HIGH-DENSITY LAND ASSEMBLY FOR SALE

250, 260, 270, & 272 ASHER ROAD, KELOWNA

WILLIAM | WRIGHT

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ASHER ROAD ASSEMBLY

CIVIL ADDRESS

1. 250 ASHER ROAD
2. 260 ASHER ROAD
3. 270 ASHER ROAD
4. 272 ASHER ROAD

PID

1. 005-224-781
2. 009-633-073
3. 027-005-968
4. 027-005-950

SALIENT FACTS
ASHER ROAD ASSEMBLY

Up to 12 Storeys
Multifamily Development

0.75 acres
Lot Size

UC4
Current Zoning

$4,799,000
Price

UC - Urban Centre
OCP Designation

Up to 3.5 FAR
Base Density

250 ASHER ROAD, KELOWNA	0.25 ACRES
260 ASHER ROAD, KELOWNA	0.25 ACRES
270 ASHER ROAD, KELOWNA	0.124 ACRES
272 ASHER ROAD, KELOWNA	0.124 ACRES

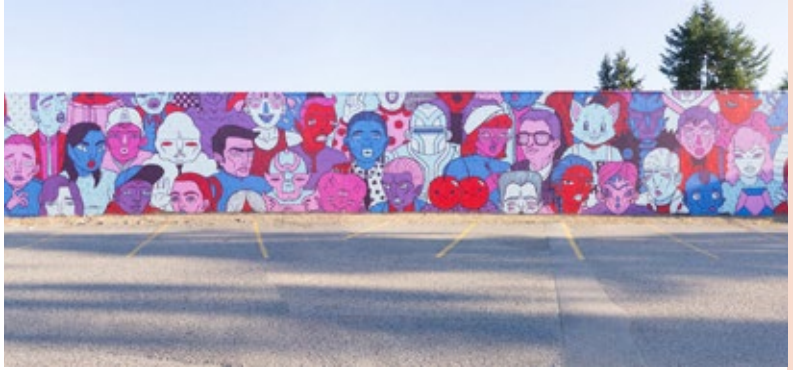
OVERVIEW

0.75 acre development opportunity in one of the city's most dynamic and rapidly evolving neighbourhoods. In keeping with the city's commitment to transit-oriented growth, the site benefits from enhanced density and height allowances of up to 12 storeys.

Zoning allows for rental or condo construction with end users benefiting from the proximity to the Rutland Bus Exchange, Centennial Park, Plaza 33 and UBCO.

DOUGALL RD N
250 ASHER RD
260 ASHER RD
270 ASHER RD
272 ASHER RD
0.25 AC
0.25 AC
0.124 AC
0.124 AC
ASHER RD

RUTLAND BUS EXCHANGE
SHEPHERD RD
ASHER RD



UPTOWN RUTLAND MURAL PROJECT

A COMMUNITY FOCUSED ON REVITALIZATION AND ENHANCING CHARACTER THROUGH PUBLIC ART INSTALLATIONS.

Key Facts: Rutland Urban Centre

Why developers are choosing Rutland

- **Highest youth population**
- **Densest population per hectare**
- **Highest residential land use by area**
- **Proximity to UBCO**

OCP DESIGNATION: URBAN CENTRE

Urban Centres are Kelowna's primary hubs of activity. They support the City's greatest intensity and range of land uses; from offices, retail, restaurants, schools and parks. A variety of medium to high-density housing types are supported by reliable access to transportation options and transit supportive corridors. With an emphasis for creating compelling, attractive and walkable environments for its residents.

STRATEGIC DEVELOPMENT IN RUTLAND

The OCP includes a focus on strategically positioning new development in Rutland to create a high-density business and residential hub, while supporting improved services and amenities. Select areas have seen an increase to building height allowances to encourage density in Transit Oriented Areas, specifically surrounding the Rutland Transit Exchange and Centennial Park. Additional height allowances may be considered for projects that include:

- An affordable, supportive and/or rental housing component;
- A significant public amenity;
- Offsite considerations such as enhanced streetscapes or green infrastructure; or
- Outstanding architectural design.

