

HIGHWAY FRONTAGE LAND FOR SALE:

2040 Joe Riche Road & 2021 Highway 33 E. Kelowna, BC

Land Adjoining Highway 33 East at Gallagher Road in the Black Mountain area of Kelowna



- Strong commercial site: Big White traffic plus under serviced residential neighbourhood!
- Proposed City of Kelowna bylaw allows for mix of retail, office, and residential uses*
- 4.61± acres of land with 3.33±* acres of net estimated developable area
- Currently there is a 9000±sf vacant building plus some paving on the site
- Zoning: 1.0± acre as C2 – *Neighbourhood Comm.* and remainder as A1 – *Agricultural*
- Future Land Uses: 1.0± acre as COMM and remainder as COMM & PARK
- Will this property fall under these upcoming draft zones: C1 drafted with FAR of 75%±* [est. 150,000±sf buildable*] or C2 drafted with FAR of 90%±* [est. 180,000±sf buildable*]
- Offered at \$9,900,000 | \$49/sf± (total land area) | \$66/sf± (est. future C1 buildable*)

**E&OE: Please independently verify as this information is not guaranteed*



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Executive Summary

OFFER PROCESS

MLS# 10249526

VENDOR

Email offers to peter@corpaccord.com

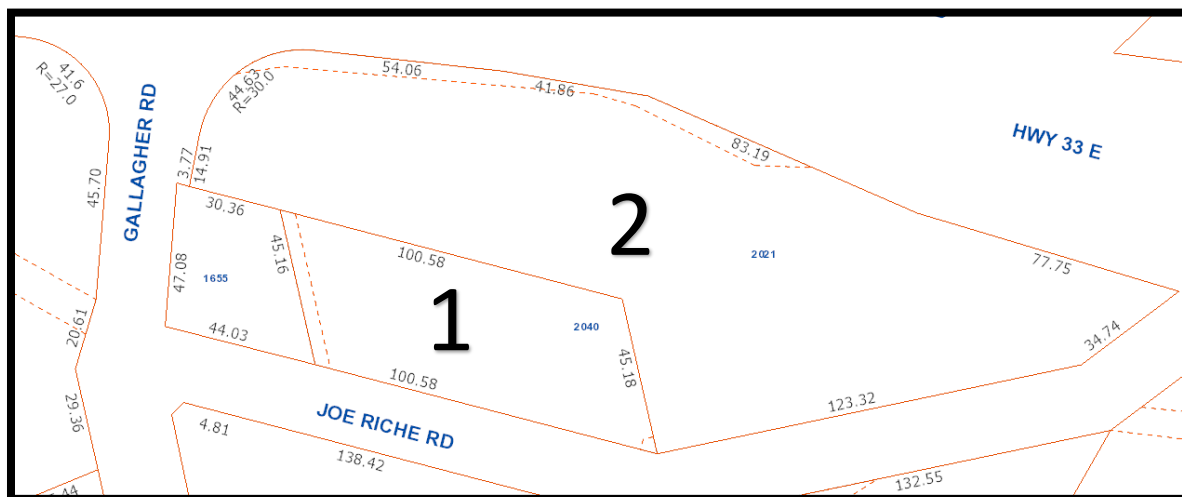
Interior Estates Ltd.

TYPE OF PROPERTY

Two properties: **1)** improved with a 9000±sf vacant former restaurant/pub/brewery, and heritage schoolhouse and **2)** vacant land.

CIVIC ADDRESS

1) 2040 Joe Rich Rd., Kelowna, BC V1P 1G7 and
2) 2021 Highway 33 East, Kelowna, BC V1P 1G7



LEGAL DESCRIPTION & PID

1) That Part of Lot 5 shown on Plan B4079, Section I8, Township 27, ODYD, Plan I991.
2) Lot 2, Section I8, Township 27, ODYD, Plan 22266, Except Plan KAP898I5.

PID

1) 002-841-088. **2)** 006-960-669.

LOT SIZE

1) 1.00± acres. **2)** 3.615± acres.

Total Site Area: 4.615± acres.

Estimated Net Developable Area after park dedication
: ±3.33 acres

See *Estimated Net Developable Area Executive Summary*

ZONING

1) C2 -Neighbourhood Commercial.
2) A1 - Agriculture 1.

