

FOR SALE

NON CONFORMING TRI-PLEX HASTINGS AREA, VANCOUVER EAST

434-436 LAKEWOOD DRIVE VANCOUVER, BC



FOR FURTHER INFORMATION, PLEASE CONTACT SALES REPRESENTATIVE

PIETRO NARDONE
PERSONAL REAL ESTATE CORPORATION
604.767.0490 direct line



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GOLD MASTER
MEDALLION
CLUB
2015
15 YEARS

FOR SALE

NON CONFORMING TRI-PLEX

HASTINGS AREA, VANCOUVER EAST

LEGAL DESCRIPTION

PL VAP2560 LT 2 BLK 45 DL 184 LD 36

P.I.D: 013-640-879

ZONING

RT-4 TWO FAMILY DWELLING
(List of permitted uses are available upon request.)

COMMENTS

RARE Investment OPPORTUNITY in the Hastings Area of Vancouver East. Featuring 3 SUITES, 2 - 2 Bdrms Suites and 1 - 3 Bdrm Suite, 3 Separate Metres, RT-4 Zoning, Laundry Facilities shared by all the suites, Good Size LOT (4,356 s.f.), Superb LOCATION, Close to all Amenities. Fully RENTED. This is a Non Conforming TRI-PLEX. Please allow minimum 24 hours notice for showings. Call today to book your Private SHOWING. All measurements are approximate and should be verified by the Buyer if important..

SALIENT INFORMATION

INCOME/EXPENSES

ANNUAL GROSS INCOME: \$39,600.00
(will increase to \$40,740 in May 2016)

PROPERTY TAXES (2016): \$ 4,857.07

BUILDING INSURANCE: \$ 4,042.00

HEAT AND HOT WATER: \$ 2,046.00

LOT SIZE: 44' x 99'

ZONING: RT - 4

TOTAL BUILDING SIZE: 3,546 S.F.
(MEASUREMENTS ARE APPROXIMATE AND NEED TO BE VERIFIED BY THE BUYER)

UNIT MIX: 2 - 2 BDRM UNITS (\$1,100/MONTH)
1 - 2 BDRM & DEN (\$1000/MONTH)
(COULD BE A 3 BDRM)

LIST PRICE

\$ 1,650,000

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Presented by:
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Active
R2038583

Board: V
 Triplex

434-436 LAKEWOOD DRIVE

Vancouver East
 Hastings
 V5L 4L7

Multifamily
\$1,650,000 (LP)
 (SP)



Sold Date:	Frontage (feet):	44.00	Original Price: \$1,650,000
Meas. Type: Feet	# of Rooms:	21	Frontage (metres): 13.41
Depth / Size (ft.): 99	Bedrooms:	6	Approx. Year Built: 1910
Lot Area (sq.ft.): 4,356.00	Beds in Bsmt:	0	Age: 106
Flood Plain: No	Beds not in Bsmt:	6	Zoning: RT-4
Rear Yard Exp: East	Bathrooms:	3	Gross Taxes: \$4,857.07
Approval Req?:	Full Baths:	3	For Tax Year: 2015
If new, GST/HST inc?:	Half Baths:	0	Tax Inc. Utilities?: No
			P.I.D.: 013-640-879

View: :

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **2 Storey**
 Construction: **Frame - Wood**
 Exterior: **Mixed, Stucco, Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **0**
 Fireplace Fuel:
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Patio(s) & Deck(s)**
 Type of Roof: **Asphalt**

Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces:

Total Parking: Covered Parking: Parking Access:
 Parking: **Open**
 Dist. to Public Transit: **WALKING** Dist. to School Bus: **WALKING**
 Title to Land: **Freehold NonStrata**
 Seller's Interest: **Registered Owner**
 Property Disc.: **No**
 Fixtures Leased: **No** :
 Fixtures Rmvd: **No** :
 Floor Finish:
 Sprinklers?: **No** Smoke Detectors?: **N**
 Bylaw Infractions?: **N**

Legal: **PL VAP2560 LT 2 BLK 45 DL 184 LD 36**

Amenities:

