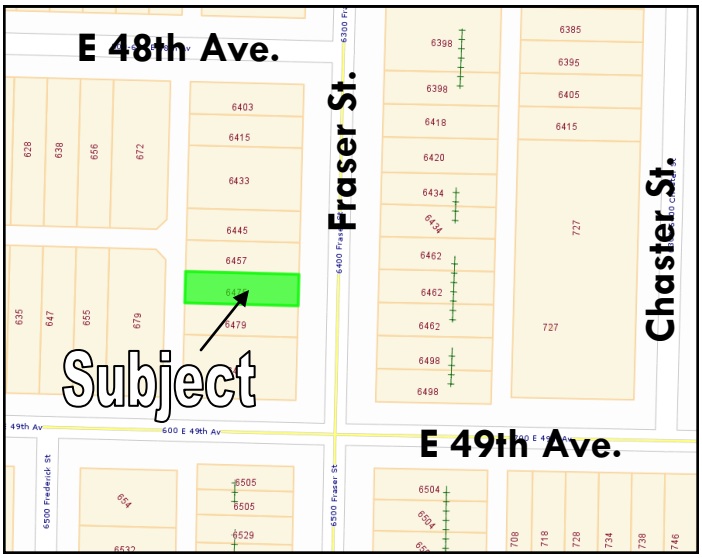
Hot Hot Hot Location in Vancouver East
For Sale

6475 Fraser St., Vancouver East, BC





First time for sale over 30 years!!! This store is located near to Fraser St. and 49th Ave.'s intersection, facing to the east. Close to Bank, restaurant, Bus stops. It is within a daily shopping area and surrounded by high density residential buildings, which brings high volume of pedestrian and traffic exposure. The ground floor retail unit is approx. 3,400 SF plus 1,000 mezzanine. An old time building with 10 years torch on roof. Air condition is on the roof top. Public parking stalls at rear. Polo market is the tenant for many years, now is a month to month tenant with $6,635 gross rent per month plus GST. Current zoning: C-2; FSR is 2.5, which allows to build residential and commercial mixed use building. Great property for holding or investing! **Don't miss out!!**

Building Information

Lot Size (approx):	3546 SF (31.38 X 113)
Building Size:	3,400 (approx.)
Construction:	Wood Frame
Roof Type:	Torch On
Roof Year:	10 Years New
Parking:	Street Parking
Building Year:	Old Time (over 30 years)
Building Insurance:	$5,000 per year

Property Information

Address:	6475 Fraser ST. Vancouver, B.C.
Legal:	PL VAP2236 LT 15 BLK 4TO6 DL 649 LD 36 Group 1
P.I.D.:	013-957-813

Government Assessment (2014)

Land:	$975,000
Improvement:	$853,000
Actual Total:	$1,828,000
Gross Tax:	$34,337.60



Commercial Top 4 Winner

梁國權

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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.

Property Photos

6475 Fraser St., Vancouver East, BC

Public Parking Area



Property Photos

6475 Fraser St., Vancouver East, BC



Property Front



Property Rear

Property Photos

6475 Fraser St., Vancouver East, BC



Property Internal



Property Internal

site map



Data Quality not Guaranteed

Oct 22, 2014 10:10

C-2 District Schedule

1 Intent

The intent of this Schedule is to provide for a wide range of commercial uses serving both local and city wide needs, as well as residential uses, along arterial streets. This Schedule emphasizes building design that furthers compatibility among uses, ensures livability, limits impact on adjacent residential sites, and contributes to pedestrian interest and amenity.

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.C [Cultural and Recreational]

- Arts and Culture Indoor Event.
- Bowling Alley.
- Fitness Centre.
- Library.
- Museum or Archives.
- Rink.
- Swimming Pool.

2.2.O [Office]

- Financial Institution.
- General Office.
- Health Care Office.

2.2.R [Retail]

- Grocery or Drug Store except for Small-scale Pharmacy.
- Retail Store.

2.2.S [Service]

- Auction Hall.
- Barber Shop or Beauty Salon.
- Beauty and Wellness Centre.
- Catering Establishment.
- Laundromat or Dry Cleaning Establishment.
- Photofinishing or Photography Studio.
- Print Shop.
- Repair Shop - Class B.
- Restaurant - Class 1.
- School - Business.

