

# FOR SALE 9.46 ACRES



OCP calls for 24 UPA (Units Per Acre)

\*image for illustration purposes only



STEVE KOONER  
& ASSOCIATES



CITADEL  
PROPERTIES INC



Real Estate Team

5930 COLUMBIA AVE - PEACHLAND, BRITISH COLUMBIA V0H 1X4

# FOR SALE

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

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

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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



# DEVELOPMENT CONCEPT

Site Plan

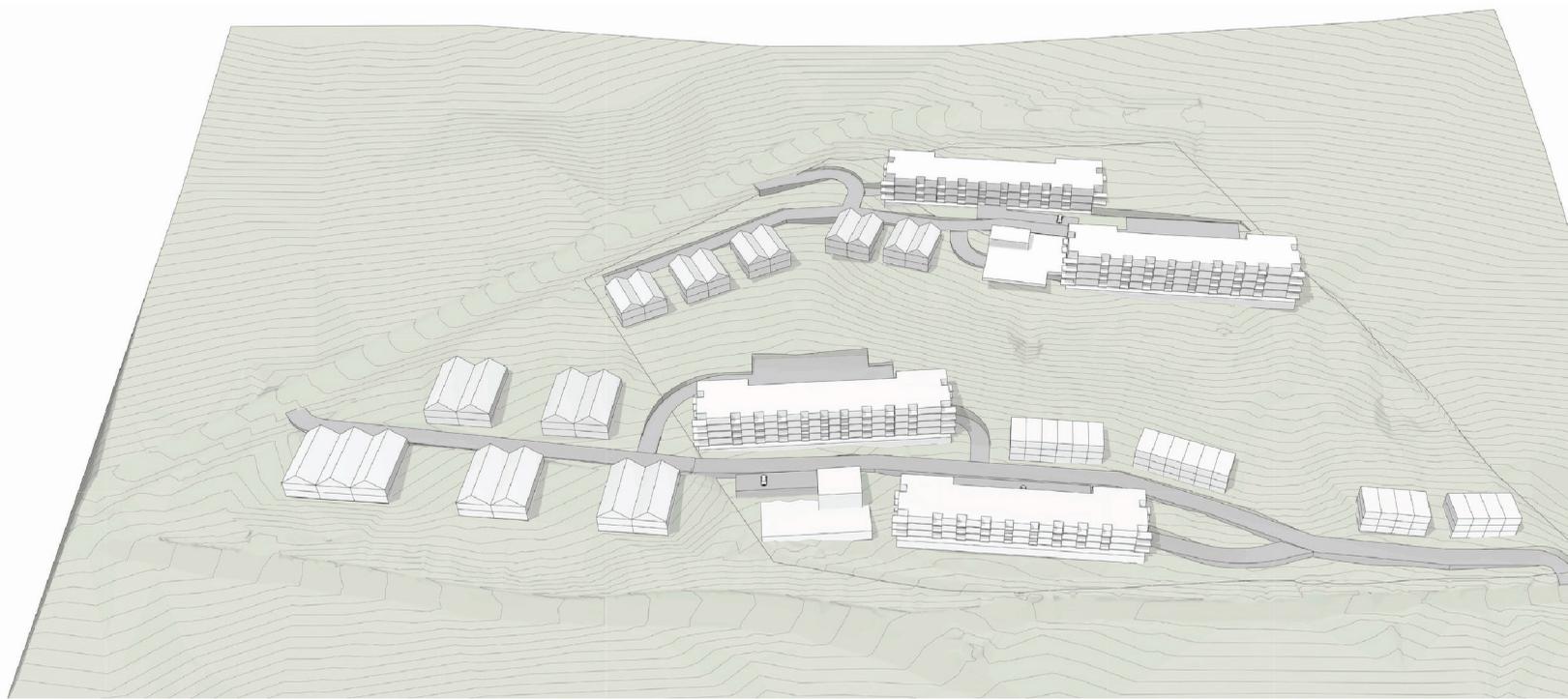


5930 COLUMBIA AVE

PEACHLAND, BRITISH COLUMBIA

# DEVELOPMENT CONCEPT

3D PERSPECTIVE



5930 COLUMBIA AVE

PEACHLAND, BRITISH COLUMBIA

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# MASTER PLAN

## Data Sheet

AREAS						UNITS								
site area	386,917													
Area allowed	232,150					Units all	213							
<b>Condos</b>														
	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	38592		16	28	8	
Building B	3	11780	36460		15380	12	36	810	29168		12	18	6	
Building C	3	11780	36460		15380	12	36	810	29168		12	18	6	
Building D	4	11780	48240		15380	12	48	804	38592		16	24	8	
			<b>169400</b>		<b>61520</b>		<b>172</b>	<b>788</b>	<b>135520</b>		<b>56</b>	<b>88</b>	<b>28</b>	
									Net Areas		900	700	500	
											50400	61600	14000	
														<b>126000</b>
<b>Townhouses</b>														
	units	per unit	GFA residential		per unit	GFA excluding								
Townhouse A	6	1350	8100		400	2400				6				
Townhouse B	6	1350	8100		400	2400				6				
Townhouse C	4	1350	5400		400	1600				4				
Townhouse D	4	1350	5400		400	1600				4				
Townhouse E	4	1200	4800		200	800					4			
Townhouse F	4	1200	4800		200	800					4			
Townhouse G	4	1200	4800		200	800					4			
Townhouse H	4	1200	4800		200	800					4			
Townhouse I	4	1200	4800		200	800					4			
			<b>51000</b>			<b>12000</b>								
<b>Amenity Buildings</b>														
Upper Amenity	2	2200	<b>4400</b>											
Lower Amenity	2	2200	<b>4400</b>											
<b>Total</b>										3-bed	2-bed	1-bed	studio	
	FAR	0.58	<b>224800</b>	<b>0</b>	<b>73520</b>		<b>212</b>			20	72	88	28	
