



# FOR SALE

678 Bernard Avenue,  
Kelowna, BC

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## PROPERTY DETAILS

- Turnkey, 20,421 SF office building in the heart of Downtown Kelowna
- Corner location at one of the Downtown's busiest signalized intersections, resulting in high visibility and exposure for businesses
- Zoning/OCP supports 26 storeys with up to 14 more bonus storeys

# FOR SALE

**\$10,995,000**

*(priced at \$538.41 PSF)*

## TURNKEY OFFICE BUILDING IN DOWNTOWN KELOWNA

678 Bernard Avenue,  
Kelowna, BC

*HM Commercial Realty is pleased to present the opportunity to purchase a turnkey office building in the heart of Downtown Kelowna.*

The building will be offered with vacant possession by Spring 2026 which allows an owner-occupier or investor to place up to three different tenants. The corner location offers fantastic signage opportunities due to the high visibility & exposure.

- 0.397 acre (17,293 SF) site with three storey, 20,421 SF concrete block building (built in 1983)
- 20 on-site parking stalls at the rear of the building.
- Elevator serviced building.
- Well located in the heart of Downtown Kelowna, directly across from Safeway (undergoing a massive renovation), and just steps from a variety of coffee shops, boutique stores, restaurants, and professional services.
- Offering a corner location at one of the Downtown's busiest signalized intersections, this opportunity results in high visibility and exposure for businesses.
- 5.3% Cap Rate on pro-forma income.
- Zoning: UC1 Downtown Urban Centre:
  - Max Height: 26 storeys
  - Bonus Height: 14 storeys
  - Max FAR: 7.2
  - Bonus FAR: 1.55



# PROPERTY DETAILS



|                          |  |
|--------------------------|--|
| <b>CIVIC ADDRESS</b>     | 678 Bernard Avenue, Kelowna, BC V1Y 6P3  |
| <b>LEGAL DESCRIPTION</b> | LOT A, PLAN KAP33293, DISTRICT LOT 139, OSOYOOS DIVISION OF YALE LAND DISTRICT |
| <b>PID</b>               | 003-214-371  |
| <b>BUILDING SIZE</b>     | 20,421 SF  |
| <b>LAND AREA</b>         | 0.397 acres or 17,293 SF   |
| <b>ZONING (CURRENT)</b>  | UC1 Downtown Urban Centre  |
| <b>FUTURE LAND USE</b>   | UC Urban Centre  |
| <b>POTENTIAL DENSITY</b> | <b>BASE:</b> 7.2 FAR   |
|                          | <b>BONUS:</b> 1.55 FAR   |
|                          | <b>MAX HEIGHT:</b> 26 stories  |
|                          | <b>BONUS HEIGHT:</b> 14 stories  |
| <b>ASSESSMENT VALUE</b>  | \$9,889,000 (2025)   |
| <b>PROPERTY TAXES</b>    | \$96,573 (2024)  |



# BUILDING FEATURES

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## TURNKEY OFFICE BUILDING

- Wheelchair accessible.
- Elevator Serviced to hold up to 16 persons or up to 2500 pounds.
- Vestibule in 2nd floor before entering space. Washrooms in common area.
- Reception desk area.
- Generous sized offices.
- Additional washrooms at back of building.
- Post and beam structure allows greater flexibility for reconfiguration
- HVAC 80 ton unit with 5 compressors.
- Georgian wire glass (fire separation).
- Third floor meeting room, which could be partitioned into two spaces.
- HVAC can be controlled separately.
- Common area washrooms.

# PROFORMA INCOME

| Unit              | Tenant                       | Size  | Term (Mos) | Expiry | Base Rent per SF | Base Rent per Annum |
|-------------------|------------------------------|-------|------------|--------|------------------|---------------------|
| 100               | Main Floor (NEW)             | 7193  | TBA        | TBA    | \$30.00          | \$215,790           |
| 200               | Second Floor (NEW)           | 6908  | TBA        | TBA    | \$27.00          | \$186,516           |
| 300               | Third Floor (NEW)            | 6320  | TBA        | TBA    | \$27.00          | \$170,640           |
| Sub-Total         |                              | 20421 |            |        |                  | \$572,946           |
| add:              | Sign Income / Naming Rights  | TBA   |            |        |                  | \$12,000            |
| add:              | Parking (Reserved; \$/Mth)   | 16    | @          | \$100  |                  | \$19,200            |
| add:              | Parking (Free for Customers) | 4     |            | 0      |                  | \$0                 |
| Sub-Total         |                              |       |            |        |                  | \$604,146           |
| less:             | Long Term Vacancy Allow.     | 3.00% |            |        |                  | -\$18,124           |
| <b>Net Income</b> |                              |       |            |        |                  | <b>\$586,022</b>    |
| Purchase Price    |                              |       |            |        |                  | \$10,995,000        |
| Market Cap Rate   |                              |       |            |        |                  | 5.3%                |

