

**FOR SALE**

# Eden Adult Green Living Community

Modern Facility Providing Unique & Forward Thinking Plan



Lot lines for demonstration only. Actual lot lines and property boundaries to be verified by survey and municipal plans.

## Eden Seniors Complex

### OPPORTUNITY

Build ready for 73 units, apartment style rental housing with concierge-type seniors care service add on available to residents as needed. Excellent opportunity and CAP rates with the strong rental market, demographic of aging local population and high exposure for quality lifestyle in the Central Okanagan of British Columbia, to widespread global interest. Detailed feasibility studies forecast the target demographic will increase by 37%+ in the coming 10 years alone.

### LOCATION

The Property is located in the Okanagan Landing area within Vernon boundary, centrally between Okanagan Lake (Kin Beach) & a popular shopping centre. Eden provides excellent proximity to local markets, ideal growing conditions to support the on site organic gardens and easy access to North Okanagan Lake.

All information and data presented here is deemed accurate but not guaranteed. Buyer to verify if important. E&O applies.

For details or viewing of the subject, contact

**ROB A. ARCHIBALD**  
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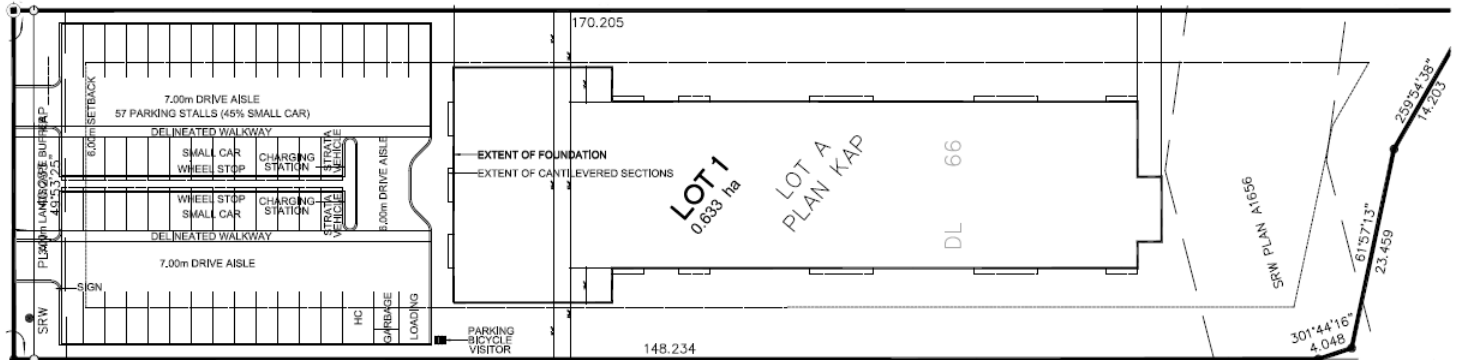
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### LEGAL DESCRIPTION

Plan: KAP92604, Lot: 1, Dist. Lot: 66, LD: 41 ODYD City of Vernon  
PID: 028-740-718



### PROPERTY DETAILS

132.44 ' Frontage to Okanagan Landing Road  
570' Depth with Vernon Creek along the South Eastern border  
1.78 Acre parcel

