



2691 & 2697 Dunsmuir Avenue
Cumberland, BC

Sotheby's | Canada
INTERNATIONAL REALTY



By using this information, the user hereby acknowledges that Sotheby's International Realty Canada, providing service, does not provide legal or other expert advice in the matters beyond the common standard of care in the real estate industry. The user has been advised to seek executing a Contract of Purchase and Sale if the user has any questions or concerns with respect to any of the terms of the Contract.

445107 © 2018 V

2691 Dunsmuir Ave

A unique opportunity to own the rich history and a future community hub. The large lot is in the iconic Cumberland downtown core. The story of the building is a "variety of things". And included in this is an additional 3 bedroom house and a large vacant land in between the two structures. There is opportunity within each of these three entities as well as the entire parcel.

Area: Z2 Cumberland
Lot Size: 0.4 acres
Age: 1933
Taxes: \$5929
MLS# 445107
Parking: Street

\$1,250,000



Shane Wilson

Sotheby's International Realty Canada (Vic2)

(778)-585-5010

swilson@sothebyrealty.ca

392 Butchers Road, Comox, BC

Each office is independently owned and operated

Sotheby's | Canada
INTERNATIONAL REALTY



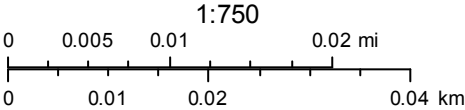
To view interactive floor plans scan this QR code with your smart phone

2691 & 2697



August 11, 2018

Muni House Numbers (3K)



REFERENCE PLAN OF THE EASTERLY 24 FEET OF LOT 12;
THE WESTERLY 20 FEET OF LOT 11;
PARCEL A (DD 17489N) OF LOTS 10 AND 11;
AND THE EASTERLY 26 FEET OF LOT 10;
ALL OF BLOCK 2, DISTRICT LOT 21,
NELSON DISTRICT, PLAN 522.

PURSUANT TO SECTION 100 (1) (B) OF THE LAND TITLE ACT.

B. C. G. S. 92F.065

SCALE: 1: 400 (METRIC)
0 10 20 30m
ALL DISTANCES ARE IN METRES

LEGEND:

BEARINGS ARE ASTRONOMIC AND DERIVED
FROM POSTING PLAN 1797.

- STANDARD IRON POST FOUND
- STANDARD IRON POST SET
- STANDARD LEAD PLUG SET
- STANDARD LEAD PLUG FOUND

MORTGAGEE

RENEX CAPITAL CORP

David Leith Elsbry (Pres)
DAVID LEITH ELSBRY

AUTHORIZED
SIGNATORIES

WITNESS :

GARY W. KINAR
Barrister & Solicitor
18-A Nootka Court
433 Courtney Street
Victoria, BC V8W 1B9

OWNER:

COMOX VALLEY INVESTMENT CORPORATION
INC. NO. A0069937

AUTHORIZED
SIGNATORIES

Scott Harrison

WITNESS :

MOSES J. WATSON
Barrister & Solicitor
CRENSHAW & COMPANY
800 - 1070 Douglas Street
Victoria BC V8W 2C4

HOERBURGER LAND SURVEYORS
COMOX, B. C.
890 - 0100
FILE: 1217REF/117.36 FB: 51/124 USB3

MORTGAGEE

AUTHORIZED
SIGNATORIES

WITNESS :

