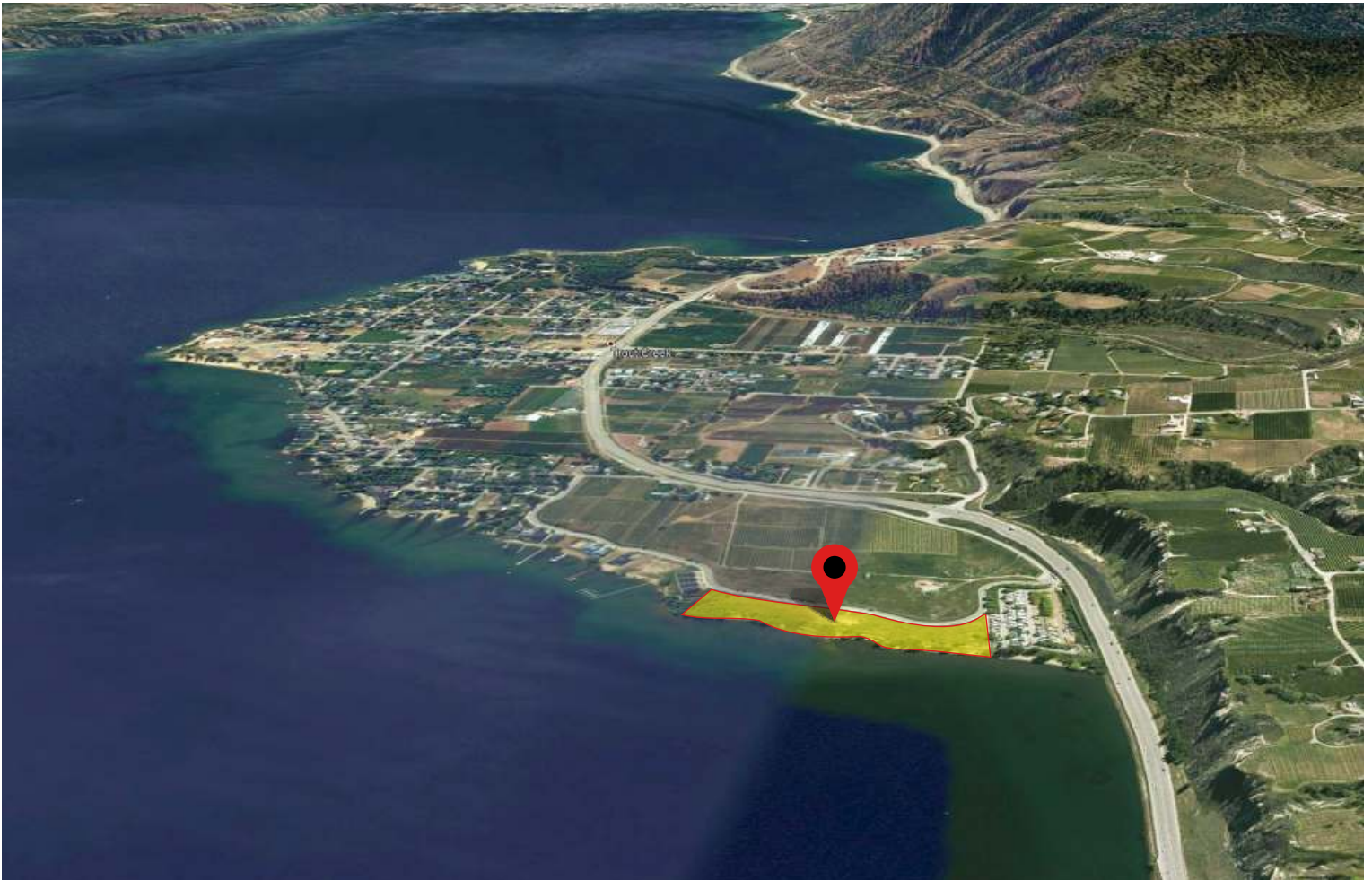


FOR SALE

Proposed Multi-Family Waterfront

Pristine Okanagan Lake Parcel in Summerland



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

2920-3530 Landry Crescent | Trout Creek | Summerland, BC

OPPORTUNITY

Rare doesn't begin to describe the opportunity this waterfront parcel presents. Accessed from an existing, full paved & serviced side road, this is a level 6.6 acre parcel with gentle grading to Okanagan Lake. Existing development proposal includes detailed lot structure for 12 parcels.

