



# FOR SALE



**2983 – 2979 West 41<sup>st</sup> Avenue  
Vancouver, BC**

**Asking Price: \$1,625,000.00**

**Presented By:  
Gary Webb**

**Office: (604) 736-5611**

**Direct: (604) 714-4780**

MACDONALD COMMERCIAL REAL ESTATE SERVICES LTD. 301-1770 West 7<sup>th</sup> Avenue, Vancouver, BC V6J 4Y6 Fax: (604) 736-7976  
[www.macdonaldcommercial.com](http://www.macdonaldcommercial.com)

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## FOR SALE

**Address:** 2983-2979 West 41<sup>st</sup> Avenue, Vancouver, BC

**Legal Description:** Plan 2995, Lot 17 & 18, Except Plan 13620, OF LOTS 1 TO 3 & 17 TO 19, Block 10, DL 2027, LD 36

**P.I.D.** 013-253-956 and 013-253-921

**Property Taxes:** \$22,170.86 (2004)

**Lot Size:** 66 Ft. X 112 Ft. (7392 square feet) (two legal lots)

**Building Size:** 6,600 square feet (approximately)

**Roof:** Shingle/Tar & Gravel Mix (approx. 4 years)

**Heat Pump:** New (approx. 4 years)

**Exterior:** Newly painted (approx. 4 years)

**Storeys:** 2

**Zoning:** C-1

**Type of Construction:** Concrete Block and wood frame construction

**Air Conditioning:** Yes (one new roof top air conditioner approx. 4 years)

**Skylights:** Yes

**Separate Meters:** Yes

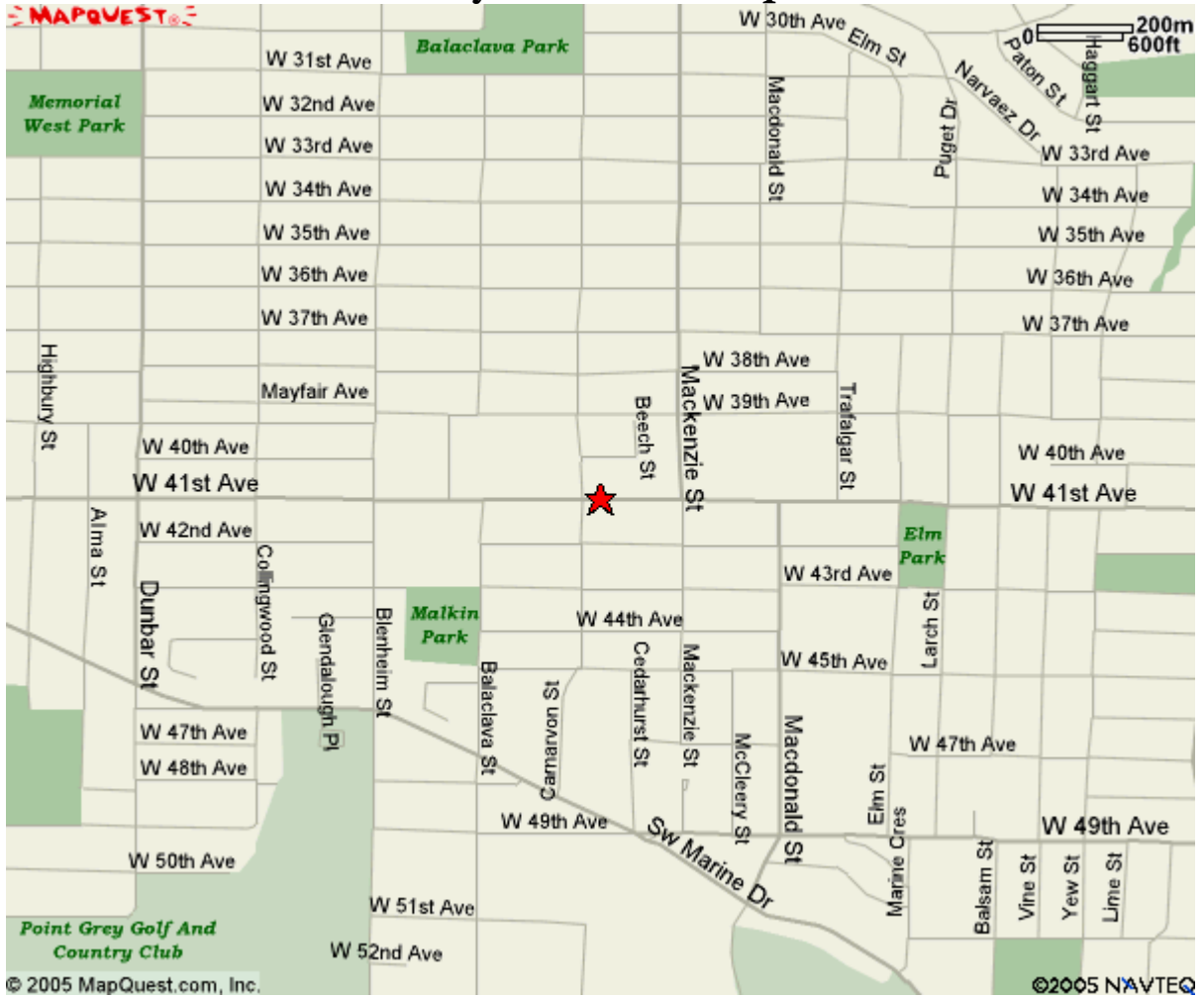
**Tenancies:** 2<sup>nd</sup> Floor: Tenanted at approx \$2,900.00/mo TNN  
Main Floor: Vacant

