



FOR SALE

**LARGE LOT WITH
REDEVELOPMENT
POTENTIAL**

1225 Mountain Avenue
Kelowna, BC

Kris McLaughlin Personal Real Estate Corporation
RE/MAX Commercial - RE/MAX Kelowna
#100 - 1553 Harvey Ave, Kelowna, BC V1Y 6G1
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*The Commercial
Real Estate Experts*



Property Details

Civic Address:

1225 Mountain Avenue, Kelowna, BC

Legal Description:

Lot 3 Plan KAP25022 Section 30 Township 26
Land District 41

PID:

005-732-344

Location:

Located mid-block on the south side of Mountain Ave between Cerise Dr and Waldie Crt in Glenmore

Lot Size:

Approx. 1.275 Acres (±55,608 SF)

Building Size:

Approx. ±2,496 SF

Zoning:

MF1 - Infill Housing

Property Taxes (2024):

\$5,618.47

Property Assessment (2024):

\$1,265,000

List Price:

\$2,200,000

Large Residential Property with Redevelopment Potential

Opportunity:

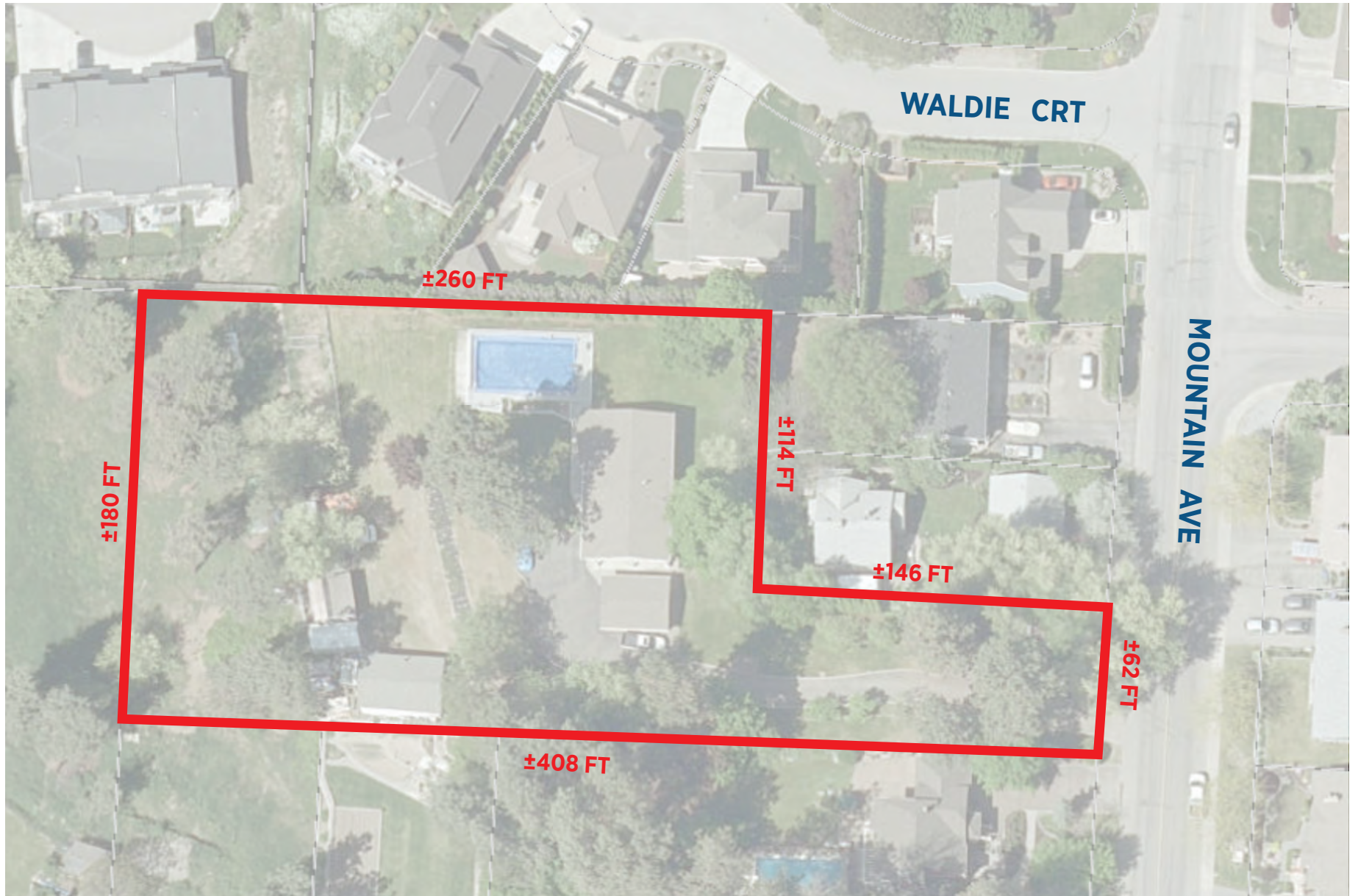
RE/MAX Commercial - RE/MAX Kelowna presents an opportunity to acquire a 1.275 acre residential property close to Downtown and Kelowna's emerging Brewery District.