MULTI-FAMILY DEVELOPMENTS
IN AND AROUND RUTLAND

Completed

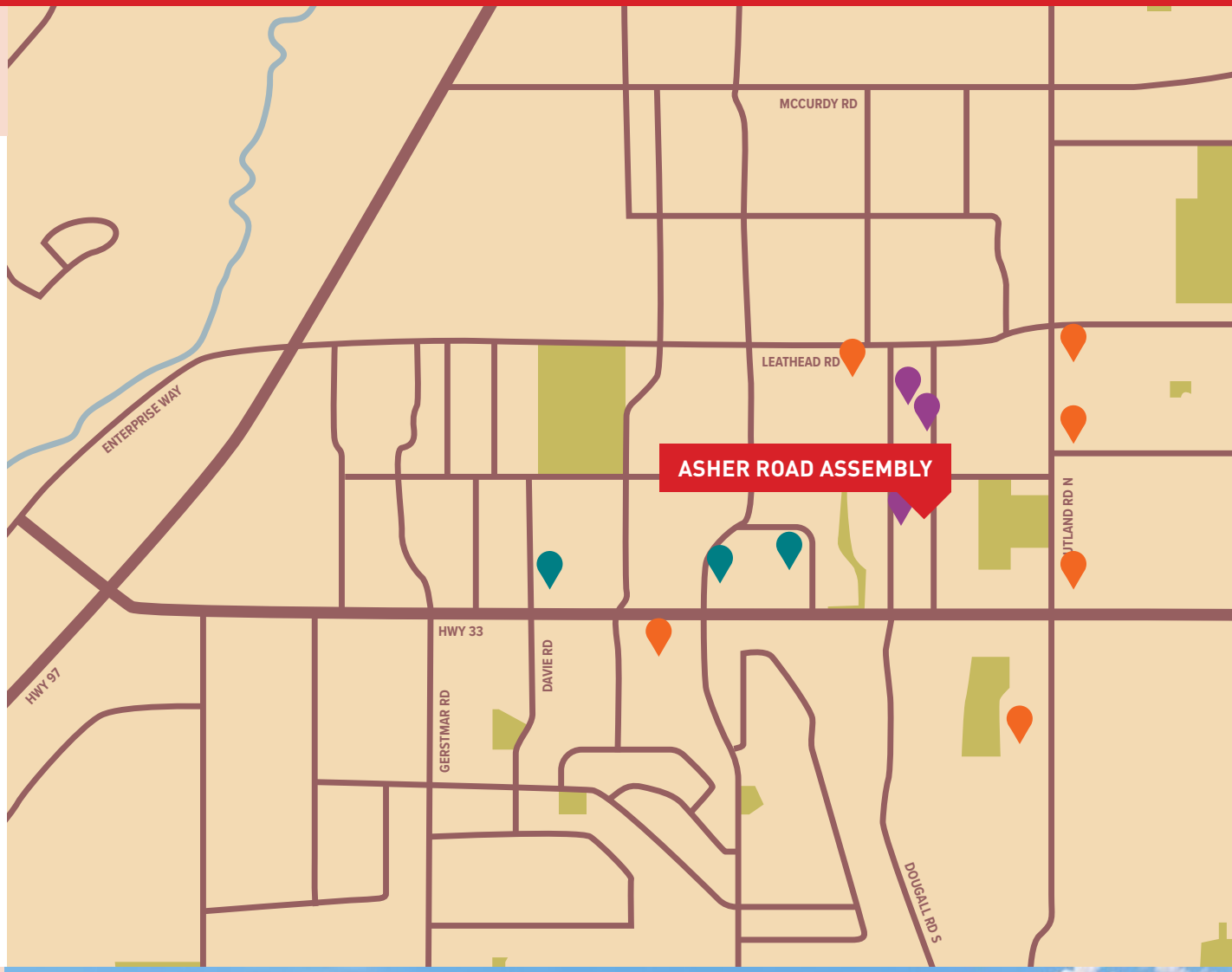
+ **Arborwood** 198 units
+ **The Aurora** 104 units
+ **The Woods at Willow Park** 95 units

Under Construction

+ **Central** 114 units
+ **285 Dougall Road** 83 units
+ **450 Asher Road** 127 units
+ **465 Dougall Road** 106 units

Proposed

+ **285 Robson Road** 106 units
+ **385 Leathead** 124 units
+ **135 Barber Road** 144 units
+ **115 Hardie Road** 62 units
+ **375 Rutland Road** 65 units
+ **200 Sadler Road** 144 units



