3.95 Acres Hotel Land

Huge Potential in

Town of Golden

1100 – 14th Street North, Golden,



Prepared By

Raymond Leung prec*

Leung Real Estate Group

Phone: 1-604-644-6482
Fax: 1-604-439-2299
E-mail: raymondkleung@hotmail.com
Re/Max City Realty
#101-2806 Kingsway, Vancouver, BC, V5R 5T5



Town of Golden

- **The Town of Golden was incorporated on June 26, 1957. Golden's setting is in the Columbia Valley at an elevation of 2,500 feet with mountains on the east and west. Coming from the east, Golden is the provincial gateway to British Columbia ant the majestic Purcell and Selkirk Mountains. Coming from the west, golden is the gateway to the Canadian Rocky Mountains. The kicking Horse River flows through Golden Joining with the Columbia River.**

- **Much of the town's history is tied into the Canadian Pacific Railway and the Logging industry.**

- **Today, the development of Kicking Horse Mountain resort, along with other outdoor adventure companies, such as climbing, hiking, skiing, and snowboarding, has allowed the town to diversify into tourism. Golden also features a large number of hotels with mountain views that accommodation to both tourists and stranded drivers.**

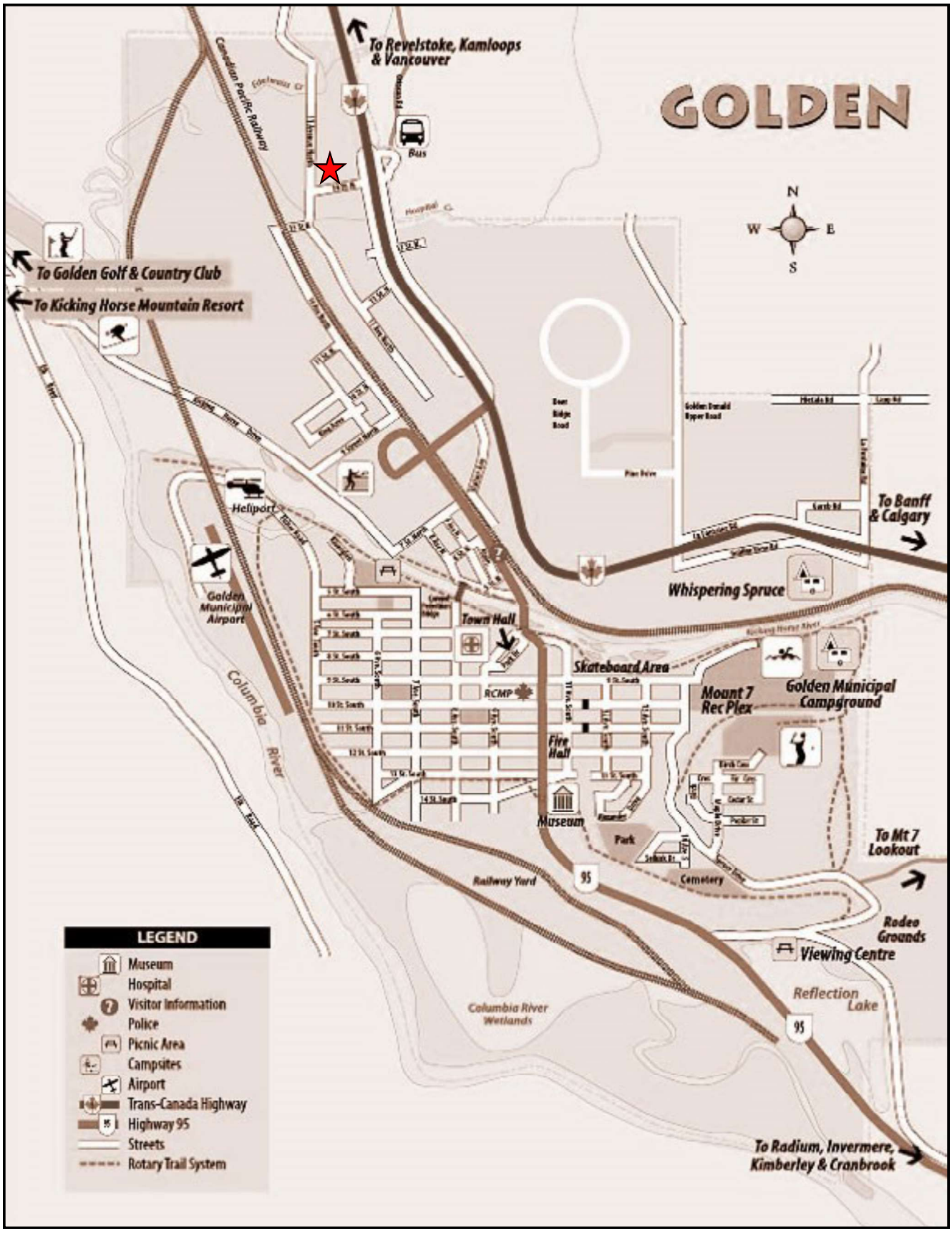
- **Golden is close to six of the most stunning National Parks Canada has to offer: Banff, Glacier, Jasper, Kootenay, Mount Revelstoke and Yoho.**

Area Map


Jasper
Nat. Pk.
Alberta
British Columbia
Hamber Pk.
Banff
Nat. Pk.
Yoho Nat. Pk.
Kootenay Nat. Pk.
Glacier Nat. Pk.
Mt. Revelstoke Nat. Pk.
Rogers Pass 1327
ROGERS PASS
DONALD
GOLDEN
FIELD
LAKE LOUISE
Kicking Horse Pass 1643
Vermillion Pass 1637
BANFF
CANMORE
PARSON
WHITETOOTH
REVELSTOKE
HOT SPRINGS CANYON
©DAVENPORT MAPS LTD.


to Kicking Horse Resort
Columbia River
to Revelstoke
Golden Airport
East Golden
Kicking Horse Canyon Guest House
Kicking Horse River
from Lake Louise
Photo: BC Ministry of Transportation