			7,350				1			9.43%	33.96%	41.51%	13.21%	
			3.27%											

5930 COLUMBIA AVE

PEACHLAND, BRITISH COLUMBIA

# APPENDIX

## ZONING BYLAW COMPARISON

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

District of Peachland  
**RM3**

#### 7.10 RM3 ZONE – MULTI-UNIT RESIDENTIAL – LOW DENSITY AND CLUSTER

Intent: To provide a zone for comprehensively-designed, ground-oriented, multiple-unit residential buildings, related amenity spaces and compatible uses on serviced urban lots. [Low Density Residential at approximately 25 units per gross hectare (10 units per acre)].

- Uses Permitted**
- Principal Uses**
- The following uses and no others are permitted in the RM3 Zone:
    - Multiple-unit Residential Building
    - Care Facility, Congregate
    - Care Facility, Extended
    - Care Facility, Major

- Accessory Uses**
- The following uses and no others are permitted as accessory to the principal uses in the RM3 Zone:
    - Home Based Business, Type I (Minor)
    - Residential Flex Unit

**Density**

- The maximum floor area ratio shall be 0.6 FAR.

**Lot Coverage**

- The maximum lot coverage is 45%. 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	6.0 m (19.7 ft)
Rear yard	7.5 m (24.6 ft)
Interior side yard	3.0 m (9.8 ft)
Exterior side yard	6.0 m (19.7 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)

'Intent' increases from 10 units/acre to 24 units/acre  
\*\*\* not considered a bylaw requirement \*\*\*

No change in Use

Density from 0.6 FAR to 0.75 FAR

Lot Coverage from 45%/50% to 50%  
(RM4 sets max coverage for hardscaping)

Setbacks change slightly

Third Storey Setbacks added

Height Increase from 36.1 ft to 55.1 ft

### RM4 ZONE – Multi-Unit Residential – Medium Density

District of Peachland  
**RM4**

#### 7.11 RM4 ZONE – MULTI-UNIT RESIDENTIAL – MEDIUM DENSITY

Intent: To provide a zone for comprehensively-designed, medium-density, multiple-unit residential buildings, related amenity spaces and compatible uses on serviced urban lots. [Medium Density Residential at approximately 60 units per gross hectare (24 units per acre)].