OVER

2,800

new housing units expected between 2021 and 2041

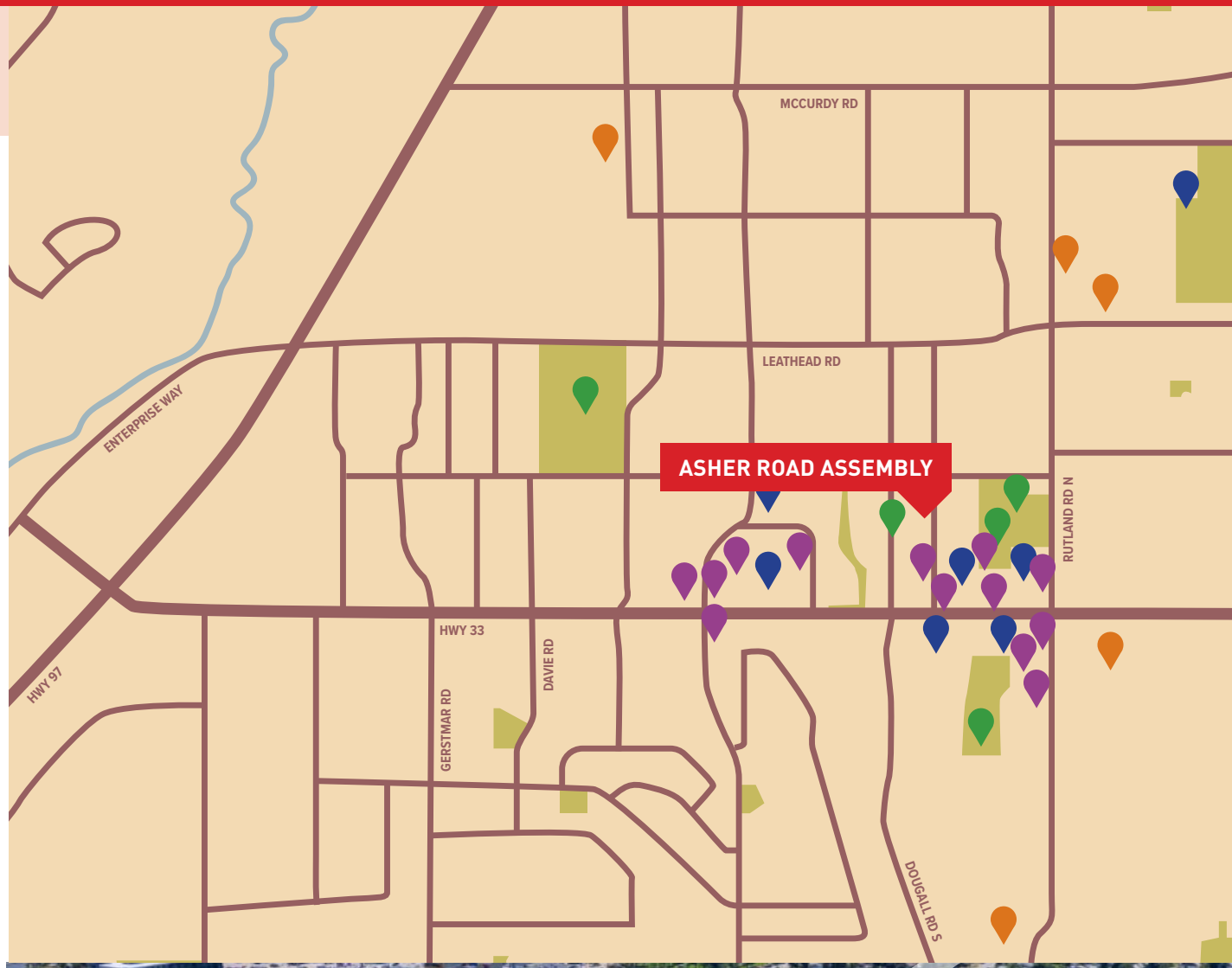
AMENITIES BLOCKS AWAY
FROM DOWNTOWN KELOWNA

Parks & Public Amenities
+ Centennial Park
+ Ben Lee Park
+ Rutland Lions Park
+ Rutland Centennial Hall
+ Rutland Bus Exchange
+ Kelowna Rutland Library

Schools
+ South Rutland Elementary
+ Rutland Middle School
+ Pearson Elementary
+ Rutland Senior Secondary
+ Belgo Elementary

Essentials & Services
+ Save-on-Foods
+ Shoppers Drug Mart
+ YMCA
+ Canada Post
+ Rutland Urgent & Primary Care
+ Dynacare Laboratory & Health
+ Seniors Outreach & Resource Centre
+ Rutland Pet Hospital

Retail
+ Sabzi Mandi Kelowna Grocer
+ My Neighborhood Restaurant
+ Olympia Greek Taverna
+ Pita Pit
+ Dosa Crepe Cafe
+ Burger Baron
+ Kelowna Gospel Mission Thrift Store
+ The Halal Butcher
+ Value Village
+ Norman's Diner
+ McDonald's
+ Dollarama
+ Tim Hortons



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