

FOR LEASE

Kelowna Holiday Inn Express

Prime Retail Space for Lease



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

2486 Highway 97 North

OPPORTUNITY

With the construction of this highly visible and recognized brand, the adjacent shopping plaza provides a strong position for retail businesses to operate supporting services to both direct hotel traffic and secondary shopping patrons. This provides advanced positioning of your new location in a brand new and highly desirable business development area.

LOCATION

Located at the intersection of Highway 97 and Highway 33, directly across from Costco, providing direct frontage, visibility and easy access by millions of individuals every year.

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.

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**Royal LePage Kelowna
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KEY FEATURES

- Major draws with the New Holiday Inn Express and existing Fairfield Inn and Suites totaling 280 rooms. Costco and its substantial mix of supporting businesses and Up-Market Restaurant, The Home Depot Centre with Golf Town, Cactus Club, Starbucks and several large and medium sized retail outlets.
- Prime Location
- Architecturally inviting
- Kelowna's newest retail center
- Highway 97 access
- Hwy 97 and Hwy 33 exposure
- Abundant on-site parking
- Tenant Improvement Allowance
- Freestanding corner units with Patios
- Six In-Line spaces offering variable sizes/ options
- Anticipated possession Autumn 2017



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COMMERCIAL

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ROYAL LEPAGE

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SITE PLAN



CALNITSKY ARCHITECTS

RETAIL LEASABLE SIZES

- 1- 2691 SF Freestanding Corner Unit with Patio Space
- 2- 1162 SF
- 3- 1636 SF
- 4- 1765 SF
- 5- 1798 SF
- 6- 1787 SF
- 7- 1765 SF
- 8- 4305 SF

BASE RENT

- Inline units 2 through 6 \$32.00 SF
- Freestanding Corner Units 1 and 8 includes patio space \$35.00 SF

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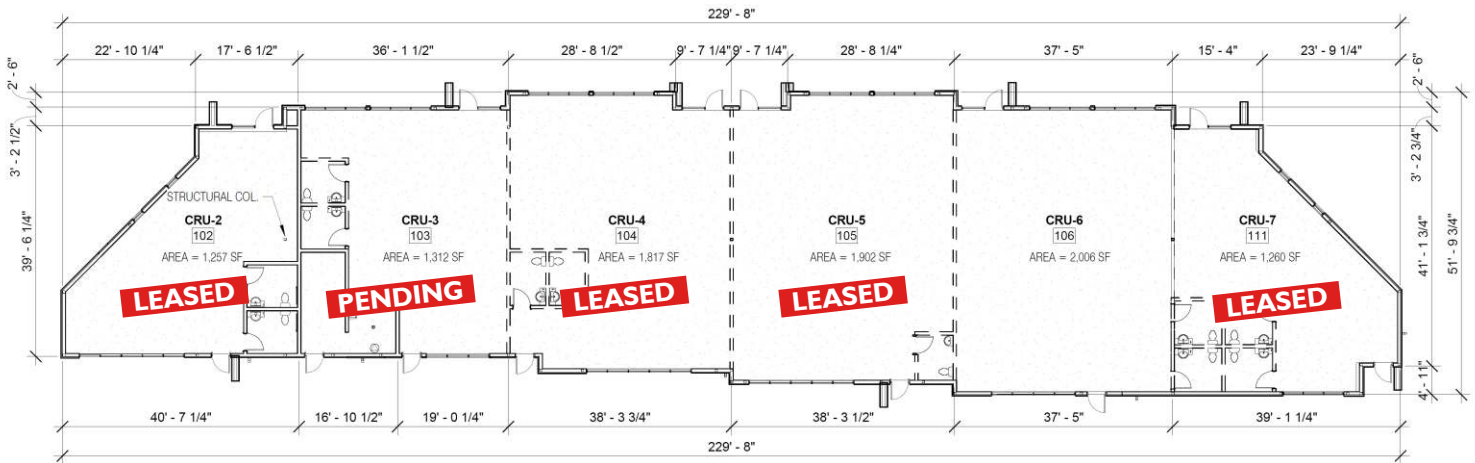