Site Influences: **Central Location**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

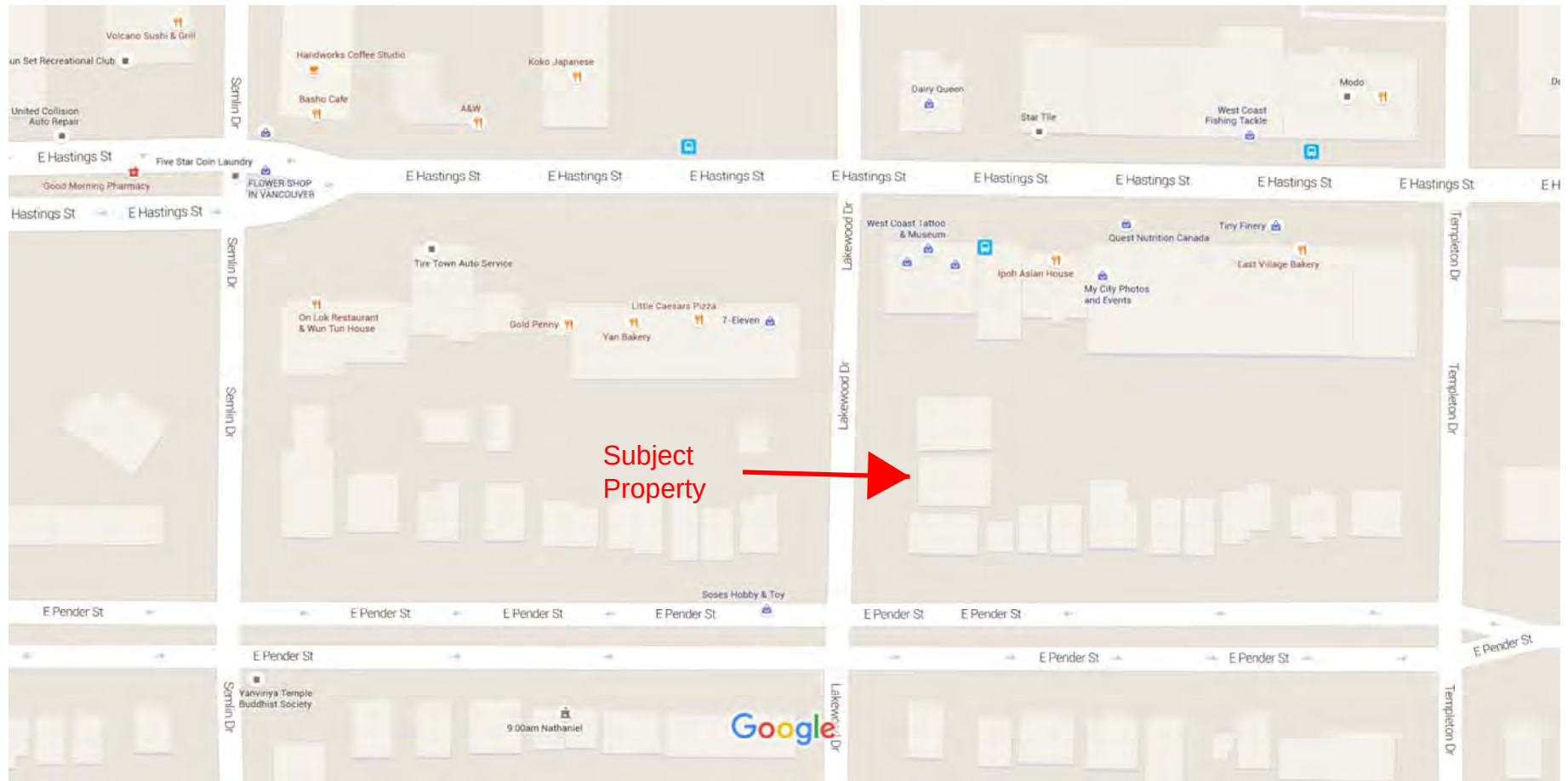
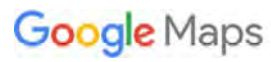
Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16' x 14'	Below	Living Room	14'6" x 11'	Below	Laundry	16'8" x 14'4"
Main	Dining Room	10' x 7'3"	Below	Dining Room	8' x 7'2"			x
Main	Kitchen	13'4" x 8'4"	Below	Kitchen	9'7" x 8'			x
Main	Master Bedroom	13' x 12'	Below	Master Bedroom	11'8" x 8'10"			x
Main	Bedroom	12' x 9'	Below	Bedroom	10'4" x 9'			x
Main	Living Room	14' x 12'	Below	Den	8'7" x 7'			x
Main	Dining Room	16' x 9'8"	Main	Eating Area	8'3" x 8'			x
Main	Kitchen	11'5" x 7'7"	Above	Walk-In Closet	6'7" x 6'2"			x
Above	Master Bedroom	15' x 10'9"	Main	Patio	33'2" x 6'			
Above	Bedroom	15' x 10'7"	Below	Workshop	21'9" x 9'7"			

