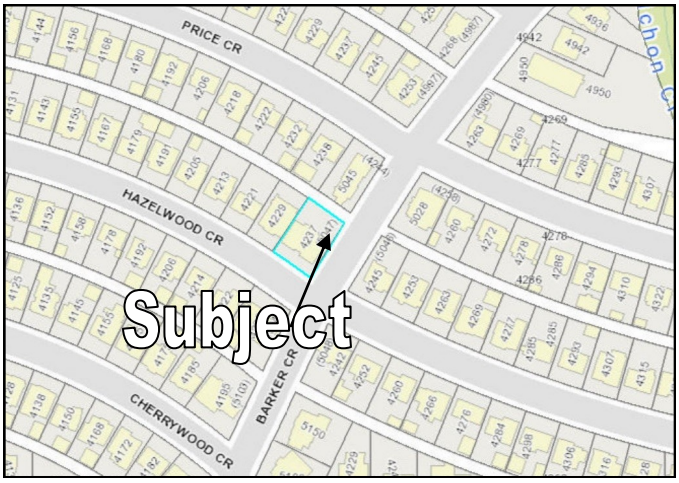
Corner House in Garden Village

For Sale

4237 Hazelwood Crescent, Burnaby





Must See! Corner house in Garden Village with 3 bedrooms and a 2 bedroom self enclosed in-law suite downstairs for the extended family on Approx. 8,492 SF lot in Burnaby. Located on corner of Hazelwood Crescent and Barker Crescent, surrounding by lots of new residential houses. 3 mins drive to Kingsway, the major thoroughfare that crosses through the Vancouver and Burnaby. Less than 10 mins drive to Metropolis at Metrotown, the largest mall in British Columbia, and the third-largest in Canada. Very convenient residential area, really close to BCIT, Willingdon Church, K-7 Inman Elem, 8-12 Moscrop Sec, 20 mins to SFU and Hwy, **don't hesitate, call now!**

Property Information

Address:	4237 Hazelwood Crescent, Burnaby
Legal:	LOT 28, PLAN NWP14249, DISTRICT LOT 34, GROUP 1, NEW WESTMIN STER LAND DISTRICT, 5595-5047
P.I.D.:	002-727-706
Zoning:	R-10
Lot Size (irregular):	Approx. 8,492 SF (78.6ft x 103.08 ft)

Government Assessment (2020)

Land	$ 1,619,000
Improvement	$ 119,000
Total	$ 1,738,000
Tax:	$ 6,971.23

Property Information

House size:	Approx. 3,132 SF
Built Year:	1954



2015 Commercial Top 1 Winner

Raymond Leung PREC* 梁國權

604-644-6482

Award Winning Services!