FUTURE LAND USE:

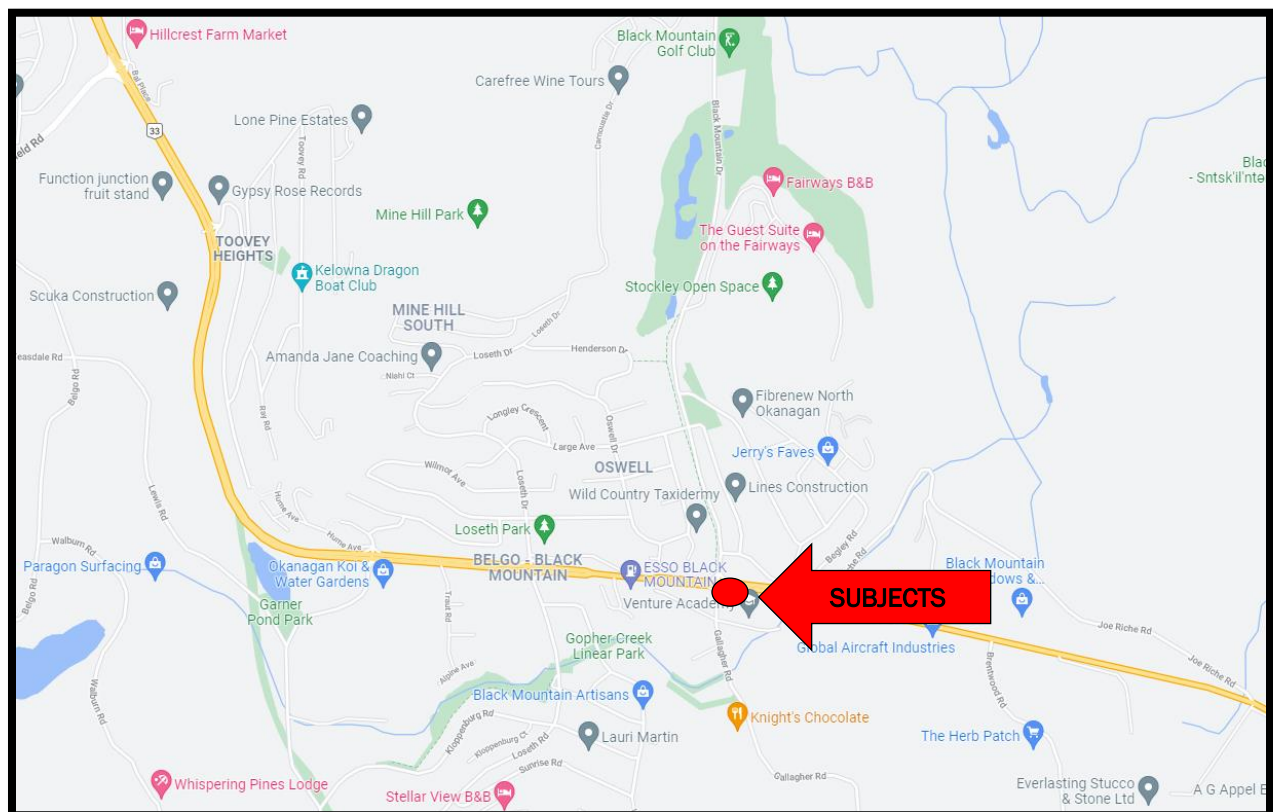
See *Future Land Use Executive Summary*

Property Description – Location

The properties are located within the Black Mountain neighbourhood, which is toward Kelowna's eastern boundary, accessed via Highway 33 East. The general neighbourhood is oriented towards residential, surrounded by agricultural properties to the east and west, with Black Mountain Golf Club and residences at the north end of the neighbourhood. The housing product is primarily single-family dwellings, with some townhomes and semi-detached dwellings.

Currently, the only commercial properties in the neighbourhood are the Esso gas station and convenience store, located approximately 500 meters south of the subject, and the golf club restaurant. However, there are two other commercial zones designated within Black Mountain which are not yet developed, one of which is the subject location, and the other is approximately two blocks south of the subject along Highway 33. There are a few home based businesses scattered throughout the neighbourhood. Black Mountain Elementary School is located on the opposite side of Gallagher Road to the subject. Other notable neighbourhood amenities include several parks and linear corridors, and the Okanagan Koi & Water Gardens. Near the boundary of Black Mountain and Rutland neighbourhoods is Hillcrest Farm Market, which is a seasonal produce market, café and B&B that offers locally grown fruits and vegetables during the spring and summer.

Neighbourhood Amenities



Future Land Use Executive Summary

The City of Kelowna has indicated the following with respect to this property:

“The Future land Use Designation in the OCP is for Neighbourhood Commercial. I encourage you to take look at the link below. There is a drop down menu for all future land uses. If you look at the drop down for neighbourhood commercial you’ll see some descriptions with uses, form and density.

[Future Land Use | City of Kelowna](#)



CLICK LINK TO VIEW

Below is the link to the draft zoning bylaw. This site would fall under the proposed C1 or C2 zone. Remember these are subject to change.

