



BSRE

REAL ESTATE

FOR SALE: **1100 Ord Road, Kamloops BC**  
Proposed 344 Unit Multifamily Development, Development Permit Approved

# FOR SALE | Multifamily Development Opportunity

## Property Information

### Address

1100 Ord Road, Kamloops BC

### PID

006-092-870

### Legal Description

Lot 3 Section 24 Township 20 Range 18 West of the 6th Meridian Kamloops Division  
Yale District Plans 24170 Except Plans H15295 and KAP64998

### Site Area

4.47 Acres - as per BC Assessment  
195,319 sqft

### Current Zoning

[RM5 Multi-Family](#) (Multifamily High Density)

### Land Use Designation

Urban

### Environmental

Clean Phase 1 ESA

### Ownership Structure

Asset or Share Sale

### Financing

Treat as clear title.  
Income potential while you work on development permit

### Property Report

[Property Information Report - City of Kamloops](#)

### Pricing Guidance

\$12,800,000 (\$37,000 per door, \$55/sqft buildable)

## Investment Highlights

### The Opportunity

We are pleased to present this opportunity to acquire 1100 Ord Road, Kamloops BC ("The Property"). The Property is made up of a 4.47 acre multifamily development site in the North Kamloops neighbourhood, specifically at the epicentre between Batchelor Heights, Brocklehurst and Westsyde Neighbourhoods. The Property is currently improved with a 6360sqft concrete block warehouse w/ 2 storey office, built circa 2004, featuring 5 bay doors.

The City of Kamloops has approved a Development Permit and Re-zoning application for 344 dwelling units with surface parking and underground parking (reports are available upon request), representing GFA of 233,734sqft over 3 buildings.

This opportunity presents a developer the ability to acquire a development site that could be split into phases, or built all at once. The site is ideal for purpose built rentals, in a highly desirable market with limited supply.

### The Location

The Property is located on Ord Road, a busy arterial corridor connecting Kamloops Airport to the North Shore Business District. The property is seated on a bench of mixed native soils and bedrock at the base of Batchelor Heights, a residential development bordering Lac Du Bois grasslands. The Property immediately borders "Batchelor Park", a grasslands area. The site area has incredible potential for city views with its southern sun exposure.

Ord Road is a mix of commercial, residential and light industrial and is in close proximity to Kamloops Airport, Highway 97 and North Kamloops. These arterial routes ensure quick and easy access to the majority of the city's amenities and population base. The property is a short walk to both Batchelor Heights and Westsyde bus loops, and various city schools and parks.

### The Benefits

Cost effective proposal for apartment construction for significant saving potential  
Income available while you development to offset development costs

### The Reports Available

Development Permit and Drawings (Architectural, Civil, Landscape ,Geotech)



# FOR SALE | 1100 Ord Road

## Statistics and Comparable Information

### Kamloops Vacancy Rate

1.1% (per CMHC 2022 Market Rental Report)

### Comparable Rental Rates

Studio - \$1,250 per month *recently rented in The Colours at 107 Yew Street*

One Bedroom - \$1,650 per month *recently rented at The Station at 280 Tranquille Rd*

Two Bedroom - \$2,100 per month *recently rented at The Station at 280 Tranquille Rd*

### Comparable Builds

[Thompson Landing](#) on Royal Ave (207 Royal Ave, 64 Units)

The Colours at Spirit Square (107 Yew Street)

The Station on Tranquille Road (280 Tranquille Road)

[Trillium at City Gardens](#) (460 Nicola Street, 150 Units) *under construction*

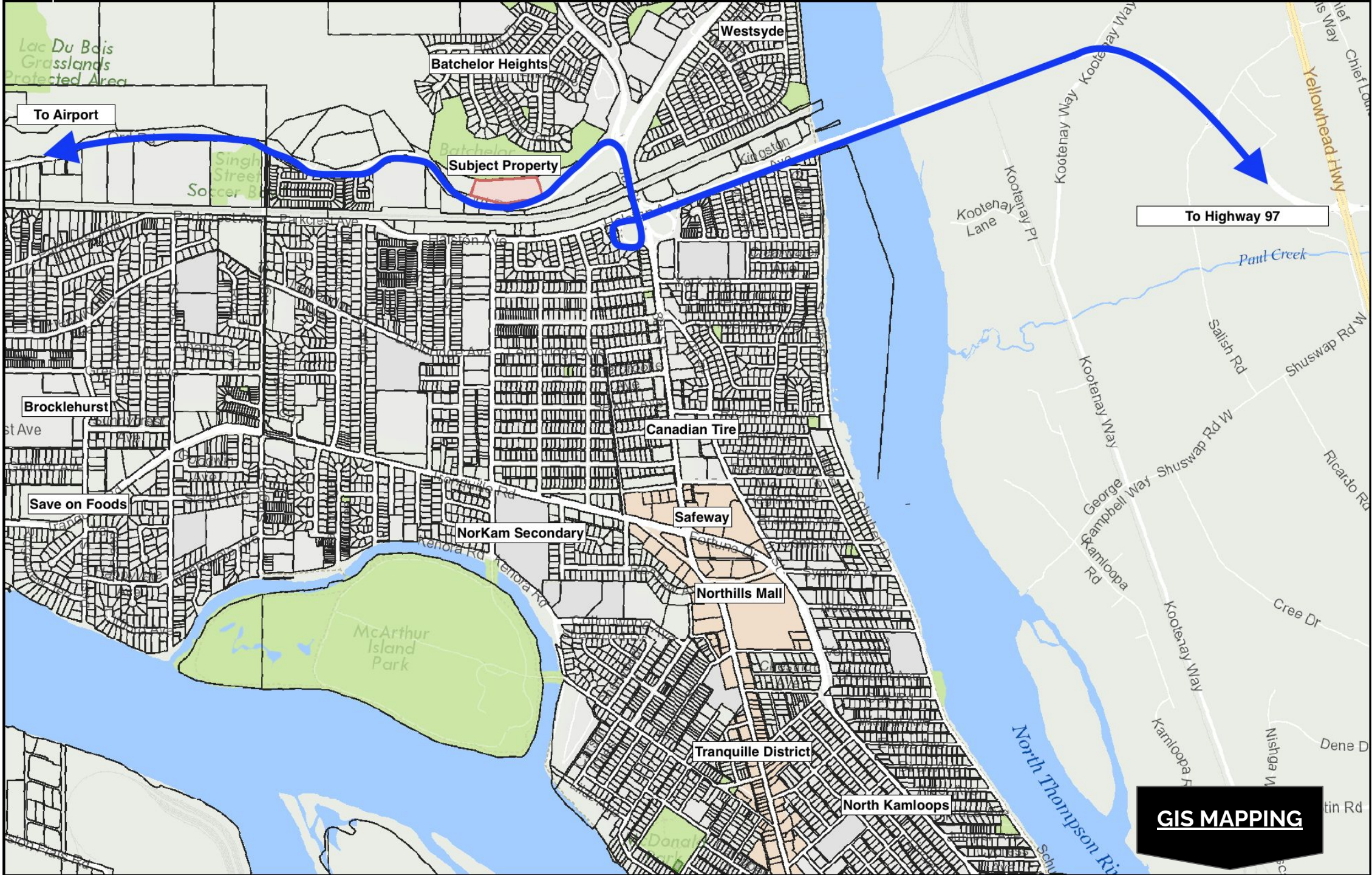
Fairway10 at The Dunes (651 Dunes Drive)