Area Map


GOLDEN
To Revelstoke, Kamloops & Vancouver
To Golden Golf & Country Club
To Kicking Horse Mountain Resort
To Banff & Calgary
Bus
Heliport
Golden Municipal Airport
Town Hall
RCMP
Fire Hall
Museum
Park
Cemetery
Railway Yard
Skateboard Area
Mount 7 Rec Plex
Golden Municipal Campground
Whispering Spruce
To Mt 7 Lookout
Rodeo Grounds
Viewing Centre
Reflection Lake
Columbia River Wetlands
Columbia River
Canadian Pacific Railway
To Radium, Invermere, Kimberley & Cranbrook
N
W
E
S
LEGEND
Museum
Hospital
Visitor Information
Police
Picnic Area
Campsites
Airport
Trans-Canada Highway
Highway 95
Streets
Rotary Trail System

Activities

Golden has four very distinct seasons, each with their own virtues: Spring is a bright and renewing season – the perfect time to shed those long johns and get out for a hike; summer is a time for long, hot summer days ideal for mountain biking , rafting or kayaking; fall is a crispy cornucopia of brisk, fresh temperatures with clear views of stunning peaks that give way to a magical winter season that boasts some of the driest and most abundant champagne powder. Winter also brings world-class skiing, snowboarding and snowmobiling.

Summer

- Biking
- Climbing & Mountaineering
- Fishing
- Golfing
- Hiking & Heli-hiking
- Horseback Riding
- Lakes & Rivers
- Motorized Activities
- Rafting
- Sky Diving & Gliding
- Wildlife Watching



Winter

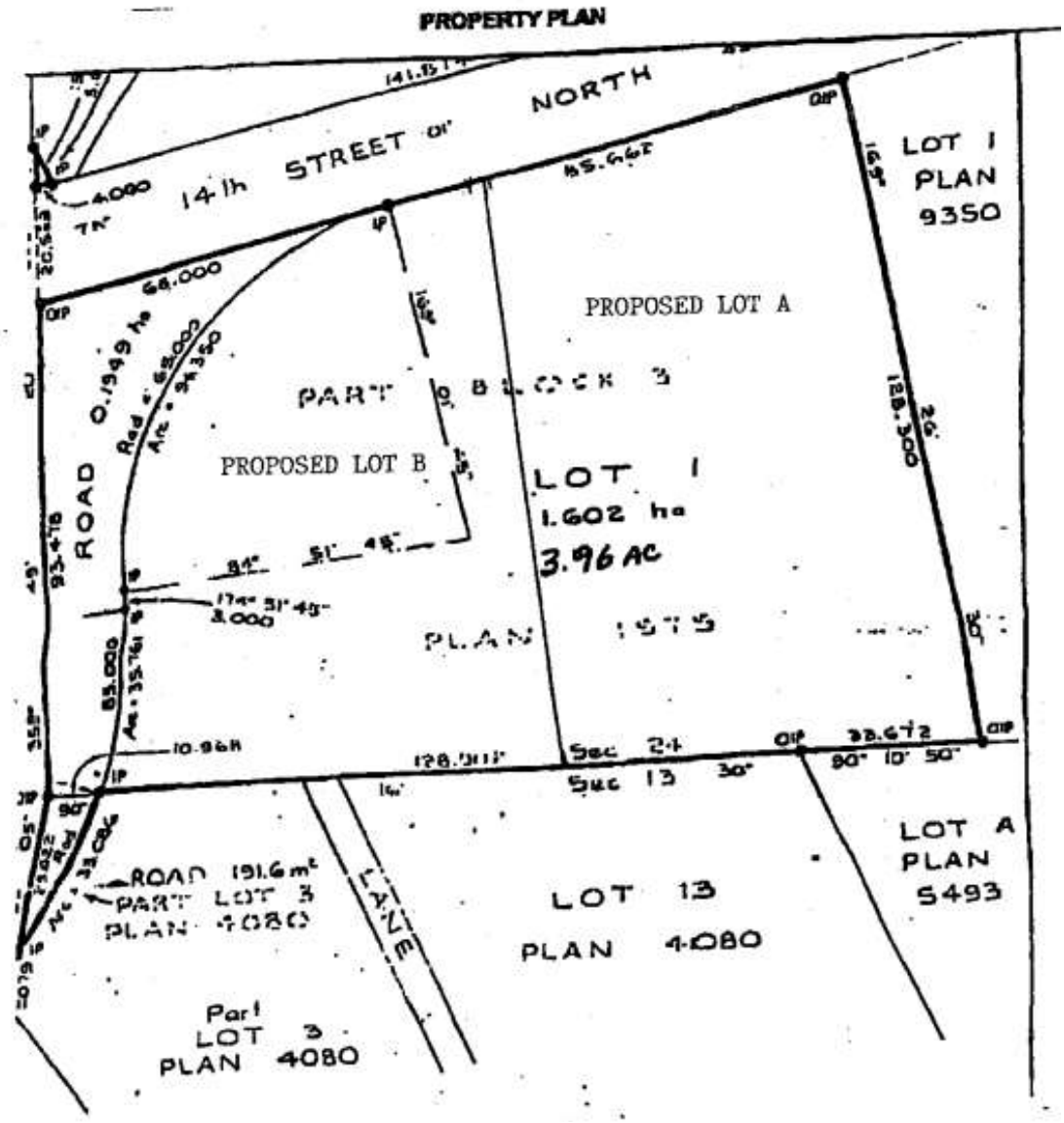
- Cross-country Skiing
- Heli & Cat Skiing
- Ice Climbing
- Ice Fishing
- Ski Touring
- Skiing & Snowboarding
- Snowmobiling
- Snowshoeing



Property Overview



- **Address:** 1100 14th Street North, Golden, BC
- **Legal:** Lot 1 Plan 17761 SEC 24 TP 27 RGE 22 W5M K.D.
- **PID:** 009-772-863
- **Lot Size:** 172,437 Square Feet (Approximately)
- **Buildable Area:** 344,874 Square Feet (Approximately)
- **Zoning:** C4 (Highway Corridor Commercial)