[Index - Table of Contents \(kelowna.ca\)”](#)



CLICK LINK TO VIEW

| Section 14.11 – Commercial and Urban Centre Zone Development Regulations | | | | | | | | | |
|---|--|-----|-----|-----|------|--------------------------------|--------------------------------|--------------------------------|--------------------------------|
| m = metres / m ² = square metres | | | | | | | | | |
| Criteria | Zones | | | | | | | | |
| | C1 | C2 | CA1 | VC1 | UC1 | UC2 | UC3 | UC4 | UC5 |
| Max. site coverage of all buildings | 50% | 60% | 70% | 70% | 100% | 80% | 80% | 80% | 80% |
| Max. site coverage of all buildings, structures, and impermeable surfaces | 70% | 80% | 85% | 85% | 100% | 100% or 90% or 85% | 100% or 90% or 85% | 100% or 90% or 85% | 100% or 90% or 85% |
| Max. density and max height | See Section 14.14 for Density and Height Regulations | | | | | | | | |

These two tables are copied as of March 27, 2022 from the draft new zoning bylaw available on the **ABOVE** link titled “Index - Table of Contents (kelowna.ca)”

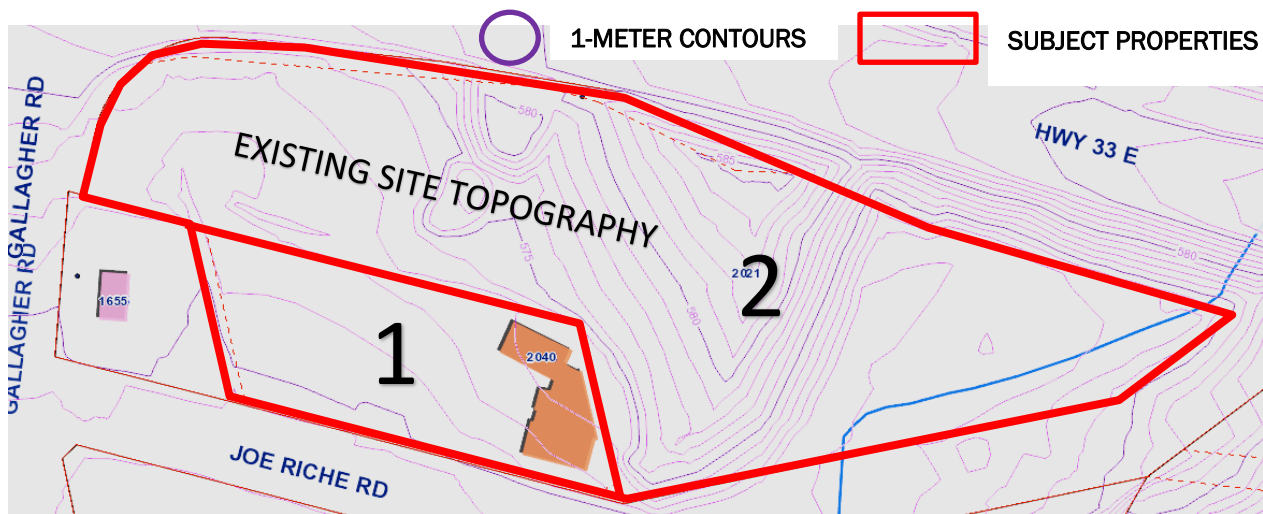
| Section 14.14 –Density and Height | | | | |
|---|---|--|-------------------------------|--|
| m = metres / m ² = square metres | | | | |
| Zones | Min. Density (if applicable) & Max. Base FAR ¹ | Max. Bonus FAR | Max. Base Height ¹ | Max. Bonus Height |
| All Rental Subzones ⁷ | n/a | An additional 0.3 FAR for rental projects ⁷ | n/a | No additional height ⁷ |
| C1 | 0.75 | n/a | 3 storeys & 12.0 m | n/a |
| C2 | 0.9, except 1.0 for Hotels | An additional 0.2 FAR ³ | 3 storeys & 12.0 m | 6 storeys & 23 m for Hotels ³ |

A total site area of 4.61± acres (200,811±sf) translates to 150,608±sf buildable assuming a 75% FAR (C1 in new draft zoning bylaw) and 180,730±sf buildable assuming a 90% FAR (C2 in new draft zoning bylaw) and further assuming: (a) total buildable FAR is not restricted by site coverage, setbacks or other aspects of the zoning (b) draft zoning bylaw is adopted under the existing draft terms and (c) the subject property is rezoned under the new bylaw to C1 or C2.