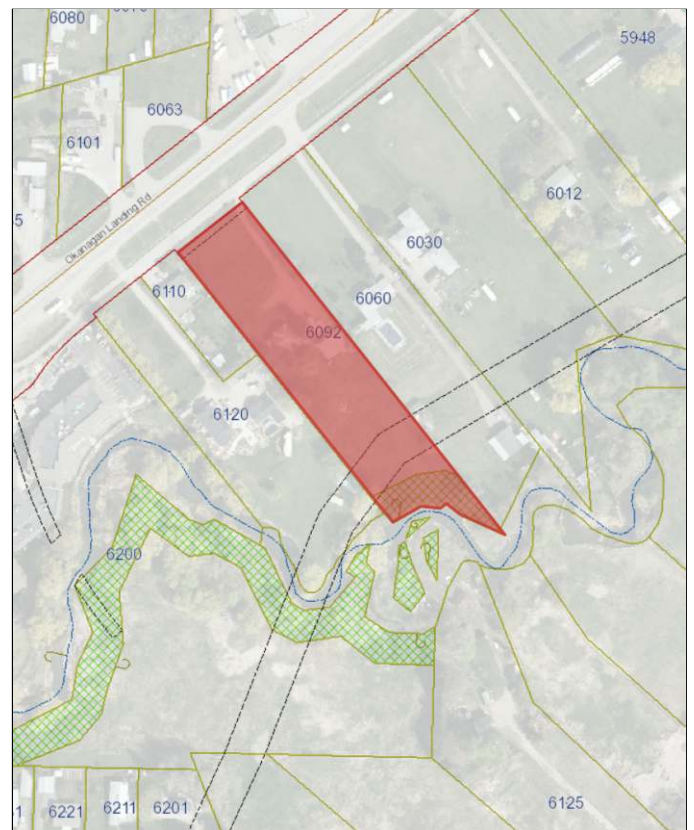
### KEY FEATURES

- 73 spacious units in a range of 1-bed, 1-bed + den & 2-bed options, with viewpoints and beautiful, open layouts.
- Designed to integrate nature indoors and out, with lots of natural light and ease of access.
- Future care needs in mind, should any medical upgrades be required - units are medical-care-ready to easily include additional services or equipment that could be needed.
- All units have in-suite laundry and a full, beautiful kitchen.
- Common amenity areas encourage connection with neighbours and friends or, if you prefer privacy, there are many view points and quiet contemplative areas.

### OFFER

Purchase price.

\$2,500,000



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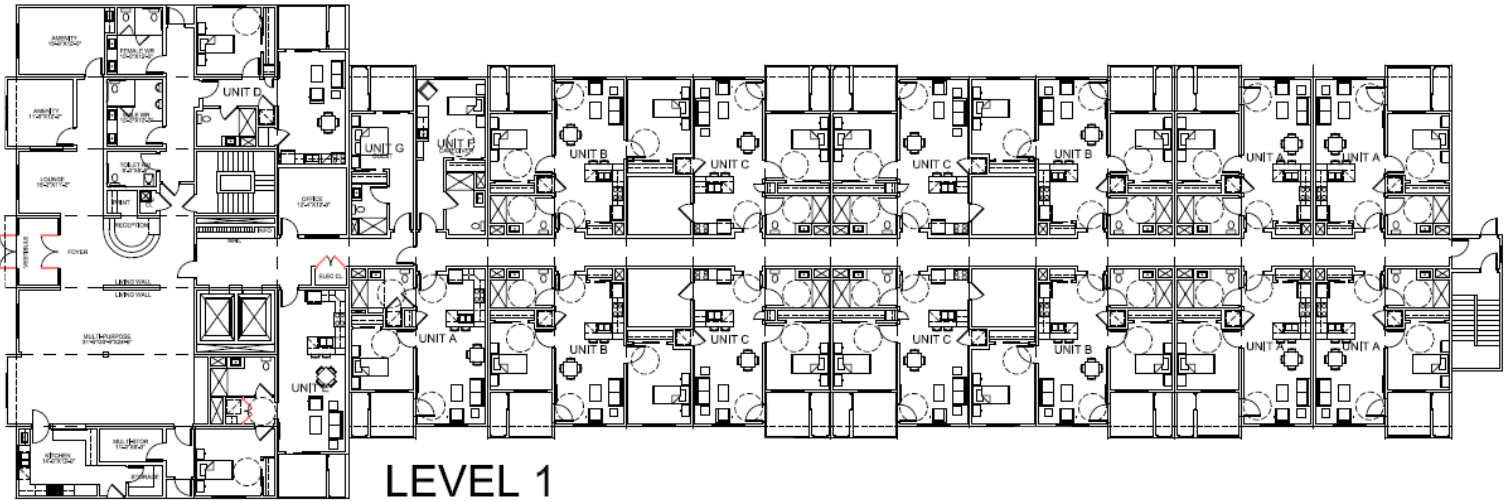