Features:

- ▶ Approx. 1.275 acres or ±55,608 SF residential property identified as being within the OCP 2040 Core Area by the City of Kelowna
- ▶ Currently zoned MF1 - Infill Housing, with room for densification on lot
- ▶ Central location in a well established residential neighbourhood
- ▶ Potential holding income from the existing 5-bedroom & 3-bathroom single-family home until the property is ready for redevelopment
- ▶ For more information or to arrange a tour of this redevelopment property contact Kris McLaughlin Personal Real Estate Corporation of RE/MAX Commercial - RE/MAX Kelowna at 250 870 2165 or by email at kris@commercialbc.com



Site Plan



Density and Redevelopment Potential

The property at 1225 Mountain Ave has an overall size of ±1.275 acres or ±55,608 SF which makes the property ideal for infill or densification. The current zoning of the property is MF1 - Infill Housing.

It is currently stated in the zoning bylaws, that the purpose of MF1 zoning is to provide a zone for infill development within the core area of the City (which the subject property is) limiting development to 6 ground-oriented residential units or less. MF1 zoning would add to the densification of the subject lot. The recently approved 2040 Zoning Bylaws show what the potential for densification is on this lot.

The overall size of the lot at 1.275 acres lends itself more to the potential to rezone to MF2. The purpose of MF2 is to provide a zone primarily for ground-oriented multiple housing (typically townhouse developments) up to 3 storeys on serviced urban lots. It would be appropriate to initiate discussions with the City to determine support the rezoning of this property.

Outlined here is an estimation of the zoning, relevant density and potential bonusing density that could be applicable. Number of units maybe restricted based on the configuration of the lot. Proper architectural drawings should be undertaken to confirm the number of potential units.

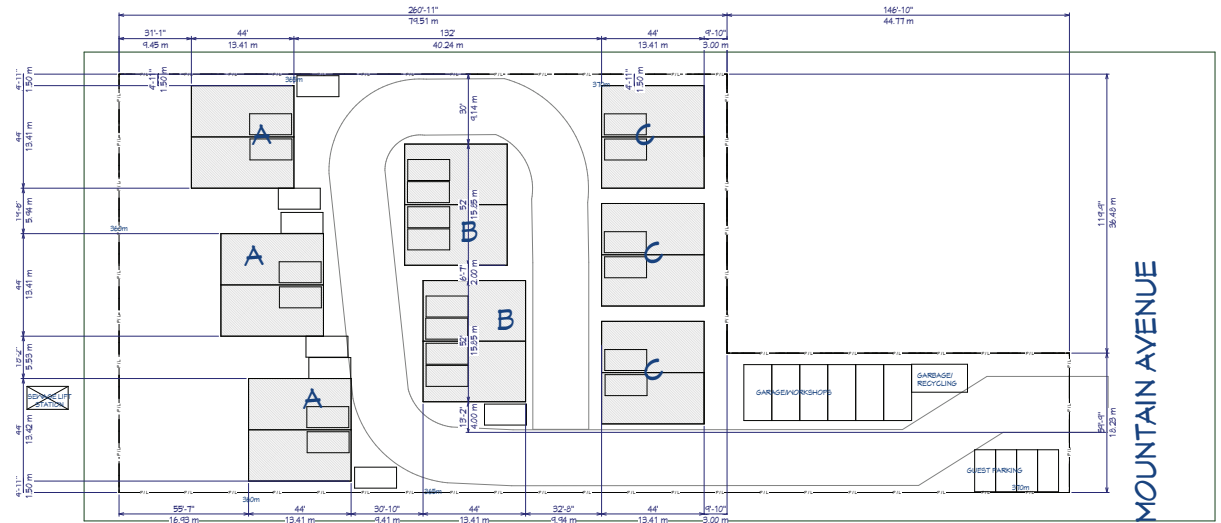
BASE CALCULATIONS	MF1	MF2
Total Site Area (SF)	55,608	55,608
Total Site Area (Acres)	1.275	1.275
Zoning	MF1	MF2
Maximum FAR	up to 6 dwelling units per lot	1.0
Maximum Site Coverage	55%	55%
Maximum Site Coverage (SF)	--	30,584
Maximum Height	11.0 m & 3 storeys	11.0 m & 3 storeys
Potential Bonus Density FAR	n/a	.45
Potential Bonus Density (SF)	n/a	25,024
Total Saleable Area with Bonus	--	80,632
List Price	\$2,200,000	\$2,200,000
Resulting Price/Saleable SF	--	\$27.28
Average Unit Size for Calculation	--	2,000 - 3,000
Est'd # of Units	6	16
Resulting Price/Unit	\$366,667	\$137,500