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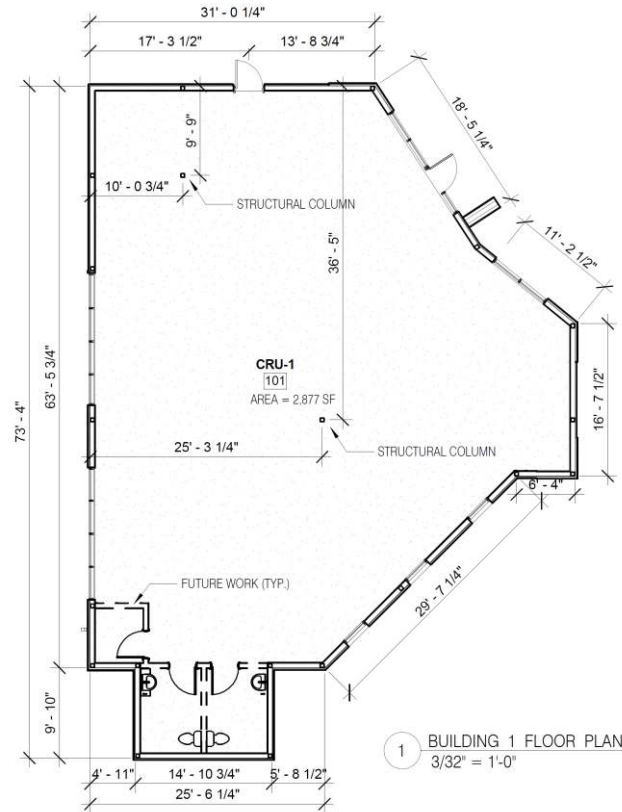
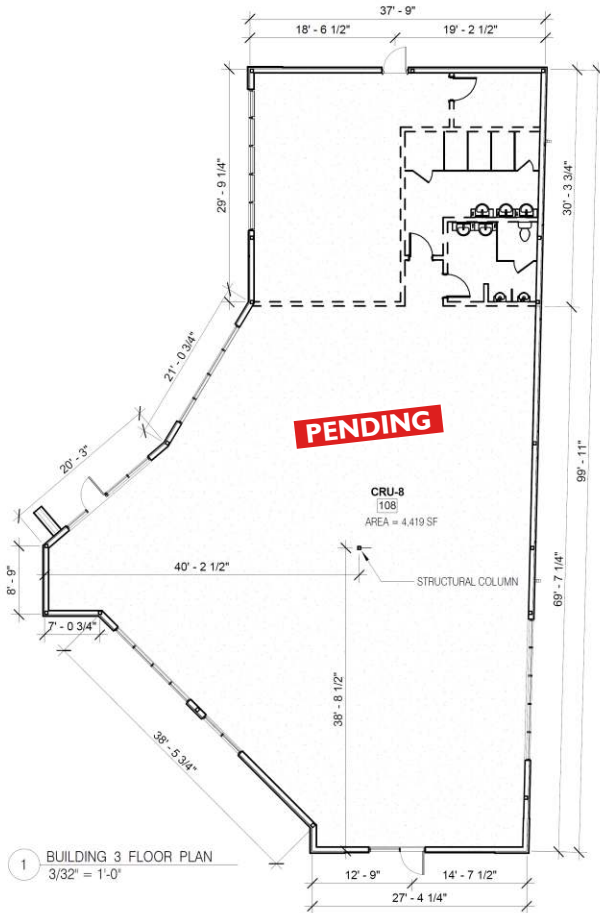
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1 BUILDING 2 FLOOR PLAN
1/16" = 1'-0"