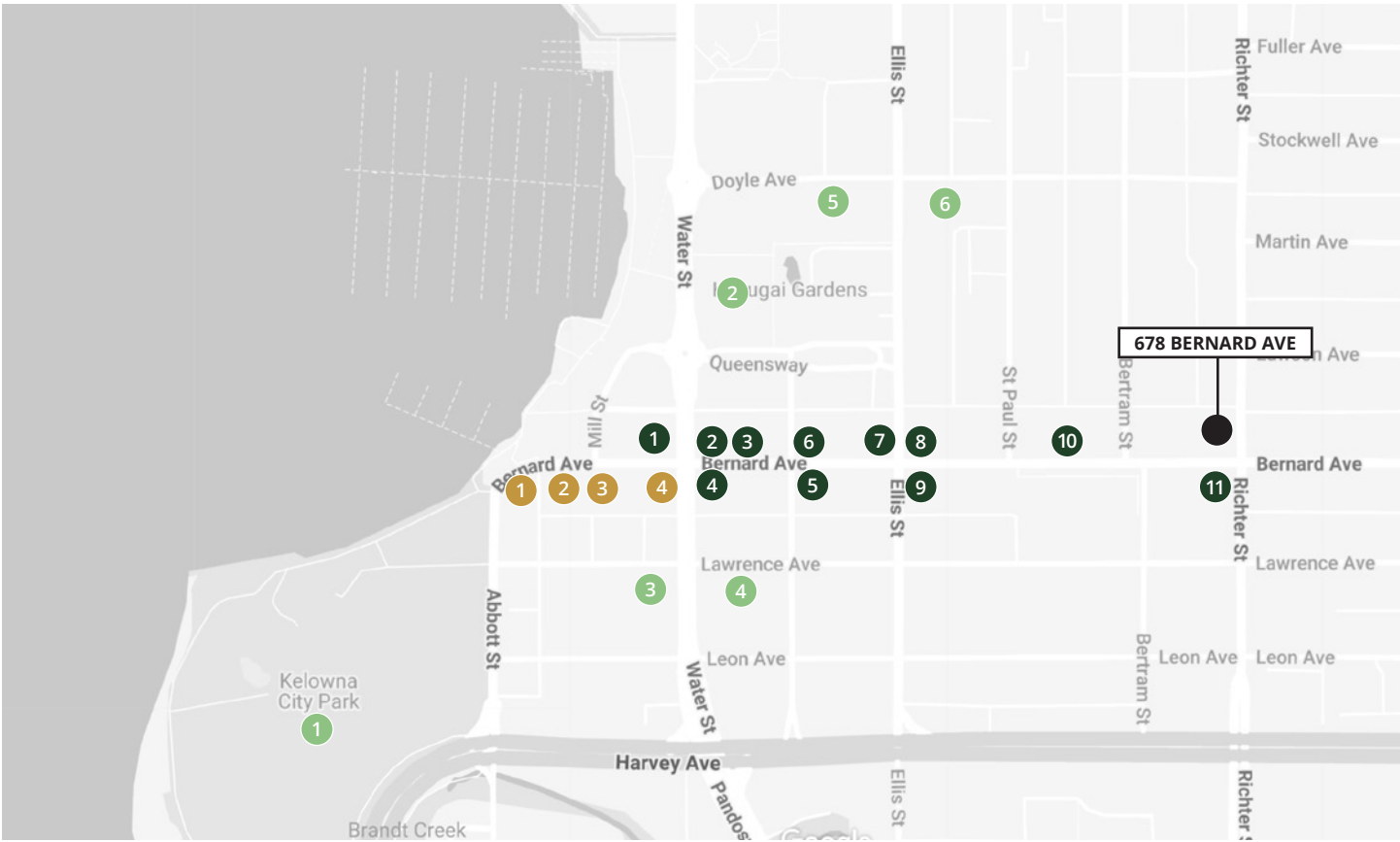
# AERIAL VIEW

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Well located in the heart of Downtown Kelowna along Bernard Avenue, Kelowna's historic main street. 678 Bernard Avenue features an unbeatable location, less than a 10 minute walk to Lake Okanagan and the new Marina. Surrounded by a host of boutique shops, local restaurants, and professional services.







# AERIAL MAP

**CIVIC & RECREATION**

- 1. City Park
- 2. City Hall
- 3. Firehall
- 4. Chapman Parkade
- 5. Memorial Arena
- 6. Interior Health Authority

**SHOPS & SERVICES**

- 1. BMO
- 2. CIBC
- 3. Royal Anne Hotel
- 4. Arc'teryx
- 5. Mosaic Books
- 6. Lululemon
- 7. Scotiabank
- 8. Lakehouse
- 9. First West Credit Union
- 10. Bernard Block
- 11. Safeway

**RESTAURANTS & BREWERIES**

- 1. Earl's
- 2. Craft Brewhouse
- 3. Tim Horton's
- 4. Blenz

# ABOUT THE COMMUNITY

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Kelowna is a four-season playground welcoming over two million visitors annually from around the world.

The city offers numerous parks, trails, beaches and recreational facilities, which provide a range of activities, including hiking, biking, golfing, swimming, boating, and snow sports.

The city is also at the centre of the world-renowned Okanagan wine country, boasting over 40 wineries within a 20-minute drive and a host of award-winning microbreweries, distilleries, and cideries.

This, coupled with outdoor markets, galleries, and a vibrant arts and culture sector, makes Kelowna a popular tourist destination.

- » Kelowna International Airport (YLW)
- » World reknown wineries and breweries
- » Many festivals and events year round
- » Numerous world class golf courses
- » UBC Okanagan Campus
- » Okanagan College Campus
- » Four-hour drive to Vancouver
- » Two marinas for motor and sail boating





# KELOWNA

## KELOWNA CITY REPORT

Major Employers: Healthcare, Tourism, Technology, and Agriculture

PROJECTED POPULATION

**168,079**

2023: 161,166

SF HOUSING \$

**\$1,076,544**

2023: \$1,120,888

INCOME

**\$85,000**

Median Household  
Income After Tax

PERMITS

**131**

Residential Dev.  
Permits 2024

- **Location Description** | Unbeatable location on Bernard Avenue, Kelowna’s busiest street
- **Proximity to Amenities** | Available transit just steps away, and walking distance to grocers, shopping, restaurants, and professional services.

# ZONING

## SECTION 14 –

## Core Area & Other Zones

| Section 14.1 – Core Area and Other Zone Categories |  |
|--|--|
| Category   | Zones  |
| Commercial Zones                                   | C1 – Local & Neighbourhood Commercial<br>C2 – Vehicle Oriented Commercial  |
| Core Area Zones                                    | CA1 – Core Area Mixed Use  |
| Village Centre Zones                               | VC1- Village Centre  |
| Urban Centre Zones                                 | UC1 – Downtown Urban Centre<br>UC2 – Capri-Landmark Urban Centre<br>UC3 – Midtown Urban Centre<br>UC4 – Rutland Urban Centre<br>UC5 – Pandosy Urban Centre |
| Industrial Zones                                   | I1 – Business Industrial<br>I2 – General Industrial<br>I3 – Heavy Industrial<br>I4 – Natural Resource Extraction   |
| Institutional Zones                                | P1 – Major Institutional<br>P2 – Education and Minor Institutional<br>P3 – Parks and Open Space<br>P4 – Utilities<br>P5 – Municipal District Park          |
| Health District Zones                              | HD1 – Kelowna General Hospital   |
| Water Zones  | W1 – Recreational Water Use<br>W2 – Intensive Water Use  |