Property Description

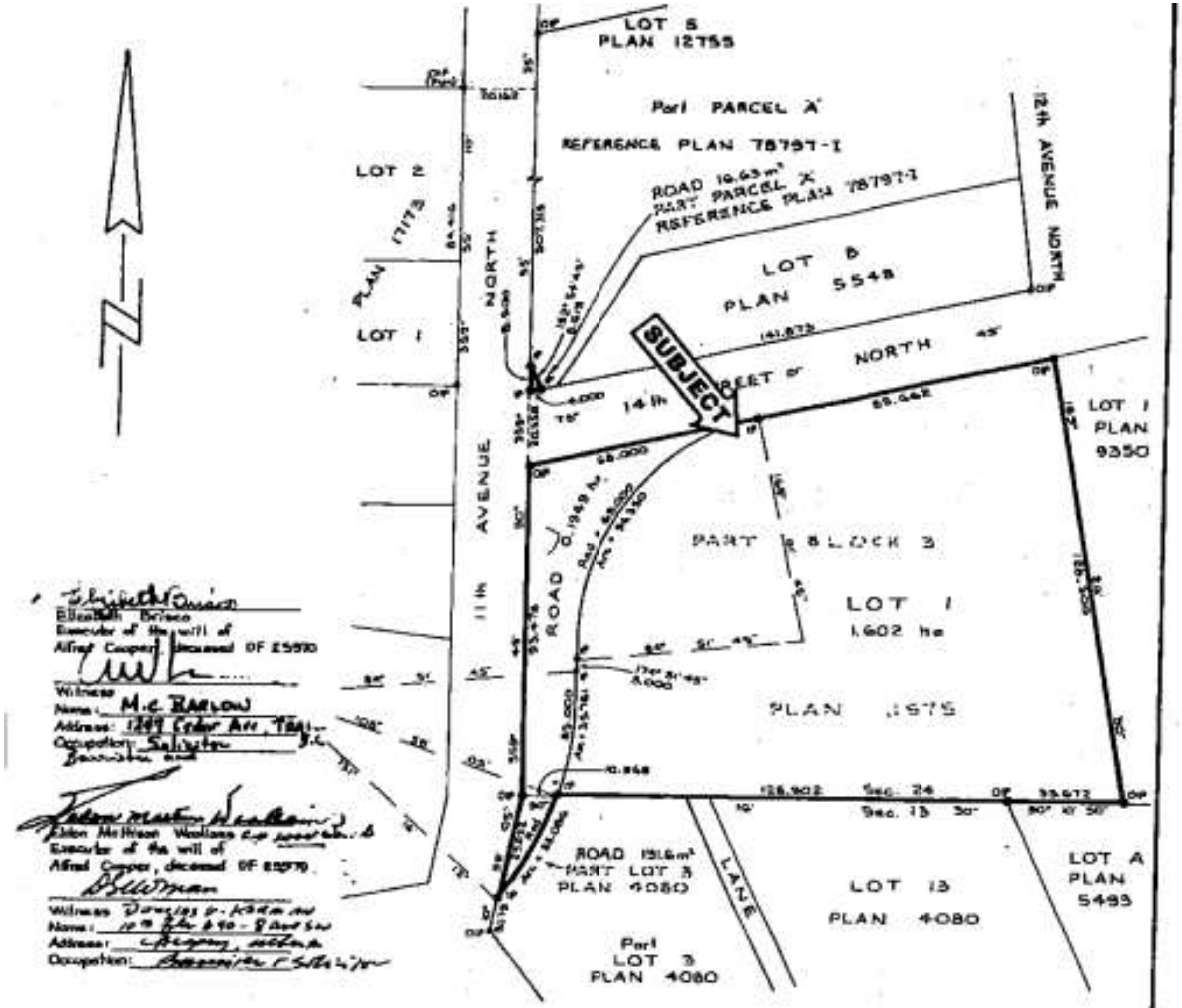
- The subject is located in the Town of Golden with civic address of 1100 14th Street North. It is located east of the CP mainline and west of the Trans Canada Highway in the north east quadrant of town, 2 minutes drive way from the downtown commercial core. Access is off 14th Street North. 15th Street is a busy connector road from the Trans Canada Highway just to the east and 10th Avenue North which extends south, paralleling the west side of the CP mainline, to the central downtown core area.

- Total lot size approximately 172,437 Square Feet. It has a frontage on 14th Street of near 700 square feet and a depth of some 1313 square feet and be roughly rectangular in shape. It currently in C-4 (Highway Corridor Commercial) Zoning and is suitable for many profitable commercial business, such as: Indoor Entertainment and Recreation, Fast Food Outlet, Retail-Commercial, Restaurant, Motel, Hotel, etc.

PLAN 17761

Deposited in the Land Title Office at Nelson B.C. this 2 day of February 1988

A. M. Moisan
Registrar



Elizabeth Brisco
Executor of the will of
Alfred Cooper, deceased OF 25970

Witness
Name: M.C. Barlow
Address: 1249 Cedar Ave, Trail
Occupation: Solicitor
Barrister and

Eldon Mathison Woollams
Executor of the will of
Alfred Cooper, deceased OF 25970

Witness Douglas D. Kerman
Name: 10th Floor 840 - 8 Ave SW
Address: Calgary, Alberta
Occupation: Barrister & Solicitor

Makhan Singh Gill

Witness
Name: Glen Ewan
Address: Golden BC
Occupation: Lawyer

Lamber Singh Gill

Witness
Name: A. J. Bow
Address: Nelson
Occupation: Solicitor

Gulke Investments Ltd.

Authorized Signatory

Authorized Signatory

Financial Trust Company

Authorized Signatory

Authorized Signatory

Approved under the Land Title Act this 10th day of January 1988

Approving Officer for the Town of Golden

PLAN OF SUBDIVISION OF

1. BLOCK 3 PLAN 1575 EXCEPT PLANS 4370, 5293, 7743, AND 9350, SEC. 24
2. PART OF LOT 3, PLAN 4080, SEC. 13
3. PART OF PARCEL A (REFERENCE PLAN 78797-I) OF BLOCK 4, PLAN 1575, SEC. 24

ALL IN TP. 27, RGE. 22, W5M, KOOTENAY DISTRICT.

