title Number From Title Number	LA80840 KX104693
Application Received	2006-06-15
Application Entered	2006-06-21
Registered Owner in Fee Simple Registered Owner/Mailing Address:	ANTONY WILLIAM OTTO, BUSINESSMAN 502 - 1585 ABBOTT STREET KELOWNA, BC V1Y 1A8
Taxation Authority	Kelowna, City of
Description of Land Parcel Identifier: Legal Description:	026-709-856 LOT 1 DISTRICT LOT 137 OSOYOOS DIVISION YALE DISTRICT PLAN KAP81211
Legal Notations	FOR RESERVATION SEE DD 96791F HERETO IS ANNEXED EASEMENT 43858E OVER: (1) LOTS 1 AND 2, PLAN 16636 (2) THAT PART LOT 3, PLAN 16636 OUTLINED RED ON PLAN M8324 (3) LOT 3, PLAN 18146 AND LOTS A AND B, PLAN 18716
Charges, Liens and Interests Nature: Registration Number: Registration Date and Time: Registered Owner: Remarks:	RIGHT OF WAY 49205E 1952-02-06 11:46 THE DIRECTOR, THE VETERANS' LAND ACT INTER ALIA DD 153232F

Title Number: LA80840

TITLE SEARCH PRINT

Page 1 of 2



APPENDIX: 1415 TITLE (2/2)

TITLE SEARCH PRINT

2022-06-28, 14:40:25

File Reference: EW

Requestor: Scott Marshall

Nature:	STATUTORY RIGHT OF WAY
Registration Number:	KR16162
Registration Date and Time:	2001-02-23 14:20
Registered Owner:	SHAW CABLESYSTEMS COMPANY INCORPORATION NO. A50762
Remarks:	INTER ALIA AS TO PART FORMER LOT 51 PLAN 3329

Duplicate Indefeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications NONE



APPENDIX: ZONING (FUTURE, 1/ 7) (MF1/MF2)

Zoning Bylaw No. 12375

SECTION 13 – Multi-Dwelling Zones

Section 13.1 - Zone Purposes	
Zones	Purpose
MF1 – Infill Housing	The purpose is to provide a zone for infill development within the core area of the City limiting development to ground-oriented housing of 2 storeys .
MF2 – Townhouse Housing	The purpose is to provide a zone for ground-oriented multiple housing (typically townhouse developments) up to 3 storeys on serviced urban lots .
MF3 – Apartment Housing	The purpose is to provide a zone primarily for apartments ranging up to 6 storeys on serviced urban lots with various commercial uses permitted on transit supportive corridors .

Section 13.2 – Sub-Zone Purposes		
Zones	Sub-Zone	Purpose
MF1 – Infill Housing	MF1r – Infill Housing 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.
MF2 – Townhouse Housing	MF2r – Townhouse Housing 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.
MF3 – Apartment Housing	MF3r – Apartment Housing 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.

Section 13 – Multi-Dwelling Zones

Definitions / General Rules / Site Layout / Parking / Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones													
Agriculture & Rural Zones			Single & Two Dwelling Zones			Multi-Dwelling Zones			Core Area and Other Zones				
Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density

For more information, visit
kelowna.ca

City of Kelowna

APPENDIX: ZONING (FUTURE, 2/7)

Zoning Bylaw No. 12375

Section 13.3 - Permitted Land Uses			
Uses	Zones (‘P’ Principal Use, ‘S’ Secondary Use, ‘-’ Not Permitted)		
	MF1	MF2	MF3
	Accessory Buildings or Structures	S	S
Agriculture, Urban	S	S	S
Apartment Housing	-	-	P
Child Care Centre, Major	S	S	S
Child Care Centre, Minor	S	S	S
Cultural and Recreation Services	-	-	S ^{.2}
Duplex Housing	P	P	-
Food Primary Establishment	-	-	S ^{.2}
Group Home	P ^{.1}	P ^{.1}	-
Home-Based Business, Major	S ^{.5}	S ^{.6}	S ^{.6}
Home-Based Business, Minor	S	S	S
Health Services	-	-	S ^{.2}
Professional Services	-	-	S ^{.2}
Participant Recreation Services, Indoor	-	-	S
Personal Service Establishments	-	-	S ^{.2}
Retail	-	-	S ^{.2}
Secondary Suite	S ^{.3}	-	-
Semi-Detached Housing	P	P	-
Short-Term Rental Accommodations	S	S	S
Single Detached Housing	P	P	-
Stacked Townhouses	-	P	P ^{.4}
Townhouses	P	P	P ^{.4}