LOCATION

Situated across from an existing ALR parcel, to be planted as a cherry orchard, sided by a new residential development and a well established, private, seasonal park-camp. Less than 5 minutes to Summerland, providing full shopping services, dining and recreational activities. 15 minutes to Penticton and a regional airport. 30 minutes to West Kelowna, 40 minutes to Kelowna City Centre and less than 1 hour's drive to Kelowna International Airport

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

250 717 6688

RobArchibald@shaw.ca

COMMERCIAL

KelownaCommercial.ca

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

ROYAL LEPAGE

1-1890 Cooper Road Kelowna, BC V1Y 8B7

FOR SALE

Proposed Multi-Family Waterfront

Pristine Okanagan Lake Parcel in Summerland

CIVIC DESCRIPTION

2920 - 3530 Landry Crescent
Summerland, BC

LEGAL - Plan: KAP82140, Lot: 5, DL: 477, LD: 41 ODYD
PID: 026-853-833

PROPERTY DETAILS

- 6.6 Acres of level, waterfront property, 1347 feet of Okanagan Lake waterfront
- All lots front to Landry Crescent, a paved 2 lane side road with existing services & fire hydrants in place
- Riparian Management Plan. – early March
- Environmental Assessment- early March
- Hydrological Report- early March
- Professional Engineer Review of works- early March
- Water Modelling- early March
- Final Inspect by all municipal parties required prior to Final Approval-mid-March.

KEY FEATURES

- Zoned RMD / Medium Density Residential
- Sided by Single Family Dwellings - Brand new construction of residential duplex, waterfront homes
- The subject property is bordered by a an 8 unit Residential waterfront duplex development and a waterfront recreational site. A large parcel of land directly behind the subject property between Landry Crescent and Hwy 97 is in the Agricultural Land Reserve. The property will be developed into a cherry / apple orchard and will include a a single residential dwelling.

NOTED

A Registered Right of First Refusal exists on offers containing certain terms and conditions. Inquire to listing agent for details.

OFFER

Purchase price.

\$10,995,000

Lot(s) sold as package.



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SITE TOPOGRAPHY

- The subject site is relatively level to very gentle sloping down towards the waterfront on the north. The waterfront property has northern sun exposure.

WATERFRONT

- The subject property includes approximately 1347 feet of Okanagan Lake Frontage. The foreshore is relatively level and comprises mostly sand and rounded stones.

ACCESS

- The subject property has legal and physical access on its south boundary from Landry Crescent, a paved, two lane, urbanized municipal road. The north frontage of Landry Crescent is fully urbanized with sidewalk, curb and gutter, while the south frontage has curb and gutter but no sidewalk.

SERVICES

- Domestic water, sanitary sewer and storm sewer connections are currently stubbed to service the proposed 12 lot subdivision. Hydro/ telecommunications are available.
- The District of Summerland has indicated a requirement to provide waterfront access in the vicinity of Lots E and F. This was to be a 20-meter-wide access road for the general public. As a trade off for the 20-meter access requirement, The Ministry of Transportation and Infrastructure agreed to allow the waterfront walkway along the foreshore. See plan detailing the walkway.



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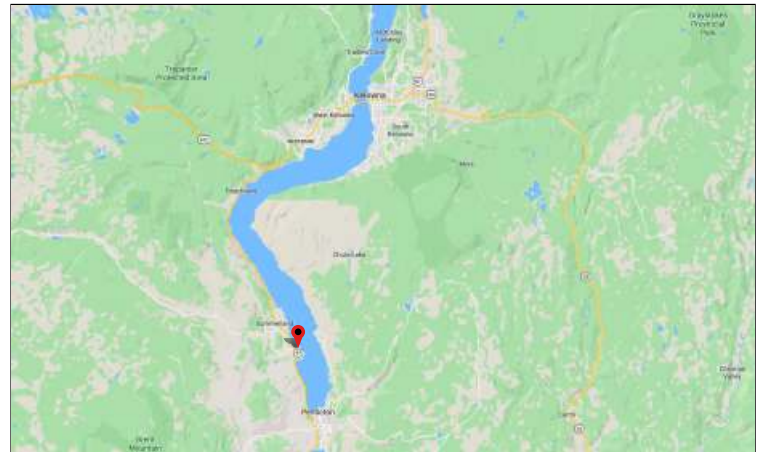
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LOCATION - DEVELOPMENT PLAN