E&OE: The information contained herein is from sources deemed to be reliable but may not be exact. Buyers are encouraged to conduct their own research and due diligence, as well as to contact the City of Kelowna as to possible rezoning potential. Anyone relying on this information does so at their own risk.

Possible Configuration of a MF2 Property

Suggested Plan for 8 Duplex Type Buildings

3 buildings with a total of 6 units of approx. 2,000 SF including garage, main entry with living & 3 bedrooms up (possible basement) - 2 buildings with a total of 4 units of approx. 3,000 SF including 2 car garage, main level entry with living & office and 3 bedrooms up - 3 buildings with a total of 6 units of approx. 2,800 SF including garage, raised entry with living areas, 3 bedrooms up, one bedroom & family room in basement with detached single car garage or work shop.



MF-1 MAX ALLOWED :
 SITE COVERAGE 55%
 SITE COVERAGE WITH ALL IMPERMEABLE 75%
 FRONT SETBACK 4m
 SIDE SETBACK 1.5m
 REAR SETBACK 3m
 DISTANCE BETWEEN BUILDINGS 2m

LOT SIZE 55,600 sq.ft.
 SITE COVERAGE AS SHOWN- 30%
 MAX SITE COVERAGE SHOWN-60%

UNIT A-DUPLEX-TOTAL 3 BUILDINGS
 TOTAL 2000 sq.ft. INC. GARAGE
 MAIN LEVEL ENTRY WITH LIVING
 3 BEDROOMS UP
 (POSSIBLE BASEMENT)

UNIT B- DUPLEX, TOTAL 2 BUILDINGS
 TOTAL 3000 sq.ft. INC 2 CAR GARAGE
 MAIN LEVEL ENTRY WITH LIVING & OFFICE
 3 BEDROOMS UP
 GARAGE AND STORAGE AREA BELOW

UNIT C- DUPLEX - TOTAL 3 BUILDINGS
 TOTAL 2800 sq.ft. INC GARAGE
 4' RAISED ENTRY WITH LIVING AREAS
 3 BEDROOMS UP
 ONE BEDROOM & FAMILY ROOM IN BASEMENT
 DETACHED SINGLE CAR GARAGE OR WORKSHOP

TOTALS
 6- 3 BEDROOM TOWNHOMES WITH GARAGE AND ONE DEDICATED PARKING STALLS
 4- 3 BEDROOM TOWNHOMES WITH 2 CAR GARAGE AND STORAGE
 6- 4 BEDROOM TOWNHOMES WITH GARAGE AND DETACHED SHOP/ GARAGE

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Possible Configuration of a MF1 Property