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.

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 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]

- Arcade.
- Artist Studio, subject to the provisions of section 11.18 of this By-law.
- Billiard Hall.
- Club.
- Community Centre or Neighbourhood House.
- Hall.
- Park or Playground.
- Theatre.
- Zoo or Botanical Garden.

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.
- Multiple Dwelling, provided that the Development Permit Board is of the opinion that the site is suitable for residential use.
- 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; and
  (b) building additions shall not be permitted.

- Principal Dwelling Unit combined with a Lock-off Unit 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 may be used for residential purposes unless the purpose is for entrances to the residential portion.
- Principal Dwelling Unit combined with a Lock-off Unit in a Multiple Dwelling if the Development Permit Board is of the opinion that the site is suitable for residential use.
- 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.
- Seniors Supportive or Assisted Housing, subject to section 11.17 of this By-law.

3.2.I [Institutional]

- Ambulance Station.
- Child Day Care Facility.
- Church.
- Detoxification Centre.
- Hospital.
- Public Authority Use.
- School - Elementary or Secondary.
- School - University or College.
- 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.M [Manufacturing]

- Jewellery Manufacturing.
- Printing and Publishing.

3.2.O [Office]

- Health Enhancement Centre.

3.2.P [Parking]

- Parking Uses.

3.2.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*.
- Adult Retail Store.
- Furniture or Appliance Store.
- 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.
- Public Bike Share.
- Secondhand Store.
- Small-scale Pharmacy, subject to the provisions of section 11.22 of this By-law.
- Vehicle Dealer.

3.2.S [Service]

- Animal Clinic.
- Bed and Breakfast Accommodation, subject to the provisions of section 11.4 of this
- By-law.
- Cabaret.
- Drive-through Service.
- Funeral Home.
- Hotel.
- Motor Vehicle Repair Shop.
- Motor Vehicle Wash.
- Neighbourhood Public House.
- Photofinishing or Photography Laboratory.
- Repair Shop - Class A.
- Restaurant - Class 2.
- Restaurant - Drive-in.
- School - Arts or Self-Improvement.
- School - Vocational or Trade.
- Sign Painting Shop.
- Wedding Chapel, subject to section 11.20 of this By-law.

3.2.T [Transportation and Storage]

- Taxicab or Limousine Station.

3.2.U [Utility and Communication]

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

3.2.W [Wholesale]

- Lumber and Building Materials Establishment.
- Wholesaling - Class A.
- Wholesaling - Class B.

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 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) vehicle dealer;
(d) drive-in restaurant;
(e) drive-through service;
(f) lumber store;
(g) taxicab or limousine station;
(h) neighbourhood public house;
(i) farmers' market; and
(j) public bike share.

4 Regulations

All uses approved under sections 2 and 3 of this 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 as follows, and as illustrated in Figure 1:
(a) for 6.1 m measured from the ultimate rear property line, the height of a building, measured from base surface, shall not exceed 4.6 m;
(b) for the next 4.6 m, the height of a building, measured from base surface, shall not exceed 10.7 m; and
(c) for the balance of the site, the height of a building, measured from a plane formed by lines extending horizontally back from the officially established building grades at front property line, shall not exceed 13.8 m.

4.3.2 Despite section 4.3.1, the Director of Planning or Development Permit Board, as the case may be, may permit an increase in the maximum height provided the Director of Planning or Development Permit Board first considers the intent of this Schedule, all applicable policies and guidelines adopted by Council, and the submission of any advisory group, property owner, or tenant.