Distances:

Summerland: 5 km | Penticton 13 km | Peachland: 27 km | West Kelowna: 38 km | Kelowna: 51 km | YLW: 65 km

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MUNICIPAL ZONING RMD : Residential Medium Density Zoning

10.8 RMD Residential Medium Density Zone RMD

10.8.1 Purpose

To provide a zone to accommodate the Development of multiple housing units in close proximity to existing or proposed low Density Developments on lands having Full Urban Services. Lands must be designated as Medium Density Residential under the District's Official Community Plan.

10.8.2 Principal Uses

The following Uses and no other Uses shall be the permitted Principal Uses in this zone subject to all applicable regulations of this Bylaw:

- (a) Cluster Housing comprised of Single Detached Housing, Duplex Housing, and /or Townhouse Housing;
- (b) Duplex Housing; and
- (c) Townhouse Housing.

10.8.3 Accessory Uses

The following Uses and no other Uses shall be the permitted Accessory Uses in this zone subject to all applicable regulations of this Bylaw:

- (a) Accessory Buildings and Structures;
- (b) Child Care Centre, Minor; and
- (c) Home Occupation - Type 1.

10.8.4 Subdivision Regulations

- (a) Minimum Lot Area 1,100m²
- (b) Minimum Lot Width 30.0m
- (c) Minimum Lot Depth 30.0m

10.8.5 Development Regulations

- (a) Maximum Lot Coverage 40 percent
- (b) Maximum Floor Area Ratio 0.6
- (c) Pursuant to Section 904 of the Local Government Act, and notwithstanding Section 10.6.5(b) of this Bylaw, the maximum Floor Area Ratio may be increased to 0.8 if the owner of the land proposed to be developed pays to the District prior to the time of Building Permit issuance the amount equal to \$2.50 per square foot of additional Gross Floor Area, to be deposited in a reserve fund for parks, cultural and recreational assets, and the necessary fire department equipment to service higher multiple Storey Buildings.

10.8.6 Siting Regulations

(a) Principal Buildings and Structures

- (i) Minimum Front Setback 6.0m
- (ii) Minimum Rear Setback 7.5m
- (iii) Minimum Side Setback (Interior) 4.0m
- (iv) Minimum Side Setback (Exterior) 6.0m
- (v) Maximum Height The lesser of 10.5m or 3 Storeys

(b) Accessory Buildings and Structures:

- (i) Minimum Front Setback 6.0m
- (ii) Minimum Rear Setback 1.5m
- (iii) Minimum Side Setback (Interior) 1.5m
- (iv) Minimum Side Setback (Exterior) 6.0m
- (v) Maximum Height The lesser of 4.5m or 1 Storey

10.8.7 Other Regulations

- (a) No parking, loading or garbage collection facilities shall be permitted in any required yard Abutting a public Highway.
- (b) A minimum area of 30.0m² of on-site Amenity Space shall be provided per Dwelling.
- (c) No more than 8 Dwellings may be located in a Building.
- (d) Notwithstanding Section 10.6.5(b) of this Bylaw, the minimum Floor Area Ratio may be increased to 0.8 if the owner of the land proposed to be developed pays to the District prior to the time of Building Permit issuance the amount equal to \$2.50 per square foot of additional Gross Floor Area.
- (e) In addition to the regulations listed above, other regulations may apply. These include Section 4: General Regulations, Section 5: Landscaping and Screening Regulations, Section 6: Parking and Loading Regulations, and Section 7: Specific Use Regulations.

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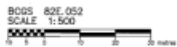
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STATUTORY Right of Way for Agreed Lakefront Walkway

REFERENCE PLAN OF STATUTORY RIGHT OF WAY ON PART OF LOT 5, PLAN KAP 82140, D.L. 477, O.D.Y.D.