- Uses Permitted**
- Principal Uses**
- The following uses and no others are permitted in the RM4 Zone:
    - Multiple-unit Residential Building
    - Care Facility, Congregate
    - Care Facility, Extended
    - Care Facility, Major

- Accessory Uses**
- The following uses and no others are permitted as accessory to the principal uses in the RM4 Zone:
    - Home Based Business, Minor
    - Residential Flex Unit

**Density**

- The maximum floor area ratio shall be 0.75 FAR.

**Lot Coverage**

- The maximum lot coverage by principal and accessory buildings is 50%, together with parking areas and driveways lot coverage shall not exceed 60%. Lot coverage may be increased to 65% if permeable parking surfaces are provided.

**Setback Requirements**

- Minimum setback requirements are as follows for the first and second storeys of all buildings and structures:

Front yard	4.5 m (14.8 ft)
Rear yard	6.0 m (19.7 ft)
Interior side yard	6.0 m (19.7 ft)
Exterior side yard	4.5 m (14.8 ft)

**Setback Requirements**

- Minimum requirements are as follows for the third or higher storeys of all buildings and structures:

Front yard	4.5 m (14.8 ft)
Rear yard	6.0 m (19.7 ft)
Interior side yard	7.5 m (24.6 ft)
Exterior side yard	6.0 m (19.7 ft)

**Height**

- Maximum building heights are as follows:

Principal building	16.8 m (55.1 ft)
Accessory buildings and structures	4.5 m (14.8 ft)

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## ZONING BYLAW DENSITY

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

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- 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)

OCP = 24 units / acre  
Assuming site area = 9 acres  
**= 216 units**

Density from 0.6 FAR to 0.75 FAR

= 235,000 buildable sqft  
**= 1089 sqft / unit**

= 294,000 buildable sqft  
**= 1,361 sqft / unit**

### RM4 ZONE – Multi-Unit Residential – Medium Density

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## ZONING BYLAW Height

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



#### 7.10 RM3 ZONE – MULTI-UNIT RESIDENTIAL – LOW DENSITY AND CLUSTER

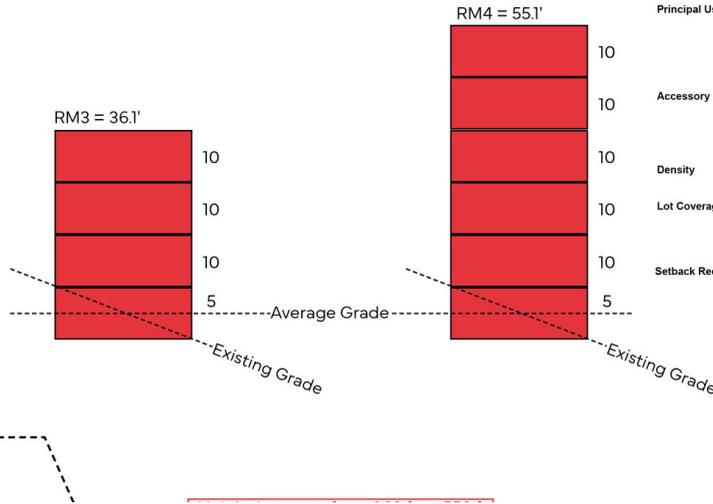
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- Density**
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- The maximum lot coverage by principal and accessory uses together with parking areas and driveways lot coverage may be increased to 65% if permeable parking surfaces are provided.
- Setback Requirements**
- Minimum setback requirements are as follows for the third storeys of all buildings and structures:

