

# 1702 LYNRICK ROAD, KELOWNA

2.311-ACRE, DP-READY SITE APPROVED FOR 38 TOWNHOMES

FOR  
SALE



**WILLIAM | WRIGHT**

**VISHAV JYOTI**  
PERSONAL REAL ESTATE CORPORATION  
vishav.jyoti@williamwright.ca  
604.428.5255

**SHELBY KOSTYSHEN**  
shelby.kostyshen@williamwright.ca  
236.420.3558

**JEFF HANCOCK**  
PERSONAL REAL ESTATE CORPORATION  
jeff.hancock@williamwright.ca  
236.420.3558





## 1702 Lynrick Road, Kelowna

William Wright Commercial is pleased to present a rare opportunity to acquire 1702 Lynrick Road, Kelowna, a 2.311-acre, DP-ready site approved for 38 spacious townhomes in the highly sought-after Black Mountain neighborhood.

Each townhouse is generously designed and features a double side-by-side garage, catering to modern living needs. The site offers exceptional accessibility, located right across proposed Black Mountain Village Centre, and strong development potential, making it a standout investment in one of Kelowna's most dynamic communities. With its strategic location and close proximity to essential amenities, this site is ideally positioned to benefit from Kelowna's continued growth, offering long-term value for developers and investors alike.

## Site Highlights



38 townhomes



DP Ready



Strategic Location



Double side by side garage units



# 2.311-ACRE, DP-READY SITE APPROVED FOR 38 SPACIOUS TOWNHOMES IN BLACK MOUNTAIN

## Details

### LOT SIZE

+/- 2.311 Acres

### PARKING

76 Stalls

### ZONING

RR1, MF-2 Townhouse Housing

### PROPERTY TAXES

\$15,999.34

### FSR

0.83

### PID

017-993-245

### LEGAL DESCRIPTION

LOT A, PLAN KAP48482, SECTION 13,  
TOWNSHIP 26, OSOYOOS DIV OF YALE  
LAND DISTRICT, EXCEPT PLAN KAP75423,  
& OF SEC 18 TWP 27

### PRICE

Contact Listing Agents

PROPERTY OUTLINES  
ARE APPROXIMATE.