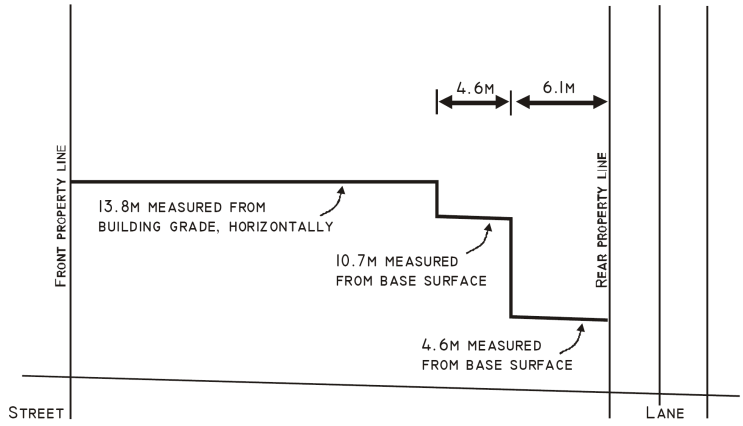


Figure 1. Height

4.4 Front Yard and Setback

4.4.1 The front yard and front setback shall be as follows, and as illustrated in Figure 2:

(a) for portions of a building not containing dwelling uses or community care facilities or group residences, other than just entrances, within 2.0 m above the officially established building grades at the front property line:
  (i) subject to clause (ii), the depth of the yard shall be 0.6 m, and
  (ii) above a height of 10.7 m, measured from a plane formed by lines extending horizontally back from the front property line at grade, the minimum depth of the front setback shall be 2.4 m except that open roof gardens may intrude into the setback;

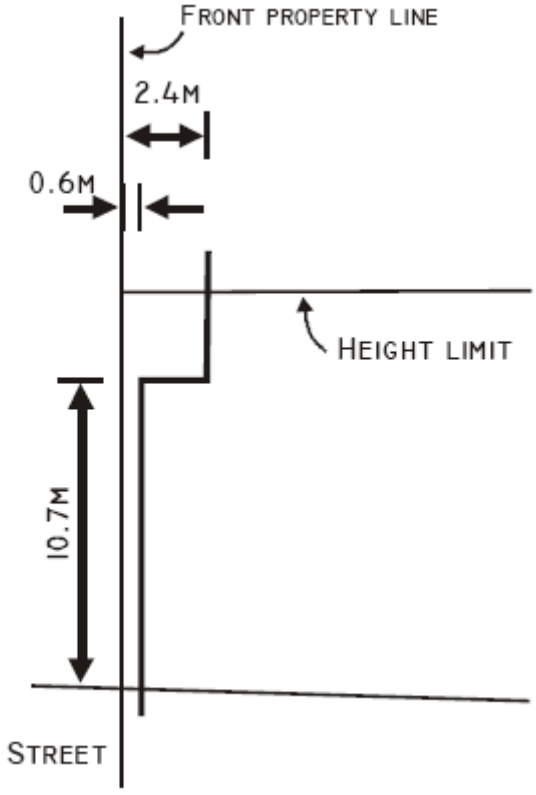
(b) for portions of a building containing dwelling uses or community care facilities or group residences, other than just entrances, within 2.0 m above street grade, the minimum depth of the front yard shall be .6 m and the minimum average depth shall be 3.7 m;

(c) despite subsection (a), if the side of the site adjoins, without the intervention of a lane, the front yard of a site located in an R District, the minimum depth of the front yard shall be 3.7 m for a minimum distance of 3.7 m measured from the adjoining site; and

(d) despite subsection (a), the minimum front setback, measured from the front property line, of any parking area shall be 1.2 m.

4.4.2 Despite section 4.4.1, the Director of Planning may permit a reduced or increased front yard or front setback for portions of the building, provided the Director of Planning first considers the intent of this Schedule and all applicable policies and guidelines adopted by Council.