Finished Floor (Main):	1,508	Bachelor Units:	Income as at:	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	464	1 Bed Units:		1	Main	4	No	Barn:
Finished Floor (Below):	1,574	2 Bed Units: 2	Income/annum: \$39,600.00	2	Main	4	No	Workshop/Shed:
Finished Floor (Basement):	0	3 Bed Units: 1	Less Op. Exp: \$10,945.00	3	Below	4	No	Pool:
Finished Floor (Total):	3,546 sq. ft.	Other Units:	Net Op. Income: \$28,655.00	4				Garage Sz:
		Suite:		5				Door Height:
Unfinished Floor:	0	Crawl/Bsmt. Height:		6				
Grand Total:	3,546 sq. ft.	Basement: None		7				
				8				

Listing Broker(s): **Sutton Grp-West Coast (Brdwy)**

RARE Investment OPPORTUNITY in the Hastings are of Vancouver East. Featuring 3 SUITES, 2 - 2 bdrms suites and 1- 2 bdrm and den (could be a 3 bedroom) suite, 3 separate metres, RT-4 zoning, laundry facilities shared by all suites. Good size LOT (4356 SF). Super LOCATION. Close to all amenities. Fully RENTED. This is a Non-Conforming TRI-PLEX. Please allow minimum 24 hours notice for showings. Call today for an information package and to book your private SHOWING. All measurements are approximate and should be verified by the Buyer if important.





Map data ©2016 Google 20 m

Google Maps

RT-4, RT-4A, RT-4N and RT-4AN Districts Schedule

1 Intent

The intent of this Schedule is to encourage the retention of existing residential structures and to encourage and maintain a family emphasis. In the RT-4 and RT-4N Districts emphasis is placed on the external design of all new buildings and additions being compatible with the historical character of the area, and on being neighbourly in scale and placement. In the RT-4A and RT-4AN Districts this emphasis is limited to certain uses. The RT-4N and RT-4AN Districts differ from the RT-4 and RT-4A Districts, respectively, in that they require evidence of noise mitigation for residential development.

2 Outright Approval Uses

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

2.2 Uses

2.2.1 The uses listed in section 2.2.1 shall be permitted in the RT-4, RT-4A, RT-4N, and RT-4AN Districts.

2.2.1.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 and less than 1.5 m from a flanking street, subject also to the provisions of section 11.1 of this By-law;
- (c) the total floor area, measured to the extreme outer limits of the building, of all accessory buildings is not greater than 35 percent of the minimum rear yard prescribed in this Schedule, or 48 m², whichever is the greater;
- (d) not more than 80 percent of the width of the rear yard of any lot is occupied by accessory buildings; and
- (e) roof decks and sun decks are not located on an accessory building.

- Accessory Uses customarily ancillary to any of the uses listed in this section.

2.2.1.DW [Dwelling]

- Multiple Conversion Dwelling, provided that:

- (a) no additions shall be permitted;
- (b) no housekeeping or sleeping units shall be created;
- (c) the number of dwelling units is limited to two; and
- (d) no development permit shall be issued until the requisite permits required by other by-laws that relate to design, construction and safety of buildings are issuable.