# ZONING

| Section 14.2 – Commercial, Core Area, and Village Centre Zone Purposes |   |
|--|---|
| Zones  | Purpose   |
| C1 – Local & Neighbourhood Commercial                                  | The purpose is to provide a zone for the commercial <b>developments</b> outside the <b>Core Area</b> to provide a range of services needed on a day-to-day basis by residents within their neighbourhoods. Generally, <b>building</b> scale includes 2 storey <b>structures</b> with primary commercial accessed at ground level. Residential can be considered on second floors above commercial services.   |
| C2 – Vehicle Oriented Commercial                                       | The purpose is to provide a commercial zone used to accommodate a mix of vehicle oriented commercial land uses along corridor routes and highways. <b>Building</b> scale generally includes two storey <b>buildings</b> with potential for office related uses on upper floors.   |
| CA1 – Core Area Mixed Use  | The purpose is to provide a mixed commercial and residential zone for <b>developments</b> within the <b>Core Area</b> and outside <b>urban centres</b> . <b>Buildings</b> up to 4 <b>storeys</b> will be generally permissible with <b>Buildings</b> up to 6 <b>storeys</b> in certain circumstances based on development policy guidance from the <b>OCP</b> . A further increase to 12 storeys will be acceptable on key <b>Transit Supportive Corridors</b> and within close proximity to transit and Urban Centres. |
| VC1- Village Centre  | The purpose is to provide a zone with an integrated design for a comprehensive mixed-use area which can include a variety of uses as specified for each <b>Village Centre</b> (as identified with the <b>OCP</b> ).   |

| Section 14.3 – Urban Centre Zone Purposes |   |
|---|---|
| Zones                                     | Purpose   |
| UC1 – Downtown Urban Centre               | The purpose of this zone is to designate and to preserve land for <b>developments</b> of the financial, <b>retail</b> and entertainment, governmental, cultural and civic core of the downtown while also encouraging high density mixed-use <b>buildings</b> . |
| UC2 – Capri-Landmark Urban Centre         | The purpose is to provide a mixed commercial and residential zone for <b>developments</b> within the Capri-Landmark <b>Urban Centre</b> that is consistent with and follows the <b>Capri-Landmark Urban Centre Plan</b> .                                       |
| UC3 – Midtown Urban Centre                | The purpose is to provide a mixed commercial and residential zone for <b>developments</b> within the Midtown <b>Urban Centre</b> .  |
| UC4 – Rutland Urban Centre                | The purpose is to provide a mixed commercial and residential zone for <b>developments</b> within the Rutland <b>Urban Centre</b> .  |
| UC5 – Pandosy Urban Centre                | The purpose is to provide a mixed commercial and residential zone for <b>developments</b> within the Pandosy <b>Urban Centre</b> .  |

# ZONING

## Section 14.9 – Principal and Secondary Land Uses

| Uses |                                    | Zones<br>(‘P’ Principal Use, ‘S’ Secondary Use) |                 |                 |                  |                 |                 |                 |                 |                 |                 |                 |
|------|------------------------------------|---|-----------------|-----------------|------------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|
|      |                                    | C1  | C2              | CA1             | VC1              | UC1             | UC2             | UC3             | UC4             | UC5             | I1              | I2              |
| 1    | Accessory Buildings or Structures  | S   | S               | S               | S                | S               | S               | S               | S               | S               | S               | S               |
| 2    | Agriculture, Urban                 | S   | S               | S               | S                | S               | S               | S               | S               | S               | S               | S               |
| 3    | Alcohol Production Facility        | -   | P <sup>.1</sup> | P <sup>.1</sup> | P <sup>.1</sup>  | P <sup>.1</sup> | P <sup>.1</sup> | P <sup>.1</sup> | P <sup>.1</sup> | P <sup>.1</sup> | P <sup>.1</sup> | P <sup>.1</sup> |
| 4    | Animal Clinics, Major              | -   | P               | P               | P                | P               | P               | P               | P               | P               | P               | P               |
| 5    | Animal Clinics, Minor              | P   | P               | P               | P                | P               | P               | P               | P               | P               | P               | P               |
| 6    | Apartment Housing                  | P <sup>.6</sup>                                 | P <sup>.6</sup> | P               | P                | P               | P               | P               | P               | P               | -               | -               |
| 7    | Auctioneering Establishments       | -   | P               | -               | -                | -               | -               | -               | -               | -               | -               | P               |
| 8    | Automotive & Equipment             | -   | P               | -               | -                | -               | -               | -               | -               | -               | -               | P               |
| 9    | Automotive & Equipment, Industrial | -   | -               | -               | -                | -               | -               | -               | -               | -               | -               | P               |
| 10   | Boat Launches                      | -   | -               | -               | -                | -               | -               | -               | -               | -               | -               | -               |
| 11   | Boat Storage                       | -   | -               | -               | S <sup>.13</sup> | -               | -               | -               | -               | -               | P               | P               |
| 12   | Bulk Fuel Depot                    | -   | -               | -               | -                | -               | -               | -               | -               | -               | -               | P               |
| 13   | Cannabis Production Facilities     | -   | -               | -               | -                | -               | -               | -               | -               | -               | P               | P               |
| 14   | Cemeteries                         | -   | -               | -               | -                | -               | -               | -               | -               | -               | -               | -               |
| 15   | Child Care Centre, Major           | P   | P               | P               | P                | P               | P               | P               | P               | P               | P               | -               |
| 16   | Child Care Centre, Minor           | S   | S               | S               | S                | S               | S               | S               | S               | S               | -               | -               |
| 17   | Commercial Storage                 | -   | P               | -               | -                | -               | -               | -               | -               | -               | P               | P               |
| 18   | Concrete and Asphalt Plants        | -   | -               | -               | -                | -               | -               | -               | -               | -               | -               | -               |
| 19   | Cultural and Recreation Services   | P   | P               | P               | P                | P               | P               | P               | P               | P               | P               | -               |
| 20   | Detention and Correction Services  | -   | -               | -               | -                | -               | -               | -               | -               | -               | -               | -               |
| 21   | Docks                              | -   | -               | -               | -                | -               | -               | -               | -               | -               | -               | -               |