Figure 2. Front Yard and Setback



4.5 Side Yards and Setback

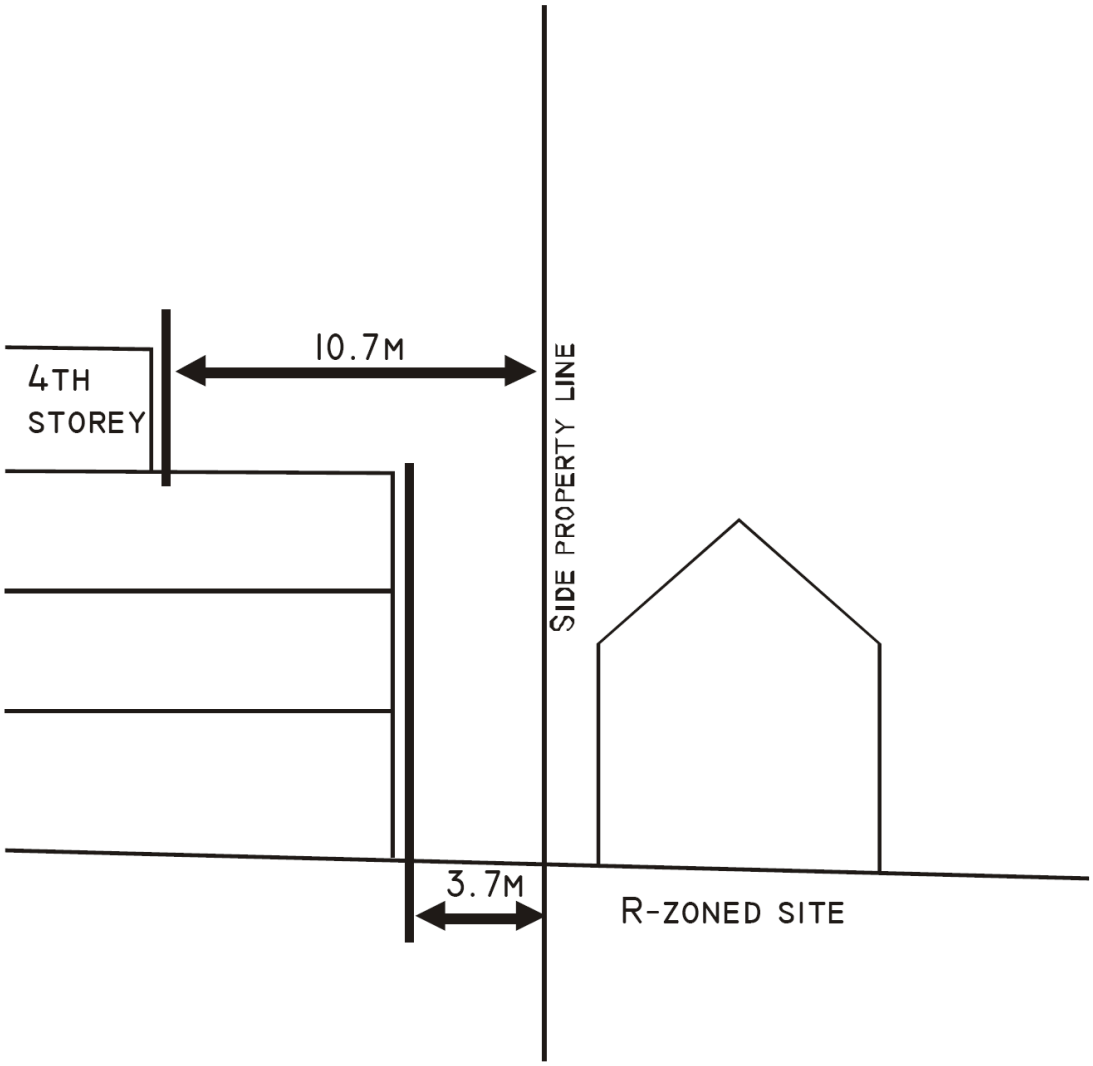
4.5.1 The side yards and side setback shall be as follows, and as illustrated in Figure 3:

(a) except as otherwise required by this section 4.5.1, no side yard is necessary but if there is a side yard the minimum width shall be .9 m;

(b) if the side of the site adjoins, without the intervention of a lane, the side yard of a site located in an R district, the minimum width of a side yard:
   (i) for portions of a building below the fourth storey, shall be 3.7 m, and
   (ii) for portions of a building at or above the fourth storey, shall be 10.7 m;
   except that the Director of Planning may permit a reduced side yard or side setback provided the Director of Planning first considers the intent of this Schedule and all applicable policies and guidelines adopted by Council; and

(c) on a corner site, the exterior side yard and side setback requirements shall be the same as the front yard and front setback requirements in section 4.4.1 and 4.4.2.

