

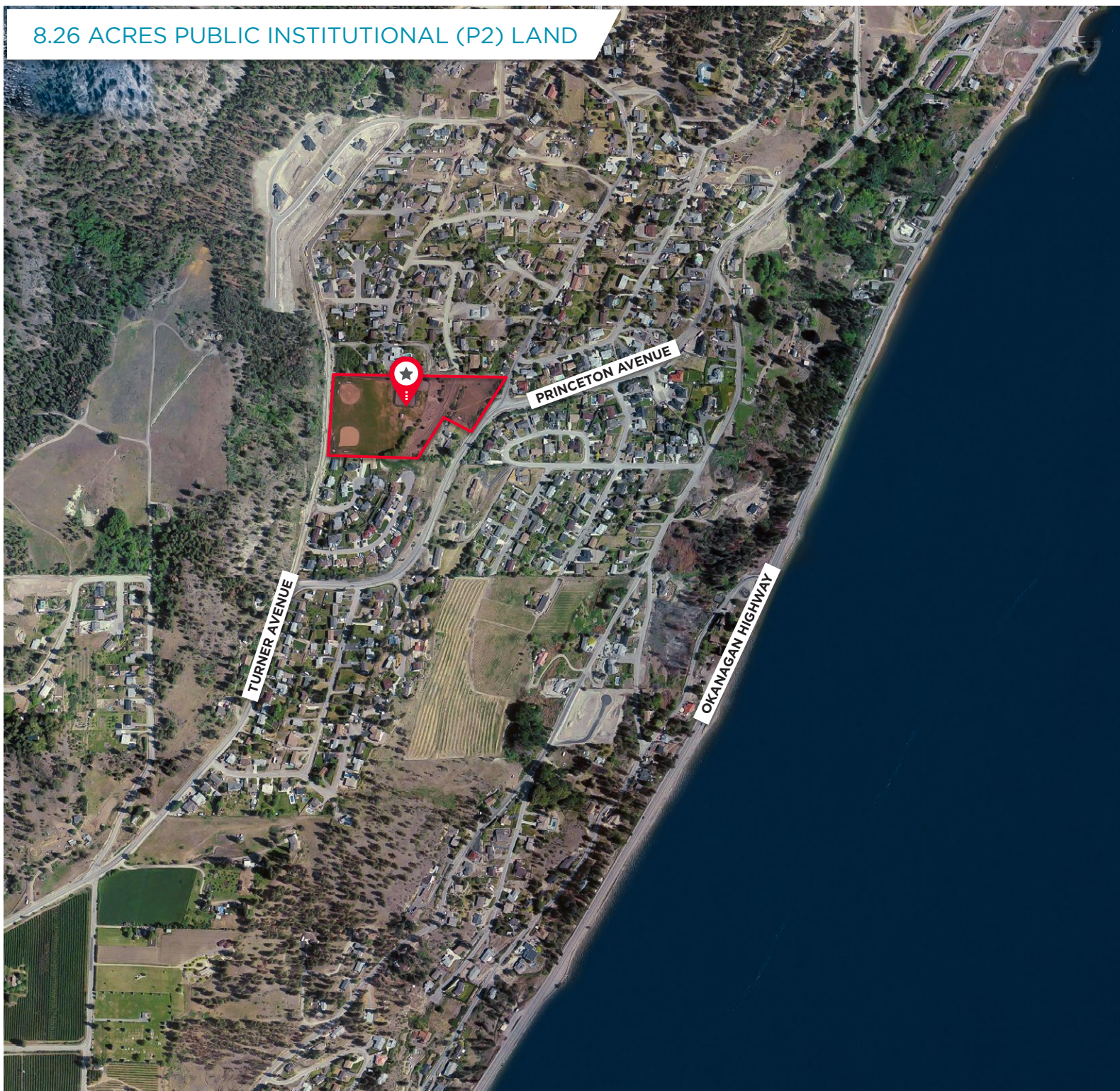
FOR SALE

6114 TURNER AVENUE

PEACHLAND, BC



8.26 ACRES PUBLIC INSTITUTIONAL (P2) LAND



Harpreet Singh

Personal Real Estate Corporation

Vice President

Development Land & Investment Sales

604 640 5870

harpreet.singh@cushwake.com

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OPPORTUNITY

Opportunity: ±8.26 acres centrally located institutional land with excellent views and redevelopment potential.

