

# FOR SALE

# Five Lots with Two Building Hotel

## RARE DEVELOPMENT OPPORTUNITY! - Prime, Downtown Kelowna Location



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

## 1627 Abbott Street & 224 Leon Avenue, Kelowna, BC

Kelowna, British Columbia is recognized world wide as a high quality, year round vacation destination, ranked in the top 10 places to live. Anchoring the Central Okanagan as the capital of development, technology and economic growth, Kelowna offers world class golf courses, endless trails for walkers, joggers, bikers and family outings and miles of beaches to stunning orchards and a huge selection of some of the best wineries in Canada, several winning outstanding awards for their various vintages and endless varietals. Natural activities abound; boating, swimming, skiing, water skiing, and several choices of snow of skiing offering family mountains or daredevil runs.

This property is situated in the heart of it all. Directly across the street from City Park, and a leisurely walk exposes you to a cultural mix of casual to fine dining, entertainment, Kelowna Yacht Club, waterfront board walk, boat launch and a constant stream of visiting traffic.

### OPPORTUNITY

The purchase of four contiguous lots, and one single lot, separated by a lane, plus a two building hotel with swimming pool and surface parking.

### LOCATION

Situated on the Northeast corner of Abbott Street and Leon Avenue, in the North Kelowna area of Kelowna, British Columbia.

For details or viewing of the subject, contact

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

**ROB A. ARCHIBALD**

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**COMMERCIAL**

**KelownaCommercial.ca**

**Royal LePage Kelowna  
Brokerage**  
Independently Owned & Operated

**ROYAL LEPAGE**

I-1890 Cooper Road Kelowna, BC V1Y 8B7

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## LEGAL DESCRIPTION

1627 Abbott Street - Lots: 1-4, Block: 11, Plan: 462, DL: 139, ODYD  
PID: 002-044-501, 002-044-528, 002-044-536, 002-044-408  
224 Leon Avenue - Lot: 9, Block: 10, Plan: 426, DL: 139, ODYD  
PID: 012-357-138

## GROSS TAXES

\$56,556.

## PROPERTY DETAILS

Lot: 1-4 - 15.24m frontage along Abbott Street x 36.6m depth  
Lot: 9 - 15.24m frontage along Abbott Street x 36.6m depth  
Aggregate Lot Size: 30,000 square feet or 0.689 acres

## NOTE

This Property is within the proposed Downtown Revitalization Initiative area and a density of up to 5.0 FSR may be considered.

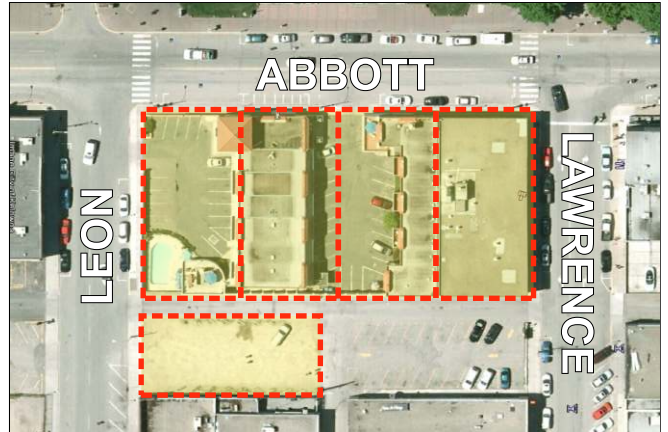
## KEY FEATURES

- 52 Room motel with swimming pool, swirl pool, several lounge areas, multiple parking locations plus street parking
- Zoned C-7, Central Business Commercial, City of Kelowna
- Two building hotel with swimming pool and surface parking, located in the downtown Kelowna area
- Site is level and at grade with adjacent road and surrounding developments
- Pedestrian access and vehicular access is provided via Abbott Street, Leon Avenue and rear lane
- Major highway access, Hwy 97 (Harvey Avenue) is located one block South providing major North-South vehicle route through the Okanagan Valley
- Abbott Street connects to Bernard Avenue to the North, which provides retail, restaurant focus, while Leon contains buildings for primarily commercial, retail or office use
- Abbott Street faces City Waterfront Park, street frontage provides commercial exposure to tourist traffic

## OFFER

Purchase price.