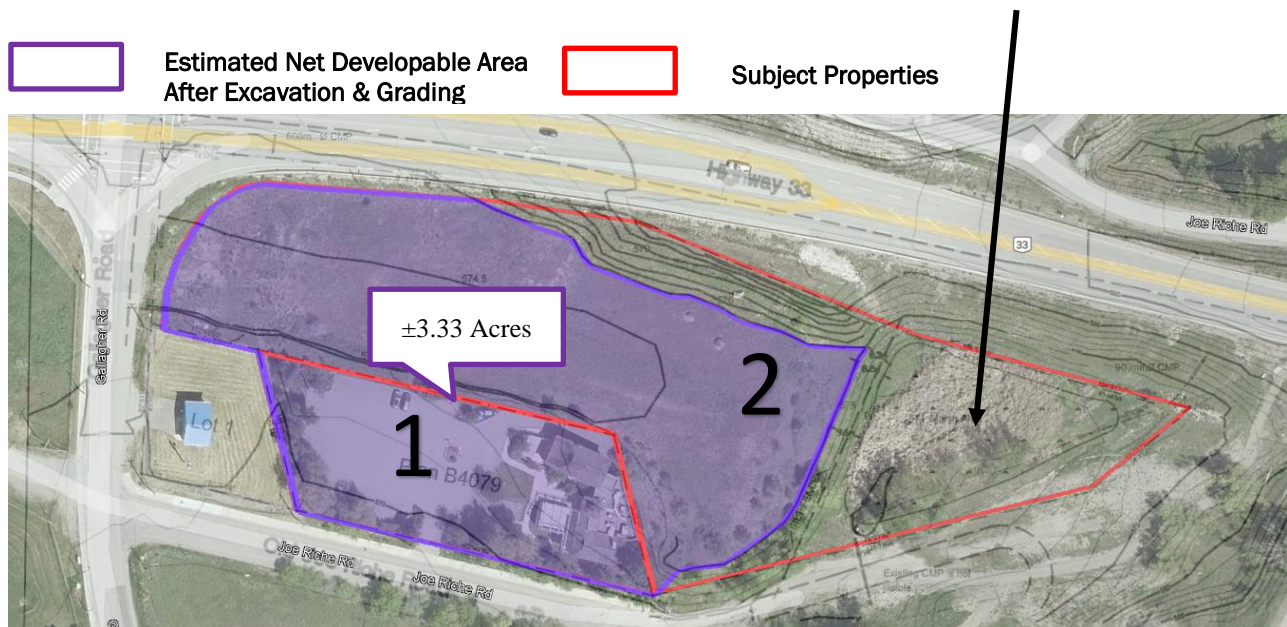
Purchasers are strongly encouraged to verify any assumptions related to future land use by meeting with Kelowna City planners. The future of this property will be strongly influenced by the upcoming draft a zoning bylaw which we expect will be replacing the current zoning bylaw 8000 in the fall of 2022. **The information on this page is not guaranteed in any way and Purchaser’s are encouraged to independently verify any information it deems important.**

Estimated Net Developable Area Executive Summary

This irregular shaped corner site is comprised of approximately two acres of relatively level land, of which, one acre is already developed and paved and contains the existing building. The remaining area will require significant excavation to facilitate further development. In addition, the easternmost section of the property is a low-lying wetland that is designated as park land in the City of Kelowna's Future Land Use plan. To facilitate redevelopment, some site grading is required, and the 2010 grading plan is shown below. After accounting for the grading works, and exclusion of the area dedicated as park, the net developable area is estimated at approximately 3.33± acres, or 145,055±sf.



The below image estimates the net development site area based on a 2010 grading plan. The City of Kelowna requires an area below outside of the purple area for a Park dedication.