**Parking:** 8 surface parking at rear of building

**Asking Price:** **\$1,625,000.00**

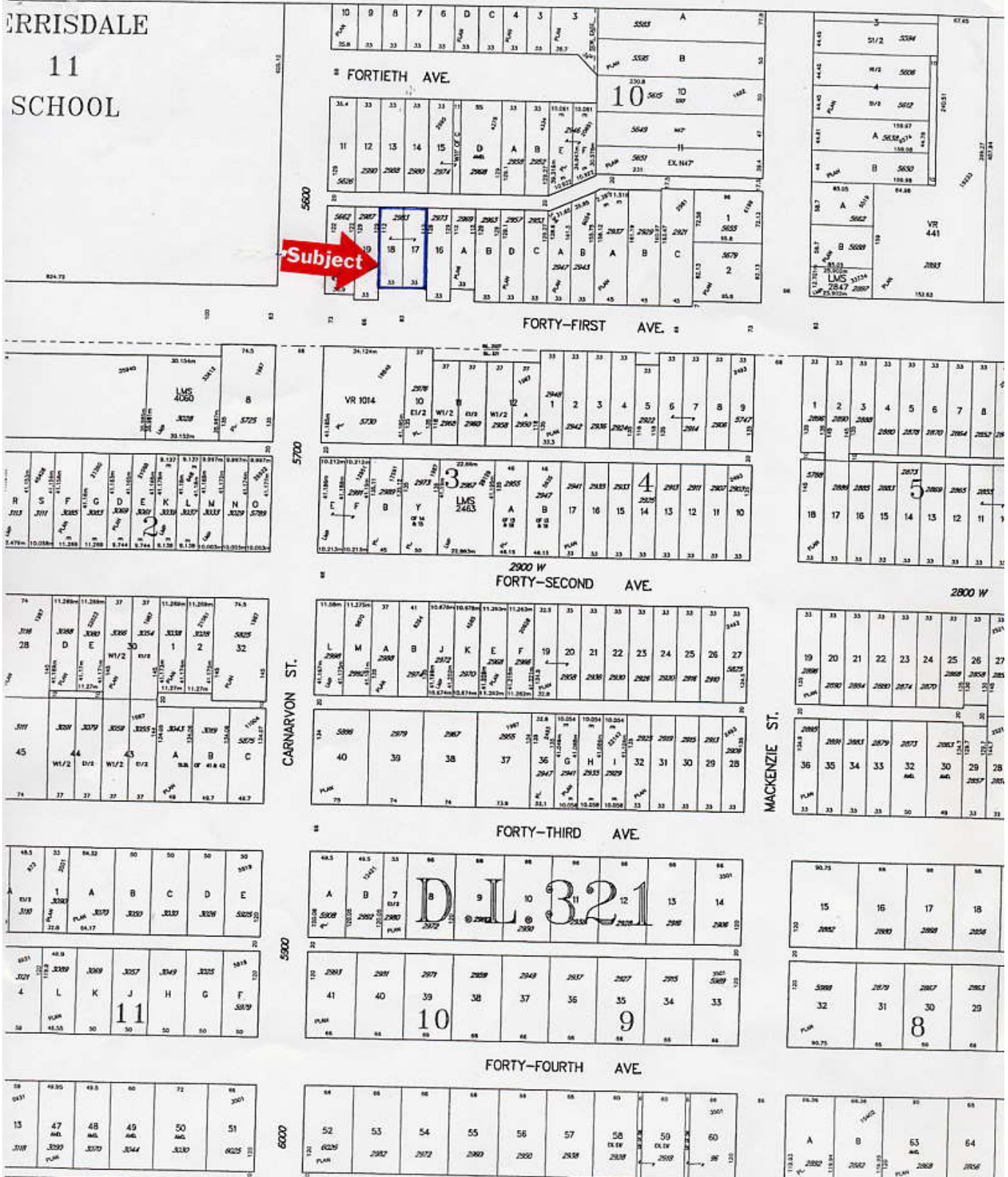
**GARY WEBB**  
**Direct: 604-714-4780**