### Population

103,159 (as per 2022 BC Stats/City of Kamloops)









# Proposed Development Plan

**Architectural and Design**  
Development permit drawings by Blue Green Architecture  
Landscape architecture by McElhanney  
Civil design by WSP/Fusion Engineering  
Geotechnical report by Telford Geotechnical

Reports available by request



**TONING INFORMATION**

CIVIC ADDRESS: 1100 ORD ROAD

PROPOSED ZONING: RM-5 MULTI-FAMILY HIGH DENSITY

REQUIRED: 18,222 sq.m

PROPOSED: 18,222 sq.m

MIN. LOT AREA: 1000 sq.m

MIN. LOT WIDTH: 30 m

MIN. LOT DEPTH: 30 m

SETBACKS:

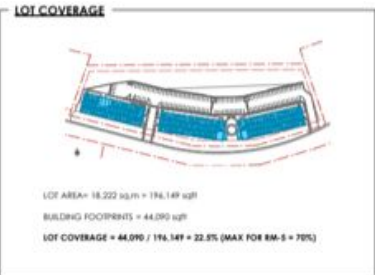
FRONT	4.0 m	4.0 m
SIDE	4.5 m	4.5 m
REAR	6.0 m	6.0 m

**MAX FLOOR AREA RATIO**  
SEE DIAGRAM AND CALCULATION ON THIS SHEET

**MAX LOT COVERAGE**  
SEE DIAGRAM AND CALCULATION ON THIS SHEET

**MINIMUM LANDSCAPE + AMENITY AREA**  
SEE DIAGRAM AND CALCULATION ON THIS SHEET

**PARKING REQUIREMENTS**  
SEE BREAKDOWN OF PARKING REQUIREMENTS AND ACCOMMODATION BY PHASE ON THIS SHEET



**FLOOR AREA RATIO**

**PHASES 1 & 2**

PARKADE	1,847 sqft
LEVEL 1	12,653 sqft
LEVELS 2 - 6	12,734 sqft

**PHASES 1 & 2 GROSS FLOOR AREA (EXCLUDING CAR AND BIKE PARKING)**

PARKADE	1,847 sqft
LEVEL 1	12,653 sqft
LEVEL 2	12,734 sqft
LEVEL 3	12,734 sqft
LEVEL 4	12,734 sqft
LEVEL 5	12,734 sqft
LEVEL 6	12,734 sqft
TOTAL	77,970 sqft
MULTIPLY BY 2 PHASES	= 155,940 sqft

**PHASE 3**

PARKADE	1,582 sqft
LEVEL 1	12,812 sqft
LEVEL 2	12,480 sqft
LEVEL 3	12,480 sqft
LEVEL 4	12,480 sqft
LEVEL 5	12,480 sqft
LEVEL 6	12,480 sqft
TOTAL	77,794 sqft

**PHASE 3 GROSS FLOOR AREA (EXCLUDING CAR AND BIKE PARKING)**

PARKADE	1,582 sqft
LEVEL 1	12,812 sqft
LEVEL 2	12,480 sqft
LEVEL 3	12,480 sqft
LEVEL 4	12,480 sqft
LEVEL 5	12,480 sqft
LEVEL 6	12,480 sqft
TOTAL	77,794 sqft

**PHASES 1, 2 & 3 GFA = 233,734 sqft**

LOT AREA = 18,222 sq.m = 196,149 sq.ft

FLOOR AREA RATIO = 233,734 / 196,149

FLOOR AREA RATIO = 1.19 (MAX PERMITTED = 5.0)

We're here to talk to you about  
1100 Ord Road, Kamloops BC



## Contact information:

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