# ZONING

## Section 14.9 – Principal and Secondary Land Uses

| Uses                                    | Zones<br>(‘P’ Principal Use, ‘S’ Secondary Use) |       |       |       |       |       |       |       |       |      |       |  |
|---|---|-------|-------|-------|-------|-------|-------|-------|-------|------|-------|--|
|   | C1  | C2    | CA1   | VC1   | UC1   | UC2   | UC3   | UC4   | UC5   | I1   | I2    |  |
| 22 Drive Throughs                       | -   | P .14 | P .14 | P .14 | P .14 | P .14 | P .14 | P .14 | P .14 | -    | -     |  |
| 23 Education Services                   | -   | P     | P     | P     | P     | P     | P     | P     | P     | -    | -     |  |
| 24 Emergency and Protective Services    | P   | P     | P     | P     | P     | P     | P     | P     | P     | P    | P     |  |
| 25 Exhibition and Convention Facilities | -   | -     | -     | -     | P     | P     | P     | P     | P     | -    | -     |  |
| 26 Fleet Services                       | -   | P     | -     | -     | -     | -     | -     | -     | -     | -    | P     |  |
| 27 Food Primary Establishment           | P .5  | P     | P     | P     | P     | P     | P     | P     | P     | P .5 | P .5  |  |
| 28 Gaming Facilities                    | -   | -     | -     | -     | P .8  | P .8  | -     | -     | -     | -    | -     |  |
| 29 Gas Bar                              | P .12   | P .12 | -     | P .12 | P .12 | P .12 | P .12 | P .12 | P .12 | -    | P .12 |  |
| 30 General Industrial Use               | -   | -     | -     | -     | -     | -     | -     | -     | -     | P    | P     |  |
| 31 Greenhouses and Plant Nurseries      | P   | P     | -     | -     | -     | -     | -     | -     | -     | -    | -     |  |
| 32 Group Home                           | -   | -     | -     | -     | -     | -     | -     | -     | -     | -    | -     |  |
| 33 Health Services                      | P   | P     | P     | P     | P     | P     | P     | P     | P     | -    | -     |  |
| 34 Home-Based Business, Major           | -   | -     | S .10 | S .10 | S .10 | S .10 | S .10 | S .10 | S .10 | -    | -     |  |
| 35 Home-Based Business, Minor           | -   | -     | S     | S     | S     | S     | S     | S     | S     | -    | -     |  |
| 36 Hospitals                            | -   | -     | -     | -     | -     | -     | -     | -     | -     | -    | -     |  |
| 37 Hotels / Motels                      | -   | P     | P     | P     | P     | P     | P     | P     | P     | -    | -     |  |
| 38 Liquor Primary Establishment         | P .4, .5  | P .4  | P .4  | P .4  | P .4  | P .4  | P .4  | P .4  | P .4  | P .5 | P .5  |  |
| 39 Marinas                              | -   | -     | -     | -     | -     | -     | -     | -     | -     | -    | -     |  |
| 40 Moorage, Permanent                   | -   | -     | -     | -     | -     | -     | -     | -     | -     | -    | -     |  |
| 41 Moorage, Temporary                   | -   | -     | -     | -     | -     | -     | -     | -     | -     | -    | -     |  |
| 42 Natural Resource Extraction          | -   | -     | -     | -     | -     | -     | -     | -     | -     | -    | -     |  |
| 43 Non-Accessory Parking                | -   | P     | P     | P     | P     | P     | P     | P     | P     | -    | P     |  |
| 44 Offices                              | P .6  | P .6  | P     | S     | P     | P     | P     | P     | P     | -    | -     |  |

# ZONING

| Section 14.9 – Principal and Secondary Land Uses |  |                 |                 |                 |                 |                  |                  |                  |                  |                  |                 |                 |
|--|--|-----------------|-----------------|-----------------|-----------------|------------------|------------------|------------------|------------------|------------------|-----------------|-----------------|
| Uses   | Zones                                    |                 |                 |                 |                 |                  |                  |                  |                  |                  |                 |                 |
|  | C1                                       | C2              | CA1             | VC1             | UC1             | UC2              | UC3              | UC4              | UC5              | I1               | I2              |                 |
| 45   | Outdoor Storage                          | -               | -               | -               | -               | -                | -                | -                | -                | -                | -               | P               |
| 46   | Parks                                    | -               | -               | S               | S               | S                | S                | S                | S                | S                | -               | -               |
| 47   | Participant Recreation Services, Indoor  | P               | P               | P               | P               | P                | P                | P                | P                | P                | P               | P               |
| 48   | Participant Recreation Services, Outdoor | -               | -               | -               | P               | -                | -                | -                | -                | -                | -               | -               |
| 49   | Personal Service Establishment           | P               | P               | P               | P               | P                | P                | P                | P                | P                | -               | -               |
| 50   | Professional Services                    | P               | P               | P               | P               | P                | P                | P                | P                | P                | -               | -               |
| 51   | Recreational Water Activities            | -               | -               | -               | -               | -                | -                | -                | -                | -                | -               | -               |
| 52   | Recycling Depots                         | -               | -               | -               | -               | -                | -                | -                | -                | -                | -               | P               |
| 53   | Recycling Drop-Offs                      | P               | P               | P               | P               | P                | P                | P                | P                | P                | P               | P               |
| 54   | Recycling Plants                         | -               | -               | -               | -               | -                | -                | -                | -                | -                | -               | -               |
| 55   | Religious Assemblies                     | P               | P               | P               | P               | P                | P                | P                | P                | P                | -               | -               |
| 56   | Residential Security / Operator Unit     | S               | S               | -               | -               | -                | -                | -                | -                | -                | S               | S               |
| 57   | Retail                                   | P               | P               | P               | P               | P                | P                | P                | P                | P                | -               | -               |
| 58   | Retail Cannabis Sales                    | P <sup>.9</sup> | P <sup>.9</sup> | P <sup>.9</sup> | P <sup>.9</sup> | P <sup>.9</sup>  | P <sup>.9</sup>  | P <sup>.9</sup>  | P <sup>.9</sup>  | P <sup>.9</sup>  | S <sup>.9</sup> | S <sup>.9</sup> |
| 59   | Secondary Suite                          | -               | -               | -               | -               | S <sup>.15</sup> | S <sup>.15</sup> | S <sup>.15</sup> | S <sup>.15</sup> | S <sup>.15</sup> | -               | -               |
| 60   | Single Detached Housing                  | -               | -               | -               | -               | P                | P                | P                | P                | P                | -               | -               |
| 61   | Spectator Sports Establishments          | -               | -               | -               | -               | P                | P                | P                | P                | -                | -               | -               |
| 62   | Stacked Townhouses                       | -               | -               | P               | P               | P <sup>.11</sup> | P <sup>.11</sup> | P <sup>.11</sup> | P <sup>.11</sup> | P <sup>.11</sup> | -               | -               |
| 63   | Temporary Shelter Services               | -               | P               | P               | P               | P                | P                | P                | P                | P                | -               | P               |
| 64   | Townhouses                               | -               | -               | P               | P               | P <sup>.11</sup> | P <sup>.11</sup> | P <sup>.11</sup> | P <sup>.11</sup> | P <sup>.11</sup> | -               | -               |
| 65   | Utility Services, Infrastructure         | -               | -               | -               | -               | -                | -                | -                | -                | -                | -               | -               |
| 66   | Warehousing                              | -               | P               | -               | -               | -                | -                | -                | -                | -                | P               | P               |
| 67   | Wrecking Yards                           | -               | -               | -               | -               | -                | -                | -                | -                | -                | -               | -               |