2.2.1.I [Institutional]

- Community Care Facility – Class A, subject to the regulations and relaxations that apply to a one-family dwelling.

2.2.2 The uses listed in section 2.2.2 shall be permitted in the RT-4A and RT-4AN Districts.

2.2.2.DW [Dwelling]

- One-Family Dwelling.
- Two-Family Dwelling.

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 including such conditions as it may decide provided that it first considers:

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

3.2 Uses

3.2.1 The uses listed in section 3.2.1 may be permitted in the RT-4, RT-4A, RT-4N, and RT-4AN Districts.

- 3.2.1.A
- Accessory Buildings customarily ancillary to any of the uses listed in this Schedule, other than as provided for in section 2.2.1.A of this Schedule.
 - Accessory Uses customarily ancillary to any of the uses listed in this section.

3.2.1.C [Cultural and Recreational]

- Community Centre or Neighbourhood House.
- Library in conjunction with a Community Centre.
- Park or Playground.

- 3.2.1.D
- Deposition or extraction of material so as to alter the configuration of the land.

3.2.1.DW [Dwelling]

- Dwelling Units, up to a maximum of two, in conjunction with a neighbourhood grocery store existing as of July 29, 1980, subject to the provisions of section 11.16 of this By-law.
- Infill.
- Multiple Conversion Dwelling (other than as provided for in section 2.2.1.DW of this Schedule), resulting from the conversion of a building existing as of December 6, 1977, 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 be in keeping with the character of the building; and
 - (c) no housekeeping or sleeping units shall be created.

- One-Family Dwelling with Secondary Suite.
- Seniors Supportive or Assisted Housing, subject to section 11.17 of this By-law.

3.2.1.I [Institutional]

- Ambulance Station.
- Child Day Care Facility.
- Church, subject to the provisions of section 11.7 of this By-law.
- Hospital, subject to the provisions of section 11.9 of this By-law.
- Public Authority Use essential in this District.
- School - Elementary or Secondary, subject to the provisions of section 11.8 of this By-law.
- Social Service Centre.
- Community Care Facility – Class B, subject to the provisions of section 11.17 of this By-law.
- Group Residence, subject to the provisions of section 11.17 of this By-law.

3.2.1.O [Office]

- Temporary Sales Office, subject to the provisions of section 11.26 of this By-law.

3.2.1.R [Retail]

- Farmers' Market, subject to the provisions of Section 11.21 of this By-law. *Compatibility with nearby sites, parking, traffic, noise, hours of operation, size of facility, pedestrian amenity.*
- Neighbourhood Grocery Store existing as of July 29, 1980, subject to the provisions of section 11.16 of this By-law.
- Public Bike Share.

3.2.1.S [Service]

- Bed and Breakfast Accommodation, subject to the provisions of section 11.4 of this By-law.

3.2.1.U [Utility and Communication]

- Public Utility.

3.2.2 The uses listed in section 3.2.2 may be permitted in the RT-4 and RT-4N Districts.

3.2.2.DW [Dwelling]

- One-Family Dwelling.
- Two-Family Dwelling.

4 Regulations

All uses approved under sections 2 and 3 of this District Schedule shall be subject to the following regulations, except section 4.15 which shall apply only in the RT-4N and RT-4AN Districts.

4.1 Site Area

4.1.1 The minimum site area for a one-family dwelling, a one-family dwelling with secondary suite, or a two-family dwelling shall be 306 m².

4.2 **Frontage** -- Not Applicable.

4.3 Height

- 4.3.1 A building shall not exceed 10.7 m in height and shall not have more than 2½ storeys.

4.4 Front Yard

- 4.4.1 A front yard with a minimum depth of 7.3 m shall be provided.
- 4.4.2 In the case of a site having an average depth of less than 36.5 m, the required front yard may be reduced in accordance with section 11.2 of this By-law.
- 4.4.3 The Director of Planning or the Development Permit Board, as the case may be, may relax the minimum depth of the required front yard provided he first considers the depths of the adjacent front yards and all applicable policies and guidelines adopted by Council.