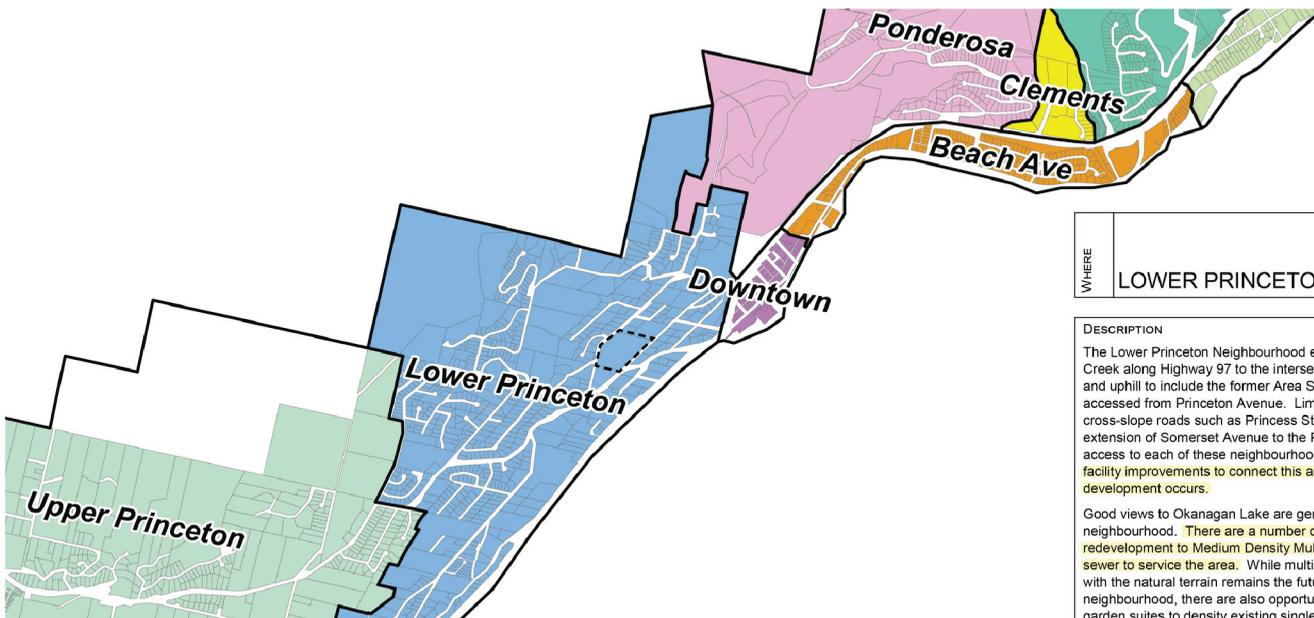
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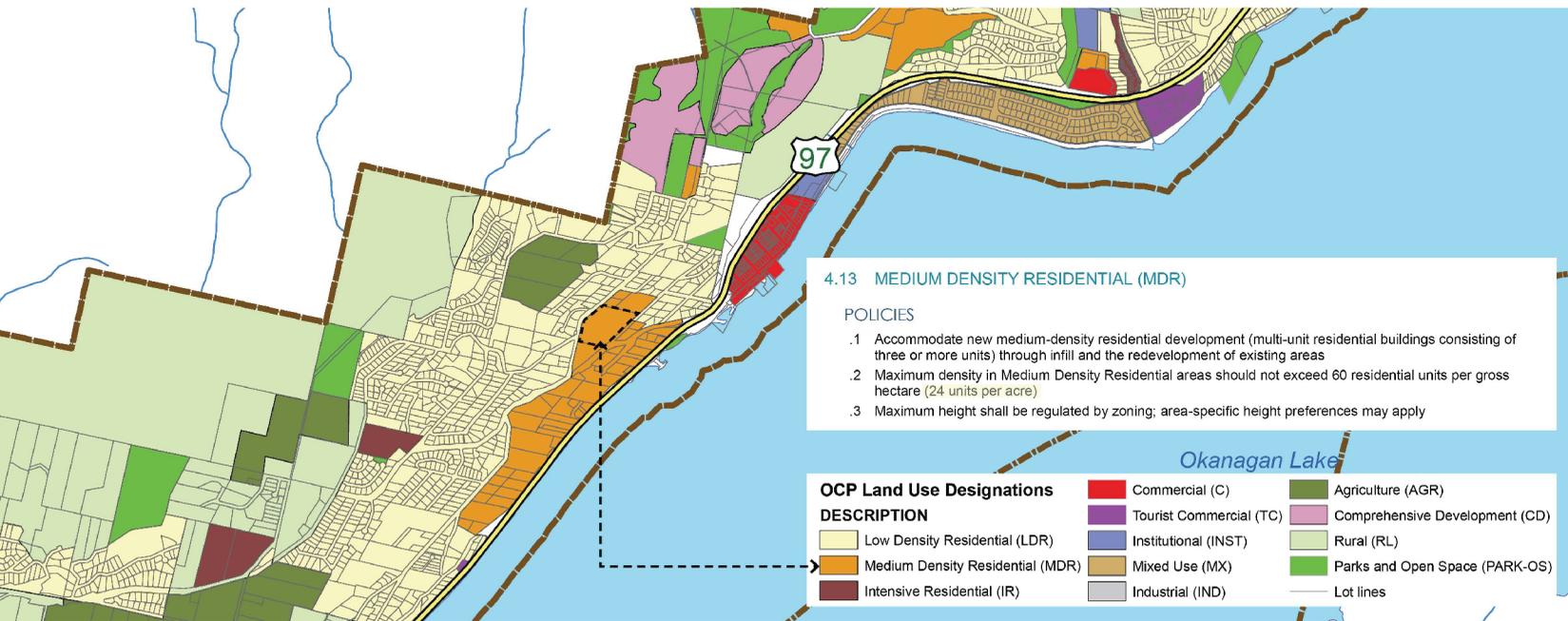
## OCP - Neighbourhood Map