SCALE: 1 : 1000

ALL DISTANCES ARE IN METRES EXCEPT WHERE OTHERWISE NOTED

Legend

Bearings are astronomic and are derived from the meridian of Plan 9350

- OIP denotes old iron post found
- IP denotes standard iron-bar post set

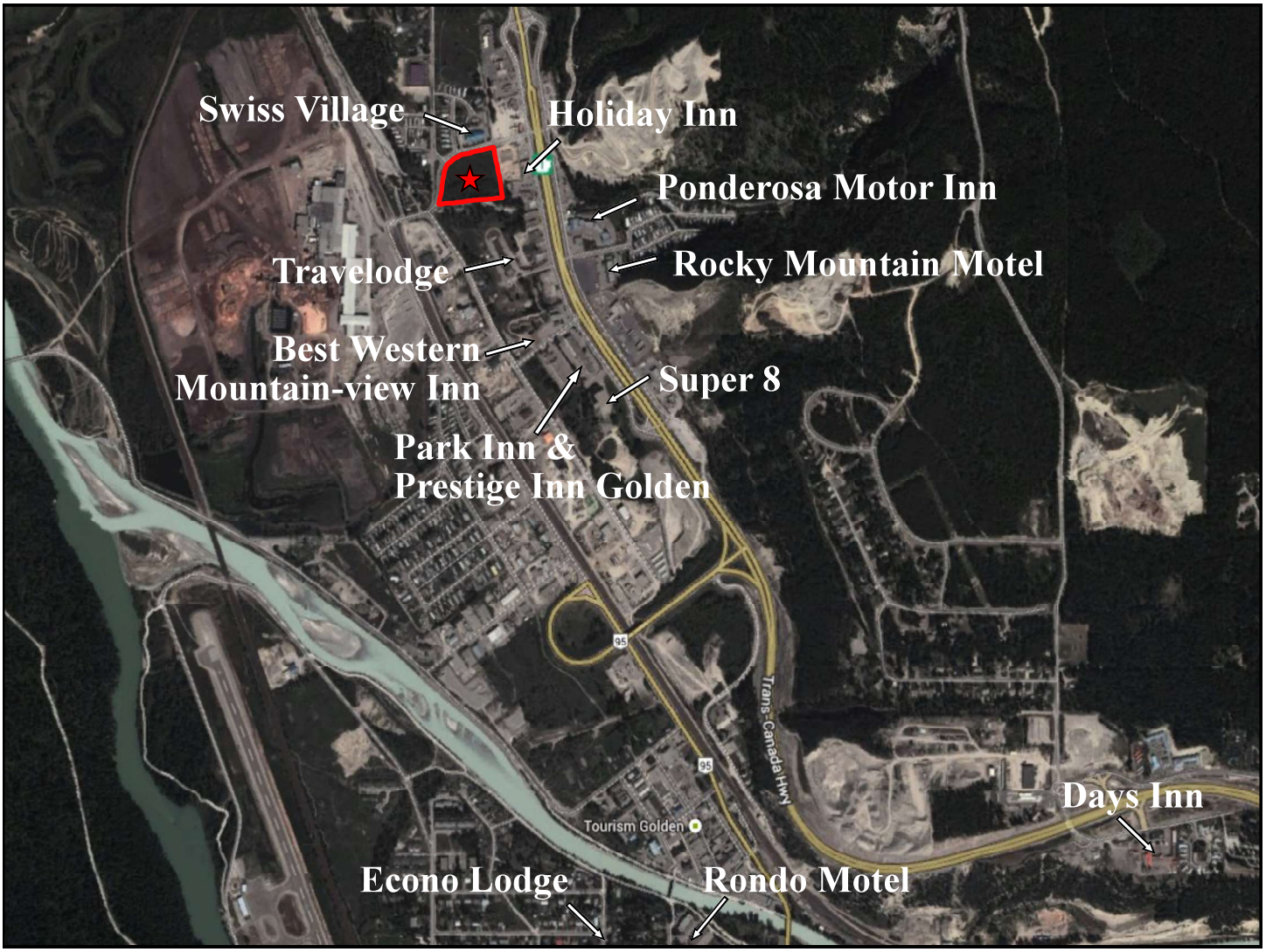
This plan lies within the Columbia-Shuswap Regional District.

I, W. E. Maddox, a British Columbia land surveyor, of Vernon, in British Columbia, certify that I was present at and personally superintended the survey represented by this plan, and that the survey and plan are correct. The survey was completed on the 30th day of July, 1987