# City Location Map



**FERRISDALE**  
**11**  
**SCHOOL**

**Subject**









EXISTING BUILDING 62'-0"

3'-0"

LINE OF NEW GLAZED CANOPY ABOVE

NEW PAINTED METAL SECURITY FENCE & GATES ON EXISTING 42" HIGH KNEE WALL.

EXISTING GARBAGE ENCLOSURE

NEW CONCRETE STAIRS TO GRADE

EXISTING EXTERIOR WALKWAY

NEW 3"x3" PAINTED METAL SUPPORTING POSTS FOR CANOPY ABOVE, FIXED TO EXISTING KNEE WALL.

NEW 8'-0" WIDE GATE

EXISTING STAIRS TO LOWER FLOOR

DN TO LOWER FLOOR

ELEC. RM.  
4'-6" x 3'-6"

MEN

OFFICE 7  
7'-0" x 12'-0"

OFFICE 8  
12'-0" x 16'-0"

OFFICE 2  
17'-0" x 17'-0"

WOMEN

CORRIDOR

STORAGE  
8'-6" x 6'-6"

MAIL RM.  
7'-0" x 10'-6"

FILES  
10'-6" x 3'-0"

GENERAL OFFICE  
8'-0" x 26'-6"

BOARD ROOM  
17'-0" x 13'-6"

STORAGE  
9'-6" x 14'-0"

RECEPTION  
11'-0" x 16'-0"

OFFICE 5  
10'-6" x 11'-6"

FOYER  
12'-0" x 12'-6"

STORAGE  
10'-0" x 8'-0"

HOLDING RM.  
8'-0" x 6'-0"

OFFICE 4  
11'-6" x 8'-0"

OFFICE 3  
12'-6" x 8'-0"

OFFICE 1  
20'-0" x 10'-0"

DN TO LOWER FLOOR

PROPERTY LINE

## C-1 District Schedule

### 1 Intent

The intent of this Schedule is to provide for small-scale convenience commercial establishments, catering typically to the needs of a local neighbourhood and consisting primarily of retail sales and certain limited service functions, and to provide for dwelling uses designed compatibly with commercial uses.

### 2 Outright Approval Uses

2.1 Subject to all other provisions of this By-law and to compliance with section 2.3 and the regulations of this Schedule, the uses listed in section 2.2 shall be permitted in this District and shall be issued a permit.