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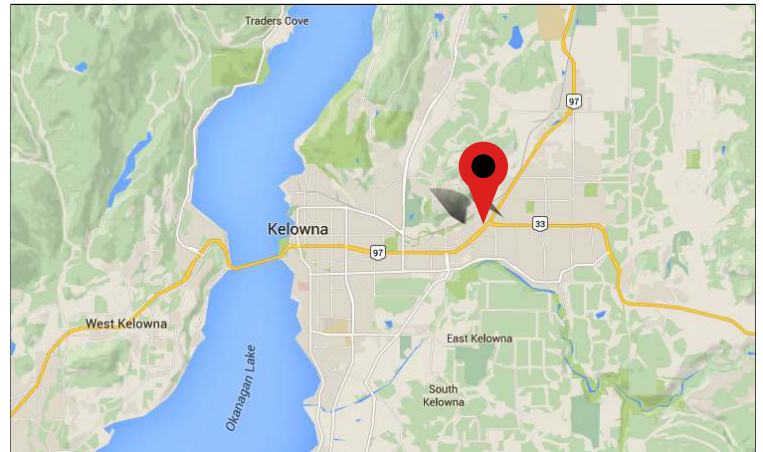
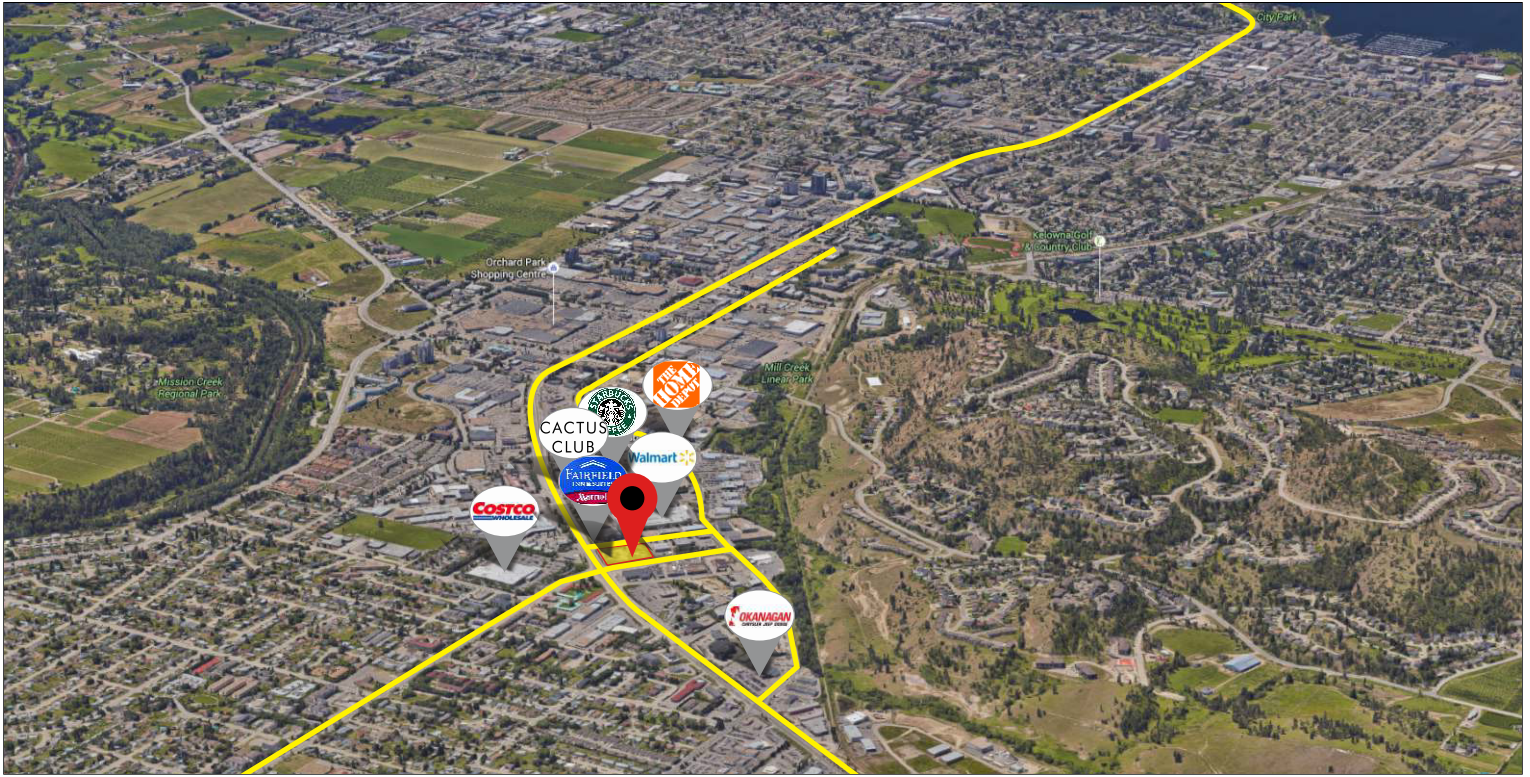
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MUNICIPAL ZONING: C9 - NOTE: Application to Rezone to C4 is pending.