# ZONING

| Section 14.10 – Subdivision Regulations     |  |                   |  |                      |
|---|--|-------------------|--|----------------------|
| m = metres / m <sup>2</sup> = square metres |  |                   |  |                      |
| Zones                                       | Minimum Lot Width                          | Minimum Lot Depth | Minimum Lot Area <sup>.1</sup>                                       | Maximum Lot Area     |
| C1  | 40.0 m except 18.0 m if site abuts a lane. | 30.0 m            | 830 m <sup>2</sup>   | 1,500 m <sup>2</sup> |
| C2  | 40.0 m except 30.0 m if site abuts a lane. | 30.0 m            | 1,000 m <sup>2</sup>   | n/a                  |
| CA1   | 40.0 m except 13.0 m if site abuts a lane. | 30.0 m            | 1,200 m <sup>2</sup> except 460 m <sup>2</sup> if site abuts a lane. | n/a                  |
| VC1 Village Centre                          | 25.0 m                                     | 30.0 m            | 750 m <sup>2</sup>   | n/a                  |
| UC1 (Downtown)                              | 6.0 m                                      | 30.0 m            | 200 m <sup>2</sup>   | n/a                  |
| UC2 (Capri /Landmark)                       | 40.0 m except 13.0 m if site abuts a lane. | 30.0 m            | 1,200 m <sup>2</sup> except 460 m <sup>2</sup> if site abuts a lane. | n/a                  |
| UC3 (Midtown)                               |  |                   |  |                      |
| UC4 (Rutland)                               |  |                   |  |                      |
| UC5 (Pandosa)                               |  |                   |  |                      |
| I1  | 40.0 m                                     | 35.0 m            | 2,000 m <sup>2</sup>   | n/a                  |
| I2  |  |                   | 4,000 m <sup>2</sup>   | n/a                  |
| I3  |  |                   | 8,000 m <sup>2</sup>   | n/a                  |
| I4  | 100.0 m                                    | 1000.0 m          | 10,000 m <sup>2</sup>  | n/a                  |
| P1  | 13.0 m                                     | 30.0 m            | 460 m <sup>2</sup>   | n/a                  |
| P2  | 18.0 m                                     | 30.0 m            | 660 m <sup>2</sup>   | n/a                  |
| P3  | n/a  | n/a               | n/a  |                      |
| P4  | n/a  | n/a               | n/a  |                      |
| P5  | 13.0 m                                     | 30.0 m            | 460 m <sup>2</sup>   | n/a                  |
| HD1   | 30.0 m                                     | 30.0 m            | n/a  |                      |
| W1  | n/a  | n/a               | n/a  |                      |
| W2  | n/a  | n/a               | n/a  |                      |

# ZONING

| Section 14.10 – Subdivision Regulations  |                   |                   |                                |                  |
|--|-------------------|-------------------|--------------------------------|------------------|
| m = metres / m <sup>2</sup> = square metres  |                   |                   |                                |                  |
| Zones  | Minimum Lot Width | Minimum Lot Depth | Minimum Lot Area <sup>.1</sup> | Maximum Lot Area |
| <b>FOOTNOTES (Section 14.10):</b><br><sup>.1</sup> The minimum lot area listed in the table above only applies to lots that have a connection to the community sanitary sewer system (as described within the City of Kelowna's Subdivision and Servicing Bylaw 7900). If a lot does not have an installed connection to the community sanitary sewer system, then the minimum lot area is 10,000 m <sup>2</sup> . |                   |                   |                                |                  |