DIAMOND TITAN CHAIRMAN'S PLATINUM

- Re/Max Commercial Western Canada Top 1 全西岸加拿大第1名
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- Re/Max International Lifetime Achievement Award 國際終身成就大獎
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- Re/Max Platinum Club Award Winner for 7 years 7年高銷量白金大獎
- Re/Max 100% Club Award Winner 13 years 13年100% Club 獲獎者
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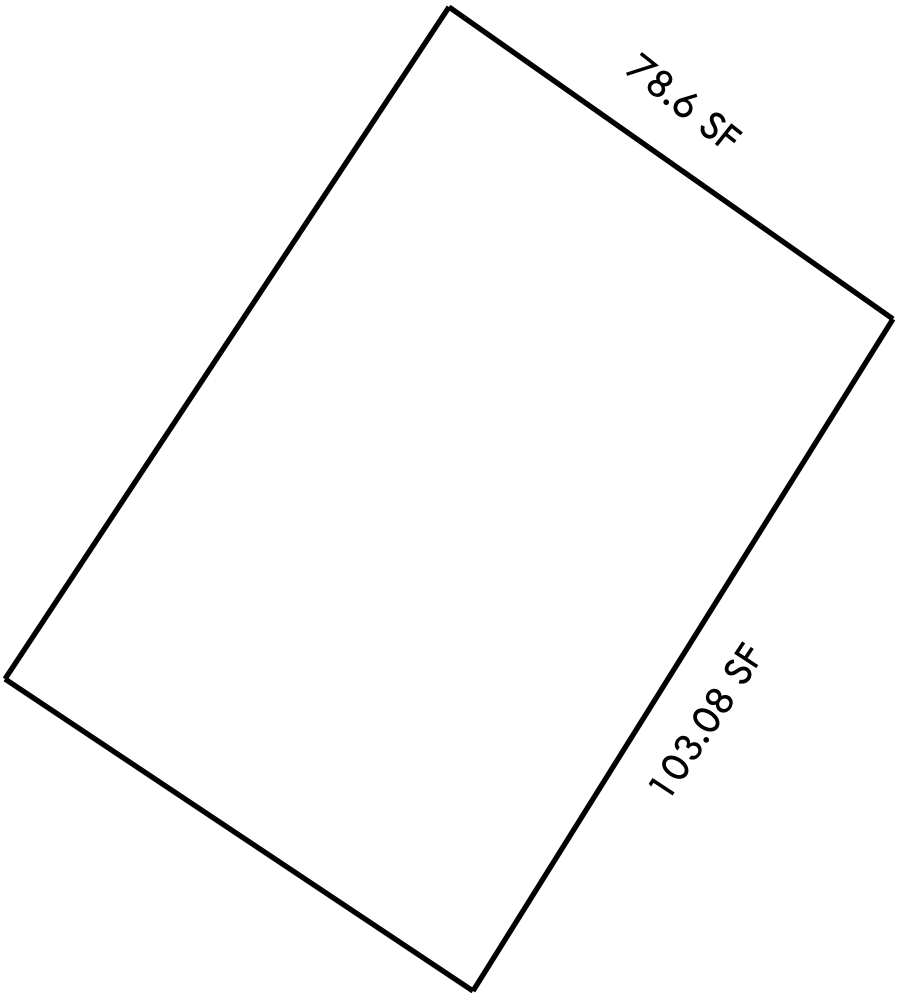
- Over 29 Years Real Estate Experience 超過29年房地產經驗
- LS Medallion Club Award 溫哥華地產局銷量大獎
- Re/Max International Top 9 Winner 國際首9 名
- Re/Max Canada Top 5 全加拿大首5 名
- Re/Max Hall of Fame Award 終身大獎

RE/MAX CIRCLE OF LEGENDS RE/MAX HALL OF FAME RE/MAX LIFETIME ACHIEVEMENT

Re/Max City Realty #101 – 2806 Kingsway, Vancouver, BC V5R 5T5

Tel: 604-644-6482 Fax: 604-439-2299 Email: Raymondkleung@hotmail.com WebSite: 410Commercial.com

Information herein deemed reliable but not guaranteed and must be verified by the buyer. This communication is not intended to cause or induce breach of an existing agency agreement.