W. E. Maddox

WILLIAM E. MADDOX
B.C. Land Surveyor
3500 - 30th Street, Vernon, B.C. V1T 5E8

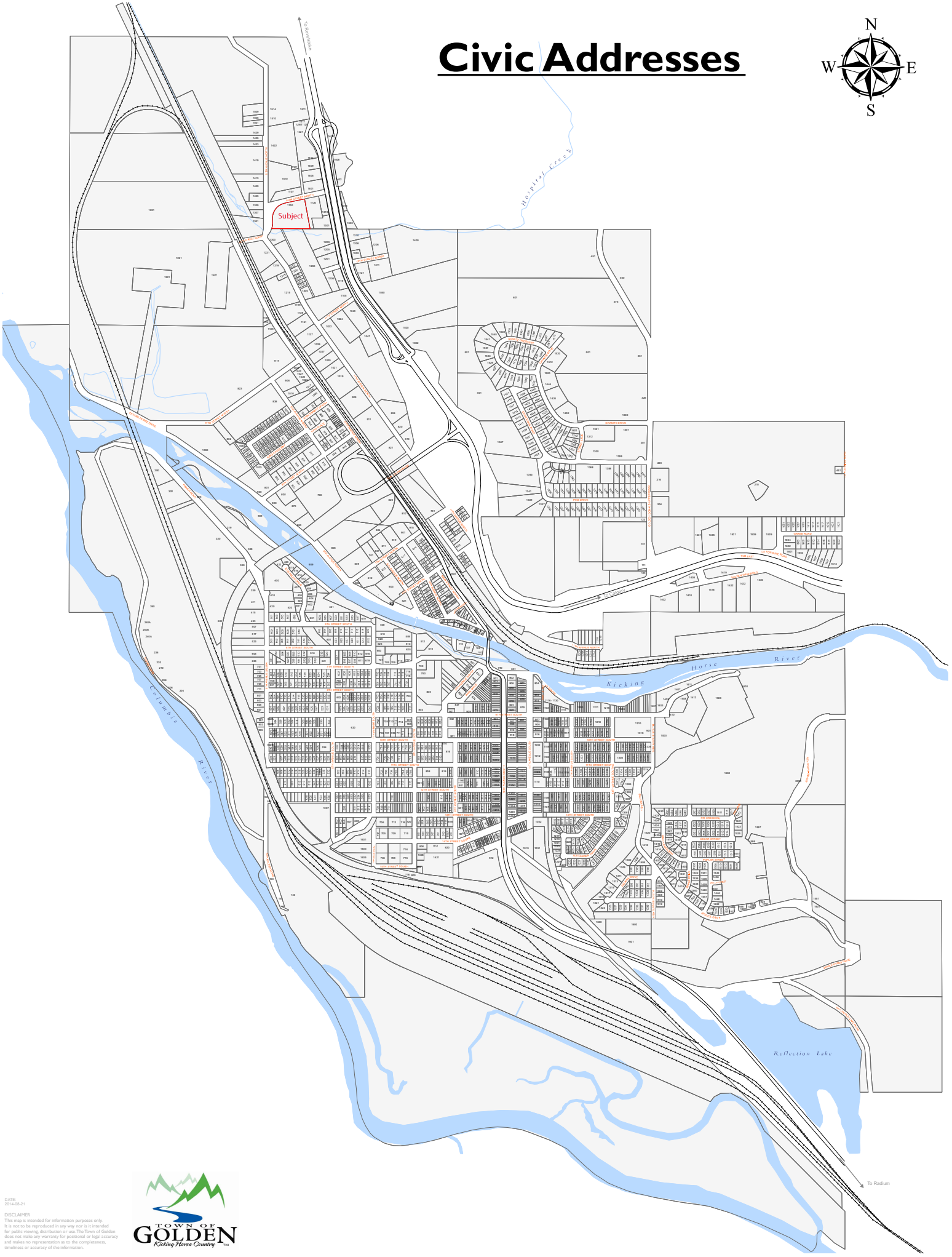
Surrounding



- There are many great hotels and motels around this property, such as Holiday Inn, Super 8, Days Inn, and Park Inn. Many of them located along the Trans Canada Hwy1, and some right downtown, both with great access to local amenities including the rocky mountains which attracts tons of tourism.

- Location of the subject property has great potential to build high-end Hotel.

Civic Addresses



DATE:
2014-08-21

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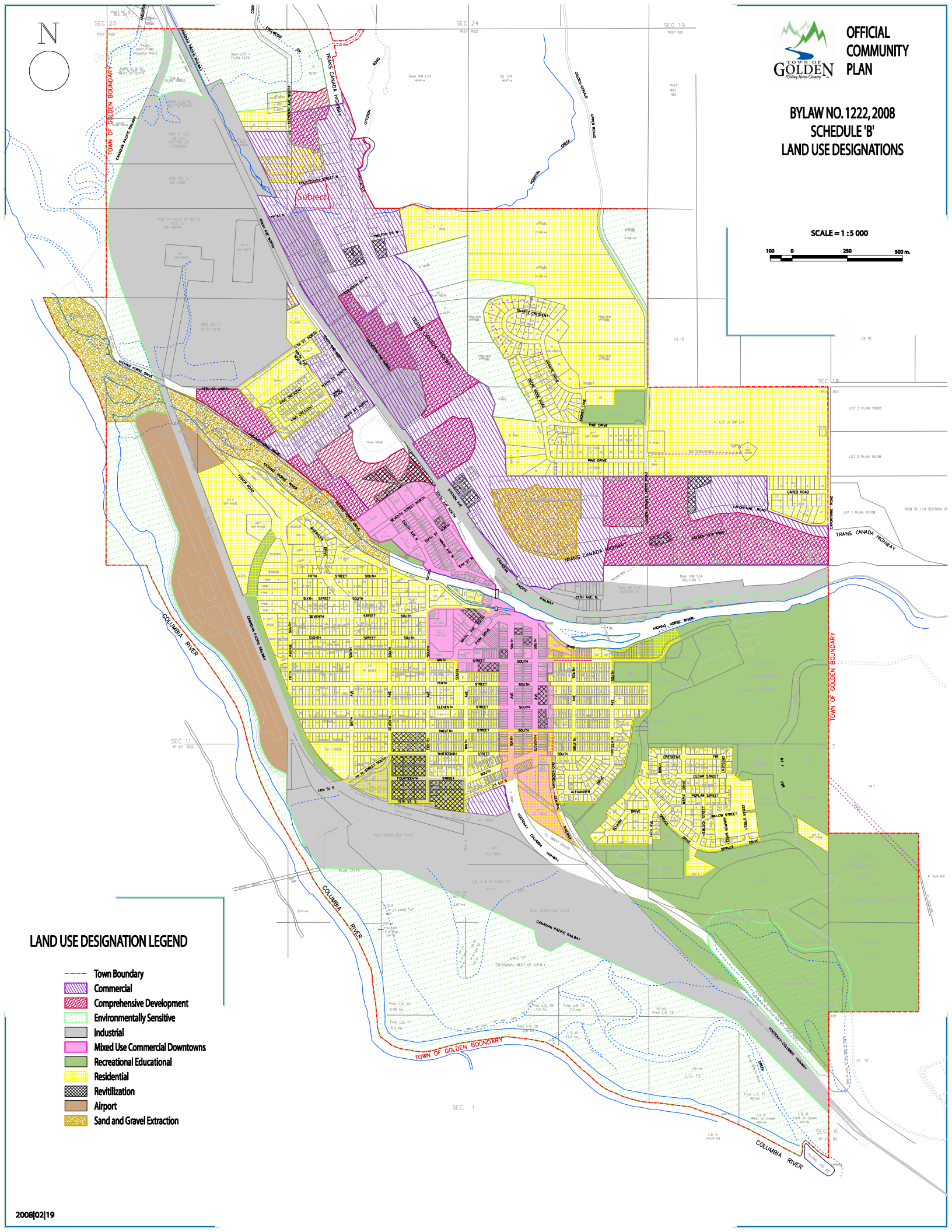
TOWN OF GOLDEN
Kicking Horse Country