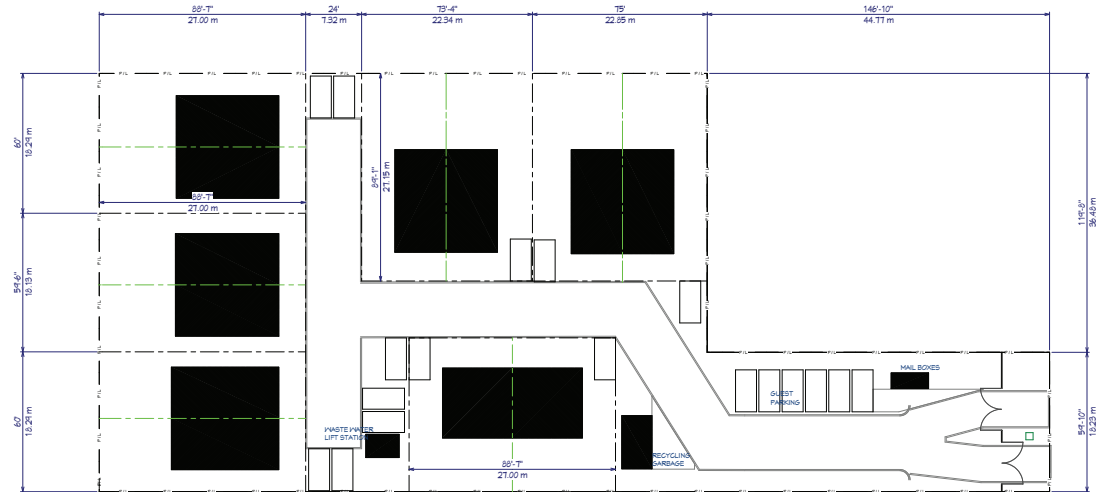
Suggested Plan for 6 Duplex Type Buildings on Bare Land Strata Lots

6 buildings with a total of 12 units of approx. 2,500 - 3,000 SF and 3-levels per unit.

Main Floor includes Great Room, Kitchen, Garage & Powder Room.

Upper Level includes 2 Bedrooms and 2 Bathrooms.

Lower Level includes 2 Bedrooms, Bathroom, and Great Room.



MOUNTAIN AVENUE

MF-1 MAX ALLOWED :
 SITE COVERAGE BUILDINGS - 40%
 SITE COVERAGE TOTAL WITH ALL IMPERMEABLE 70%
 FRONT SETBACK 4m
 SIDE SETBACK 1.8m
 REAR SETBACK 6m
 DISTANCE BETWEEN BUILDINGS 2m

LOT SIZE 55,600 sq. ft.
 SITE COVERAGE BUILDINGS - 22%
 SITE COVERAGE TOTAL - 51%

HALF DUPLEX ON BARE LAND STRATA LOTS
12 TOTAL @ APROX. 3000 sq.ft. EACH
 TOTAL 2500-3000 sq.ft. inc. GARAGE - ON 3 LEVELS
 LOWER LEVEL FAMILY ROOM, 2 BEDROOM, BATHROOM, UTILITY
 MAIN LEVEL GREAT ROOM, POWDER ROOM, GARAGE
 TOP LEVEL 2 BEDROOMS, 2 BATHROOMS