78.6 SF
103.08 SF

















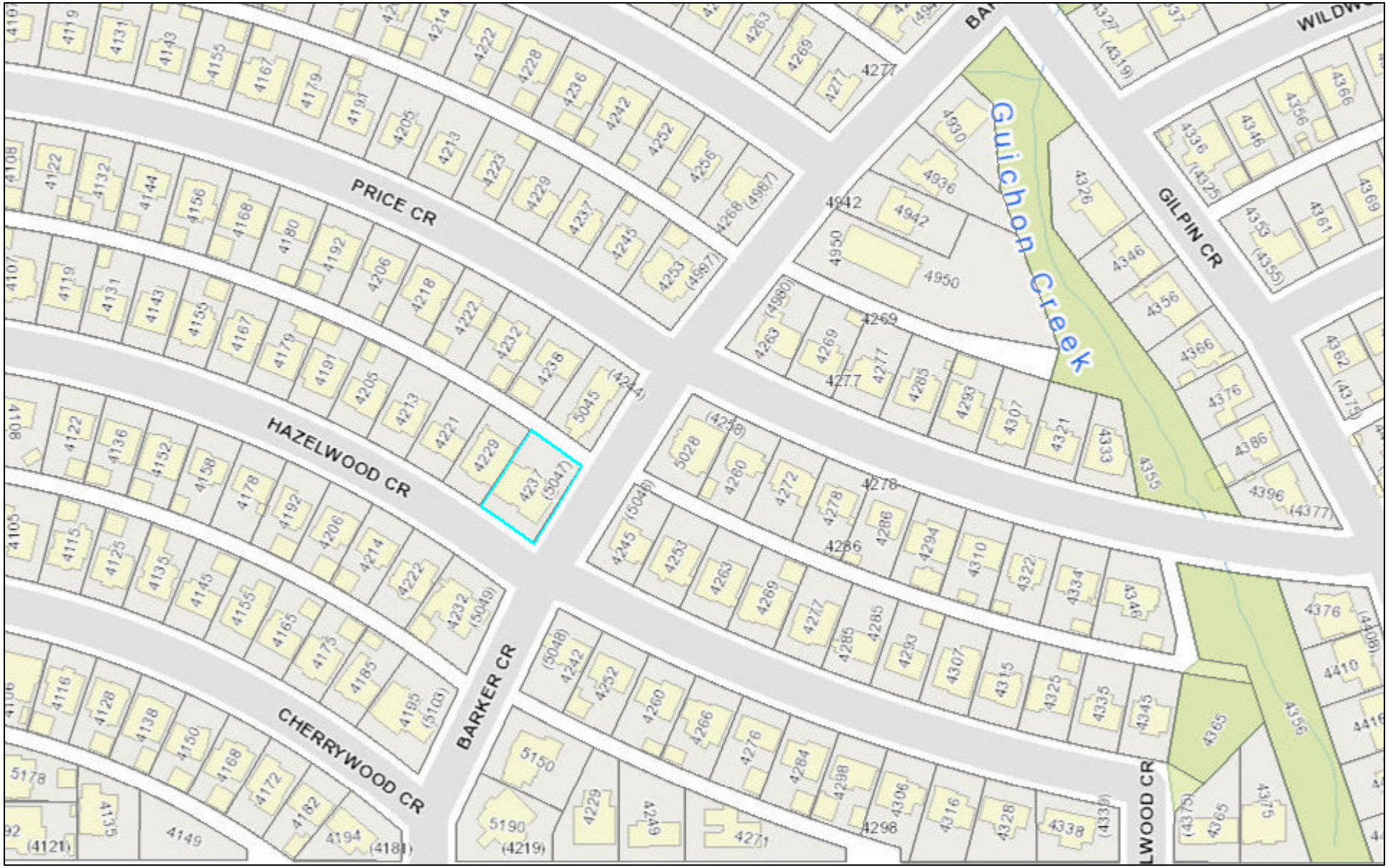








Site Map



August 4, 2020

1:2,000

0 0.015 0.03 0.06 mi

0 0.0275 0.055 0.11 km

- Lakes
- Ocean
- Small Rivers
- Legal Parcels
- Large Rivers

City of Burnaby

Contour



August 4, 2020

1:2,000

0 0.015 0.03 0.06 mi

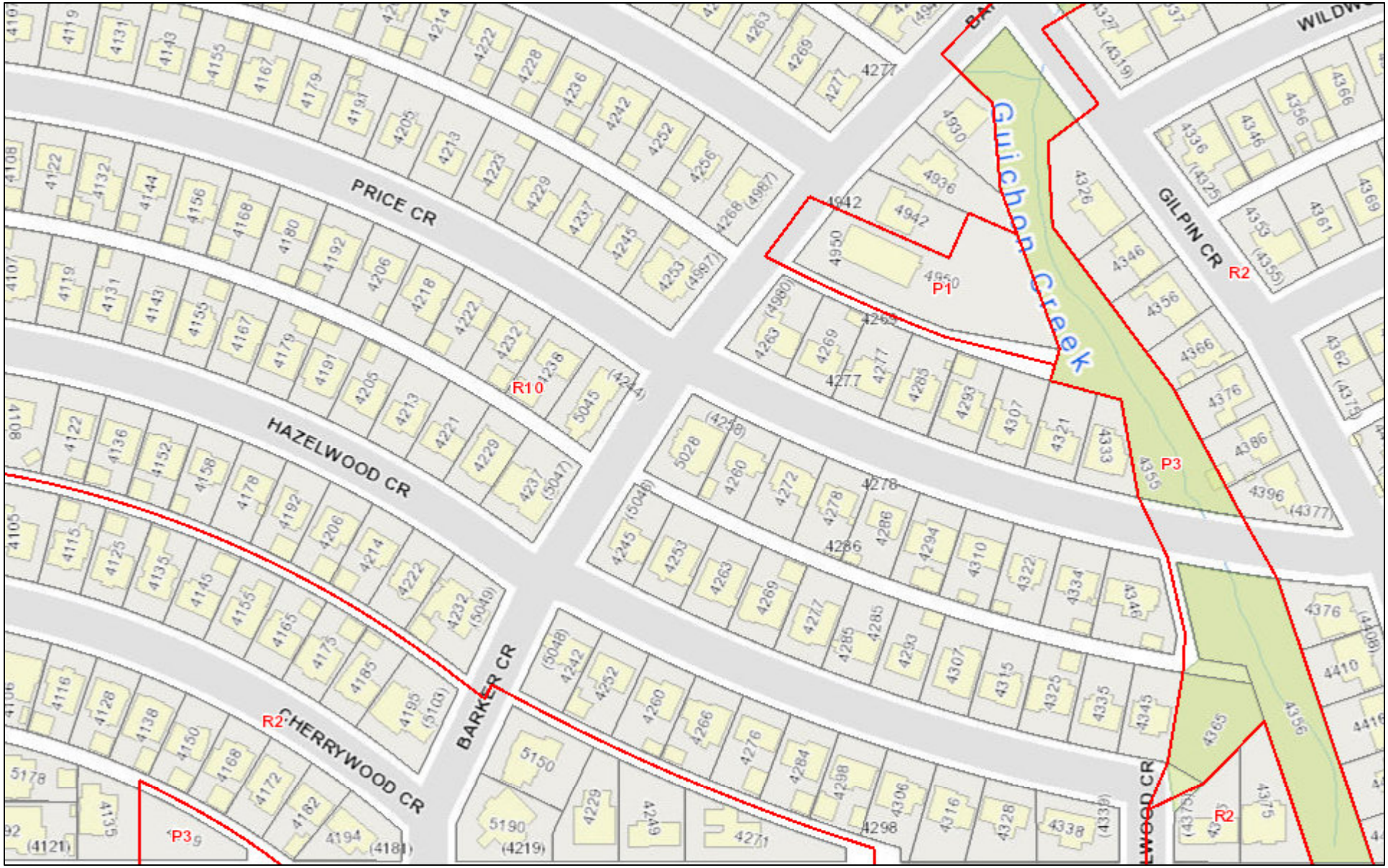
0 0.0275 0.055 0.11 km

5m Contours

- 10m Contour
- 5m Contour
- 2m Contour

City of Burnaby

Zoning Map



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City of Burnaby

110. RESIDENTIAL DISTRICT (R10)

This District provides for low-scale development in mature single family areas with a consistent low-scale character.

110.1 Uses Permitted:

(1) Single family dwellings
(2) Home occupations
(3) Accessory buildings and uses
(4) Group homes (B\L No. 10123-94-12-05)
(5) Repealed. (B/L No. 13063-12-05-14)
(6) Category A supportive housing facilities, subject to the following conditions:

(a) the use shall be included as part of a comprehensive development plan subject to the CD (Comprehensive Development) District; and

(b) each living unit shall have a minimum floor area of 27 m^2 (290.6 sq.ft.).

(B/L No. 11153-00-11-06)

110.2 Lot Area and Width:

Each lot shall have an area of not less than 557.40 m^2 (6,000 sq.ft.) and a width of not less than 15 m (49.2 ft.).

110.3 Lot Coverage:

Lot coverage shall not exceed 40 percent.

110.4 Development Density. Gross Floor Area:

(1) The density of development shall not exceed the lesser of

(a) a floor area ratio of 0.60, or
(b) 370 m^2 (3982.8 sq.ft.).

(2) The gross floor area of all accessory buildings on a lot shall not exceed 56 m^2 (602.8 sq.ft.).

(3) Notwithstanding the definition "floor area ratio" in section 3, where

(a) a detached garage or carport is located within 9 m (29.5 ft.) of the rear lot line, or

(b) an attached garage or carport is located on a lot that does not have lane access

a maximum of 42 m^2 (452.1 sq.ft.) of a garage or carport shall not be included as gross floor area, but all other floor areas used for off-street parking shall be included. (B/L No. 10192-95-05-08)

110.5 Development Density. Above Grade Floor Area:

(1) For a principal building that exists on July 22, 1991, the gross floor area for all floors located above a cellar, basement, crawl space or ground surface shall not exceed the lesser of
(B/L No. 11032-99-12-13)

(a) 0.20 of the lot area + 112 m^2 (1205.6 sq.ft.), or
(b) 242.0 m^2 (2605 sq.ft.).