Page 139

Section 13 – Multi-Dwelling Zones

Definitions / General Rules / Site Layout / Parking / Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones													
Agriculture & Rural Zones			Single & Two Dwelling Zones			Multi-Dwelling Zones			Core Area and Other Zones				
Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density

For more information, visit
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City of Kelowna



APPENDIX: ZONING (FUTURE, 3/7)

Zoning Bylaw No. **12375**

Section 13.3 - Permitted Land Uses			
Uses	Zones		
	('P' Principal Use, 'S' Secondary Use, '-' Not Permitted)		
	MF1	MF2	MF3
<p>FOOTNOTES (Section 13.3.):</p> <p>^{.1} Group homes are only permitted within a single detached housing, semi-detached housing, or a duplex housing form.</p> <p>^{.2} These land uses are only permitted on transit supportive corridors and these land uses are not permitted above the first storey.</p> <p>^{.3} No new secondary suites are permitted. Existing secondary suites that existed prior to December 4th 2017 are permitted to remain.</p> <p>^{.4} Townhouses and/or stacked townhouses are only permitted if the majority of the residential dwelling units are in the form of apartment housing.</p> <p>^{.5} Home-based business, major is only permitted when the lot has two (2) or less principal dwelling units.</p> <p>^{.6} Home-based business, major is only permitted within ground-oriented dwelling units fronting transit supportive corridors, ground-oriented dwelling units within urban centres, or ground-oriented dwelling units within village centres.</p>			

Section 13.4 – Subdivision Regulations				
m = metres / m ² = square metres				
		Zones		
		MF1	MF2	MF3
Min. Lot Width	Regular Lots	7.5 m	20.0 m ^{.1}	30.0 m
	Corner lots	9.5 m		
Min. Lot Area	Regular Lots	277.5 m ²	900 m ² . ¹	1,400 m ²
	Corner Lots	350 m ²		
Min. Lot Depth		30.0 m	30.0 m ^{.1}	30.0 m
<p>FOOTNOTES (Section 13.4.):</p> <p>^{.1} Townhouse developments may be subdivided into smaller lots than the regulations listed above provided the site is comprehensively developed under a single development permit and a party wall agreement is registered on title.</p>				

Section 13 – Multi-Dwelling Zones

Definitions / General Rules / Site Layout / Parking / Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones													
Agriculture & Rural Zones		Single & Two Dwelling Zones			Multi-Dwelling Zones				Core Area and Other Zones				
Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density

For more information, visit
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City of Kelowna

Page 140



APPENDIX: ZONING (FUTURE, 4/7)

Zoning Bylaw No. **12375**

Section 13.5 – Development Regulations			
m = metres / m ² = square metres			
	Zones		
	MF1	MF2	MF3
Max. Height Max. Density	Section 13.6 – Density and Height Development Regulations		
Max. Site Coverage of all Buildings	55%	55%	65%
Max. Site Coverage of all Buildings, Structures, and Impermeable Surfaces	75%	80%	85%
Min. Front Yard & Flanking Side Yard setback for Ground-Oriented units	4.0 m	3.0 m ^{.3}	3.0 m ^{.3}
Min. Front Yard & Flanking Side Yard setback for all Buildings including Accessory Buildings / Structures	4.0 m ^{.5}	3.0 m ^{.5}	4.5 m ^{.5}
Min. Building Stepback from Front Yard and Flanking Side Yard	n/a	n/a	3.0 m ^{.6}
Min. Side Yard Setback	1.2 m ^{.1, .2}	3.0 m except 1.2 m from a lane ^{.2}	3.0 m ^{.7}
Min. Rear Yard Setback	3.0 m except 0.9 m from a rear lane	4.5 m except 0.9 m from a rear lane	4.5 m except 3.0 m from a rear lane ^{.4}
Min. Rear Yard Setback for Accessory Buildings / Structures	1.5 m except 0.9 m from a lane	1.5 m except 0.9 m from a lane	1.5 m except 0.9 m from a lane ^{.7}
Min. Separation between Detached Principal Buildings	2.0 m	3.0 m	n/a
Min. Common and Private Amenity Space	n/a	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 ^{.8, .9}	
Max. Building Frontage	A continuous building frontage shall not exceed 100 m in length.		