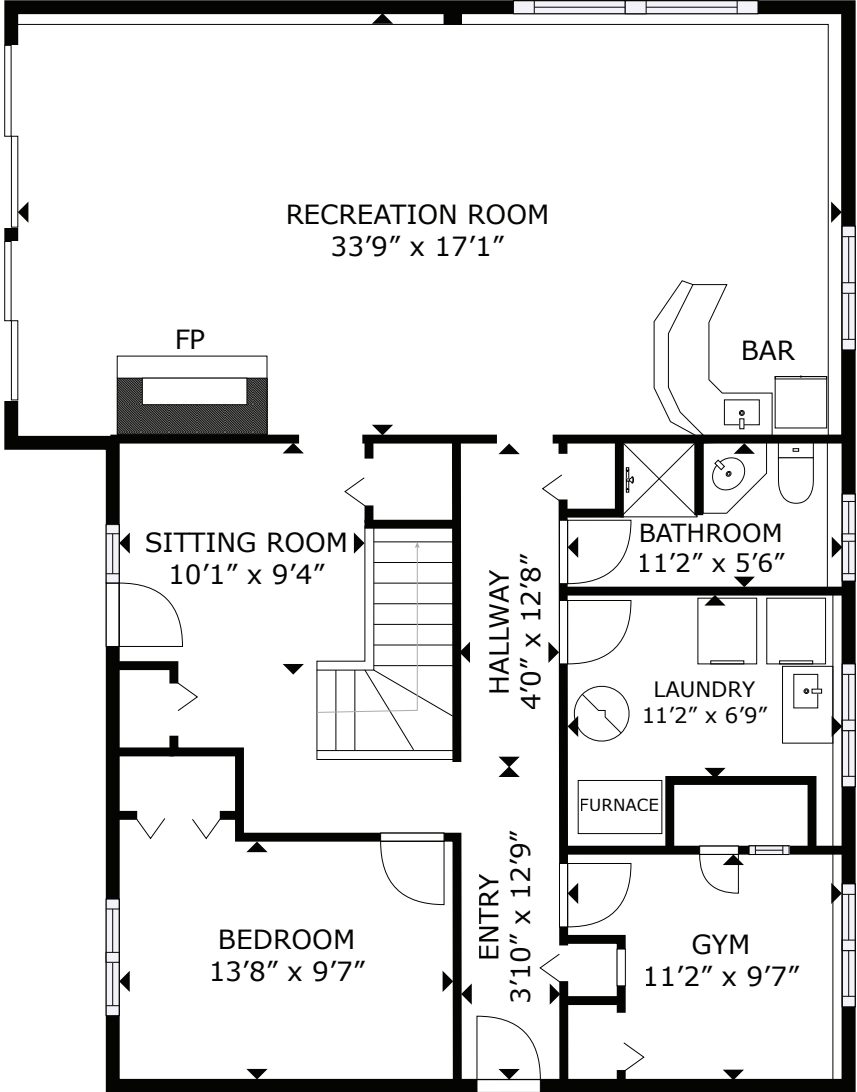
EACH UNIT TO HAVE 1 SINGLE CAR GARAGE
 1 ASSIGNED OUTDOOR PARKING STALL SUPPLIED PER UNIT
 AS WELL AS 6 GUEST PARKING STALLS FOR THE DEVELOPEMENT