VISUAL RENDERINGS ONLY



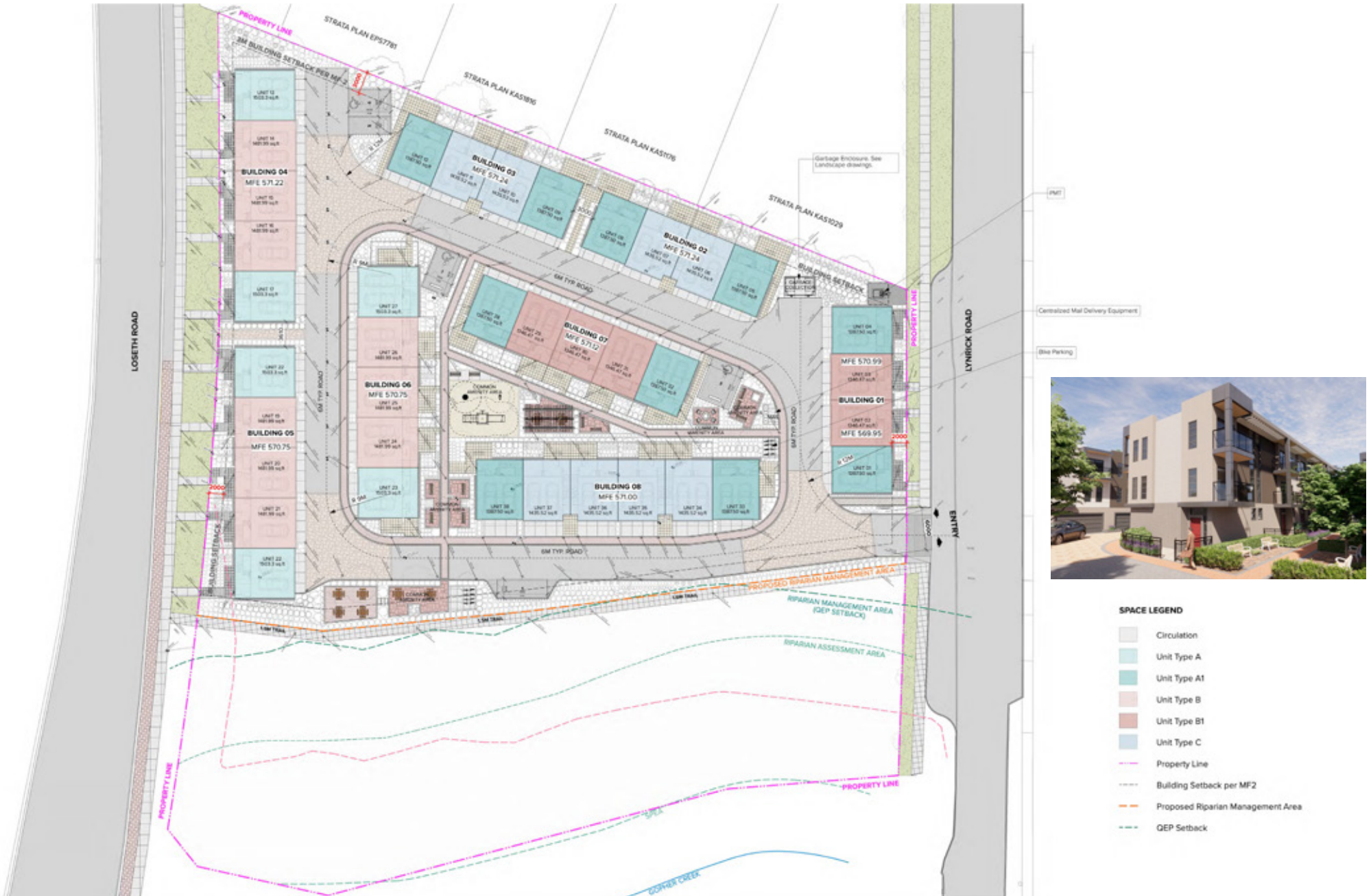
## Townhome Features

Double side by side garage units, playground, and garden space



# Townhome Siteplan

This spacious 38-unit townhome spans across eight buildings with a playground and garden space in the central area.



# Project Details

<b>CIVIC ADDRESS</b>	1702 Lynrick Road, Kelowna, BC
<b>LEGAL ADDRESS</b>	Lot A Section 13 Township 26 & of Section 18 Township 27 Osoyoos Division Yale District Plan KAP48482 Except Plan KAP75423
<b>PROPOSED USE</b>	Townhouses
<b>BASIS OF DESIGN</b>	BCBC 2018
<b>PROPOSED OCCUPANCY</b>	MF2 : Townhouse Housing

## DEVELOPMENT REPORT (MF-2 ZONE)

AREA CALCULATION	REQUIRED	PROPOSED	MF-2 COMPLIANCE
BUILDING HEIGHT (STORIES)	3	3	
TOTAL PROPOSED UNITS		38 UNITS	
SITE (NET)		6088.09 sq.m (65,531.6 sq.ft)	
TOTAL BUILT UP AREA		5,058.43 sq.m (54,448.98 sq.ft)	
NET F.A.R (MAX BASE DENSITY)	1	0.83	
MIN. DENSITY	4.75 UNITS/1000 sqm	6.2 UNITS/1000 sqm	
BUILDING COVERAGE	55%	35.42%	
BUILDING, DRIVEWAY & PARKING COVERAGE	80%	62.43%	
GROSS SITE AREA		9,319.69 sq.m (100,316.31 sq.ft)	
ENVIRONMENTAL DEDICATION		3,231.60 sq.m (34,784.6 sq.ft)	
NET SITE AREA		6088.09 sq.m (65,531.6 sq.ft)	
COMMON & PRIVATE AMENITY AREAS (25 sq.m/3 BD UNIT)	950 sq.m	1047.24 sq.m	
SETBACKS	REQUIRED	PROPOSED	MF-2 COMPLIANCE
MINIMUM SETBACK PROVIDED			
NORTH	3 m (9' 10.125")	3 m (9' 10.125")	
SOUTH	NA	NA	
WEST	2 m (6' 6 3/4")	2 m (6' 6 3/4")	
EAST	2 m (6' 6 3/4")	2 m (6' 6 3/4")	