4.5 Side Yards

- 4.5.1 A side yard with a minimum width of 10 percent of the width of the site shall be provided on each side of the building, except that it need not be more than 1.5 m in width.
- 4.5.2 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

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

4.7 Floor Space Ratio

- 4.7.1 The floor space ratio shall not exceed 0.60.
- 4.7.2 The following shall be included in the computation of floor space ratio:
- (a) all floors, including earthen floor, to be measured to the extreme outer limits of the building;
 - (b) stairways, fire escapes, elevator shafts, and other features which the Director of Planning considers similar, to be measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located; and
 - (c) the floor area of bay windows, regardless of seat height, location on building or relationship to yard setbacks, in excess of the product of the total floor area permitted above the basement times 0.01.
- 4.7.3 The following shall be excluded in the computation of floor space ratio:
- (a) open residential balconies or sun decks, 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 permitted residential floor area;
 - (b) patios and roof gardens, 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 in multiple conversion dwellings containing 3 or more units or in multiple dwellings 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) child day care facilities to a maximum floor area of 10 percent of the permitted floor area, provided 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) areas of undeveloped floors which are located:
 - (i) above the highest storey or half-storey and to which there is no permanent means of access other than a hatch; or
 - (ii) adjacent to a storey or half-storey with a ceiling height of less than 1.2 m;
- (f) floors located at or below finished grade with a ceiling height of less than 1.2 m;
- (g) covered verandahs or porches, provided that:
 - (i) the portion facing the street or rear property line shall be open or protected by guard rails, the height of which shall not exceed the minimum specified in the Building By-law; and
 - (ii) the total area of these exclusions, when combined with the balcony and deck exclusions under section 4.7.3(a), does not exceed 13 percent of the permitted floor space; and
- (h) above grade floor area built as open to below, designed in combination with venting skylights, opening clerestory windows or other similar features which, in the opinion of the Director of Planning, reduce energy consumption or improve natural light and ventilation, to a maximum exclusion of one percent of permitted floor area.

4.8 Site Coverage

- 4.8.1 The maximum site coverage for buildings shall be 45 percent of the site area.
- 4.8.2 For the purpose of this section, site coverage for buildings shall be based on the projected area of the outside of the outermost walls of all buildings and includes carports, but excludes steps, eaves, balconies, and sun decks.
- 4.8.3 Except where the principal use of the site is a parking area, the maximum site coverage for any portion of the site used as parking area shall be 30 percent.

4.9 to 4.14 (Reserved)

4.15 Acoustics

- 4.15.1 A development permit application for dwelling uses in the RT-4N and RT-4AN Districts shall require evidence in the form of a report and recommendations prepared by persons trained in acoustics and current techniques of noise measurements 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 noise level in decibels.

Portions of dwelling units	Noise levels (Decibels)
bedrooms	35
living, dining, recreation rooms	40
kitchen, bathrooms, hallways	45

5 Relaxation of Regulations

- 5.1 The Director of Planning may relax the minimum site area provisions of section 4.1 with respect to any of the following developments if the lot was on record in the Land Title Office for Vancouver prior to August 10, 1976, or if the lot is consistent in width and area with parcels in the established blockface and development would be consistent with established lawful development in the blockface:
- (a) one-family dwelling;
 - (b) one-family dwelling with secondary suite;
 - (c) two-family dwelling.
- 5.2 The Development Permit Board or the Director of Planning, as the case may be, may relax the area and site coverage limitations for accessory buildings and sections 4.7 and 4.9 of the Parking By-law where he is satisfied that adequate off-street parking on any site less than 36.5 m in depth cannot otherwise be accommodated, provided that in developments where a carport or garage is planned he also has regard to the effect on neighbouring sites of building height, shadow, open space and landscaping.
- 5.3 In order to maintain the character of the neighbourhood, including where possible the retention of existing buildings, the Development Permit Board or the Director of Planning, as the case may be, may relax the provisions of sections 4.5 and 4.6 of this Schedule in the case of infill, provided he first considers all applicable policies and guidelines adopted by Council.