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Exterior Photos

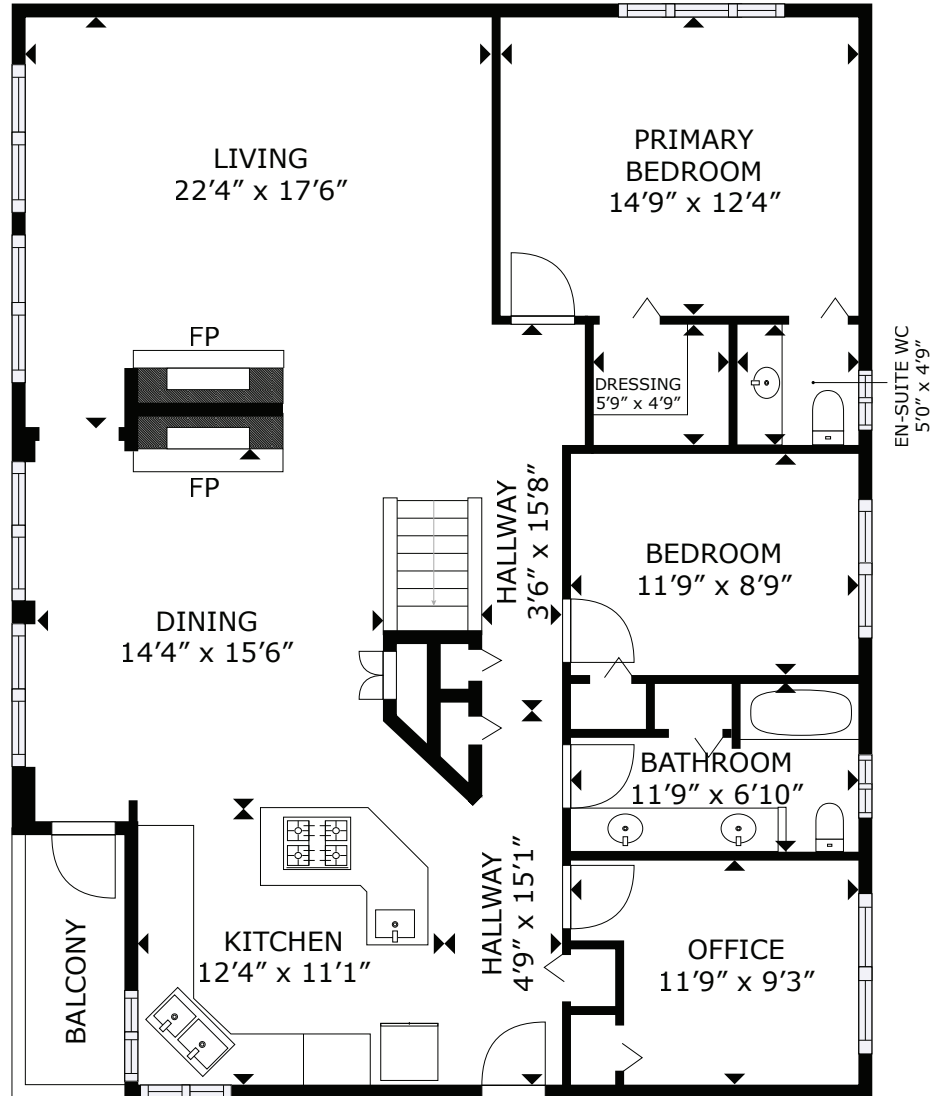


Residential Floor Plan - Main



Note: Floor plan has been derived, are approximate and may not be to scale. If important, information and configuration should be verified.

Residential Floor Plan - Second



Note: Floor plan has been derived, are approximate and may not be to scale. If important, information and configuration should be verified.

Interior Photos



Aerial Photos



MF1 - Zoning Information

MF1 – Infill Housing (excerpt from Zoning Bylaw No. 12375)

Section 13.1 – Multi-Dwelling Zones

The purpose is to provide a zone for infill development within the core area of the City limiting development to 6 ground-oriented residential dwelling units or less.

14.9 Permitted Principal and Secondary Land Uses in Core Area and Other Zones

The principal uses in this zone are:

Duplex Housing
Group Home
Health Services
Semi-Detached Housing
Single Detached Housing
Stacked Townhouses
Townhouses

The secondary uses in this zone are:

Accessory Buildings or Structures
Agricultural, Urban
Child Care Centre, Major
Child Care Centre, Minor
Home-Based Business, Major
Home-Based Business, Minor
Secondary Suites

13.4 Multi-Dwelling Zone Development Regulations

Maximum site coverage of all buildings is 55% (3 dwelling units or more)
Maximum site coverage of all buildings, structures & impermeable surfaces is 75%
Minimum front yard setback is 2.0 m
Minimum flanking side yard setback is 3.0 m
Minimum side yard setback is 1.8 m
Minimum rear yard setback is 3.0 m

13.6 Density and Height Regulations

Maximum 6 dwelling units per lot
Maximum public amenity & street-scape bonus is n/a
Maximum rental or affordable housing bonus is n/a
Maximum base height is 3 storeys and 11.0 m

E&OE: This information derived from the City of Kelowna - Zoning Bylaw No. 12375 and is deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted or guaranteed for accuracy, correctness and completeness by Kris McLaughlin, PREC, RE/MAX Commercial or RE/MAX Kelowna. Please verify all important information by reviewing Zoning Bylaw No. 12375 on the City of Kelowna's website.

MF2 - Zoning Information

MF2 – Townhouse Housing (excerpt from Zoning Bylaw No. 12375)

Section 13.1 – Multi-Dwelling Zones

The purpose is to provide a zone for ground-oriented multiple housing (typically townhouse developments) up to 3 storeys on serviced urban lots.

14.9 Permitted Principal and Secondary Land Uses in Core Area and Other Zones

The principal uses in this zone are:

Duplex Housing
Group Home
Semi-Detached Housing
Single Detached Housing
Stacked Townhouses
Townhouses

The secondary uses in this zone are:

Accessory Buildings or Structures
Agricultural, Urban
Child Care Centre, Major
Child Care Centre, Minor
Home-Based Business, Major
Home-Based Business, Minor