(2) For a principal building that is constructed after July 22, 1991, the gross floor area for all floors, excluding the floor of a cellar, shall not exceed the lesser of

(a) 0.20 of the lot area + 112 m^2 (1205.6 sq.ft.), or
(b) 242.0 m^2 (2605 sq.ft.).

(3) The floor area of a garage or carport attached to any part of the principal building shall be included as above grade floor area under subsections (1) and (2) except where the lot does not have lane access.
(B/L No. 10192-95-05-08)

(4) The second floor located above any cellar, crawl space or ground surface shall have

(a) a floor area not greater than 50 percent of the floor area immediately below it; and

(b) side yard setbacks for that second floor

(i) not less than 1.5 m (4.9 ft.) on each side, and

(ii) not less than the sum of 7 m (23 ft.) for both side yards, but this requirement shall not be applied so as to require an overall width of less than 9.8 m (32.2 ft.) for that second floor except where the lot has a width less than 12.9 m (40 ft.).
(B/L No. 10192-95-05-08)

110.6 Height of Principal Building:

(1) In this section,

(a) "building height base line" means the imaginary line joining the mid-points of the projected front and rear lines of the building;

(b) "mid-point of the projected front line of the building" means the mid-point of the line formed by extending the front line of the building to its points of intersection with the two extended side lines of the building, vertically located at the front average elevation;

(c) "mid-point of the projected rear lot line of the building" means the mid-point of the line formed by extending the rear line of the building to its points of intersection with the two extended side lines of the building, vertically located at the rear average elevation.

(2) Subject to the applicable exceptions in section 6.4, no part of a principal building shall have an elevation greater than

(a) 7.6 m (24.9 ft.) for a building with a sloping roof, or

(b) 5.8 m (19.0 ft.) for a building with a flat roof

above the elevation of the nearest point on the building height base line.
(B/L No. 10478-96-11-04)

110.7 Depth of Principal Building:

The depth of a principal building shall not exceed the lesser of

(a) 45 percent of the lot depth, or
(b) 17 m (55.8 ft.)

110.8 Front Yard:

A front yard shall be provided of not less than 7.6 m (24.9 ft.) in depth, and not less than the average front depth of the two adjacent lots on each side of the lot, subject to section 6.12 (2.1).

110.9 Side Yards:

(1) Side yards shall be provided on each side of the building of not less than 1.5 m (4.9 ft.) in width.

(2) In the case of a corner lot, the side yard adjoining the flanking street shall be not less than 3.0 m (9.8 ft.) in width.

110.10 Rear Yard:

A rear yard shall be provided of not less than 7.5 m (24.6 ft.) in depth.

110.11 Off-Street Parking:

(1) Off-street parking shall be provided and maintained in accordance with Schedule VIII of this Bylaw.

(2) Access for vehicles to all off-street parking spaces shall be provided from a lane abutting the lot except where there is no abutting lane or the Director Engineering is satisfied that access from a lane is not feasible because of an extreme grade, in which case the Chief Building Inspector may approve access from a street.

(3) Notwithstanding section 800.6, parking is prohibited in the area between the front lot line and the face of the building, extending from one side lot line to the other.

110.12 Fences:

(1) Notwithstanding section 6.14(5)(b), a fence not higher than 1.8 m (5.9 ft.) may be located to the rear of the face of the principal building facing the front yard.

(2) Notwithstanding section 6.14(5)(a), no fence or other structure or structures, other than two or less pillars, each of which does not exceed 0.6 m (2 ft.) in width or 1.5 m (4.92 ft.) in height, are permitted in front of the face of the principal building facing the front yard.
(B/L No. 11941-05-08-29)

(3) Notwithstanding subsection (2), on a lot abutting Willingdon Avenue or Parker Street a fence not higher than 1.0 m (3.3 ft.) is allowed.
(B/L No. 11941-05-08-29)

(B/L No. 9663-91-12-16)