ADDRESS OF WITNESS
OCCUPATION OF WITNESS



PLAN VIP 85438

DEPOSITED IN THE LAND TITLE OFFICE
AT VICTORIA, B.C. THIS
29 DAY OF July, 2008
Craig Johnson
REGISTRAR

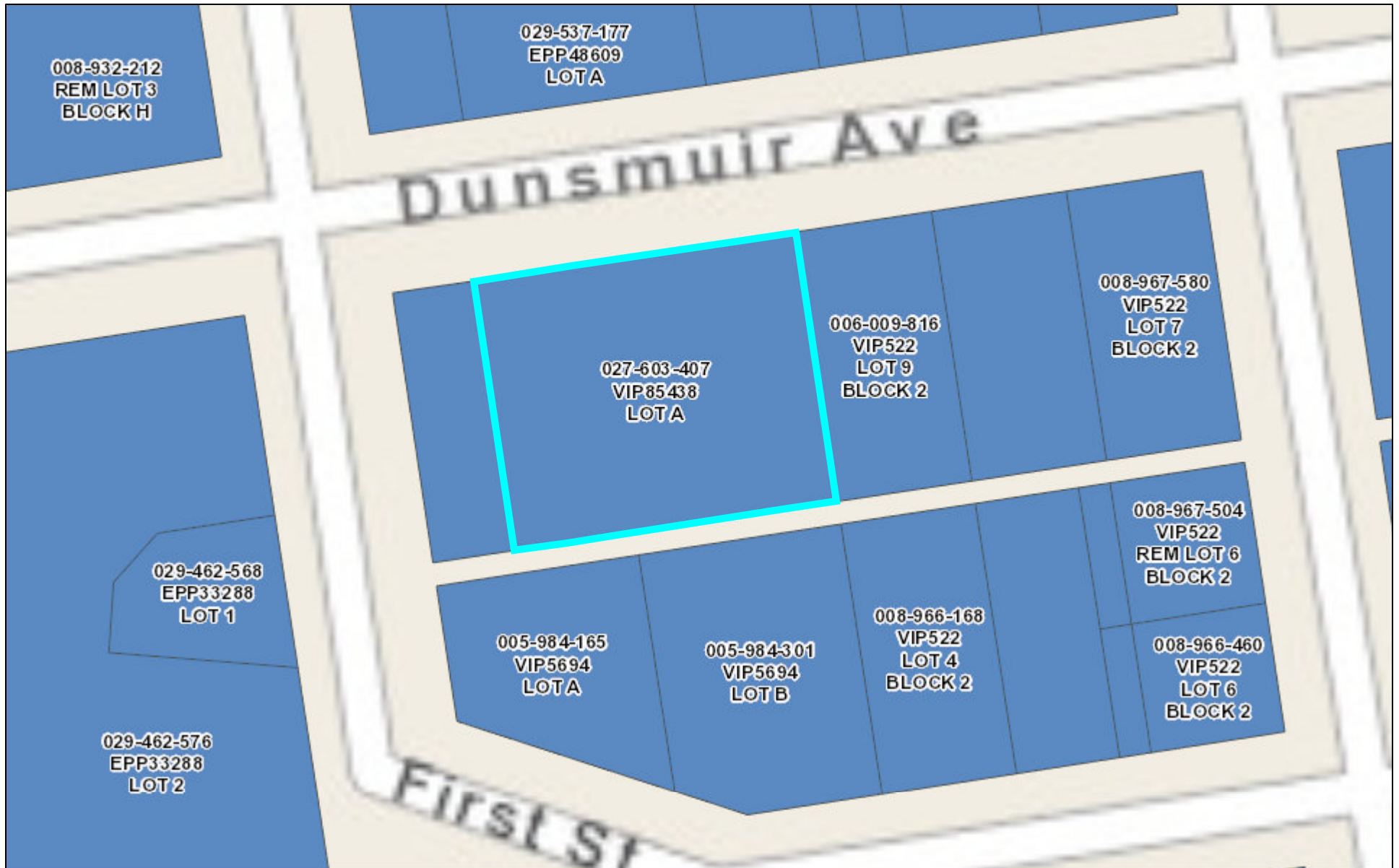
FB 197191

THIS PLAN LIES WITHIN THE VILLAGE OF CUMBERLAND
AND THE COMOX VALLEY REGIONAL DISTRICT.

I, STEVEN R. HOERBURGER, A BRITISH COLUMBIA LAND SURVEYOR
OF COMOX, 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 FIELD SURVEY WAS COMPLETED ON THE 22ND DAY OF
MAY, 2008. THE PLAN WAS COMPLETED AND CHECKED, AND
THE CHECKLIST FILED UNDER No. 81011, ON THE 13TH DAY
OF MAY, 2008.

