

DOWNTOWN DEVELOPMENT LAND FOR SALE:

# 1055-63 Ellis Street, Kelowna, BC

On Ellis Street just North of Gaston Avenue and Northeast of One Water Street



## Excellent Value Featuring

- Rare opportunity to acquire Ellis Street frontage in Kelowna's vibrant downtown core
- Extensive redevelopment occurring nearby including multistory towers
- 0.33\* acre (14,849sf\*) lot just North of Former OK Builders Supplies location
- Zoned I4 with MXR (see attached) future land use that approximates C7 zoning
- C7 zoning has 22.0m max height restriction and a Floor Area Ratio of 9.0!
- Offered at \$1,950,000 | Under \$132/sf (land area)



Peter Bouchard, B.Comm. (UREC)  
Peter@CorpAccord.com  
250.470.9551

Corporate Accord Realty Ltd.  
500 Sarsons Road,  
Kelowna, BC Canada V1W 1C2

[www.CorpAccord.com](http://www.CorpAccord.com)

# Executive Summary

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CIVIC ADDRESS	1055-63 Ellis Street, Kelowna, BC	
VENDOR	Visco Manufacturing Ltd.	
OFFER PROCESS	Offers evaluated at time of arrival 10169683.	MLS#
LEGAL DESCRIPTION	Lots 8&9, DL 139, O.D.Y.D., Plan 6753	
LOT SIZE	Approx.: 0.35 acre*   14,849sf*	
OCCUPANCY	Vacant possession	
APPROX: FRONTAGE & DEPTH	Ellis frontage: 100ft*   depth: 148ft*	
ENVIRONMENTAL	Sage Environmental Consulting Ltd. completed a 63 page Phase 1 Environmental Site Assessment on the subject property in June 2019 - this report is available to prospective Purchasers by request. It includes: <i>"Having completed this Phase I ESA on the Site, SEC concludes that no Areas of Potential Environmental Concern (APECs) were identified on or around the Site and the environmental quality of the Site is consistent with commercial and industrial land use."</i>	
CURRENT ZONING	I4 (see attached)	
OFFICIAL COMMUNITY PLAN	Mixed Use Residential/Commercial MXR developments that provide for commercial floor space on the ground floor or above with additional potential for residential suites above the ground. C7 zoning is referenced in the OCP description.	





# Neighborhood Aerial: SIGNIFICANT REDEVELOPMENT NEARBY

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## Property Considerations

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The subject property is located on Ellis Street just North of Gaston Avenue, the Kelowna North commercial neighborhood. The neighbourhood is bounded by Ellis Street to the west, Recreation Avenue to the north, Richter Street to the east and Gaston Avenue to the south. There are numerous residential projects within two blocks of the subject property as a strong densification trend impacts this section of the north Kelowna driven by close proximity to prosperity place, downtown Kelowna's exceptional waterfront and improving walkability index.

Property and services: 1055-1063 Ellis is comprised of two contiguous lots (Lots 8&9). This rectangular parcel comprises 0.35 acres, 14,849 square feet. The property is level and lies on grade with adjacent commercial properties and roads. The property is near full urban services including community domestic water, sanitary sewer, overhead electrical and telecommunications and natural gas. The frontage has curbs and sidewalks along the Ellis Street frontage. Access to the site is available from Ellis Street with additional access via service lane at the rear of the property.

Photos



AERIAL VIEW FROM EAST PERSPECTIVE



ELLIS STREET PERSPECTIVE



# Current I4 Zoning

CITY OF KELOWNA CONSOLIDATED ZONING BYLAW 8000 EXERPT 10/4/2018

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*City of Kelowna*

*Consolidated Zoning Bylaw No. 8000*

## **15.4 I4 – Central Industrial**

### **15.4.1 Purpose**

The purpose is to recognise the historical mix of **uses** reflected in the fringe area of the central **business** district.