| Section 14.11 – Commercial and Urban Centre Zone Development Regulations   |  |              |                  |                  |              |                            |                            |                            |                            |
|--|--|--------------|------------------|------------------|--------------|----------------------------|----------------------------|----------------------------|----------------------------|
| m = metres / m <sup>2</sup> = square metres  |  |              |                  |                  |              |                            |                            |                            |                            |
| Criteria   | Zones  |              |                  |                  |              |                            |                            |                            |                            |
|  | C1   | C2           | CA1              | VC1              | UC1          | UC2                        | UC3                        | UC4                        | UC5                        |
| <b>Max. Site Coverage</b> of all Buildings   | 50%  | 65%          | 75%              | 75%              | 100%         | 100%<br>or 85%<br>.13      | 100%<br>or 85%<br>.13      | 100%<br>or 85%<br>.13      | 100%<br>or 85%<br>.13      |
| <b>Max. Site Coverage</b> of all Buildings, Structures, and Impermeable Surfaces   | 70%  | 85%          | 85%              | 85%              | 100%         | 100%<br>or 90%<br>.9       | 100%<br>or 90%<br>.9       | 100%<br>or 90%<br>.9       | 100%<br>or 90%<br>.9       |
| <b>Max. Density</b> and <b>Max. Height</b>   | See Section 14.14 for Density and Height Regulations |              |                  |                  |              |                            |                            |                            |                            |
| <b>Min. Front Yard</b> and <b>Flanking Side Yard</b> Setback for all portions of a building that are not Ground-Oriented | 2.0 m<br>.12   | 2.0 m<br>.12 | 4.5 m<br>.12     | 3.0 m<br>.12     | 0.0 m<br>.12 | 3.0 m <sup>.2</sup><br>.12 | 3.0 m <sup>.2</sup><br>.12 | 3.0 m <sup>.2</sup><br>.12 | 3.0 m <sup>.2</sup><br>.12 |
| <b>Min. Front Yard</b> and <b>Flanking Side Yard</b> Setback for Ground-Oriented, Residential                            | 2.0 m<br>.12   | 2.0 m<br>.12 | 3.0 m<br>.1, .12 | 3.0 m<br>.1, .12 | 0.0 m<br>.12 | 3.0 m <sup>.1</sup><br>.12 | 3.0 m <sup>.1</sup><br>.12 | 3.0 m <sup>.1</sup><br>.12 | 3.0 m <sup>.1</sup><br>.12 |




# ZONING

| Section 14.11 – Commercial and Urban Centre Zone Development Regulations              |  |              |                 |                 |  |                             |                             |                             |                             |
|---|--|--------------|-----------------|-----------------|--|-----------------------------|-----------------------------|-----------------------------|-----------------------------|
| m = metres / m <sup>2</sup> = square metres   |  |              |                 |                 |  |                             |                             |                             |                             |
| Criteria  | Zones  |              |                 |                 |  |                             |                             |                             |                             |
|   | C1   | C2           | CA1             | VC1             | UC1  | UC2                         | UC3                         | UC4                         | UC5                         |
| <b>Min. Front Yard and Flanking Side Yard Setback for Ground-Oriented, Commercial</b> | 2.0 m<br>.12   | 2.0 m<br>.12 | 2.0 m<br>.12    | 2.0 m<br>.12    | 0.0 m <sup>.2</sup><br>,.12  | 2.0 m <sup>.2</sup><br>,.12 | 2.0 m <sup>.2</sup><br>,.12 | 2.0 m <sup>.2</sup><br>,.12 | 2.0 m <sup>.2</sup><br>,.12 |
| <b>Min. Building Stepback from Front Yard and Flanking Side Yard</b>                  | n/a  | n/a          | 3.0 m<br>.14    | 3.0 m<br>.14    | 3.0 m<br>.14   | 3.0 m<br>.14                | 3.0 m<br>.14                | 3.0 m<br>.14                | 3.0 m<br>.14                |
| <b>Min. Side Yard Setback</b>   | 3.0 m  | 0.0 m<br>.3  | 3.0 m           | 3.0 m<br>.6, .8 | 0.0 m <sup>.2</sup><br>,.3   | 0.0 m <sup>.2</sup><br>,.3  | 3.0 m <sup>.2</sup><br>,.3  | 0.0 m <sup>.2</sup><br>,.3  | 0.0 m <sup>.2</sup><br>,.3  |
| <b>Min. Rear Yard Setback</b>   | 3.0 m<br>.4  | 0.0 m<br>.4  | 4.5 m<br>.5, .7 | 4.5 m<br>.7, .8 | 0.0 m <sup>.2</sup>  | 0.0 m <sup>.2</sup><br>,.4  | 3.0 m <sup>.2</sup><br>,.4  | 0.0 m <sup>.2</sup><br>,.4  | 0.0 m <sup>.2</sup><br>,.4  |
| <b>Min. Common and Private Amenity Space</b>  | 7.5 m <sup>2</sup> per bachelor dwelling unit<br>15.0 m <sup>2</sup> per 1-bedroom dwelling unit<br>25 m <sup>2</sup> per dwelling unit with more than 1-bedroom .11   |              |                 |                 | 6.0 m <sup>2</sup> per bachelor dwelling unit<br>10.0 m <sup>2</sup> per 1-bedroom dwelling unit<br>15 m <sup>2</sup> per dwelling unit with more than 1-bedroom .11 |                             |                             |                             |                             |
| <b>Min. Accessory Buildings / Structures Setbacks</b>                                 | An accessory building or structure shall follow the setbacks within that zone except the setback shall not be less than 1.6 m when abutting a urban residential or rural residential zone.   |              |                 |                 |  |                             |                             |                             |                             |
| <b>Upper Floor Setbacks</b>   | For any portion of a building abutting a street a 3.0 m setback is required for any portion of the building above the lesser of 16 m or four storeys.  |              |                 |                 |  |                             |                             |                             |                             |
| <b>Corner Lots</b>  | For any building greater than 18.0 m or 4 storeys and located on a corner lot, there shall be a triangular setback 4.5 m in length along the lot lines that meet at each corner of an intersection. This setback will only be required at the first storey. See Visual Example of Corner Lot Setbacks. |              |                 |                 |  |                             |                             |                             |                             |
| <b>Urban Plazas</b>   | Any site within an urban centre larger than 4,000 m <sup>2</sup> with a building length larger than 100 m shall provide an urban plaza at grade.   |              |                 |                 |  |                             |                             |                             |                             |
| <b>Tall Building Regulations</b>  | For tower and podium regulations refer to Section 9.11 Tall Building Regulations.  |              |                 |                 |  |                             |                             |                             |                             |
| <b>Min. and Max. Commercial or Residential</b>  | The commercial and residential principal use floor area restriction is based on street type as defined in the City of Kelowna's Official Community Plan (See Maps: 4.2 Downtown, 4.4 Capri-Landmark, 4.6 Pandosy, 4.8 Rutland, & 4.10 Midtown).  |              |                 |                 |  |                             |                             |                             |                             |