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

C9 - Tourist Commercial (Retail Liquor Sales, Liquor Primary)

The purpose is to designate and preserve land for the orderly development of commercial visitor accommodation.

Principal Uses:

- (a) amusement arcades, major
- (b) amusement establishments, outdoor
- (c) apartment hotels
- (d) boat storage
- (e) hotels
- (f) motels
- (g) participant recreation services, indoor
- (h) tourist campsites

Secondary Uses:

- (a) agriculture, urban
- (b) amusement arcades, minor
- (c) child care centre, major
- (d) food primary establishment
- (e) liquor primary establishment, major (C9lp and C(lp/r)s only)
- (f) liquor primary establishment, minor
- (g) offices
- (h) personal service establishments
- (i) residential security/operator unit
- (j) retail liquor sales establishment (C9rls and C9lp/r)s only)
- (k) retail stores, convenience

Subdivision Regulations

- (a) The minimum lot width is 30.0 m.
- (b) The minimum lot depth is 35.0 m.
- (c) The minimum lot area is 1800 m².

Development Regulations

- (a) The maximum floor area ratio is 0.5 except it is 1.5 for apartment hotels and hotels.
- (b) The maximum height is the lessor of 11.0 m or 2 storeys except 22.0 m or 6 storeys for apartment hotels and hotels.
- (c) The minimum front yard is 6.0 m.
- (d) The minimum side yard is 3.0 m, except it is 4.5 m on a flanking street.
- (e) The minimum rear yard is 4.5 m for a motel or an accessory building or structure, and 15.0 m for a hotel.

Other Regulations

- (a) Go-kart tracks are allowed only on sites greater than 1.5 ha.
- (b) Offices are limited to those secondary to and serving the principal use.
- (c) Individual minor amusement arcades, offices, convenience retail sales, and wine/beer stores shall not have a floor area greater than 90 m².
- (d) Tourist campsites are allowed only on sites greater than 1.0 ha.
- (e) Apartment hotels, hotels, and motels are permitted only when connected to urban services.
- (f) Boat Storage use is only permitted on property that abuts or is within 100 m of a public or private boat launch facility. Structures or buildings used for the purpose of storing boats or other marine equipment are limited to one storey or 6 m and must meet the siting requirements for accessory buildings or structures. In no case are boats or marine equipment permitted to exceed a single tier of storage.
- (g) 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.

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C4 (rls, lp, lp/rls) - Urban Centre Commercial (Retail Liquor Sales, Liquor Primary)

The purpose is to provide a zone for the development of community commercial centres to serve more than one neighbourhood.

Principal Uses:

- (a) amusement arcades, major
- (b) animal clinics, minor
- (c) apartment hotels
- (d) apartment housing
- (e) boarding or lodging houses
- (f) breweries and distilleries, minor
- (g) broadcasting studios
- (h) business support services
- (i) child care centre, major
- (j) commercial schools
- (k) congregate housing
- (l) custom indoor manufacturing
- (m) emergency and protective services
- (n) financial services
- (o) food primary establishment
- (p) funeral services
- (q) gas bars
- (r) government services
- (s) group homes, major
- (t) health services
- (u) hotels
- (v) liquor primary establishment, major (C4lp and C4lp/rls only)
- (w) liquor primary establishment, minor
- (x) motels
- (y) multiple dwelling housing
- (z) non-accessory parking
- (aa) offices

- (bb) participant recreation services, indoor
- (cc) personal service establishments
- (dd) private clubs
- (ee) public libraries and cultural exhibits
- (ff) recycled materials drop-off centres
- (gg) religious assemblies
- (hh) retail liquor sales establishment (C4rls and C4lp/rls only)
- (ii) retail stores, convenience
- (jj) retail stores, general
- (kk) spectator entertainment establishments
- (ll) supportive housing
- (mm) temporary shelter services
- (nn) thrift stores
- (oo) used goods stores
- (pp) utility services, minor impact