SALIENT DETAILS

PID	012-717-304
Legal Description	LOT 49 DISTRICT LOT 1183 OSOYOOS DIVISION YALE DISTRICT PLAN 117 EXCEPT PLAN 15487
Lot Area	8.26 acres
Zoning	Public Institutional (P2)
OCP	Intensive Residential (IR)
Asking Price	\$3.5 Million

OCP DESIGNATION
INTENSIVE RESIDENTIAL (IR)

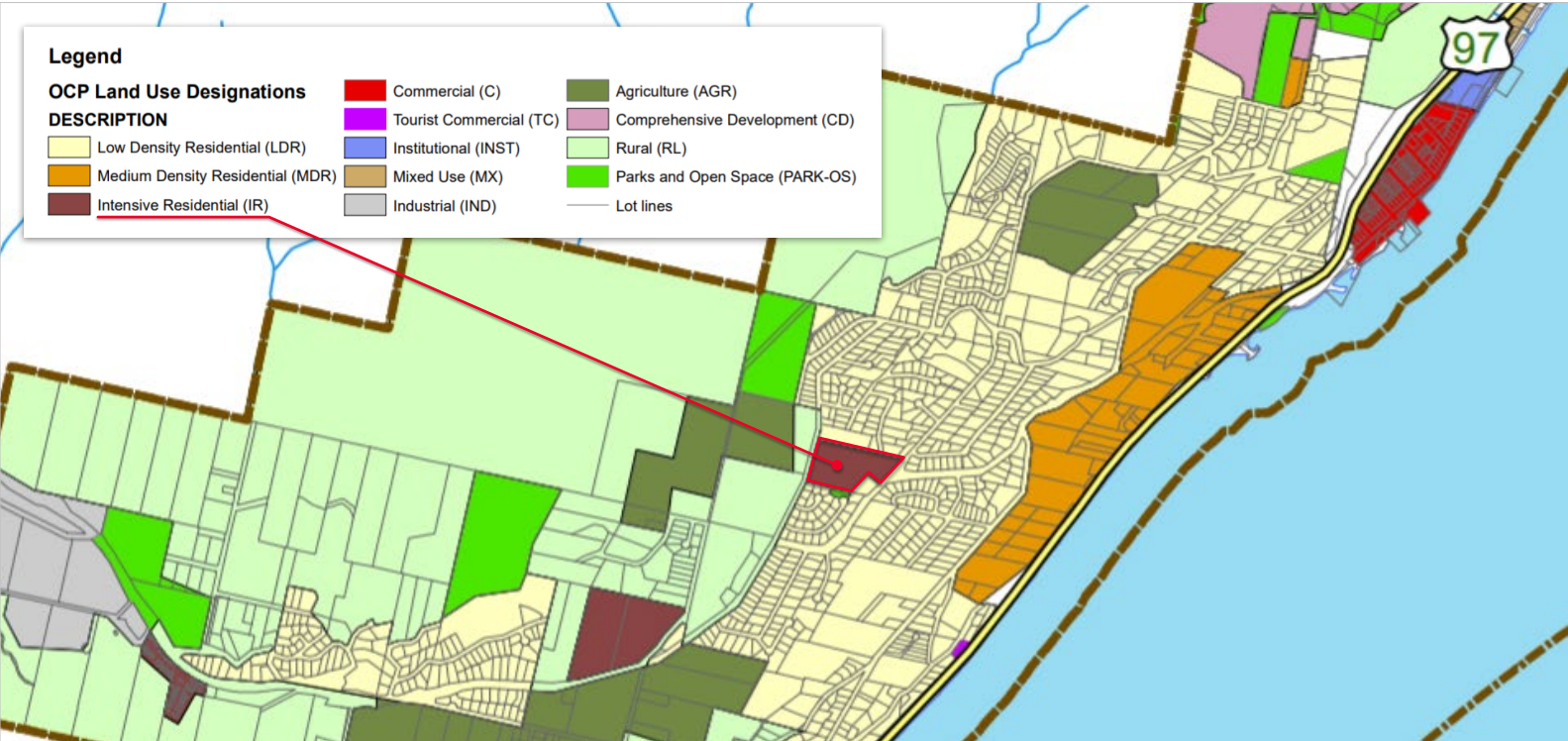
The Intensive Residential designation is intended to accommodate new low-density urban residential development in single-detached dwellings at a density greater than 33 units per gross hectare (13 units per acre), including in small lot residential, clustered ground-oriented multi-unit residential and manufactured home park developments, through infill and the redevelopment of existing areas. Intensive residential areas regulate maximum height by zoning and/or the Manufactured Home Park Bylaw, as applicable; area specific height preferences may apply where form can accommodate topography without significant impact on natural features, views, tree cover and natural drainage courses.