N
OFFICIAL COMMUNITY PLAN
TOWN OF GOLDEN
Kicking Horse Country
BYLAW NO. 1222, 2008
SCHEDULE 'B'
LAND USE DESIGNATIONS
SCALE = 1 : 5 000
100 0 250 500 m.
Subject
TOWN OF GOLDEN BOUNDARY
TRANS CANADA HIGHWAY
COLUMBIA RIVER
KICKING HORSE RIVER
CANADIAN PACIFIC RAILWAY
KOOTENAY-COLUMBIA HIGHWAY
LAND USE DESIGNATION LEGEND
Town Boundary
Commercial
Comprehensive Development
Environmentally Sensitive
Industrial
Mixed Use Commercial Downtowns
Recreational Educational
Residential
Revitilization
Airport
Sand and Gravel Extraction
2008|02|19

6. Lands along Kicking Horse Trail to be dedicated mixed residential, small scale commercial, up to the railway crossing.

7. Control and restrict the development of "big box" retail.

8. Require businesses to provide accessory residential housing in commercial and institutional developments as a minimum of 35% of any proposed commercial floor space where feasible.

ACTION ITEMS

- ✓ Implement angle parking on 9th Avenue North and investigate possibility of one-way traffic.
- ✓ Create a "Spirit Square" gathering place at the north end of the pedestrian bridge.
- ✓ Establish a bridge-to-bridge river walk that incorporates underground hydro and raising the dike, while maintaining limited vehicular access to buildings along the river.
- ✓ Review Golden's sign polices with regard to commercial downtown areas in order to provide clear signage and directional flow to the downtown core from all areas of the community, including pedestrian traffic.
- ✓ Investigate and implement tax incentives for owners who improve and beautify businesses and/or commercial properties.
- ✓ 10th Avenue from 12th Street South towards the north to be designated for mixed commercial use combined with explicit design guidelines that reflect the character of the adjacent area.
- ✓ Develop a mechanism to deal with unfinished construction, including building time limits for all developments.
- ✓ Create a user-friendly document regarding sustainability guidelines to be distributed when applicants or developers apply for development permits. Include information on energy efficient design, sustainable building materials, xeriscaping, environmentally friendly lighting, etc.
- ✓ Create a mechanism for distributing annual local design awards.
- ✓ Engage in regular and meaningful dialogue with Ministry of Transportation representatives regarding the relocation of the Kicking Horse River Bridge.

"The Corridor" Highway Commercial

The Town's corridor highway commercial development area on the Trans-Canada Highway is unique and represents challenges, which are separate from downtown commercial uses.

GOAL

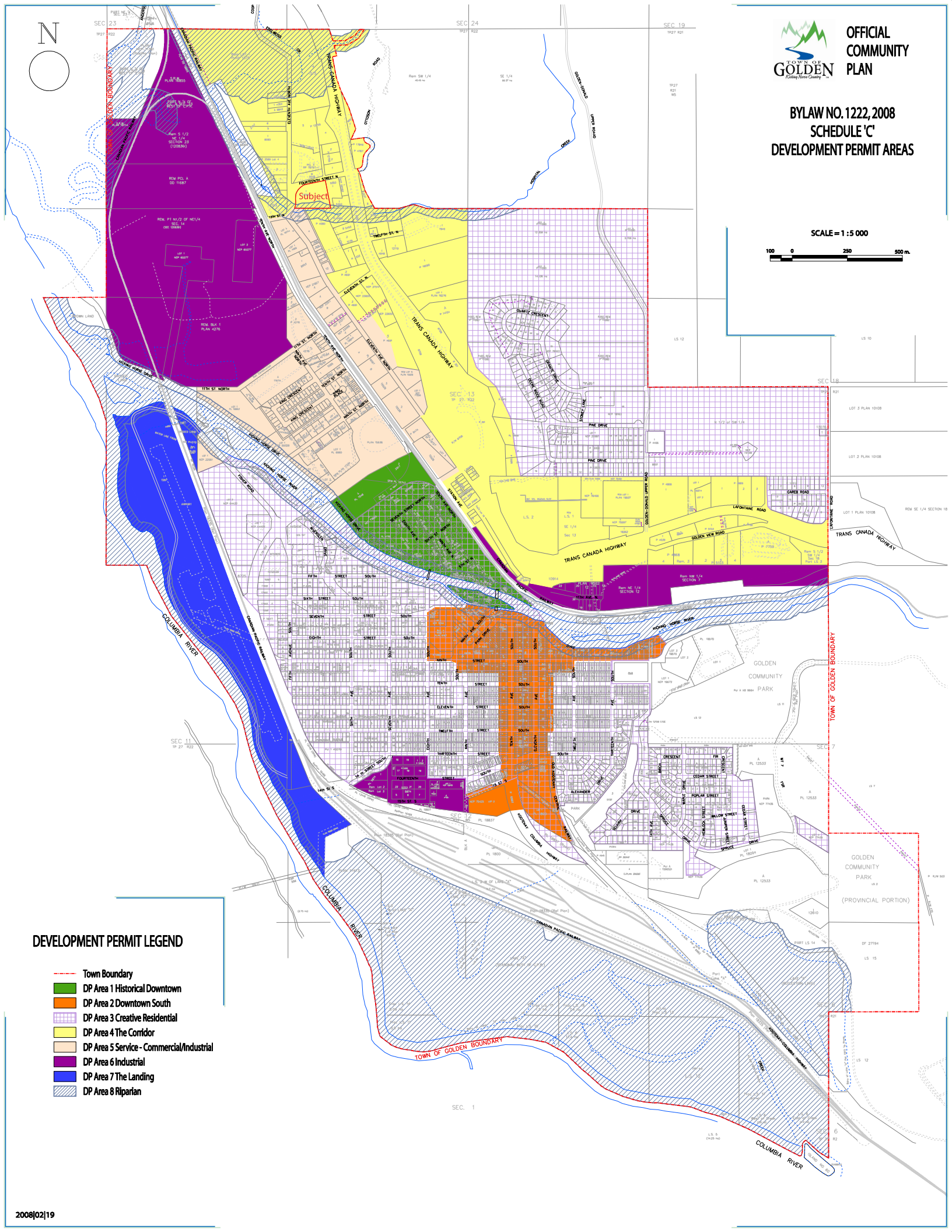
The Corridor presents a full range of aesthetically pleasing commercial facilities and services for the convenience of residents and visitors and for the economic vitality of the Town.