### **15.4.2 Principal Uses**

The **principal uses** in this zone are:

- (a) analytical testing
- (b) animal clinics, major
- (c) auctioneering establishments
- (d) automotive and equipment repair shops
- (e) automotive and minor recreation vehicle sales/rentals
- (f) breweries and distilleries, major
- (g) breweries and distilleries, minor
- (h) broadcasting studios
- (i) bulk fuel depots
- (j) child care centre, major
- (k) commercial storage
- (l) concrete and asphalt plants
- (m) contractor services, limited
- (n) contractor services, general
- (o) custom indoor manufacturing
- (p) equipment rentals
- (q) fleet services
- (r) food primary establishment
- (s) gas bars
- (t) general industrial uses
- (u) industrial high technology research and product design
- (v) liquor primary establishment, minor
- (w) medical marihuana production facilities
- (x) mobile catering food services
- (y) non- accessory parking
- (z) participant recreation services, indoor
- (aa) pawnshop
- (bb) private clubs
- (cc) rapid drive-through vehicle services
- (dd) recycled materials drop-off centres
- (ee) service stations, major
- (ff) service stations, minor
- (gg) temporary parking lot
- (hh) temporary shelter services
- (ii) utility services, minor impact
- (jj) warehouse sales

### **15.4.3 Secondary Uses**

The **secondary uses** in this zone are:

- (a) agriculture, urban
- (b) amusement arcades, minor
- (c) outdoor storage
- (d) residential security/operator unit

**15.4.4 Subdivision Regulations**

- (a) The minimum **lot width** is 40.0 m.
- (b) The minimum **lot depth** is 30.0 m.
- (c) The minimum **lot area** is 1.0 Ha unless a connection to the community sanitary sewer system, in accordance with the requirements of the City of Kelowna's Subdivision, Development & Servicing Bylaw, has been installed. If a connection to a community sanitary sewer system in accordance with the requirements of the City of Kelowna's Subdivision, Development & Servicing Bylaw has been installed, the minimum **lot area** is 1300 m<sup>2</sup>.

**15.4.5 Development Regulations**

- (a) The maximum **floor area ratio** is 3.0.
- (b) The maximum **height** is 18.0 m.
- (c) The minimum **front yard** is 0.0 m except where the **front yard** is directly across a street from residential development, in which case it is 6.0 m.
- (d) The minimum **side yard** is 0.0 m, except it is 3.0 m for a one **storey building** and 7.5 m for **buildings** greater than one **storey** in **height** that are **adjacent** to a residential **zone**.
- (e) The minimum **rear yard** is 0.0 m.

**15.4.6 Other Regulations**

- (a) Concrete and asphalt plants, **bulk fuel depots**, and those **general industrial uses** in the form of sawmills shall be restricted to those completed or under **construction** prior to January 1<sup>st</sup>, 1984.
- (b) No **use** shall produce dust, or other emissions that exceed standards set by provincial legislation without the written authorization from the appropriate provincial agency.
- (c) No **use** shall produce odour, glare or noise that creates a **nuisance** or that impairs the **use**, safety or liveability of **adjacent** properties.
- (d) Only one **residential security/operator unit** is permitted on a **site**.
- (e) 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.
- (f) Drive-in food services are not a permitted form of development in this zone.

# Purchaser's should verify if Official Community Plan MXR designation suggests Future C7 Zoning for this property

CITY OF KELOWNA CONSOLIDATED ZONING BYLAW 8000 EXERPT 10/4/2018

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*City of Kelowna*

*Consolidated Zoning Bylaw No. 8000*

## **14.7 C7 – Central Business Commercial**

**C7rls – Central Business Commercial (Retail Liquor Sales)**

**C7lp – Central Business Commercial (Liquor Primary)**

**C7lp/rls – Central Business Commercial (Liquor Primary/Retail Liquor Sales)**

### **14.7.1 Purpose**

The purpose of this zone is to designate and to preserve land for the orderly development of the financial, retail and entertainment, governmental, cultural and civic core of the Downtown while also encouraging high density mixed-use buildings.