#### 2.2 Uses

- 2.2.A
- Accessory Buildings customarily ancillary to any of the uses listed in this Schedule, provided that:
    - (a) no accessory building exceeds 3.7 m in height measured to the highest point of the roof if a flat roof, to the deck line of a mansard roof, or to the mean height level between the eaves and the ridge of a gable, hip or gambrel roof, provided that no portion of an accessory building may exceed 4.6 m in height;
    - (b) all accessory buildings are located in the rear yard and in no case are less than 3.1 m from the ultimate centre line of any rear or flanking lane;
    - (c) the total floor area, measured to the extreme outer limits of the building, of all accessory buildings is not greater than 15 percent of the total area of the site;
    - (d) not applicable; [Maximum width]
    - (e) not applicable; [Proximity to residential dwelling]
    - (f) no accessory building obstructs the horizontal daylight access prescribed in this Schedule for residential use.
  - Accessory Uses customarily ancillary to any of the uses listed in this section, provided that unless permitted as an outright approval use pursuant to section 2 of this Schedule, the total floor area of all accessory uses is not greater than 25 percent of the gross floor area of the principal use.
- 2.2.O [Office]
- General Office.
- 2.2.R [Retail]
- Grocery or Drug Store except for Small-scale Pharmacy.
  - Retail Store.
- 2.2.S [Service]
- Barber Shop or Beauty Salon.
  - Laundromat or Dry Cleaning Establishment.
  - Photofinishing or Photography Studio.

- Repair Shop - Class B.
- Restaurant - Class 1.

### 2.3 Conditions of Use

2.3.1 All commercial uses listed in this section shall be carried on wholly within a completely enclosed building except for the following:

- (a) parking and loading facilities;
- (b) restaurant;
- (c) display of flowers, plants, fruits and vegetables.

2.3.2 All office, retail and service uses shall cater to the day-to-day needs of residents of the local neighbourhood.

## 3 Conditional Approval Uses

3.1 Subject to all other provisions of this By-law, including section 3.3.3, and the provisions and regulations of this Schedule, the Development Permit Board may approve any of the uses listed in section 3.2, subject to the conditions of section 3.3, and including such other conditions as it may decide, provided that it first considers:

- (a) the intent of this Schedule and all applicable policies and guidelines adopted by Council; and
- (b) the submission of any advisory group, property owner or tenant.

### 3.2 Uses

3.2.A • Accessory Uses to any of the uses listed in this Schedule, subject to the same provisions as section 2.2.A of this Schedule.

3.2.C [Cultural and Recreational]

- Artist Studio, subject to the provisions of section 11.18 of this By-law.
- Billiard Hall.
- Bowling Alley.
- Club.
- Community Centre or Neighbourhood House.
- Fitness Centre.
- Library.
- Park or Playground.
- Rink.
- Swimming Pool.

3.2.D • Deposition or extraction of material so as to alter the configuration of the land.

3.2.DW [Dwelling]

- Dwelling Units in conjunction with any of the uses listed in this schedule except that no portion of the first storey of a building to a depth of 10.7 m from the front wall of the building and extending across its full width shall be used for residential purposes except for entrances to the residential portion and provided that before making a decision the Development Permit Board shall consider the design and livability of the dwelling units.
- Multiple Conversion Dwelling, resulting from the conversion of a building which was in existence prior to June 18, 1956, provided that:



- (a) before making a decision the Development Permit Board shall consider the quality and livability of the resulting units, the suitability of the building for conversion in terms of age and size, and the effect of the conversion on adjacent properties and the character of the area;
  - (b) building additions shall not be permitted; and
  - (c) no housekeeping or sleeping units shall be created.
- Residential Unit associated with and forming an integral part of an Artist Studio, subject to the provisions of section 11.19 of this By-law.

#### 3.2.I [Institutional]

- Child Day Care Facility.
- Church.
- Hospital.
- Public Authority Use.
- School - Elementary or Secondary.
- Social Service Centre.
- Special Needs Residential Facility - Community Care - Class B, subject to the provisions of section 11.17 of this By-law.
- Special Needs Residential Facility - Congregate Housing, subject to the provisions of section 11.17 of this By-law.
- Special Needs Residential Facility - Group Living, subject to the provisions of section 11.17 of this By-law.

#### 3.2.O [Office]

- Financial Institution.
- Health Care Office.
- Health Enhancement Centre.

#### 3.2.P [Parking]

- Parking Uses.

#### 3.2.R [Retail]

- Gasoline Station - Full Serve, subject to the provisions of section 11.10 of this By-law.
- Gasoline Station - Split Island, subject to the provisions of section 11.10 of this By-law.
- Liquor Store.
- Pawnshop.
- Secondhand Store.
- Small-scale Pharmacy, subject to the provisions of section 11.22 of this By-law.