# ZONING

| Section 14.11 – Commercial and Urban Centre Zone Development Regulations   |       |    |     |     |     |     |     |     |     |
|--|-------|----|-----|-----|-----|-----|-----|-----|-----|
| m = metres / m <sup>2</sup> = square metres  |       |    |     |     |     |     |     |     |     |
| Criteria   | Zones |    |     |     |     |     |     |     |     |
|  | C1    | C2 | CA1 | VC1 | UC1 | UC2 | UC3 | UC4 | UC5 |
| <sup>3</sup> Except it is 3.0 m when <a href="#">abutting</a> a Core Area Neighbourhood (C-NHD), Suburban -Residential (S-RES), Suburban - Multiple Unit (S-MU), or an Education / Institutional (EDINST) future land use designation as outlined in the <a href="#">Official Community Plan</a> .   |       |    |     |     |     |     |     |     |     |
| <sup>4</sup> Except it is 6.0 m when <a href="#">abutting</a> a core area neighbourhood (C-NHD) or an education / institutional (EDINST) future land use designation as outlined in the <a href="#">Official Community Plan</a> .  |       |    |     |     |     |     |     |     |     |
| <sup>5</sup> Except the rear setback is: 3.0 m when <a href="#">abutting</a> a rear <a href="#">lane</a> , 6.0 m when <a href="#">abutting</a> a <a href="#">single &amp; two dwelling zone</a> or <a href="#">rural residential zone</a> , and it is 6.0 m for <a href="#">hotels</a> or <a href="#">motels</a> .   |       |    |     |     |     |     |     |     |     |
| <sup>6</sup> The minimum side yard is 4.0 m when <a href="#">abutting</a> a <a href="#">single &amp; two dwelling zone</a> or <a href="#">rural residential zone</a> .   |       |    |     |     |     |     |     |     |     |
| <sup>7</sup> For portions of a parkade with <a href="#">lane</a> access which do not project more than 2.3 m above <a href="#">finished grade</a> , the <a href="#">rear yard</a> setback for the parkade is 1.5 m. The site rear yard for <a href="#">carport structures</a> is 1.5 m.  |       |    |     |     |     |     |     |     |     |
| <sup>8</sup> Any <a href="#">building</a> over 6 <a href="#">storeys</a> in height, the portions of the <a href="#">building</a> over 6 <a href="#">storeys</a> must be setback a minimum of 10 m from any <a href="#">lot line abutting</a> any <a href="#">single &amp; two dwelling zone</a> or <a href="#">rural residential zone</a> . Bareland strata lots do not have setbacks to internal lots or common access roads. A continuous <a href="#">building frontage</a> shall not exceed 100 m in length and must be designed with appropriate architectural breaks or relief where the length of the <a href="#">building</a> exceeds 37 m. |       |    |     |     |     |     |     |     |     |
| <sup>9</sup> The maximum <a href="#">site coverage</a> of all <a href="#">buildings</a> , <a href="#">structures</a> , and <a href="#">impermeable surfaces</a> is dependent on the <a href="#">street</a> type as defined in the <a href="#">City of Kelowna’s Official Community Plan</a> (e.g. Map <a href="#">4.4</a> , <a href="#">4.6</a> , <a href="#">4.8</a> , <a href="#">4.10</a> ). All high streets, retail streets, and mixed streets are maximum of 100%. All mixed-residential, residential streets and all other street types are maximum of 90%.   |       |    |     |     |     |     |     |     |     |
| <sup>10</sup> The maximum height is measured from the grade at the sidewalk directly from a fronting publicly accessible <a href="#">street</a> , walkway, open space or applicable <a href="#">lot line</a> . See <a href="#">Visual Example of Max Floor Height for Residential Ground-Oriented Housing</a> .  |       |    |     |     |     |     |     |     |     |
| <sup>11</sup> A minimum of 4.0 m <sup>2</sup> per <a href="#">dwelling unit</a> of the <a href="#">Common and Private Amenity Space</a> shall be configured as common area that is accessible to all residents and must not be located within the required setback areas. <a href="#">Common and Private Amenity Space</a> can be devoted to child care centres as long as the child care spaces have direct access to open space and play areas within the lot. The amount of <a href="#">Common and Private Amenity Space</a> dedicated to child care spaces cannot be more than 50% of the total space required.                                |       |    |     |     |     |     |     |     |     |
| <sup>12</sup> The setback for a garage, a <a href="#">carport</a> , or a parkade door that has direct access to the street shall have a 6 m setback measured from back-of-curb or edge of road pavement, or edge of sidewalk or 4.5 m from <a href="#">lot line</a> (whichever is greater).  |       |    |     |     |     |     |     |     |     |
| <sup>13</sup> The maximum <a href="#">site coverage</a> is dependent on the <a href="#">street</a> type as defined in the <a href="#">City of Kelowna’s Official Community Plan</a> (e.g., Map <a href="#">4.4</a> , <a href="#">4.6</a> , <a href="#">4.8</a> , <a href="#">4.10</a> ). All high streets, retail streets, and mixed streets are maximum of 100%. All mixed-residential, residential streets and all other street types are maximum of 85%.  |       |    |     |     |     |     |     |     |     |
| <sup>14</sup> Minimum building setbacks apply only to buildings that are at least five (5) storeys and not taller than 12 storeys. The <a href="#">stepback</a> can occur on any floor above the second storey.  |       |    |     |     |     |     |     |     |     |