### **14.7.2 Principal Uses**

The principal uses in this zone are:

- (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
- (j) commercial schools
- (k) community garden
- (l) community recreational services
- (m) congregate housing
- (n) custom indoor manufacturing/artist's studio
- (o) emergency and protective services
- (p) financial services
- (q) food primary establishment
- (r) funeral services
- (s) fleet services
- (t) gaming facilities
- (u) government services
- (v) health services
- (w) hotels
- (x) household repair services
- (y) liquor primary establishment, major (C7lp and C7lp/rls only)
- (z) liquor primary establishment, minor
- (aa) multiple dwelling housing
- (bb) non-accessory parking
- (cc) offices

- (dd) participant recreation services, indoor
- (ee) personal service establishments
- (ff) private clubs
- (gg) private education services
- (hh) public education services
- (ii) public libraries and cultural exhibits
- (jj) public parks
- (kk) recycled materials drop-off centres
- (ll) retail liquor sales establishment (C7rls and C7lp/rls only)
- (mm) retail stores, convenience
- (nn) retail stores, general
- (oo) spectator entertainment establishments
- (pp) spectator sports establishments
- (qq) supportive housing
- (rr) temporary parking lot
- (ss) temporary shelter services
- (tt) thrift stores
- (uu) used goods stores
- (vv) utility services, minor impact

#### 14.7.3 Secondary Uses

The secondary uses in this zone are:

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

#### 14.7.4 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>.

#### 14.7.5 Development Regulations

- (a) The maximum allowable height shall be in accordance with the C7 – Map A Downtown Height Plan.
- (b) Where a property is not shown in the C7 Map A Downtown Height Plan, the maximum height shall be 22.0 m.
- (c) The maximum Floor Area Ratio is 9.0.
- (d) The minimum front yard is 0.0 m.
- (e) The minimum side yard is 0.0 m.
- (f) The minimum rear yard is 0.0 m.
- (g) There shall be a triangular setback 4.5 m in length abutting along the property lines that meet at each corner of an intersection, as shown in Figure 1. This setback will only be required at the first storey.



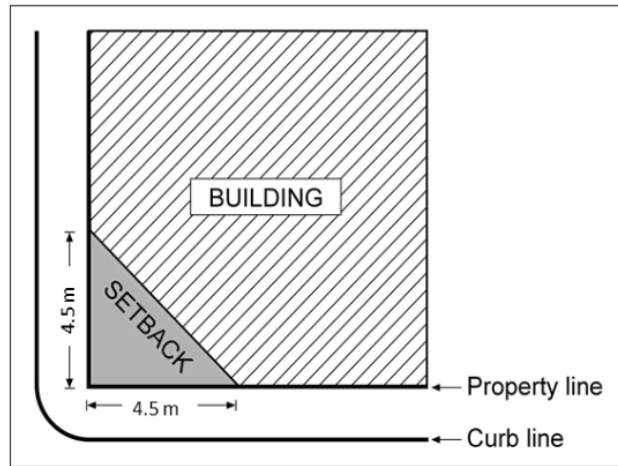


Figure 1

- (h) For any building above 16.0m in height:
  - i. Any portion of a building above 16.0 m in height must be a minimum of 3.0 m. from any property line abutting a street.
  - ii. Any portion of a building above 16.0 m in height must be a minimum of 4.0 m from any **property line** abutting another **property**.
  - iii. A building floor plate cannot exceed 1,221 m<sup>2</sup>.

Setback Table

Height	Front and Flanking Yard Setback	Side Yard Setbacks	Floorplate
0.0 to 16.0 m	0.0 m	0.0 m	No restriction
16.0 m and above	3.0 m	4.0 m	1,221 m <sup>2</sup>

Additional bylaw info available at the following link:

<https://www.kelowna.ca/city-hall/city-government/bylaws-policies/zoning-bylaw>