#### 3.2.S [Service]

- Bed and Breakfast Accommodation, subject to the provisions of section 11.4 of this By-law.
- Neighbourhood Public House.
- Print Shop.

#### 3.2.U [Utility and Communication]

- Public Utility.
- Radiocommunication Station.
- Recycling Depot.

- 3.2.Z • Any other use which is not specifically listed and defined as a use in Section 2 of this By-law but which the Development Permit Board considers comparable in nature to the uses listed in this Schedule, having regard to the intent of this District Schedule.

### 3.3 Conditions of Use

3.3.1 All commercial uses listed in this section shall be carried on wholly within a completely enclosed building except for the following:

- (a) parking and loading facilities;
- (b) full serve and split island gasoline station, except that section 11.10.2 of this By-law continues to apply;
- (c) neighbourhood public house.

## 4 Regulations

All uses approved under sections 2 and 3 of this District Schedule shall be subject to the following regulations.

4.1 **Site Area** -- Not Applicable.

4.2 **Frontage** -- Not Applicable.

### 4.3 Height

4.3.1 The maximum height of a building shall be 9.2 m.

4.3.2 The Director of Planning or the Development Permit Board, as the case may be, may permit an increase in the maximum height of a building to a height not exceeding 10.7 m with respect to any development provided that he considers:

- (a) the height, bulk and location of the building and its effect on the site, surrounding buildings and streets, and existing views;
- (b) the extent to which the increase in maximum height allows for roof forms and building design that is sympathetic to buildings in the surrounding neighbourhood;
- (c) the intent of this Schedule, all applicable policies and guidelines adopted by Council and the relationship of the development with nearby residential areas; and
- (d) the submission of any advisory group, property owner or tenant.

### 4.4 Front Yard and Setback

4.4.1 No front yard shall be required except that where the front yard of the site adjoins, without the intervention of a lane, the front yard of a site located in an R District, a front yard with a minimum depth of 3.7 m shall be provided.

4.4.2 No parking or loading of vehicles shall be permitted in a front yard or front setback.

### 4.5 Side Yards

4.5.1 No side yard shall be required except where the side of the site adjoins, without the intervention of a lane, the side yard of a site located in an R district, in which case a side yard with a minimum width of 10 percent of the width of the site shall be provided, except that it must be a minimum of .9 m and need not be more than 1.5 m in width.

4.5.2 Where a side yard is provided, although not required, the minimum provisions of section 4.5.1 shall apply.

- 4.5.3 In the case of a corner site, a setback of 1.2 m from the side property line abutting the flanking street shall be required for any parking area.
- 4.5.4 In the case of a corner site which has located at its rear, with or without the intervention of a lane, a site which fronts on the street flanking the corner site, the exterior side yard shall be regulated by the provisions of section 11.1 of this By-law.

#### **4.6 Rear Yard and Setbacks**

- 4.6.1 A rear yard with a minimum depth of 10.7 m shall be provided, except that where the rear of the site abuts a lane, this required minimum depth shall be decreased by the lane width between the rear property line and the ultimate centre line of the lane.
- 4.6.2 In the case of a site having an average depth of less than 36.5 m, the required rear yard may be reduced in accordance with section 11.2 of this By-law.

#### **4.7 Floor Space Ratio**

- 4.7.1 The floor space ratio shall not exceed 1.20, except that the floor space ratio for dwelling uses shall not exceed 0.75 and, for this purpose an artist studio shall be deemed to be a dwelling use.
- 4.7.2 The following shall be included in the computation of floor space ratio:
- (a) all floors of all buildings including accessory buildings, both above and below ground level, to be measured to the extreme outer limits of the building.
- 4.7.3 The following shall be excluded in the computation of floor space ratio:
- (a) open residential balconies or sundecks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that the total area of all exclusions does not exceed eight percent of the residential floor area being provided;
- (b) patios and roof gardens for residential purposes only, provided that the Director of Planning first approves the design of sunroofs and walls;
- (c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment or uses which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used which:
- (i) are at or below the base surface, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length; or
- (ii) are above the base surface and where developed as off-street parking are located in an accessory building situated in the rear yard, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length.
- (d) amenity areas, including child day care facilities, recreational facilities and meeting rooms accessory to a residential use, to a maximum total area of 10 percent of the total permitted floor area, provided that for child day care facilities the Director of Planning, on the advice of the Director of Social Planning, is satisfied that there is a need for a day care facility in the immediate neighbourhood;
- (e) all residential storage space above or below base surface, except that if the residential storage space above base surface exceeds 3.7 m<sup>2</sup> per dwelling unit, there will be no exclusion for any of the residential storage space above base surface for that unit;
- (f) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000.