\$4,300,000



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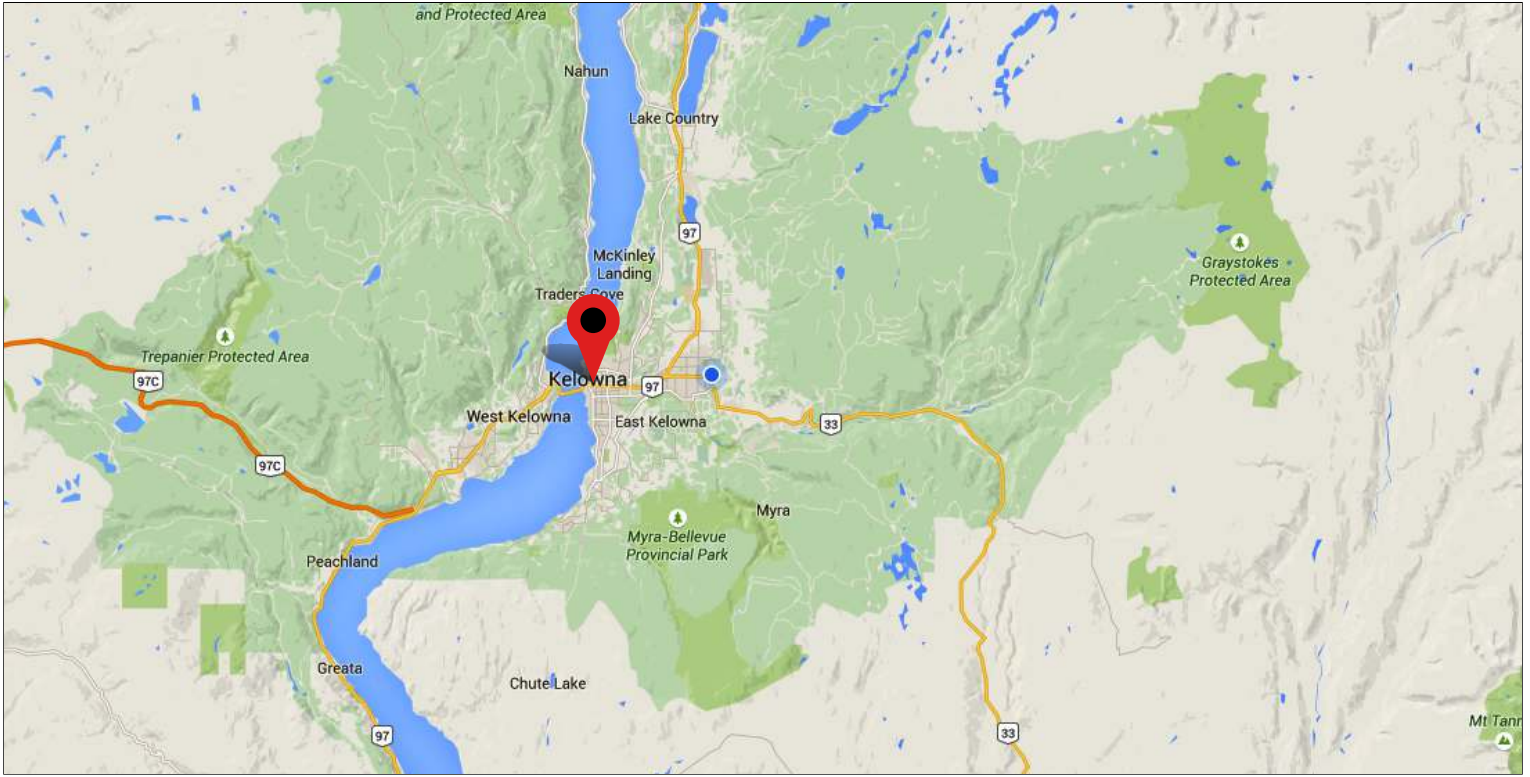
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### MUNICIPAL ZONING C7 - Central Business Commercial

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

#### Purpose

The purpose is to designate and preserve land for the orderly development of the financial, retail and entertainment, governmental and cultural core of the Downtown, as well as the retail, entertainment and cultural core of Rutland, which shall provide for high density residential uses, and commercial uses.

#### Principal Uses:

- (a) amusement arcade, major
- (b) apartment housing
- (c) apartment hotels
- (d) boarding or lodging houses
- (e) breweries and distilleries, minor
- (f) broadcasting studios
- (g) business support services
- (h) child care centre, major
- (i) commercial schools
- (j) community recreational services
- (k) congregate housing
- (l) custom indoor manufacturing/artist's studio
- (m) emergency and protective services
- (n) financial services
- (o) food primary establishment
- (p) funeral services
- (q) fleet services
- (r) gaming facilities
- (s) government services
- (t) health services
- (u) hotels
- (v) household repair services

(w) liquor primary establishment, major (C7lp and C7lp/rls only)

- (x) liquor primary establishment, minor
- (y) multiple dwelling housing
- (z) non-accessory parking
- (aa) offices
- (bb) participant recreation services, indoor
- (cc) personal service establishments
- (dd) private clubs
- (dd) private education services
- (ee) public education services
- (ff) public libraries and cultural exhibits
- (hh) public parks
- (ii) recycled materials drop-off centres
- (jj) retail liquor sales establishment (C7rls and C7lp/rls only)
- (kk) retail stores, convenience
- (ll) retail stores, general
- (mm) spectator entertainment establishments
- (nn) spectator sports establishments
- (oo) supportive housing
- (pp) temporary shelter services
- (qq) thrift stores
- (qq) used goods stores
- (rr) utility services, minor impact

#### Secondary Uses

- (a) agriculture, urban
- (b) amusement arcade, minor
- (c) child care centre, minor
- (d) home based businesses, minor

#### Subdivision Regulations

- (a) The minimum lot width is 6.0 m.
- (b) The minimum lot depth is 30.0 m.
- (c) The minimum lot area is 200 m<sup>2</sup>.