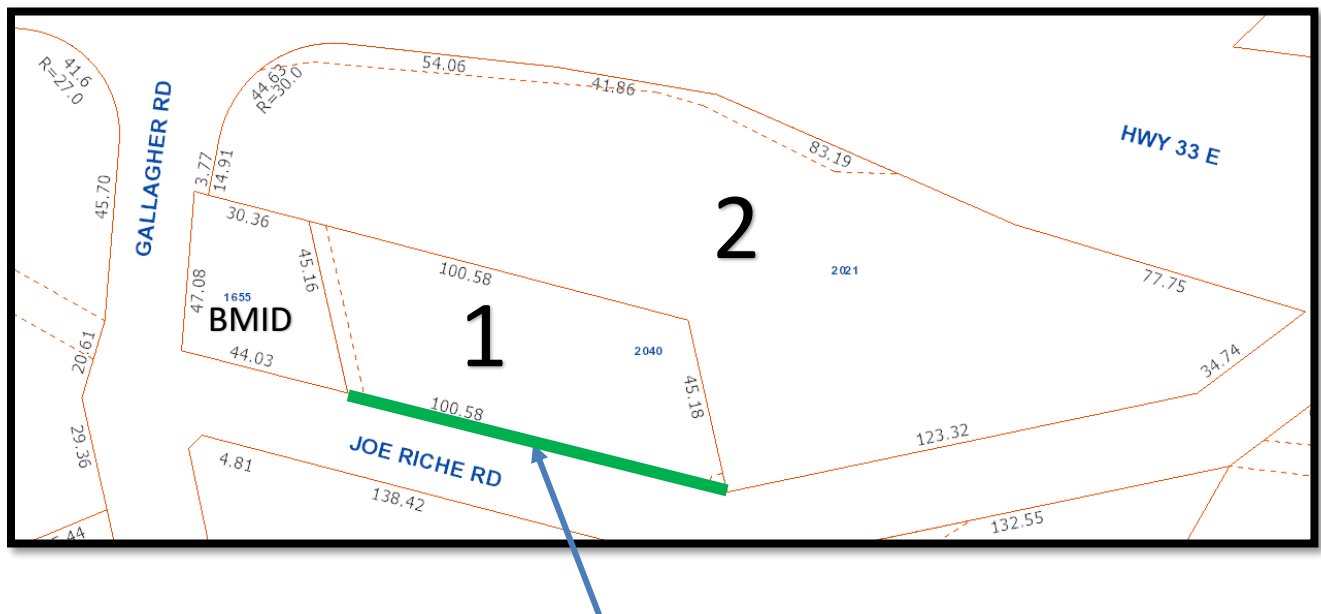
Additional Site Information

2040 Joe Riche Road

The property located at 2040 Joe Riche Road is a 1.0-acre parallelogram-shaped parcel, with 330 feet of frontage along Joe Riche Road along its southern boundary. It is primarily level, but slightly above grade to the road, and gently slopes down a paved driveway to the road. The property is fully fenced with a secure gated access. There is a large, paved parking lot on the western portion of the property, which accounts for approximately 0.55 acres. On the remainder of the parcel is a single-storey, heritage registered one-room schoolhouse, constructed circa 1921-22. It measures approximately 9000 ft.² and is presently vacant.

2021 Highway 33 East

The adjacent property, addressed 2021 Highway 33 E., is vacant and does not currently have any constructed access points. It is situated at the intersection of Highway 33 and Gallagher Road, with approximately 115 feet of frontage along Gallagher Road, and ±925 feet of frontage along Highway 33. The topography is varied, being level and at-grade with Gallagher Road at the western boundary, rising to a peak toward the middle of the parcel, prior to dropping off steeply to a low-lying wetland at the western end of the property.



The Vendor prefers a Purchaser who will develop utilizing the main site access along Joe Riche Road shown above in green. Access off Highway 33 is unlikely. It may be possible to obtain access off Gallagher Road, subject to getting an easement via the BMID property, however this BMID negotiation is not guaranteed and it may take longer than the Vendor will grant for a subject condition period.