Figure 3. Side Yard and Setback Adjacent



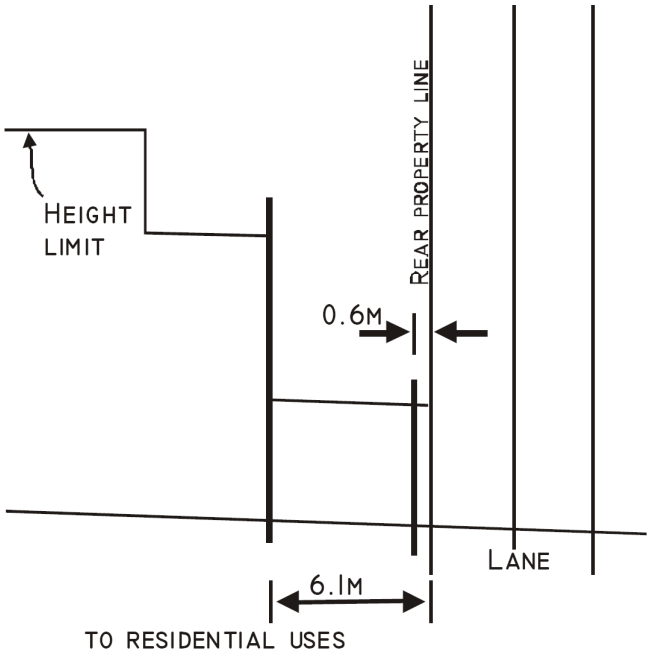
4.6 Rear Yard and Setback

4.6.1 The rear yard and rear setback, measured from the ultimate rear property line, shall be as follows, and as illustrated in Figures 4 and 5:

(a) for portions of a building not containing dwelling uses, the minimum depth of the rear yard shall be 0.6 m;
(b) for portions of a building containing dwelling uses, the minimum depth of the rear setback shall be 6.1 m, except that open roof gardens may intrude into the setback;
(c) despite subsections (a) and (b), if the rear of the site adjoins, without the intervention of a lane, the side yard of a site located in an R District:
    (i) for portions of a building not containing dwelling uses, the minimum depth of the rear yard shall be 3.1 m, and
    (ii) for portions of a building containing dwelling uses, the minimum depth of the rear setback behind those portions of the building shall be 6.1 m, except that open roof gardens may intrude into the setback.

4.6.2 Despite section 4.6.1, the Director of Planning may permit a reduced rear yard or rear setback provided the Director of Planning first considers the intent of this Schedule and all applicable policies and guidelines adopted by Council.

Figure 4. Rear Yard Setback



4.7 Floor Space Ratio

4.7.1 The floor space ratio shall not exceed .75, except that the Director of Planning, may permit an increase in floor space ratio as follows:

(a) for all uses combined, up to 2.5;
(b) for dwelling uses in conjunction with other uses, up to 1.75 in storeys located above the front street level storey, and up to 0.4 in the front street level storey or below;
(c) for multiple dwelling, up to 2.15; and
(d) for the purpose of subsection(b) and (c), an artist studio shall be deemed to be a dwelling use;

provided the Director of Planning first considers the intent of this Schedule, all applicable policies and guidelines adopted by Council, and the submission of any advisory group or property owner or tenant.

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 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, 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 m² per dwelling unit, there will be no exclusion for any of the residential storage space above base surface for that unit; and
(f) portions of exterior walls contributing to thermal and building envelope performance, in accordance with the provisions of section 10.33 - Exterior Wall Exclusions, in Section 10 of the General Regulations of the Zoning & Development By-law.

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 or hotel 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 m², whichever is the greater.

4.10.4 The Development Permit Board or the Director of Planning, as the case may be, may relax the horizontal angle of daylight requirement of section 4.10.1 provided he first considers the intent of this Schedule and all the applicable policies and guidelines adopted by Council and providing that a minimum distance of 3.7 m of unobstructed view is maintained.

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.

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 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 use conditions of sections 2.3.1 and 3.3.1 to permit the outdoor display of retail goods, and may include such other conditions as he deems necessary, having regard to the type of merchandise, the area and location of the display with respect to adjoining sites, the hours of operation and the intent of this Schedule.