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## LEVEL 1

17 UNITS

FLOOR AREA (GROSS) = 16,964sf/FLOOR

## RENTAL HOUSING

Care services as an a la carte upgrade for residents, keep monthly rental rates lower, offering competitive monthly rental fees and the ability to age in place.

Units are spaciouly designed in an open concept and every suite has a balcony and view. We have 10 exclusive Penthouse units with additional in suite storage and some lake views. Lower level storage lockers are available for every unit, giving residents safe, secure storage facilities for personal items.

Available units include:

1 bedrooms	650 sq ft
1 bedroom + den	800 sq ft
2 bedroom	1,000 sq ft

## ADDITIONAL AMENITIES

- Organic Gardening Plots (Raised Beds)
- Lounge & billiards room with big screen TVs
- Library & theatre with coffee house
- Outdoor BBQ pit
- Bird Sanctuary
- Healing Herb + Tea Gardens
- Wildlife Protection Areas + Creekside Viewpoints
- Scooter & Bike Parking
- Outdoor yoga/tai chi area
- Outdoor chess board, Bocce ball, horseshoes
- Outdoor putting area
- Self-less Service Program - for resident participation (volunteer)
- Pet Programs - Companion Pet Services
- Bus passes and bus access at front of property
- Medic alert emergency response system (unit upgrade on request)
- Building security systems