Services and Access

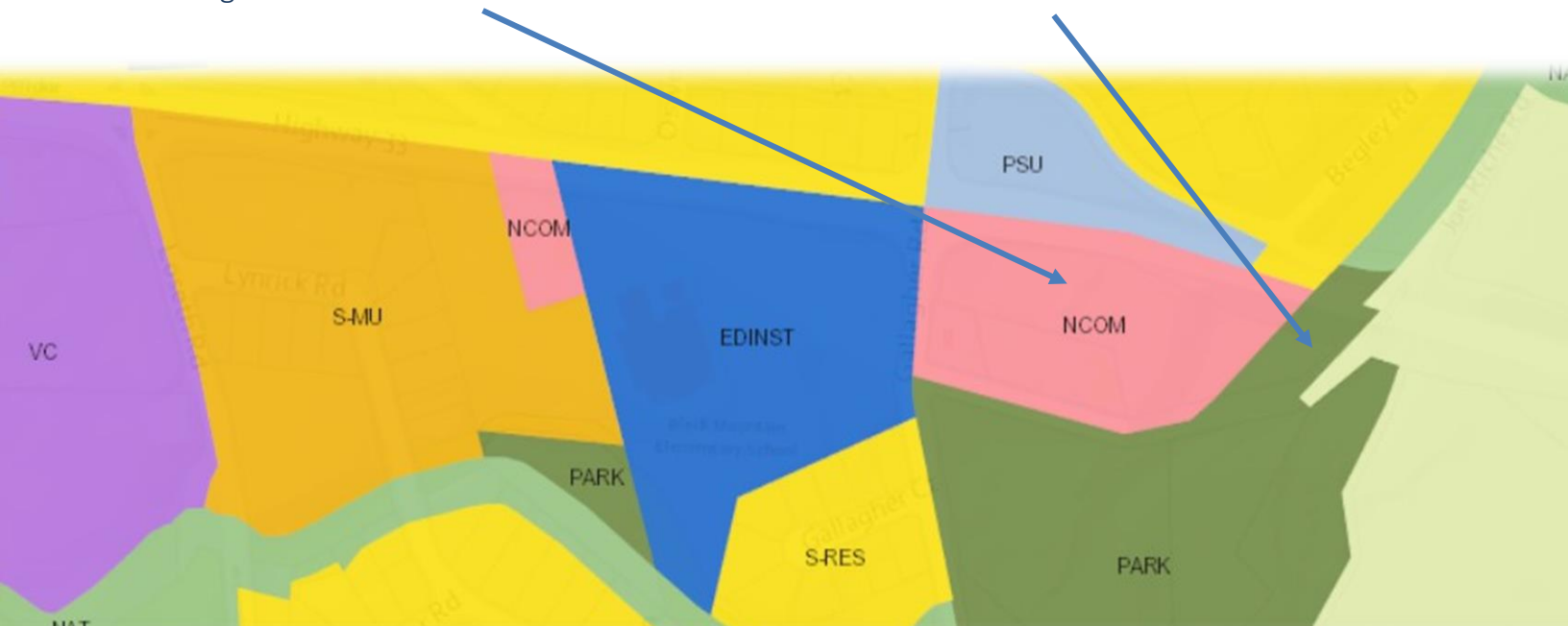
2040 Joe Riche Road is serviced with natural gas and cable, sanitary sewer, community domestic water and above ground hydro electric power and telecommunications and is fully connected to municipal services. 2021 Highway 33 East has a sewer hook up near the western end of the property.

Joe Riche Road is a quiet two-lane cul-de-sac, with one concrete sidewalk along the northern side, with street lighting. At the end of the cul-de-sac is a walking trail known as Gopher Creek Trail. Where it touches the subject property, Highway 33 E. is a four-lane road, separated by a median. While the properties are well located near the highway, due to the existing topography, they are somewhat protected from the noise of the traffic. Gallagher road is a two-lane road with curbs, gutters and street lighting. There is a concrete sidewalk along the western side which abuts Black Mountain Elementary School.

Currently, there is no constructed access point to 2021 Highway 33 East. It is unlikely that the Ministry of Trans. and Infrastructure (MOTI) would approve an additional access point along Gallagher Road due to the proximity to the intersection. Any future or proposed access point from Highway 33 would require approval by MOTI. As it currently exists, the most probable access to 2021 Highway 33 would likely be through the adjoining lot, 2040 Joe Riche Road.

Future Land Use Map

Neighbourhood Commercial on the West end with a smaller Park section on the East end.



Schoolhouse Building Overview

2040 Joe Riche Road is improved with a one-room schoolhouse, originally constructed circa 1921-22. The wood-frame building is set on a high basement and was utilized for educational and church services until 1957. Sometime after that point, the building was expanded, and the facility became utilized as a popular brewpub. BC Assessment records show the total square footage of the existing building is 9,011 sq. ft.

The original schoolhouse portion of the building **which represents about 30%± of the building area (see next page)** is on the City of Kelowna's heritage register. It's key defining elements include:

- Gable-on-hipped roof incorporating a shed roof with cedar shingle roof,
- Wood-frame construction with narrow gauge horizontal lapped wooden siding
- Open eaves with exposed rafter ends,
- Louvered vents under gable eaves,
- External red brick chimney,
- Fir flooring in the main classroom
- School related details such as the hop-scotch diagram on the basement flooring.

Buildings that are on the City's heritage register can be altered and may even be demolished. However, City Council may delay the issuance of permits until other development options are fully explored with the property owner, City staff and the Heritage Advisory Committee.

