



LOT B SITE PLAN

SCALE: 1/8" = 1'-0"
ZONING: RU1
FUTURE LAND USE: S-RS

UNIT 1:	420 SQFT
UNIT 2:	420 SQFT
UNIT 3:	420 SQFT
UNIT 4:	420 SQFT
TOTAL FOOTPRINT:	1,680 SQFT
LOT AREA:	831.2m ²
TOTAL COVERAGE:	20.21 %

NOTES:

1. CONSTRUCTION TO BE IN ACCORDANCE WITH ALL APPLICABLE BYLAW, ZONING, AND SUBDIVISION ACTS.
2. PROVIDE PROPER DRAINAGE AND EROSION CONTROL.
3. PROVIDE PROPER DRAINAGE AND EROSION CONTROL.



LOT A SITE PLAN

SCALE: 1/8" = 1'-0"
ZONING: RU1
FUTURE LAND USE: S-RS

UNIT 1:	375 SQFT
UNIT 2:	420 SQFT
UNIT 3:	420 SQFT
UNIT 4:	420 SQFT
TOTAL FOOTPRINT:	1,635 SQFT
LOT AREA:	938.8m ²
TOTAL COVERAGE:	17.42 %

NOTES:

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VIS DEVELOPMENTS

Proposed Project For:

790 TORRIS COURT
KELOWNA, BC

LOT 38
PLAN KAP26738

SUBDIVIDED
INTO LOTS
A & B

Sheet Title:

SITE PLAN

DATE:

2025-05-06

SCALE: 1/4" = 1'-0"

(1:1250) (1:1250)

SHEET NO.:

1/3

Torr Court Kelowna British Columbia

\$1,200,000

To-be-subdivided lot in the Lower Mission area! Lot size of 0.238 acres / 10,360.264 sq.ft., a frontage of 33.07 feet and depth of 151.64 feet, and all services at the lot line, this will be a great opportunity to create four townhomes under the new provincial rules in the most desirable area in Kelowna! The seller is currently going through the rezoning process to finalize the RU2 zoning, and will go through the subdivision to create two lots if desired by a purchaser; however, there is an option to purchase the current property with an existing home before the subdivision (See MLS 10348680) at a discount with the RU2 zoning in place, giving them upside on doing the development themselves. There is basic massing complete to show that all units should accommodate double car garages with between 1,755 and 2,343 sq ft of finished living space while allowing for ample green space and community aesthetics. Why do a small infill fourplex when you can do a fourplex project with more land, a better location, and flexible design layouts? This is one of two lots available post-subdivision, with the adjacent lot also for sale. See MLS 10348813 for lot B. (id:6769)

Listing Presented By:



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