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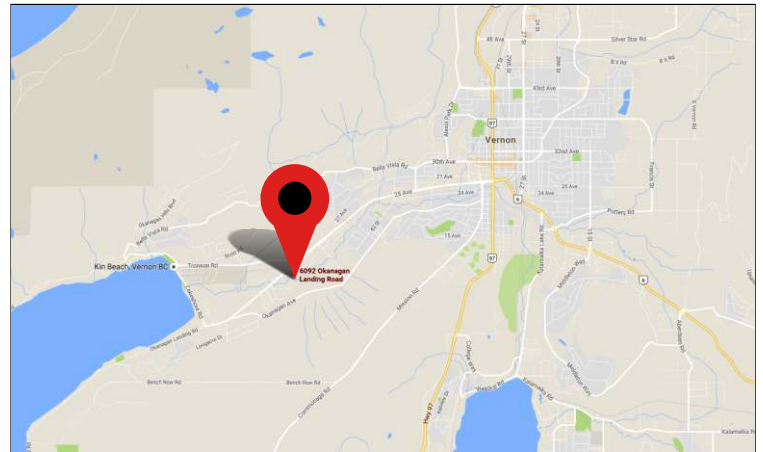
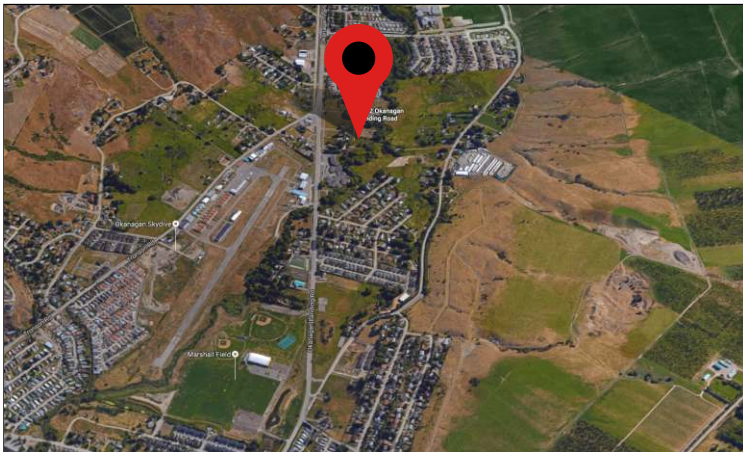
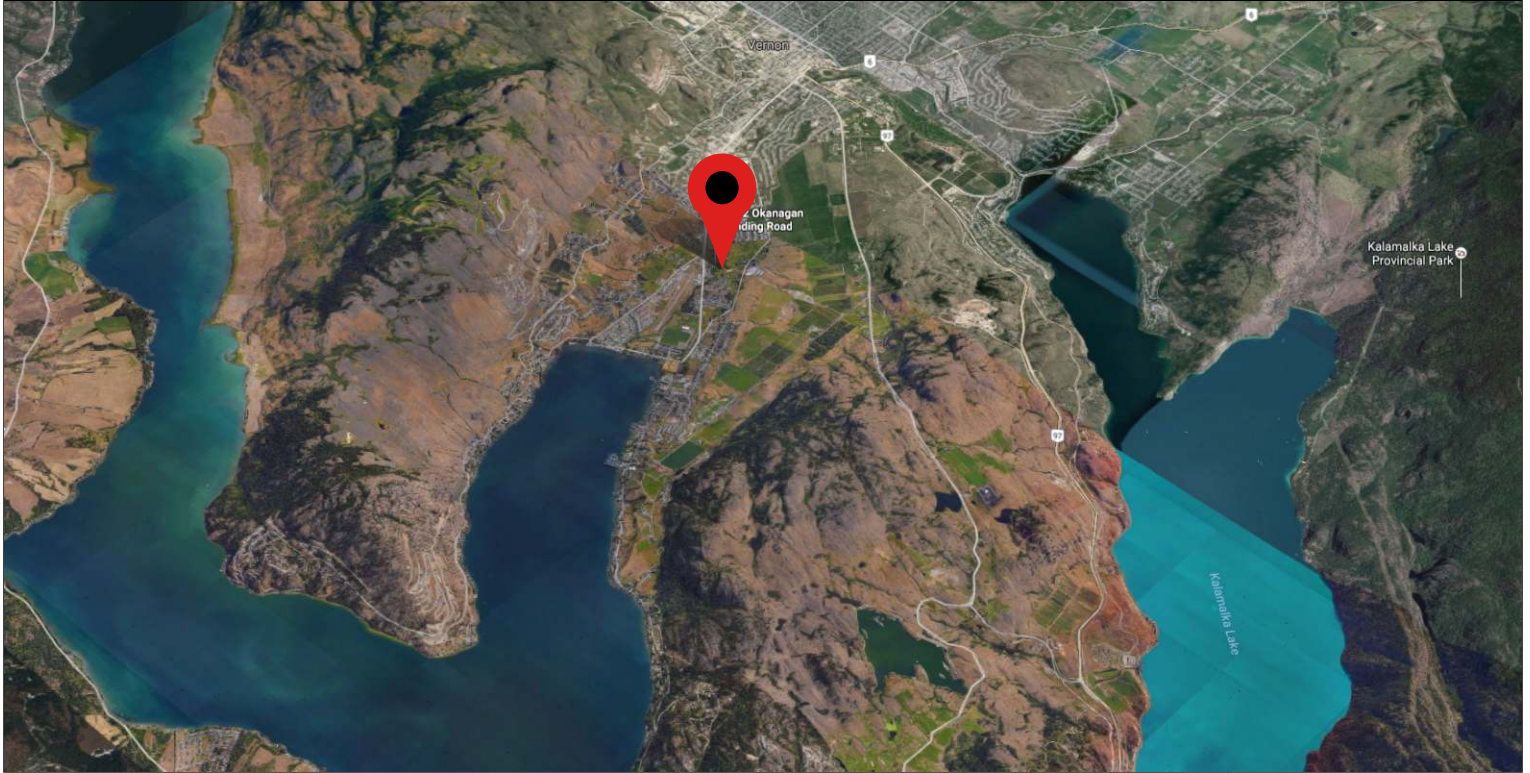
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### MUNICIPAL ZONING A3 - Rural Small Holdings