WHERE	LOWER PRINCETON NEIGHBOURHOOD
DESCRIPTION	<p>The Lower Princeton Neighbourhood extends from north of Peachland (Deep) Creek along Highway 97 to the intersection of Beach and Princeton Avenues and uphill to include the former Area Structure Plan Area and neighbourhoods accessed from Princeton Avenue. Limited access to Highway 97 means that cross-slope roads such as Princess Street will serve this area. The anticipated extension of Somerset Avenue to the Ponderosa Neighbourhood will improve access to each of these neighbourhoods. The District will also seek pedestrian facility improvements to connect this area with other neighbourhoods as development occurs.</p> <p>Good views to Okanagan Lake are generally enjoyed by properties in this neighbourhood. There are a number of large properties that will be eligible for redevelopment to Medium Density Multi-unit Residential upon extension of sewer to service the area. While multi-unit Residential development compatible with the natural terrain remains the future land use preference in much of the neighbourhood, there are also opportunities for providing secondary and garden suites to density existing single detached residential portions of the neighbourhood served by community sewer.</p>

# APPENDIX

## OCP - Future Land Use Map



# APPENDIX

## OCP - Major Street Network Map



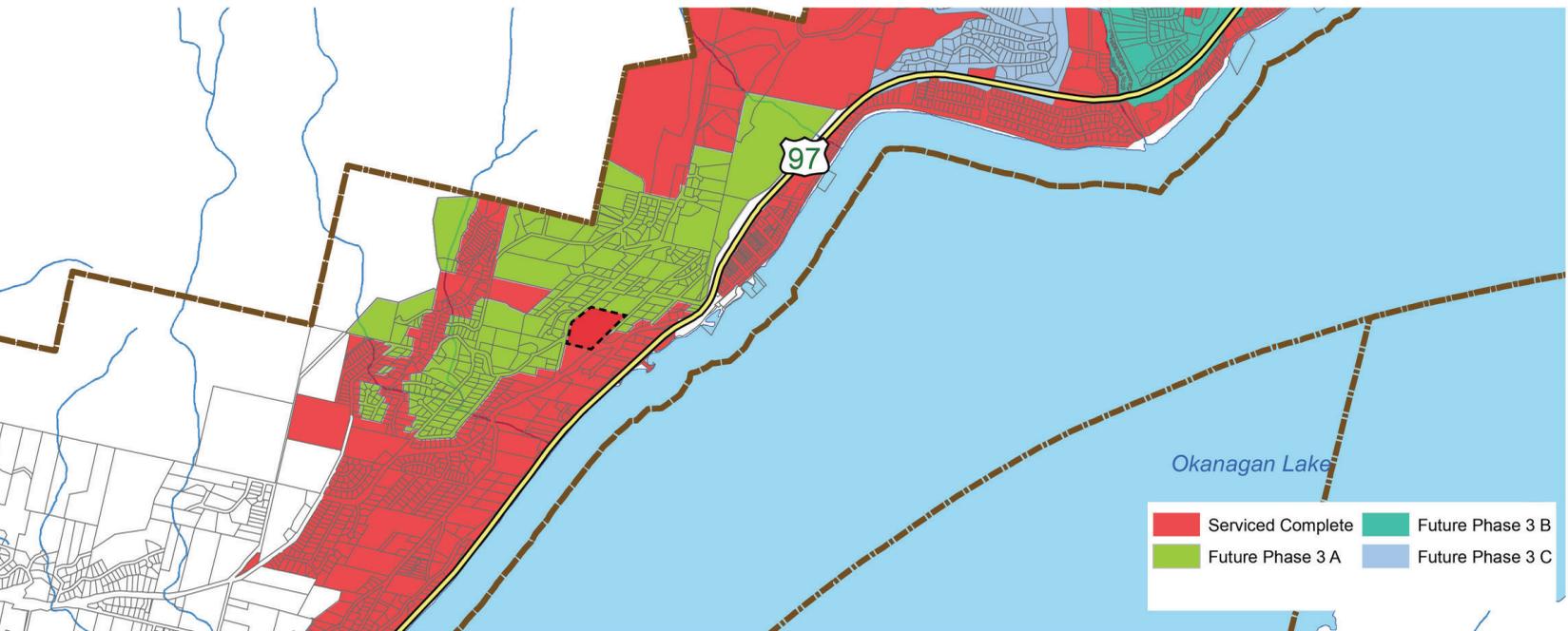
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## OCP - Sidewalk & Pedestrian Connectivity Map



# APPENDIX

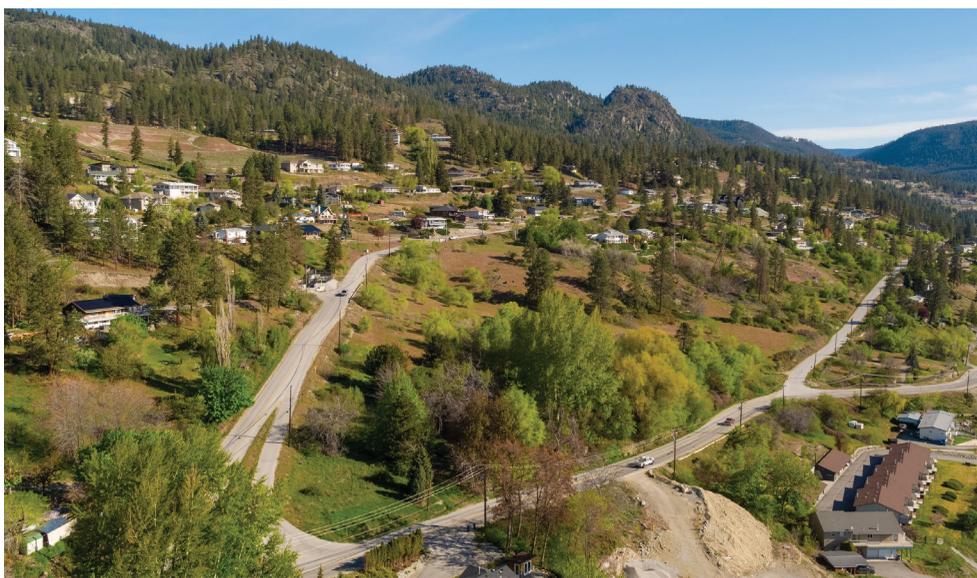
## OCP - Sewer Phasing Map



**5930 COLUMBIA AVE**

**PEACHLAND, BRITISH COLUMBIA**

5930 Columbia Ave - Peachland, British Columbia V0H 1X4



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