PURSUANT TO SECTION 99, LAND TITLE ACT

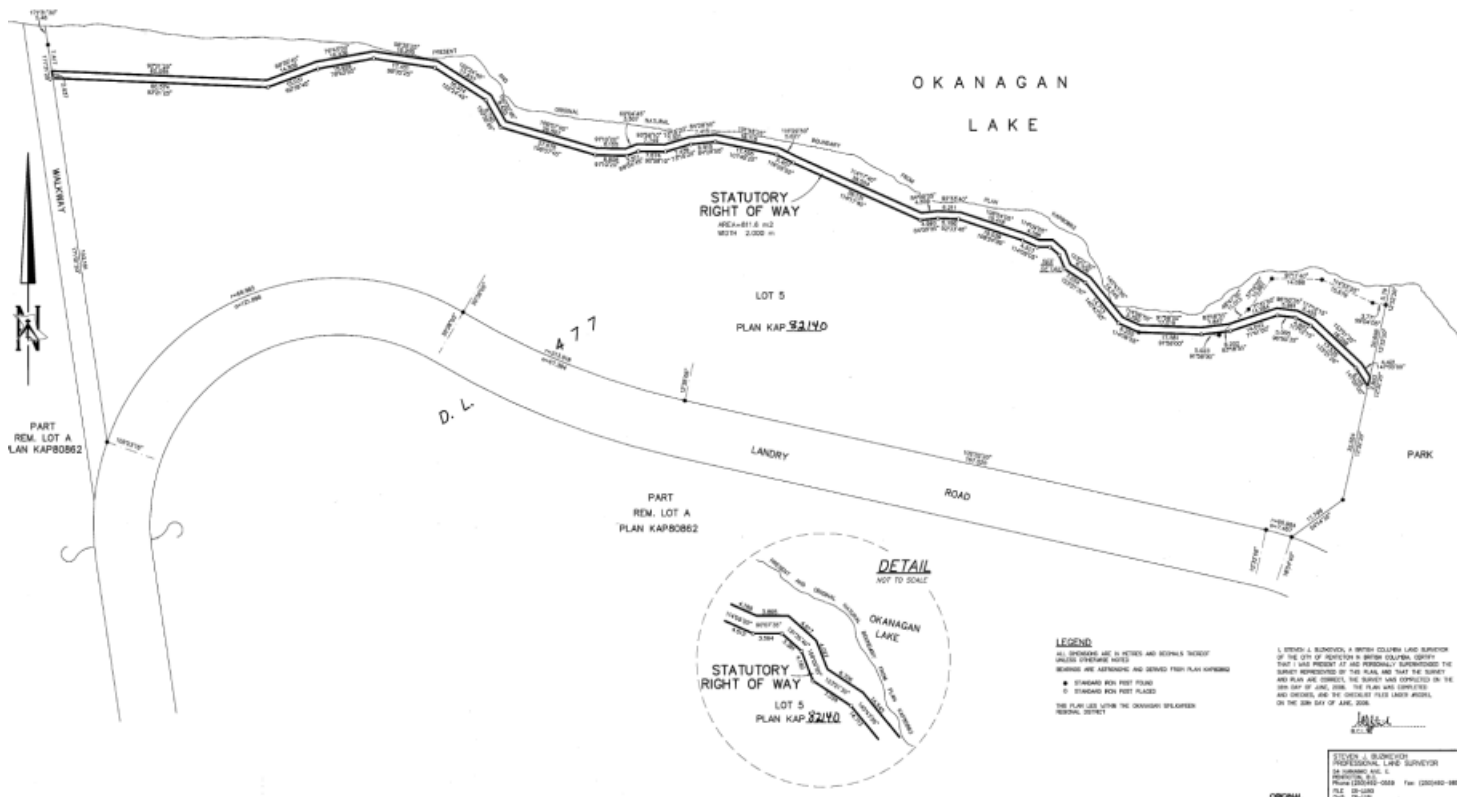


AREA REQUIRED FOR SRW - 811.6 m²

PLAN KAP 82144

DEPOSITED IN THE LAND TITLE OFFICE AT VANCOUVER, B.C.

C. S. Johnston
L.A. 141044-V-2-G



- Reports including Archaeological and Environmental available upon signing a Non-Disclosure Agreement.
- Registered RIGHT OF FIRST REFUSAL exists on offers containing certain terms and conditions. (Two excluded parties on file - disclosed only to NDA application inquiries)

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