# ZONING

| Section 14.14 – Density and Height   |  |  |  |   |   |
|--|--|--|--|---|---|
| FAR = floor area ratio / GFA = gross floor area / m = metres / m <sup>2</sup> = square metres  |  |  |  |   |   |
| Zones  | Min. Density (if applicable) & Max. Base Density FAR <sup>1,7</sup>  | Max. Public Amenity & Streetscape Bonus FAR  | Max. Rental or Affordable Housing Bonus FAR  | Max. Base Height <sup>1,7,14</sup>  | Max. Height with Bonus FAR  |
| The areas are identified in <a href="#">Map 4.1</a> within the OCP (UC1 Downtown)              |  |  |  |   |   |
| UC1 (Downtown)   | <p>For areas identified as PARK = 0.5 FAR <sup>9,15</sup></p> <p>For UC1a – Arena properties = 5.0 FAR <sup>9</sup></p> <p>For areas identified as 3 storeys = 1.5 FAR <sup>9</sup></p> <p>For areas identified as 6 storeys = 1.8 FAR <sup>9</sup></p> <p>For areas identified as 12 storeys = 3.3 FAR <sup>9</sup></p> <p>For areas identified as 20 storeys = 5.9 FAR <sup>9</sup></p> <p>For areas identified as 26 storeys and up = 7.2 FAR <sup>9</sup></p> <p>See Underground Parking Base FAR Adjustments <sup>12</sup></p>                            | <p>For areas identified as PARK = no bonus <sup>3</sup></p> <p>For UC1a – Arena properties = no bonus <sup>3</sup></p> <p>For areas identified as 3 storeys = no bonus <sup>3</sup></p> <p>For areas identified as 6 storeys = 0.25 additional FAR <sup>3</sup></p> <p>For areas identified as 12 storeys = 0.5 additional FAR <sup>3</sup></p> <p>For areas identified as 20 storeys = 0.75 additional FAR <sup>3</sup></p> <p>For areas identified as 26 storeys = 1.5 additional FAR <sup>3</sup></p>                   | <p>An additional 0.3 FAR for rental only projects or affordable housing <sup>3</sup></p> <p>For rental only projects or projects with affordable housing <sup>3</sup> that are 12 storeys and taller the FAR bonus rate is 0.05 FAR per storey <sup>10</sup></p> | <p>For areas identified as PARK = 2 storeys &amp; 44.0 m</p> <p>For UC1a – Arena properties = 12 storeys &amp; 44.0 m</p> <p>For areas identified as 3 storeys = 3 storeys &amp; 12.0 m</p> <p>For areas identified as 6 storeys = 6 storeys &amp; 22.0 m</p> <p>For areas identified as 12 storeys = 12 storeys &amp; 44.0 m</p> <p>For areas identified as 20 storeys = 20 storeys &amp; 73.0 m</p> <p>For areas identified as 26 storeys and up = 26 storeys &amp; 95.0 m</p>                        | <p>For areas identified as PARK = No additional height</p> <p>For UC1a – Arena properties = No additional height</p> <p>For areas identified as 3 storeys = No additional height</p> <p>For areas identified as 6 storeys = No additional height</p> <p>For areas identified as 12 storeys = 3 additional storeys &amp; 12.0 m <sup>3</sup></p> <p>For areas identified as 20 storeys = 5 additional storeys &amp; 19.0 m <sup>3</sup></p> <p>For areas identified as 26 storeys = 14 additional storeys &amp; 57.0 m <sup>3</sup></p>    |
| The areas are identified in <a href="#">Map 4.3</a> within the OCP (UC2 (Capri / Landmark))  |  |  |  |   |   |
| UC2 (Capri / Landmark)   | <p>For areas identified as PARK = 0.5 FAR <sup>9,15</sup></p> <p>For areas identified as 3 storeys = 1.5 FAR <sup>9</sup></p> <p>For areas identified as 4 storeys = 1.5 FAR <sup>9</sup></p> <p>For areas identified as 6 storeys &amp; UC2gg zoned lots = 1.8 FAR <sup>9</sup></p> <p>For areas identified as 12 storeys = 3.3 FAR <sup>9</sup></p> <p>For areas identified as 18 storeys = 4.9 FAR <sup>9</sup></p> <p>For areas identified as 26 storeys = See CD26 Zone for details</p> <p>See Underground Parking Base FAR Adjustments <sup>12</sup></p> | <p>For areas identified as PARK = no bonus <sup>3</sup></p> <p>For areas identified as 3 storeys = no bonus <sup>3</sup></p> <p>For areas identified as 4 storeys = no bonus <sup>3</sup></p> <p>For areas identified as 6 storeys &amp; UC2gg zoned lots = 0.25 additional FAR <sup>3</sup></p> <p>For areas identified as 12 storeys = 0.5 additional FAR <sup>3</sup></p> <p>For areas identified as 18 storeys = 0.7 additional FAR <sup>3</sup></p> <p>For areas identified as 26 storeys = no bonus <sup>3</sup></p> | <p>An additional 0.3 FAR for rental only projects or affordable housing <sup>3</sup></p> <p>For rental only projects or projects with affordable housing <sup>3</sup> that are 12 storeys and taller the FAR bonus rate is 0.05 FAR per storey <sup>10</sup></p> | <p>For areas identified as PARK = 2 storeys &amp; 12.0 m</p> <p>For areas identified as 3 storeys = 3 storeys &amp; 18.0 m</p> <p>For areas identified as 4 storeys = 4 storeys &amp; 18.0 m</p> <p>For areas identified as 6 storeys &amp; UC2gg zoned lots = 6 storeys &amp; 22.0 m</p> <p>For areas identified as 12 storeys = 12 storeys &amp; 44.0 m</p> <p>For areas identified as 18 storeys = 18 storeys &amp; 66.0 m</p> <p>For areas identified as 26 storeys = See CD26 Zone for details</p> | <p>For areas identified as PARK = No additional height</p> <p>For areas identified as 3 storeys = No additional height</p> <p>For areas identified as 4 storeys = No additional height</p> <p>For areas identified as 6 storeys &amp; UC2gg zoned lots = No additional height</p> <p>For areas identified as 12 storeys = 3 additional storeys &amp; 12.0 m <sup>3</sup></p> <p>For areas identified as 18 storeys = 4 additional storeys &amp; 16.0 m <sup>3</sup></p> <p>For areas identified as 26 storeys = No bonus <sup>3</sup></p> |
| The areas are identified in <a href="#">Map 4.9</a> within the OCP (UC3 Midtown)             |  |  |  |   |   |
| UC3 (Midtown)  |  |  |  |   |   |

# BUILDING HEIGHTS

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UC1 ZONING ALLOWS 26 STOREYS + 14 BONUS



# THE FINE PRINT

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