## PARKING REPORT (MF-2 ZONE)

PARKING	REQUIRED	PROPOSED	SPACE LENGTH	SPACE WIDTH	MF-2 COMPLIANCE
NUMBER OF TOWNHOUSE PARKING SPOTS (38 UNITS) 2.0-2.5/3 BD UNIT	76	76	6 m	2.5 m	
<b>TOTAL</b>	<b>76</b>	<b>76</b>			
NUMBER OF VISITOR PARKING SPOTS-0.14-0.2/DWELLING UNIT	5.32	5	6 m	2.5 m	
NUMBER OF ACCESSIBLE PARKING SPOTS - CAR	1	2	6 m	3.9 m	
NUMBER OF ACCESSIBLE PARKING SPOTS - VAN	1	1	6 m	4.8 m	
<b>TOTAL</b>	<b>5.3</b>	<b>5</b>			
NUMBER OF SHORT TERM BIKE SPOTS (1/5 UNITS)	76	8			



**DOWNTOWN KELOWNA**

**PROPOSED BLACK MOUNTAIN VILLAGE CENTRE**

**SUBJECT PROPERTY**

HWY 33

LOSETH RD

LYNRICK RD

## Kelowna Demographics



**Population**  
144,576 (2021)



**Population Growth**  
13.5%



**Avg. Household Income**  
\$106,900



**Average Age**  
43.4



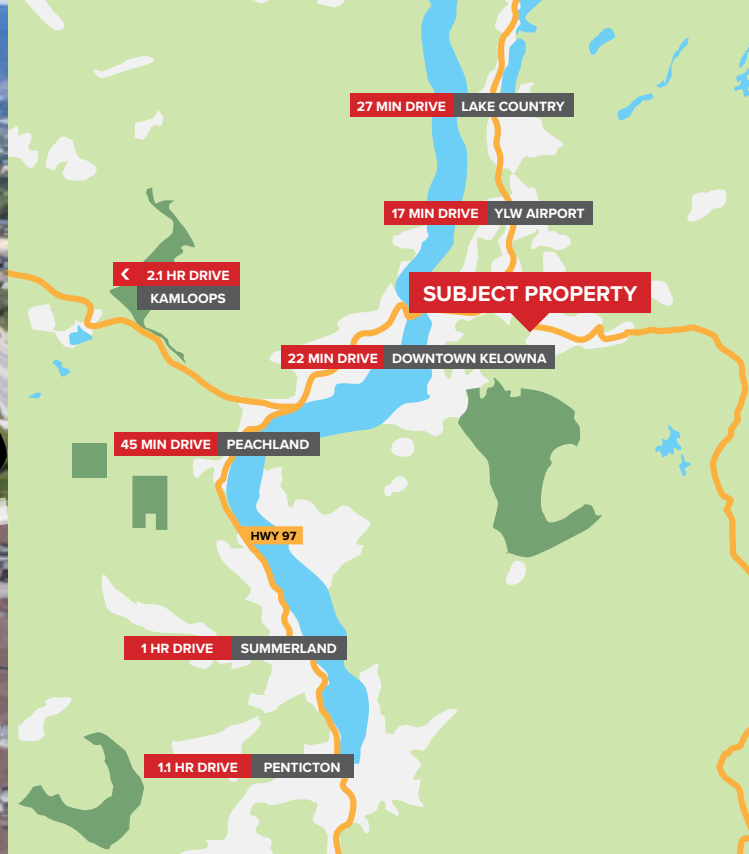
**BLACK MOUNTAIN ELEMENTARY SCHOOL**

**SUBJECT PROPERTY**

HWY 33

LYNRICK RD





## Invest in Kelowna

Situated at 1702 Lynrick Road, Kelowna, BC, this property is nestled within a thriving community, surrounded by vibrant residential neighborhoods, developing commercial hubs, and essential amenities. With a prime location, high growth potential and strong market demand, this development-ready site presents an exceptional opportunity to capitalize on Kelowna's expanding economy. Strategically positioned along one of the city's key corridors Hwy 33, the property boasts seamless accessibility within Kelowna's vibrant commercial and recreational landscape.

## Transit

Transit bus stops are just steps away, ensuring seamless connectivity for future townhome owners and offering convenient access to key destinations across the city.

## For More Information Contact

### VISHAV JYOTI

PERSONAL REAL ESTATE CORPORATION  
 vishav.jyoti@williamwright.ca  
 604.428.5255

### SHELBY KOSTYSHEN

shelby.kostyshen@williamwright.ca  
 236.420.3558

### JEFF HANCOCK

PERSONAL REAL ESTATE CORPORATION  
 jeff.hancock@williamwright.ca  
 236.420.3558