#### Development Regulations

- (a) The maximum height is 22.0 m except in Area 1 and Area 2, as shown on C7-Diagram A and Diagram C, attached to this bylaw. The maximum allowable height within Area 1 and Area 2, as shown on C7 - Diagram A and Diagram C attached to this bylaw, is 44.0 m.
- (b) The minimum front yard is 0.0 m.
- (c) The minimum side yard is 0.0 m.
- (d) The minimum rear yard is 0.0 m.
- (e) Any portion of a building above 15 metres in height must be a minimum of 3.0m. from any property line abutting a street, as shown on C7 - Diagram B attached to this bylaw.
- (f) Within Areas 1 and 2, as shown on C7 - Diagram A and Diagram C, attached to this bylaw, any portion of a building above 15.0 m in height must be a minimum of 4.0 m from any property line abutting another property as illustrated on C7 - Diagram B attached to this bylaw.
- (g) Within Areas 1 and 2, as shown on C7 - Diagram A and Diagram C, attached to this bylaw, any portion of a building above 15.0 m in height must lie within the prescribed line illustrated on C7 - Diagram B, attached to this bylaw. This line will start at the geodetic elevation 15.0 m above all property lines adjacent to a street, and be inclined at an angle of 80 degrees.
- (h) Within Areas 1 and 2, as shown on C7 - Diagram A and Diagram C, attached to this bylaw, any floor plate situated above 15.0 m in height cannot exceed 676.0 m<sup>2</sup>, as illustrated on C7 - Diagram B attached to this bylaw.
- (i) Within Areas 1 and 2, as shown on C7 - Diagram A and Diagram C, attached to this bylaw, any portion of a building above 15.0 m in height cannot exceed a continuous exterior horizontal dimension of 26.0 m, as illustrated on C7 - Diagram B attached to this bylaw.
- (j) Within Areas 1 and 2, as shown on C7 - Diagram A and Diagram C, attached to this bylaw, any floor plate situated above 15.0 m in height cannot exceed a diagonal dimension of 39.0 m as illustrated on C7 - Diagram B attached to this bylaw.
- (k) In reference to the provisions restricting building envelope, the F.A.R is 9.0. (l) Any portion of a building above 22.0m in height must maintain a minimum setback of:
  - (i) 15.0m from any property line abutting another property line;
  - (ii) 10.0m from any property line abutting a lane;
  - (iii) 30.0m between more than one tower on the same property.The above setbacks will be measured from the nearest exterior building face, exclusive of unenclosed balconies.

#### Other Regulations

- (a) A minimum area of 6.0 m<sup>2</sup> of private open space shall be provided per bachelor dwelling, 10.0 m<sup>2</sup> of private open space shall be provided per 1 bedroom dwelling, and 15.0 m<sup>2</sup> of private open space shall be provided per dwelling with more than 1 bedroom.
- (b) Within Areas 1 and 2, as shown on C7 - Diagram A and Diagram C, attached to this bylaw, a supplemental floor area of 5% can be added to any floor area above 15.0 m in height provided the floor dimensions comply with all other provisions set out in the C7 zone. The supplemental area can only be added to the floor used as the basis for the calculation and shall be based on gross floor area of that floor.
- (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, accessory development, lighting, stream protection, etc.), the landscaping and fencing provisions of Section 7, the parking and loading regulations of Section 8, and the specific use regulations of Section 9.
- (d) All buildings along an identified "Retail Corridor", as shown on C7 - Diagram A, attached to this bylaw, shall provide a functional, retail commercial space on the first floor, which must occupy a minimum of 90% of the street frontage.
- (e) Drive-in food services are not a permitted form of development in this zone.
- (f) Financial services in the Rutland Urban Centre shall have a maximum total gross floor area of 500 m<sup>2</sup> unless a larger branch of the Financial services establishment is located within the Downtown Urban Centre.
- (g) All development within the C7 zone must provide an active commercial or residential use at-grade along all street frontages (e.g. retail, office space, ground-orientated residential units), which must occupy a minimum of 90% of the street frontages, OR a minimum of 75% on secondary street frontages provided 100% of the principal frontage has an active commercial or residential space. Access driveways and other portions of the street frontage not used as building will not be considered for the purpose of this calculation.
- (g) Within Area 3, as shown on C7 - Diagram A, attached to this bylaw, buildings less than or equal to 15.0m in height shall not be required to meet the vehicle parking space requirements of Section 8.1 of this Bylaw. Any buildings greater than 15.0m in height shall fully conform to Section 8.1.