13.4 Multi-Dwelling Zone Development Regulations

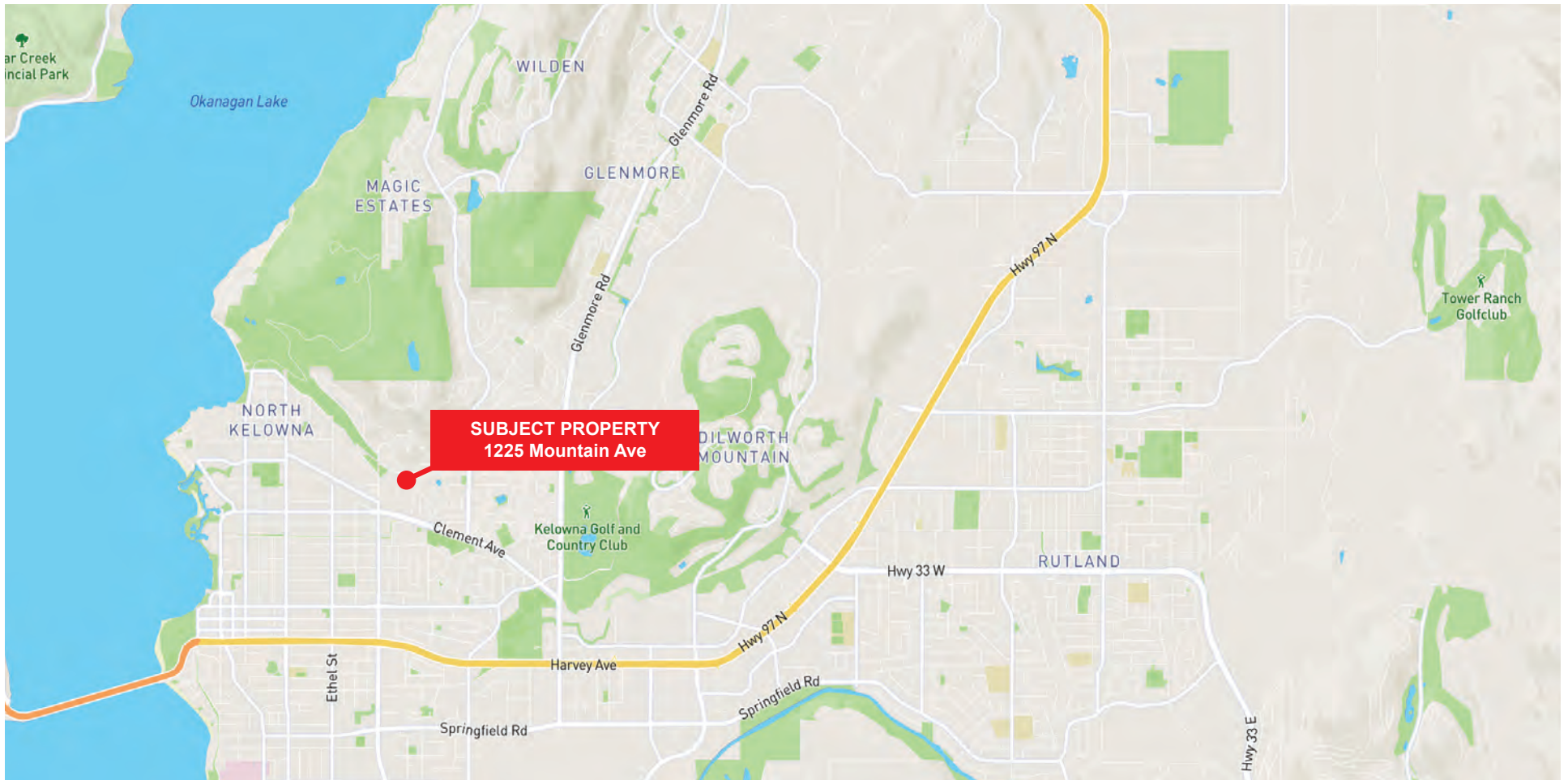
Maximum site coverage of all buildings is 55%
Maximum site coverage of all buildings, structures & impermeable surfaces is 80%
Minimum front yard setback is 3.0 m
Minimum flanking side yard setback is 3.0 m
Minimum side yard setback is 2.1 m
Minimum rear yard setback is 4.5 m

13.6 Density and Height Regulations

Maximum base density of 1.0 FAR
Maximum public amenity & street-scape bonus is .15 FAR
Maximum rental or affordable housing bonus is .30 FAR
Maximum base height is 3 storeys and 11.0 m

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