OBJECTIVES

1. To provide for a variety of services and facilities for the enjoyment and use of residents and visitors.
2. To enhance the economic vitality of the Town through the accommodation of new businesses and the creation of employment.
3. To improve the appearance of commercial areas.
4. To discourage obtrusive strip development.
5. To promote pedestrian activity.
6. To provide public open space and rest areas in order to improve Golden's sense of place and the experience for residents and visitors.
7. Provide inviting gateway and entrance experience for visitors, tourists and people passing through.

POLICIES

1. Control the development of "big box" retail.
2. Oppose any extension of commercial development along the Trans-Canada Highway beyond which is provided for in this plan.
3. Ensure design compatibility with surrounding development through the development permit process.
4. Create high quality designed and inviting picnic and rest stop areas that will provide a sense of safety and are aesthetically pleasing taking advantage of Golden's scenery.
5. Partner with Ministry of Transportation (MoT) in rebranding the "corridor" to bring attention to beautification efforts, maintenance of viewscapes, attraction to the downtown area.
6. Address the recurring truck storage issues during highway closures.
7. Require businesses to provide accessory residential housing in commercial and institutional developments as a minimum of 35% of any proposed commercial floor space where feasible.


N
OFFICIAL COMMUNITY PLAN
TOWN OF GOLDEN
BYLAW NO. 1222, 2008
SCHEDULE 'C'
DEVELOPMENT PERMIT AREAS
SCALE = 1 : 5 000
100 0 250 500 m.
Subject
TRANS CANADA HIGHWAY
COLUMBIA RIVER
TOWN OF GOLDEN BOUNDARY
GOLDEN COMMUNITY PARK
(PROVINCIAL PORTION)
DEVELOPMENT PERMIT LEGEND
Town Boundary
DP Area 1 Historical Downtown
DP Area 2 Downtown South
DP Area 3 Creative Residential
DP Area 4 The Corridor
DP Area 5 Service - Commercial/Industrial
DP Area 6 Industrial
DP Area 7 The Landing
DP Area 8 Riparian
2008|02|19

placement of play areas, community gardens, access, parking arrangement and circulation and landscape character and design.

DEVELOPMENT PERMIT AREA #4 – CORRIDOR

Qualifying Categories

Establishment of objectives for the form and character of commercial, industrial or multi-family residential development.

Justification

This area is identified as Development Permit Area #4 on Schedule C.

Guidelines

1. The design and siting of buildings and individual units should take into account the need to create pedestrian connectivity.
2. Buildings shall be sited so as to ensure parking is located beside or behind the proposed development site, in order to reduce visual blight of parking areas.
3. All portions of a lot used for multi-family dwellings, inclusive of parking areas, driveways or sidewalks, located between the principal building or buildings and a fronting street or access road; and/or an adjoining commercial, industrial or residential building, and/or an accessory building shall be landscaped with a balance of indigenous grasses, low maintenance shrubs and mature trees and/or well developed foliage to create a scenic environment along Golden's transportation corridor.
4. Rest stops and picnic areas shall be encouraged.
5. Cut slope areas shall be revitalized as part of any development.
6. The design of a new project or an addition to an existing development shall be based on a comprehensive design concept and should give adequate attention to the general architectural style, detailing, scale, materials, character and material of roofs, treatment of entrances and gradations of heights. Special attention shall be given to avoiding overly massive structures.

DEVELOPMENT PERMIT AREA #5 – SERVICE COMMERCIAL/INDUSTRIAL

Qualifying Categories

1. Form and character of industrial and commercial development.

Justification

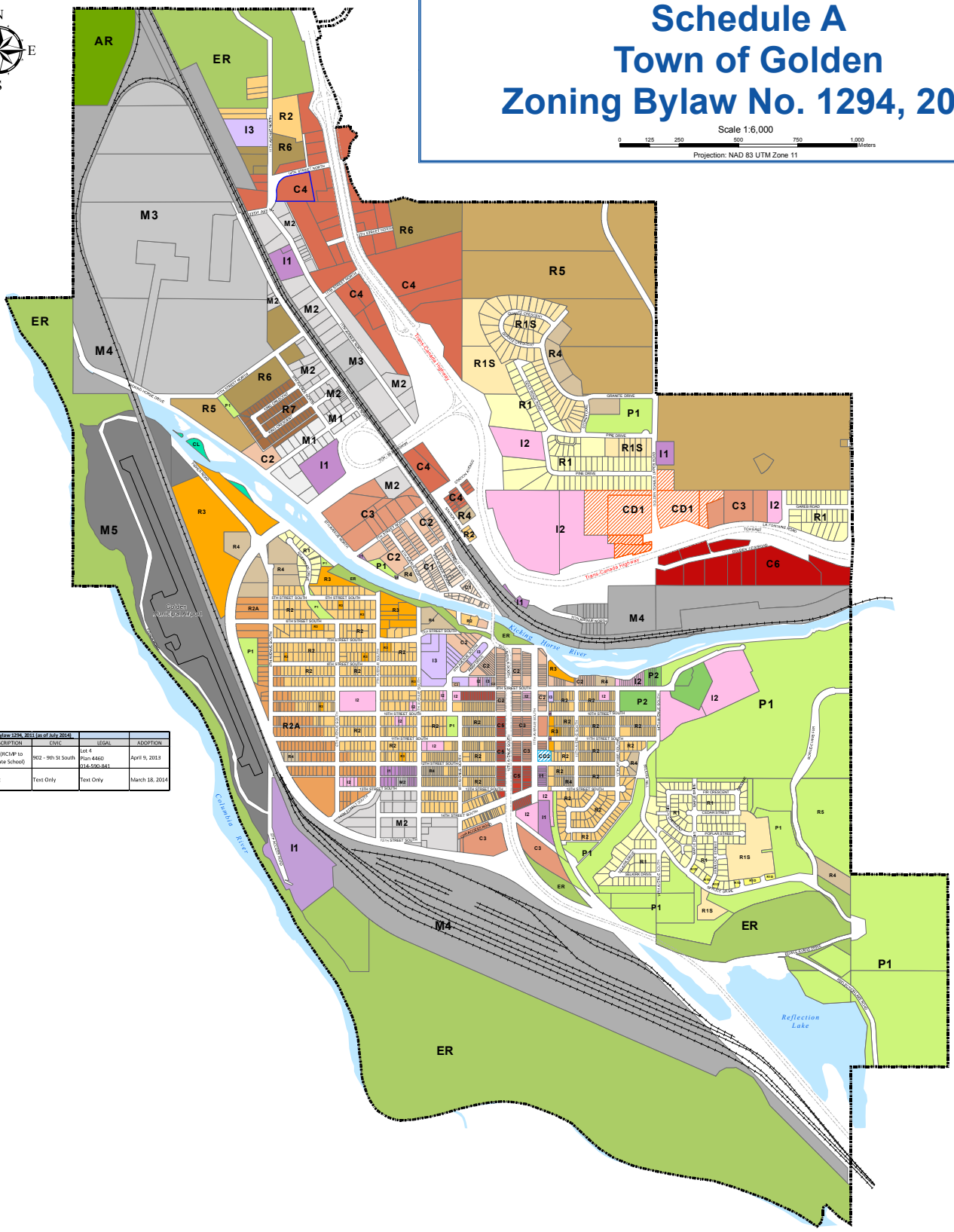
This area is identified as Development Permit Area #5 on Schedule C.