Section 13 – Multi-Dwelling Zones

Definitions / General Rules / Site Layout / Parking / Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones													
Agriculture & Rural Zones			Single & Two Dwelling Zones			Multi-Dwelling Zones			Core Area and Other Zones				
Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density

For more information, visit
kelowna.ca

City of Kelowna

Page 141



APPENDIX: ZONING (FUTURE, 5/7)

Zoning Bylaw No. 12375

Section 13.5 – Development Regulations			
m = metres / m ² = square metres			
	Zones		
	MF1	MF2	MF3
Vehicular Access	Where a lot has access to a lane, vehicular access is only permitted from the lane. If a lot does not have access to a lane then access will come from the street according to the City of Kelowna's Subdivision and Servicing Bylaw 7900.		
<p>FOOTNOTES (Section 13.5):</p> <p>¹ For lots 17.0 m or wider, the minimum side yard setback is increased to 2.1 m.</p> <p>² Side yards are not required for semi-detached housing or townhouses on a lot line that has a party wall agreement</p> <p>³ The minimum setback can be reduced from 3.0 m to 2.0 m for ground-oriented units if both of these criteria are met:</p> <ul style="list-style-type: none"> a) The maximum first floor height above the adjacent curb level for ground-oriented residential units are 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. b) The minimum net floor area for ground-oriented residential units on the first floor is 11m². See example diagram. <p>⁴ 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.</p> <p>⁵ 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).</p> <p>⁶ Minimum building setbacks apply only to buildings 5 storeys and taller. The setback can occur on any floor above the second storey.</p> <p>⁷ If the property is abutting a Rural – Agricultural and Resource, Rural – Residential, or Suburban – Residential future land use designation as defined in the Official Community Plan then a 1.5 m additional setback needs to be added to the minimums.</p> <p>⁸ 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.</p> <p>⁹ 4.0 m² 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.</p>			

Section 13 – Multi-Dwelling Zones

Definitions / General Rules / Site Layout / Parking / Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones													
Agriculture & Rural Zones			Single & Two Dwelling Zones			Multi-Dwelling Zones			Core Area and Other Zones				
Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density

For more information, visit kelowna.ca



APPENDIX: ZONING (FUTURE, 6/7)