Land and structures shall be used for the following uses only, or for a combination of such uses:

#### Principal Uses:

agriculture  
animal clinics, major  
animal clinics, minor  
aquaculture  
campsites, tourist  
care centre, major (use is only permitted with the A3c sub-zoning district)  
emergency protective services  
farmers' market  
golf courses  
greenhouses and plant nurseries  
guide and tour services  
single detached housing  
stables and riding academies  
utility services, minor impact  
zoo or botanical gardens

#### Secondary Uses:

agricultural or garden stands  
agricultural dwellings, additional  
bed and breakfast homes (in single detached housing only)  
or agri-tourist accommodation  
boarding rooms (Bylaw 5440)  
brewing or distilling, Class A  
care centres, minor  
home based businesses, rural  
home based businesses, minor  
home based businesses, major  
kennels  
second kitchens  
wineries and cideries

#### Subdivision Regulations

The minimum lot width is 24.0 m.

The minimum lot area is 2.0 Ha (5 acres)

#### Development Regulations

The maximum site coverage is 10% for residential development, and 35% for agricultural structures except it may be increased to 75% for greenhouses with closed wastewater and storm water management systems.

The maximum height is the lesser of 9.5m or 2.5 storeys, except it is 13.0m for secondary buildings and 16.0m for agricultural structures.

The minimum front yard is 6.0m.

The minimum side yard is 3.0m, except it is 6.0m from a flanking street.

The minimum rear yard is 10.0m, except it is 3.0m for secondary buildings.

No more than one residential unit per lot.

Buildings housing more than 4 animals, used for processing animal products or for agriculture and garden stands shall be located no closer than 15.0m to any lot line, except no closer than 30.0m to a lot in residential zones.

#### Other Regulations

Farm and animal products processing is allowed provided that a minimum of 50% of the products are produced on-site.

When a home based business of any type involves the cutting and wrapping of wild game and/or the butchering of domestic meat, the lot must have a minimum lot area greater than 0.33ha (0.6 acre).

Single wide mobile homes shall not be located on lots smaller than 2.0ha (5 acres) and double wide mobile homes shall not be located on lots smaller than 0.8ha (2 acres).

Major animal clinics or kennels as well as stables and riding academies shall not be located on parcels less than 2.0ha (5 acres).

Agricultural and garden stands selling produce grown on the site or another site operated by the same producer do not have a maximum area. The maximum gross floor area of stands selling produce that is produced off-site shall be 50.0m<sup>2</sup>. For sites within the Agricultural Land Reserve, the maximum gross floor area of agricultural and garden sales for produce off-site shall be lesser of 33% of the total floor area of the agricultural or garden stand or 50.0m<sup>2</sup>.

Retail sales and other uses are subject to the BC Agricultural Land Commission Act and regulations where in the ALR.

Agri-tourist accommodation shall not be located on lots smaller than 2.0ha (5 acres) and shall not exceed 10 bedrooms, campsites or recreational vehicle pads.

In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4 (secondary development, yards, projections into yards, lighting, agricultural setbacks, etc.); the specific use regulations of Section 5; the landscaping and fencing provisions of Section 6; and, the parking and loading regulations of Section 7. Lands within the ALR may also be affected by additional regulations of the Agricultural Land Commission.

As per Section 4.10.2 - All buildings and structures, excluding perimeter fencing (garden walls and fences) on lots abutting City Roads as identified on Schedule "B" shall not be sited closer to the City Road than the setback as per the appropriate zone measured from the offset Rights of Way as illustrated on Schedule "B". (Bylaw 5440)

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