- 4.7.4 The Director of Planning may permit the following to be excluded in the computation of floor space ratio:
- (a) enclosed residential balconies, provided that the Director of Planning first considers all applicable policies and guidelines adopted by Council and approves the design of any balcony enclosure, subject to the following:
    - (i) the total area of all open and enclosed balcony or sundeck exclusions does not exceed eight percent of the residential floor area being provided; and
    - (ii) no more than fifty percent of the excluded balcony floor area may be enclosed.
- 4.8 Site Coverage -- Not Applicable.**
- 4.9 [Deleted -- see Parking By-law.]**
- 4.10 Horizontal Angle of Daylight**
- 4.10.1 All habitable rooms in buildings used for residential purposes shall have at least 1 window on an exterior wall which complies with the following:
- (a) the window shall be located so that a plane or planes extending from the window and formed by an angle of 50 degrees, or 2 angles with a sum of 70 degrees, shall be unobstructed over a distance of 24.0 m; and
  - (b) the plane or planes shall be measured horizontally from the centre of the bottom of the window.
- 4.10.2 For the purpose of section 4.10.1, the following shall be considered as obstructions:
- (a) the theoretically equivalent buildings located on any adjoining sites in any R district in a corresponding position by rotating the plot plan of the proposed building 180 degrees about a horizontal axis located on the property lines of the proposed site;
  - (b) part of the same building including permitted projections;
  - (c) accessory buildings located on the same site as the principal building;
  - (d) the maximum size building permitted under the appropriate C or M district schedule if the site adjoins a C or M site.
- 4.10.3 For the purposes of section 4.10.1, the following shall not be considered as habitable rooms:
- (a) bathrooms; and
  - (b) kitchens, unless the floor area is greater than 10 percent of the total floor area of the dwelling unit, or 9.3 m<sup>2</sup>, whichever is the greater.
- 4.15 Acoustics**
- 4.15.1 A development permit application for dwelling uses shall require evidence in the form of a report and recommendations prepared by persons trained in acoustics and current techniques of noise measurement demonstrating that the noise levels in those portions of the dwelling units listed below shall not exceed the noise levels expressed in decibels set opposite such portions of the dwelling units. For the purposes of this section the noise level is the A-weighted 24-hour equivalent (Leq) sound level and will be defined simply as the noise level in decibels.

Portion of Dwelling Unit	Noise Level (decibels)
bedrooms	35
living, dining, recreation rooms	40
kitchen, bathrooms, hallways	45

## **5 Relaxation of Regulations**

- 5.1** The Development Permit Board or the Director of Planning, as the case may be, may relax the maximum height, floor area and location regulations for accessory buildings and accessory uses except that the relaxed height shall not, in any event, exceed the maximum prescribed in section 4.3.1 nor the floor space exceed 33⅓ percent of the gross floor area of the principal use.
- 5.2** The Development Permit Board or the Director of Planning, as the case may be, may relax the horizontal angle of daylight requirement of section 4.10 having regard to the livability of the resulting dwelling units and providing that a minimum distance of 3.7 m of unobstructed view is maintained.
- 5.3** The Development Permit Board or the Director of Planning, as the case may be, may relax the use conditions of sections 2.3.1 and 3.3.1 and the front yard requirements of section 4.4 to permit the outdoor display of retail goods or an outdoor eating area in conjunction with a restaurant, and may include such other conditions as he deems necessary, having regard to the types of merchandise, the area and location of the display or eating area with respect to adjoining sites, the hours of operation and the intent of this Schedule.