B. C. L. S.

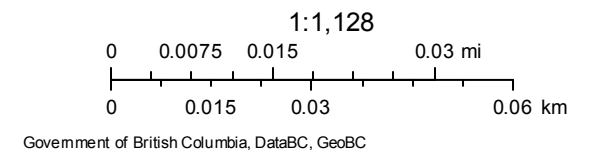
Lot A - Legal



August 11, 2018

Interest Parcels

 Interest



9.4 VCMU-1—Village Core Commercial Mixed-Use Zone

1. Principal Uses	<i>Artisan commercial</i> <i>Apartment</i> <i>Auto service facility</i> <i>Brewery, winery, distillery</i> <i>Entertainment facility</i> <i>Farmer's market</i> <i>Hotels</i> <i>Hostel</i> <i>Institutional use</i> <i>Licensed premises</i> <i>Market garden</i> <i>Mixed use building</i> <i>Motel</i> <i>Office</i> <i>Personal services</i> <i>Professional services</i> <i>Restaurant, major</i> <i>Restaurant, minor</i> <i>Parking lot/parking structure</i> <i>Retail, garden nursery</i> <i>Retail liquor outlet, major</i> <i>Retail liquor outlet, minor</i> <i>Retail, minor</i> <i>Retail, convenience</i> <i>UBrew/UVin</i> <i>Veterinary hospital</i> <i>Wholesale</i>				
2. Accessory Uses	<i>Accessory buildings and structures</i> <i>Bingo hall</i>				
3. Lots Created by Subdivision	<table> <tr> <td data-bbox="472 1480 857 1528">Area, minimum</td><td data-bbox="857 1480 1458 1528">325.0square metres (3,600.0square feet)</td></tr> <tr> <td data-bbox="472 1528 857 1577">Frontage, minimum</td><td data-bbox="857 1528 1458 1577">9.0metres (29.7feet)</td></tr> </table>	Area, minimum	325.0square metres (3,600.0square feet)	Frontage, minimum	9.0metres (29.7feet)
Area, minimum	325.0square metres (3,600.0square feet)				
Frontage, minimum	9.0metres (29.7feet)				
4. Density	<table> <tr> <td data-bbox="472 1577 857 1625">Floor area ratio</td><td data-bbox="857 1577 1458 1625">2.0</td></tr> <tr> <td data-bbox="472 1625 857 1745">Building GFA, maximum</td><td data-bbox="857 1625 1458 1745">Accessory buildings shall have a combined floor area no greater than 100.0square metres (1,076.4square feet).</td></tr> </table>	Floor area ratio	2.0	Building GFA, maximum	Accessory buildings shall have a combined floor area no greater than 100.0square metres (1,076.4square feet).
Floor area ratio	2.0				
Building GFA, maximum	Accessory buildings shall have a combined floor area no greater than 100.0square metres (1,076.4square feet).				
6. Lot Coverage	<table> <tr> <td data-bbox="472 1745 857 1787">Coverage, maximum</td><td data-bbox="857 1745 1458 1787">75%</td></tr> </table>	Coverage, maximum	75%		
Coverage, maximum	75%				