Schedule A
Town of Golden
Zoning Bylaw No. 1294, 2011

Scale 1:6,000

0 125 250 500 750 1,000 Meters

Projection: NAD 83 UTM Zone 11



Ammendments To Bylaw 1294, 2011 (as of July 2014)				
BYLAW #	DESCRIPTION	CIVIC	LEGAL	ADOPTION
1319, 2013	I3 – I2 (RCMP to Alternate School)	902 - 9th St South	Lot 4 Plan 4460 014-590-841	April 9, 2013
1331, 2014	Duplex	Text Only	Text Only	March 18, 2014

Zoning Categories

RESIDENTIAL
- R1 Single Detached Residential
- R1D Flexible Residential
- R1S Single Detached with Secondary Residential
- R2 Twin Residential
- R2A Twin Residential Sensitive
- R3 Multi Flex Residential
- R4 High Density Residential
- R5 Residential Reserve
- R6 Mobile Home Park
- R7 Mobile Home Park Subdivision

COMMUNITY
- I1 Community Utilities and Services
- I2 Community Education and Culture
- I3 Community Care and Resource

PARKS, RECREATION, ENVIRONMENT
- P1 Parks and Trails
- P2 Recreation and Facilties
- ER Environmental Reserve

COMMERCIAL
- C1 Historic Downtown Commercial
- C2 Mixed Use Commercial
- C3 General Commercial
- C4 Highway Corridor Commercial
- C5 Transition Commercial
- C6 Resort Commercial

INDUSTRIAL
- M1 Commercial Industrial
- M2 Light Industrial
- M3 Heavy Industrial
- M4 Railway Industrial
- M5 Airport Industrial

OTHER
- CD1 Gateway Comprehensive Development
- CD2 Golden Key Comprehensive Development
- CL Crown Land
- AR Agriculture
- Highway
- Railroad
- Town of Golden Boundary

DATE OF ADOPTION:
21 August, 2012

SOURCE:
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CREATED BY:
Alyson Marjerrison

TOWN OF GOLDEN
Kicking Horse Country™

Schedule O Highway Corridor Commercial – C4

a) Purpose

This zone provides for commercial development along the TransCanada Highway that serves the travelling public, destination tourists and residents.

b) Permitted Land Uses

Artisan Studio
Bakery
Building and Garden Supply
Child Care, Centre
Drive-Through Business
Emergency and Protective Services
Entertainment and Recreation, Indoor
Fast Food Outlet
Garden Centre
Gas Bar
Hotel
Liquor Establishment
Motel
Motor Vehicle Rental
Motor Vehicle Sales and Service
Motor Vehicle Service
Parking Lot, Public
Personal Services
Propane Sales and Refill
Public Exhibit
Recreational Unit Sales and Rental
Recreational Vehicle Sales and Rental
Restaurant
Retail
Retail, Commercial
Seasonal Vendor
Truck Stop
Utility Services, Minor

c) Accessory Uses

Accessory Buildings and Structures

d) Lot Area and Lot Frontage

Minimum Lot Area	1000 m²
Minimum Lot Frontage	30.0 m

e) Areas, Ratios and Dimensions

Maximum Floor Area Ratio	2.0
Maximum Lot Coverage	50%

f) Minimum Yard Setbacks

Principal Building(s) and Accessory Buildings and Structures

Front Lot Line	4.5 m
Rear Lot Line	4.5 m or 7.5 m (where a Lot Abuts a residential Zone)
Interior Lot Line	4.5 m or 7.5 m (where a Lot Abuts a residential Zone)
Exterior Lot Line	4.5 m

Zoning Bylaw

g) Maximum Building Heights

Principal Building	12.0 m
Accessory Buildings and Structures	10.0 m

h) Other Regulations

Parking areas shall be restricted to the **Side Yard Area** or **Rear Yard Area** of a **Lot**.

Where a **Lot Line Abuts** a residential **Zone** a **Landscape Buffer** shall be provided and maintained along such **Lot Line**.

In addition to the regulations listed above, other regulations shall apply. These include: Section 6 [*general development regulations*], Section 7 [*landscaping and screening regulations*], Section 8 [*parking and loading regulations*], and Section 9 [*specific use regulations*].

Only 2 Hours drive away from Banff !!

8.5 Hours drive away from Downtown Vancouver

Town of Golden Official Website: http://www.golden.ca/

Offer Price: $3 Million

www.410commerical.com

Have a Nice Trip