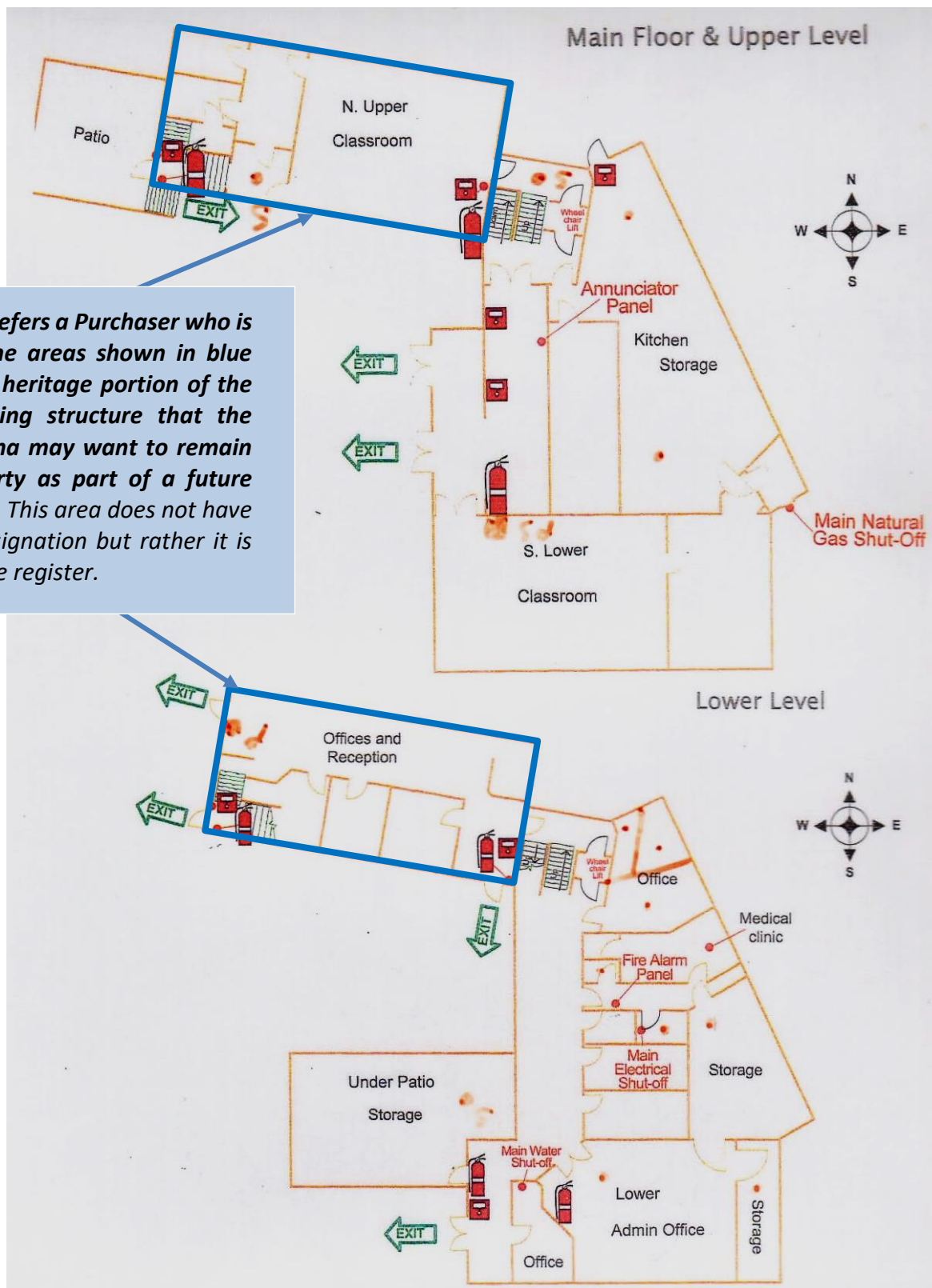
The City's website clearly indicates:

"Inclusion of a property in a Heritage Register doesn't constitute Heritage Designation or any other form of heritage protection. Furthermore, having a building included in the Heritage Register doesn't restrict the existing development potential of a property. The property owner is entitled to redevelop the property in accordance with the permitted uses and density of the existing zone of that property." **The final decision rests with City Council regarding any issuance of appropriate demolition or alteration permits.**

Site Improvements

The one acre Joe Rich frontage property is mostly paved with a large asphalt parking lot, includes concrete sidewalks and accessibility ramps, and mature landscaping. Both the concrete and asphalt are older and primarily in good condition. Other improvements include chain link fencing along the entire property line and a chain link fence double swing gate at the entrance along 2040 Joe Riche Road.

Schoolhouse Floor Plan



The Vendor prefers a Purchaser who is aware that the areas shown in blue represent the heritage portion of the existing building structure that the City of Kelowna may want to remain on the property as part of a future development. This area does not have a heritage designation but rather it is on the heritage register.