9.4 VCMU-1—Village Core Commercial Mixed-Use Zone

7. Principal Buildings and Structures	Setbacks	Front, minimum	0.0metres (0.0feet)
		Front, maximum	1.0metres (3.3feet) for a minimum of 75% of the <i>building</i> façade
		Rear, minimum	4.5metres (14.8feet)
		Side, minimum	0.0metres (0.0feet)
		Side, Exterior, minimum	0.0metres (0.0feet)
		Side, Exterior, maximum	1.0metres (3.3feet) for a minimum of 75% of the <i>building</i> façade
	Height, maximum		15.0metres (49.3feet)
8. Accessory Buildings and Structures	Setbacks, minimum	Front	3.0metres (9.8feet)
		Rear	1.5metres (3.9feet)
		Side	1.5metres (3.9feet)
		Side, Exterior	3.0metres (9.8feet)
	Height, maximum		6.0metres (19.8feet)
9. Conditions of Uses	<p>a) Fuel service pumps or pump islands shall be located a minimum of 4.5metres (14.8feet) from any property line.</p> <p>b) A <i>parking lot/parking structure</i> shall have non-Commercial Uses (excluding auto service facility), with a minimum depth of 10.0metres located between the <i>parking lot/parking structure</i> and the front <i>lot line</i> or exterior <i>lot line</i>.</p> <p>c) <i>Commercial uses</i> shall be located to the front of the property facing a <i>highway</i>.</p> <p>e) The principal entrance to a <i>building</i> must face a property line abutting a <i>highway</i>.</p> <p>f) On a <i>lot</i> where there is combined non-residential and <i>residential use</i>, all <i>dwelling units</i> shall:</p> <ol style="list-style-type: none"> be contained in the same <i>building</i> that contains the <i>principal use</i>; and have a separate entrance from the exterior. <p>g) In the limited circumstances where a use may include a <i>shipping/cargo container</i>, the container must be clad in the same materials as the main <i>building</i>, and other measures taken to ensure integration into the site respecting the heritage character of the area.</p>		



9.4 VCMU-1—Village Core Commercial Mixed-Use Zone

<p>10. Additional Regulations</p>	<ul style="list-style-type: none"> a) The ground floor of any <i>building</i> shall have a minimum floor-to-ceiling height of 4.2metres (13.8feet). b) <i>Outdoor storage</i> shall not be permitted except for the following uses: <ul style="list-style-type: none"> i) <i>Farmers Market</i>; and ii) <i>Market Garden</i>. c) <i>Shipping/cargo containers</i> are permitted located at the rear of the property: <ul style="list-style-type: none"> i) to a maximum of 6.1metres (20feet) in length; and ii) if placed only to supplement commercial storage requirements for <i>commercial uses</i> with limited storage space available within the <i>Principal Building</i>. iii) <i>shipping/cargo containers</i> are not permitted if a <i>residential use</i> is located on the ground level located at the rear of the property. d) <i>Dwelling units</i> are permitted on the ground floor facing the rear <i>lane</i> only, except for an entry lobby providing access to the <i>dwelling units</i>. The entry lobby shall have a <i>frontage</i> less than 25% of the <i>building frontage</i>. e) Where residential and <i>commercial uses</i> are both located on the ground floor, the residential use shall not exceed 40% of the ground floor area.
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End • VCMU-1

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August 21, 2018

DATE OF DISCLOSURE

PAGE 2 of _____ PAGES

ADDRESS/BARE-LAND STRATA LOT #: 2697 Dunsmuir Ave

Cumberland, BC

V0R 1S0

3. BUILDING (continued):	YES	NO	DO NOT KNOW	DOES NOT APPLY
J. Are you aware of any problems with the heating and/or central air conditioning system?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
K. Are you aware of any moisture and/or water problems in the walls, basement or crawl space?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
L. Are you aware of any damage due to wind, fire or water?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
M. Are you aware of any roof leakage or unrepaired roof damage? (Age of roof if known: <u>8</u> years) <u>approx.</u>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
N. Are you aware of any problems with the electrical or gas system?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
O. Are you aware of any problems with the plumbing system?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
P. Are you aware of any problems with the swimming pool and/or hot tub?			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Q. Do the Premises contain unauthorized accommodation?			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
R. Are there any equipment leases or service contracts; e.g., security systems, water purification, etc?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
S. Were these Premises constructed by an "owner builder," as defined in the <i>Homeowner Protection Act</i> , within the last 10 years? (If so, attach required Owner Builder Disclosure Notice.)		<input checked="" type="checkbox"/>		
T. Are these Premises covered by home warranty insurance under the <i>Homeowner Protection Act</i> ? (Please visit BC Housing's New Home Registry for confirmation on home warranty insurance - https://lms.bchousing.org/LIMSPortal/registry/Newhomes/)		<input checked="" type="checkbox"/>		
U. Is there a current "EnerGuide for Houses" rating number available for these premises? i) If yes, what is the rating number? _____ ii) When was the energy assessment report prepared? _____		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>
4. GENERAL				
A. Are you aware if the Premises have been used as a marijuana grow operation or to manufacture illegal drugs?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
B. Are you aware of any material latent defect as defined in Real Estate Council of British Columbia Rule 5-13(1)(a)(i) or Rule 5-13(1)(a)(ii) in respect of the Premises?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
C. Are you aware if the property, of any portion of the property, is designated or proposed for designation as a "heritage site" or of "heritage value" under the <i>Heritage Conservation Act</i> or under municipal legislation?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