ZONING
PUBLIC/INSTITUTIONAL (P2)

The Subject Property is zoned public/ institutional by the District of Peachland. The intent of this zone is to accommodate and regulate the development of lands that serve the civic, cultural, educational, health, recreational and social needs of the community.

The following uses are permitted but not limited to:

- Art gallery
- Assembly use
- Care facility
- Cemetery and crematorium
- Education or recreational facility
- Exhibition and convention facilities
- Health services/Hospital
- Office
- Park
- Public buildings and facilities
- Limited retail uses



PROPOSED OCP AMENDMENT AND REZONING*

The Subject Property reached third reading for the following outlined subdivision plan, rezoning and OCP amendments. The proposed development includes 17 small lot residential units, 17 townhouse units (duplex and three-plex) and a 0.75 acre park with additional connecting open space. The steep slopes between the upper bench and lower land would be protected as public open space or integrated as part of the overall park system, along with the existing park. The development would satisfy housing demand for younger families or the downsizing consumers. The concept also includes a proposal for a new single family residential zone to accommodate for a minimum lot size of 300 metres squared (3,229 square feet).

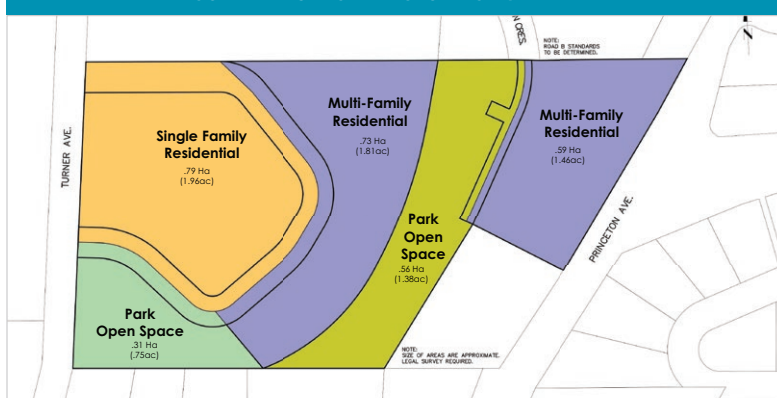
SUBDIVISION OVERVIEW*

	Acres	Percentage
Roads:	1.29	15%
Parks/Open Space:	2.13	24%
Single Family Residential:	1.96	23%
Multi-Family Residential	3.27	38%

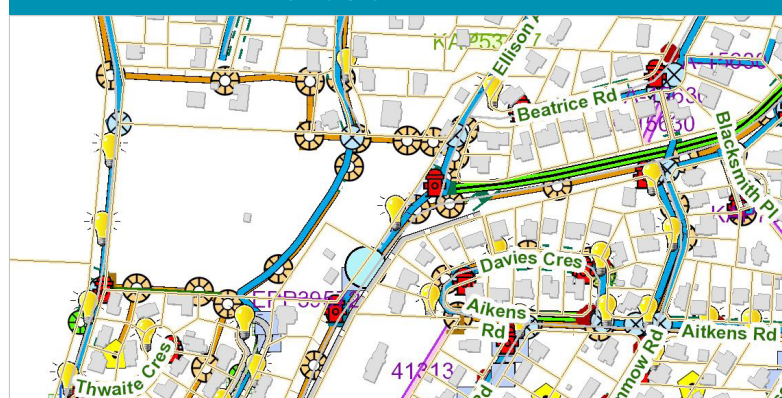
**The information is from a past and inactive application, please call for further details.*