Zoning Bylaw No. **12375**

Section 13.6 – Density and Height Development Regulations				
m = metres / m ² = square metres				
		Zones		
		MF1	MF2	MF3
Min. Density for Lots fronting onto a Transit Supportive Corridor		For lots with a lane = 4.75 units per 1,000 m ² and a Min. 1,050 m ² lot area ^{.5} For lots without a lane = 3.1 units per 1,000 m ² and a Min. 1,600 m ² lot area ^{.5}		
Max. Base Density		0.8 FAR with lane 0.6 FAR without lane and max 9.9 dwelling units per 1,000 m ² of lot area	1.0 FAR See Underground Parking Base FAR Adjustments ^{.7}	For 4 storeys and below Max FAR = 1.3 ^{.2} For 5 storeys and above Max FAR = 1.8 ^{.2} See Underground Parking Base FAR Adjustments ^{.7}
Max. Bonus Density (Floor Area Ratio increase)		n/a	An additional 0.15 FAR ^{.3}	An additional 0.25 FAR ^{.3}
Max. Bonus Density for Rental Projects		n/a	An additional 0.3 FAR ^{.3}	An additional 0.3 FAR ^{.3}
Max. Base Height		8.0 m & 2 storeys	11.0 m & 3 storeys	18.0 m & 4 storeys Or 22.0 m / 6 storeys ^{.1}
Max. Base Height for Buildings with Walkout Basements	Front Building Elevation	n/a	10.0 m & 3 storeys	n/a
	Rear Building Elevation	n/a	12.6 m & 3 storeys	n/a
Max. Bonus Height		n/a	n/a	22.0 m & 6 storeys ^{.3} Or 44.0 m & 12 storeys ^{.4}
<p>FOOTNOTES (Section 13.6.):</p> <p>^{.1} The base height is 18.0 m & 4 storeys except the maximum height may be increased to 22.0 m / 6 storeys if:</p> <ul style="list-style-type: none"> • The subject property is fronting onto a Transit Supportive Corridor; or • The subject property does not abut a RU1, RU2, RU3, RU4, or RU5 zoned lot. <p>^{.2} The base FARs are derived from the base height regulation. Therefore, the base FARs remain constant even if an owner successfully applies for a Development Variance Permit to the base heights.</p> <p>^{.3} These bonuses only apply to lots within the Core Area or within a village centre. The bonus density and bonus height provisions occur if the provisions of Section 6.8 Density Bonus are secured.</p> <p>^{.4} The increase in height to 44.0 m and 12 storeys only applies in situations where:</p> <ol style="list-style-type: none"> lots are fronting a Provincial Highway; and lots are within 400 m of transit stop and that transit stop must be located fronting onto a Provincial Highway or a major arterial road; and 				

Section 13 – Multi-Dwelling Zones

Definitions / General Rules / Site Layout / Parking / Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones													
Agriculture & Rural Zones			Single & Two Dwelling Zones			Multi-Dwelling Zones				Core Area and Other Zones			
Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density

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Page 143



APPENDIX: ZONING (FUTURE, 7/7)

Zoning Bylaw No. 12375

Section 13.6 –Density and Height Development Regulations			
m = metres / m ² = square metres			
	Zones		
	MF1	MF2	MF3
(c) the abutting lots cannot be zoned A1, A2, RR1, RR2, RU1, RU2, RU3, RU4, or RU5; and			
(d) lots are within the Core Area Neighbourhood Future Land Use Designations as outlined in the OCP.			
(e) The bonus density and bonus height provisions occur if the provisions of Section 6.8 Density Bonus are secured.			
^{.5} For the purpose of calculating minimum densities the amount of commercial area considered as a unit will be measured at one (1) unit per 125 m ² of commercial GFA.			
^{.6} For the purpose of calculating minimum densities the amount of commercial area considered as a unit will be measured at one (1) unit per 125 m ² of commercial GFA.			
^{.7} If eighty percent (80%) of the parking provided on-site is located underground (below finished grade) then the base FAR is increased by 0.25 FAR.			

Section 13.7 - Site Specific Regulations			
Uses and regulations apply on a site-specific basis as follows:			
	Legal Description	Civic Address	Regulation
1.	Lot A, District Lot 140, ODYD, Plan KAP58184	1915-1925 Enterprise Way	This property is permitted to have hotels as principal land use.
2.	ODYD, Plan KAS3399	1132-1160 Bernard Ave	This property is permitted to have 16 storeys in height.
3.	Lot 1, Section 32, Township 26, ODYD, Plan KAP 91641	530 Caramillo Ct.	This property is permitted to have Apartment housing limited to 4 storeys.
4.	Strata Plan of Lot 3 & Remainder Lot 3, Section 28, Township 26, ODYD, PLAN KAP74074 (See Posting Plan EPP 104511)	777 Denali Drive	This property is permitted to have Apartment housing limited to 3 storeys.
5.	Lot B, Section 24, Township 28, Land District 54, Plan KAP30848, EXC EPT Plan KAP79047, EPP23768	530 Quartz Crescent	This property is permitted to have Apartment housing limited to 3 storeys.

Section 13 – Multi-Dwelling Zones

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Agriculture & Rural Zones		Single & Two Dwelling Zones			Multi-Dwelling Zones				Core Area and Other Zones				
Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density

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DIR: 250-470-2388

scott@scottmarshall.homes.com

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