For the purposes of Clause 4.B. of this form, Council Rule 5-13(1)(a)(i) and (ii) is set out below.

5-13 Disclosure of latent defects

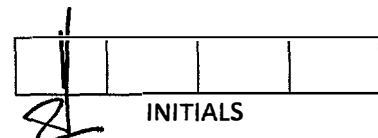
(1) For the purposes of this section:

Material latent defect means a material defect that cannot be discerned through a reasonable inspection of the property, including any of the following:

(a) a defect that renders the real estate

(i) dangerous or potentially dangerous to the occupants

(ii) unfit for habitation

INITIALS



VIREB
VANCOUVER ISLAND REAL ESTATE BOARD
AN ASSOCIATION OF REALTORS

PROPERTY DISCLOSURE STATEMENT RESIDENTIAL

PAGE 1 of _____ PAGES

Sotheby's
INTERNATIONAL REALTY

Canada



BRITISH COLUMBIA
REAL ESTATE
ASSOCIATION

Date of disclosure: August 21, 2018

The following is a statement made by the seller concerning the premises or bare-land strata lot located at:

ADDRESS/BARE-LAND STRATA LOT #: 2697 Duns muir Ave
Cumberland, BC

VOR 1S0

(the "Premises")

THE SELLER IS RESPONSIBLE for the accuracy of the answers on this property disclosure statement and where uncertain should reply "Do Not Know." This property disclosure statement constitutes a representation under any Contract of Purchase and Sale if so agreed, in writing, by the seller and the buyer.	THE SELLER SHOULD INITIAL THE APPROPRIATE REPLIES.			
	YES	NO	DO NOT KNOW	DOES NOT APPLY
1. LAND				
A. Are you aware of any encroachments, unregistered easements or unregistered rights-of-way?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
B. Are you aware of any existing tenancies, written or oral?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
C. Are you aware of any past or present underground oil storage tank(s) on the Premises?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
D. Is there a survey certificate available?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
E. Are you aware of any current or pending local improvement levies/charges?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
F. Have you received any other notice or claim affecting the Premises from any person or public body?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
2. SERVICES				
A. Indicate the water system(s) the Premises use: Municipal <input checked="" type="checkbox"/> Community <input type="checkbox"/> Private <input type="checkbox"/> Well <input type="checkbox"/> Not Connected <input type="checkbox"/> Other _____	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
B. Are you aware of any problems with the water system?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
C. Are records available regarding the quantity of the water available?				<input checked="" type="checkbox"/>
D. Indicate the sanitary sewer system the Premises are connected to: Municipal <input checked="" type="checkbox"/> Community <input type="checkbox"/> Septic <input type="checkbox"/> Lagoon <input type="checkbox"/> Not Connected <input type="checkbox"/> Other _____	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
E. Are you aware of any problems with the sanitary sewer system?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
F. Are there any current service contracts; (i.e., septic removal or maintenance)?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
G. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
3. BUILDING				
A. To the best of your knowledge, are the exterior walls insulated?	<input checked="" type="checkbox"/>			
B. To the best of your knowledge, is the ceiling insulated?	<input checked="" type="checkbox"/>			
C. To the best of your knowledge, have the Premises ever contained any asbestos products?				<input checked="" type="checkbox"/>
D. Has a final building inspection been approved or a final occupancy permit been obtained?				<input checked="" type="checkbox"/>
E. Has the fireplace, fireplace insert, or wood stove installation been approved i.) by local authorities? <input type="checkbox"/> ii.) received WETT certificate? <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
F. Are you aware of any infestation or unrepaired damage by insects or rodents?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
G. Are you aware of any structural problems with any of the buildings?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
H. Are you aware of any additions or alterations made in the last sixty days?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
I. Are you aware of any additions or alterations made without a required permit and final inspection; e.g., building, electrical, gas, etc.?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