SOME REPORTS AND STUDIES AVAILABLE



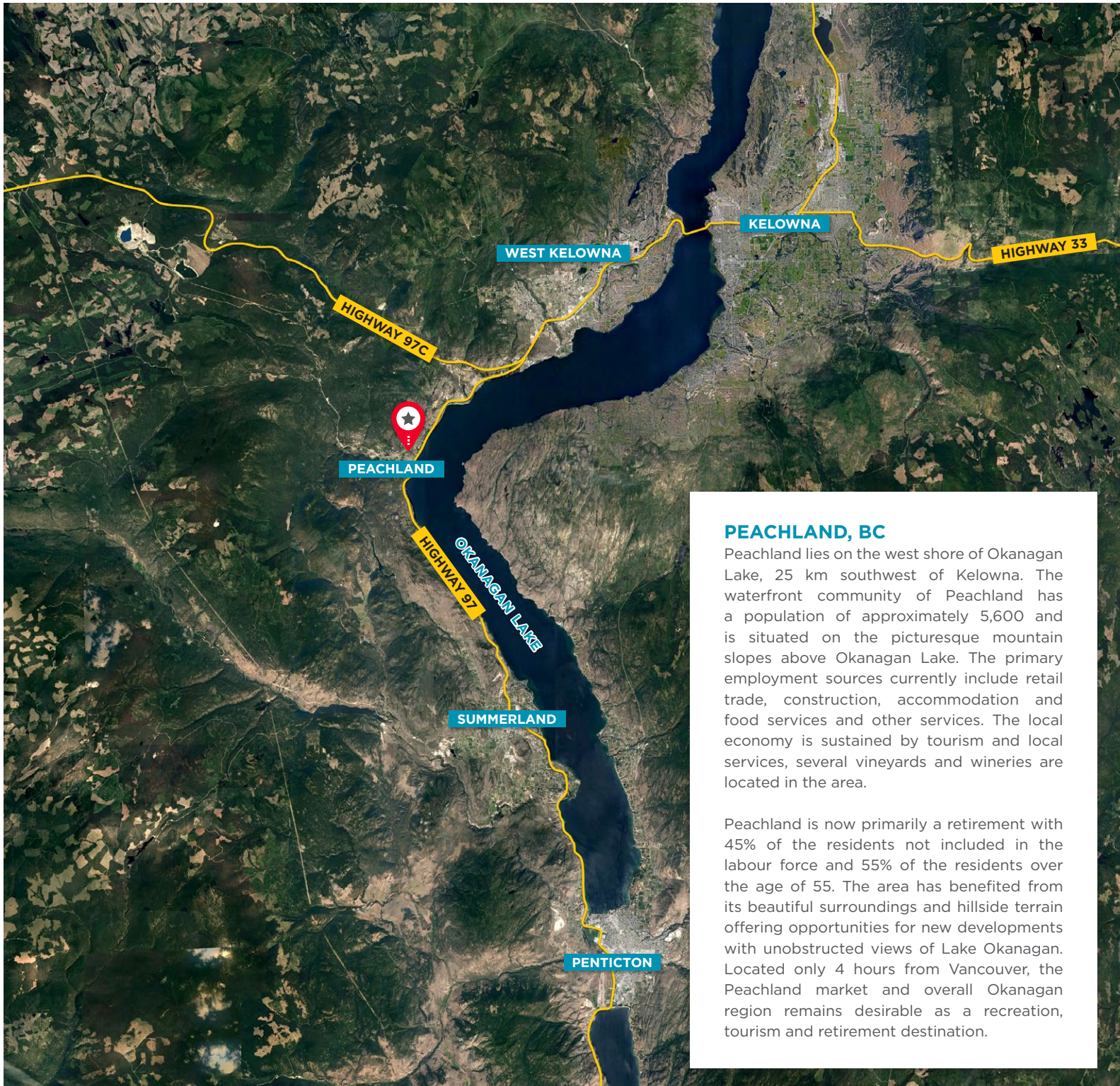
SERVICES IN THE AREA



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PEACHLAND, BC



PEACHLAND, BC

Peachland lies on the west shore of Okanagan Lake, 25 km southwest of Kelowna. The waterfront community of Peachland has a population of approximately 5,600 and is situated on the picturesque mountain slopes above Okanagan Lake. The primary employment sources currently include retail trade, construction, accommodation and food services and other services. The local economy is sustained by tourism and local services, several vineyards and wineries are located in the area.

Peachland is now primarily a retirement with 45% of the residents not included in the labour force and 55% of the residents over the age of 55. The area has benefited from its beautiful surroundings and hillside terrain offering opportunities for new developments with unobstructed views of Lake Okanagan. Located only 4 hours from Vancouver, the Peachland market and overall Okanagan region remains desirable as a recreation, tourism and retirement destination.

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E.&O.E.: This communication is not intended to cause or induce breach of an existing agency agreement.

The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Cushman & Wakefield ULC 06/20 no