Schoolhouse Building Exterior



Schoolhouse Building Interior



Parking Areas



Highway Corner



Perspective from Highway



East Park Land Dedication



2040 Joe Rich Road Property Report



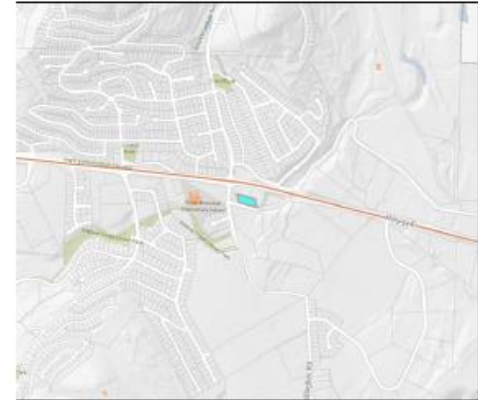
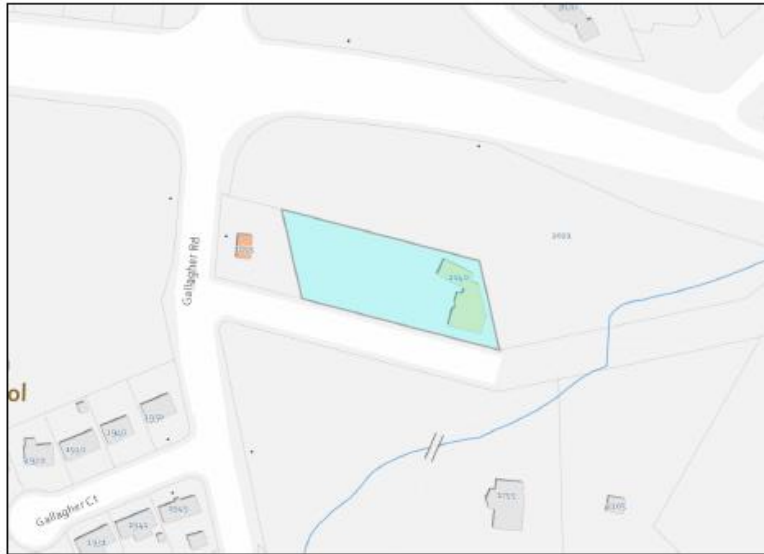
City of Kelowna

1435 Water St
Kelowna, BC
V1Y 1J4

Property Report

Produced by the City of Kelowna

Report Produced on: Mar 27, 2022



Property highlighted in blue

Property Information

Property Address: 2040 Joe Riche Rd **Property Type:** P - Typical Property
KID: 235655 **Plan #:** KAP1991 **Lot#:** 5 **Block:**
Extra Legal Information:
PLAN KAP4079B LOT 5 SECTION 18 TOWNSHIP 27 PT L 5 PL 1991 S/O PL B4079.

BC Assessment Information

Roll Number: 6881000 **Jurisdiction:** 217
Net Land Value: \$1,744,000 **PID:** 002-841-088
Net Impr. Value: \$47,600 **Lot Size:** 1
Net Total Value: \$1,791,600 **Lot Size Unit:** Acres
Actual Use: 208 Office Building (Primary Use)

Land Use Related Information

Zoning Code: C2 **Inside ALR:** No
OCP2040 FutureLandUse: NCOM **Water Provider:** BMID
Land Use Contract: No

This information is derived from a variety of sources with varying levels of accuracy. The City of Kelowna does NOT warrant the accuracy, completeness, correctness or currency of this information and no representations are being made by providing this data. Any reliance on this information will be solely at YOUR OWN RISK and not that of the City

2021 Highway 33 East Property Report



City of Kelowna

1435 Water St
Kelowna, BC
V1Y 1J4

Property Report

Produced by the City of Kelowna

Report Produced on: Mar 27, 2022



Property highlighted in blue

Property Information

Property Address: 2021 Hwy 33 E **Property Type:** P - Typical Property

KID: 327635 **Plan #:** KAP22266 **Lot#:** 2 **Block:**

Extra Legal Information:

PLAN KAP22266 LOT 2 SECTION 18 TOWNSHIP 27 EXC EPT PLAN KAP89815.

BC Assessment Information

| | | | |
|-------------------------|-----------------|-----------------------|-------------|
| Roll Number: | 6883891 | Jurisdiction: | 217 |
| Net Land Value: | \$2,438,000 | PID: | 006-960-669 |
| Net Impr. Value: | \$0 | Lot Size: | 3.615 |
| Net Total Value: | \$2,438,000 | Lot Size Unit: | Acres |
| Actual Use: | 201 Vacant IC&I | | |

Land Use Related Information

| | | | |
|-------------------------------|---------------|------------------------|------|
| Zoning Code: | A1 | Inside ALR: | No |
| OCP2040 FutureLandUse: | NCOM ;PARK | Water Provider: | BMID |
| Land Use Contract: | No | | |

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