☒ ☐ ☐ ☐ ☐
INITIALS

TITLE SEARCH PRINT

File Reference:

Declared Value \$ 490000

2018-08-01, 17:48:36

Requestor: Shane Wilson

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN******Land Title District**

Land Title Office

VICTORIA

VICTORIA

Title Number

From Title Number

CA1169309

FB257676

Application Received

2009-06-30

Application Entered

2009-07-08

Registered Owner in Fee Simple

Registered Owner/Mailing Address:

FLETCHER HOLDING INC., INC.NO. BC0654944
703 BEACH ROAD
QUALICUM BEACH, BC
V9K 1S4**Taxation Authority**Courtenay Assessment Area
Cumberland, The Corporation of the Village of**Description of Land**

Parcel Identifier:

027-603-407

Legal Description:

LOT A DISTRICT LOT 21 NELSON DISTRICT PLAN VIP85438

Legal Notations

NONE

Charges, Liens and Interests

Nature:

Registration Number:

Registered Owner:

Remarks:

EXCEPTIONS AND RESERVATIONS

M76300

ESQUIMALT AND NANAIMO RAILWAY COMPANY

INTER ALIA

A.F.B. 9.693.7434A

95635G; DD 27875

SECTION 172(3)

EXCEPT COAL AND FIRECLAY

FOR ACTUAL DATE AND TIME OF REGISTRATION SEE

ORIGINAL GRANT FROM E & N RAILWAY COMPANY

The logo for Sotheby's International Realty Canada, featuring the text "Sotheby's" in a serif font, "INTERNATIONAL REALTY" in a smaller sans-serif font below it, and "Canada" in a serif font to the right, separated by a vertical line.

TITLE SEARCH PRINT

File Reference:

Declared Value \$ 490000

2018-08-01, 17:48:36

Requestor: Shane Wilson

Nature:

Registration Number:

Registered Owner:

Transfer Number:

Remarks:

UNDERSURFACE RIGHTS

95634G

WEST FRASER MILLS LTD.

INCORPORATION NO. BC0712789

FA61950

A.F.B. 38.28.22487-F

COAL AND FIRECLAY

AS TO PART FORMERLY E'LY 26 FT. OF LOT 10,
BLK. 2, PLAN 522

Duplicate Indefeasible Title

NONE OUTSTANDING

Transfers

NONE

Pending Applications

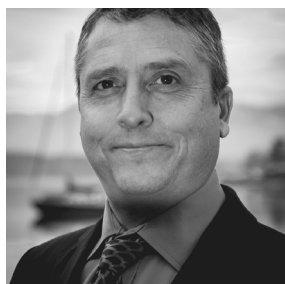
NONE

Development Opportunity - Downtown Cumberland

ACRES

This 0.4-acre parcel is located on Dunsmuir Avenue in the heart of Cumberland, near all the shopping and amenities of this iconic village. The land comes with a 1-bed 1-bath home and the historic ILO ILO theatre. The theatre is a unique opportunity that has a rich past and promising future.

- 9000 SQ FT IN THE THEATRE
- NEW ELECTRICAL 400-SERVICE
- GREAT LOCATION
- HISTORY, CHARACTER, POTENTIAL
- VCMU-1 ZONING



Shane Wilson
Cell: 778-585-5010
swilson@sothebysrealty.ca
<https://www.luxuryislandhomes.ca>
<https://www.instagram.com/luxuryislandhomes>
<https://www.facebook.com/luxuryislandhomes>

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Victoria, BC V8W 3M6

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