Secondary Uses:

- (a) agriculture, urban
- (b) amusement arcades, minor
- (c) [deleted]
- (d) child care centre, minor
- (e) home based businesses, minor
- (j) retail liquor sales establishment (C9rls and C9lp/rls only)
- (k) retail stores, convenience

Subdivision Regulations

- (a) The minimum lot width is 13.0 m, except it is 40.0 m if there is no abutting lane.
- (b) The minimum lot depth is 30.0 m.
- (c) The minimum lot area is 460 m², except it is 1300 m² if there is no abutting lane.

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C4 (rls, lp, lp/rls) - Urban Centre Commercial (Retail Liquor Sales, Liquor Primary), cont.

Development Regulations

(a) Floor area ratio:

1. For developments having only commercial uses, the maximum floor area ratio is 1.0.

2. For mixed-use developments, the maximum floor area ratio is 1.3, except if one or more of the following bonuses apply, where the total maximum allowable floor area ratio with bonusing must not exceed 2.35:

i. [deleted]

ii. Where parking spaces are provided totally beneath habitable space of a principal building or beneath useable common amenity areas providing that in all cases, the parking spaces are screened from view, an amount may be added to the floor area ratio equal to 0.2 multiplied by the ratio of such parking spaces to the total required parking spaces, but in no case shall this amount exceed 0.2;

iii. Where all required parking spaces are located below natural grade and where there is a co-op/ car sharing program provided, a bonus of 0.84 may be added to the floor area ratio. This density bonus is only applicable to properties located in the South Pandosy Urban Centre; and/or iv. Where in addition to the required open space, a publicly accessible public courtyard located at grade level and where a green roof is also provided, a bonus of 0.18 may be added to the floor area ratio.

(b) The maximum site coverage is 75%.

(c) The maximum height is the lesser of 15.0 m or 4 storeys in the South Pandosy and Rutland Urban Centres. In the Springfield/Highway 97 Urban Centre, maximum height is the lesser of 15.0 m or 4 storeys, except that for hotels, apartment hotels and apartment housing it shall be the lesser of 37.0 m or 12 storeys. In all other areas, the maximum height shall be the lesser of 15.0 m or 4 storeys. For mixed-use developments located in Urban Centres, where parking is located entirely below natural grade and provides a co-op / car sharing program, and provides a public courtyard and green roof, the maximum building height shall be the lesser of 25.0 m or 7 storeys.

(d) The minimum front yard is 0.0 m, except non-accessory parking shall have a landscaped buffer in accordance with Section 7.

(e) The minimum side yard is 0.0m, except it is 2.0m where the site abuts a residential zone other than an RU1, RU2, RU3 or RU4 zone, in which case the minimum side yard is the greater of 4.5m or half the height of the building. From a flanking street the minimum side yard is 0.0m

(f) The minimum rear yard is 0.0 m, except it is 6.0 m where abutting a residential zone.

Other Regulations

(a) Apartment housing and major group homes require access to grade separate from the commercial uses. In the case of elevator equipped buildings, uses can share elevators provided security measures are in place to restrict access to residential areas.

(b) A minimum area of 6.0 m² of private open space shall be provided per bachelor dwelling, congregate housing bedroom or group home bedroom, 10.0 m² of private open space shall be provided per 1 bedroom dwelling, and 15.0 m² of private open space shall be provided per dwelling with more than 1 bedroom.

(c) Drive-in food services shall only be permitted on properties fronting a provincial highway.

(d) Financial services shall have a maximum total gross floor area of 500 m² unless a larger branch of the Financial services establishment is located within the Downtown Urban Centre.

(e) A building incorporating residential uses shall provide a functional commercial space on the first floor, which must occupy a minimum of 90% of all street frontages, OR a minimum of 75% on secondary street frontages provided 100% of the principal frontage has a functional commercial space. Access driveways or other portions of the street frontage not used as building will not be considered for the purpose of this calculation.

(f) 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.

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