



2691 & 2697 Dunsmuir Avenue  
Cumberland, BC

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## 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

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floor plans scan this QR  
code with your smart  
phone

2691 & 2697



August 11, 2018

### Muni House Numbers (3K)

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1:750

0    0.005    0.01    0.02 mi

0    0.01    0.02    0.04 km

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.

PLAN VIP 85438

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

Craig John *[Signature]*  
REGISTRAR

FB191191

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

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

SCALE: 1:400 (METRIC)

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 Zenith Elesby

## MORTGAGEE

A

PLAN 13716

## AUTHORIZED SIGNATORIES

## WITNESS:

GARY W. KINAR  
Broker & Selector  
602-1665-2200  
303 Courtney Street  
Victoria, BC V8W 1B9

ADDRESS OF WITNESS

OCCUPATION OF WITNESS

## AUTHORIZED SIGNATORIES

## WITNESS:

A

PLAN 24868

OWNER:  
COMOX VALLEY INVESTMENT CORPORATION  
INC. NO. A0069937

SCOTT HARRISON

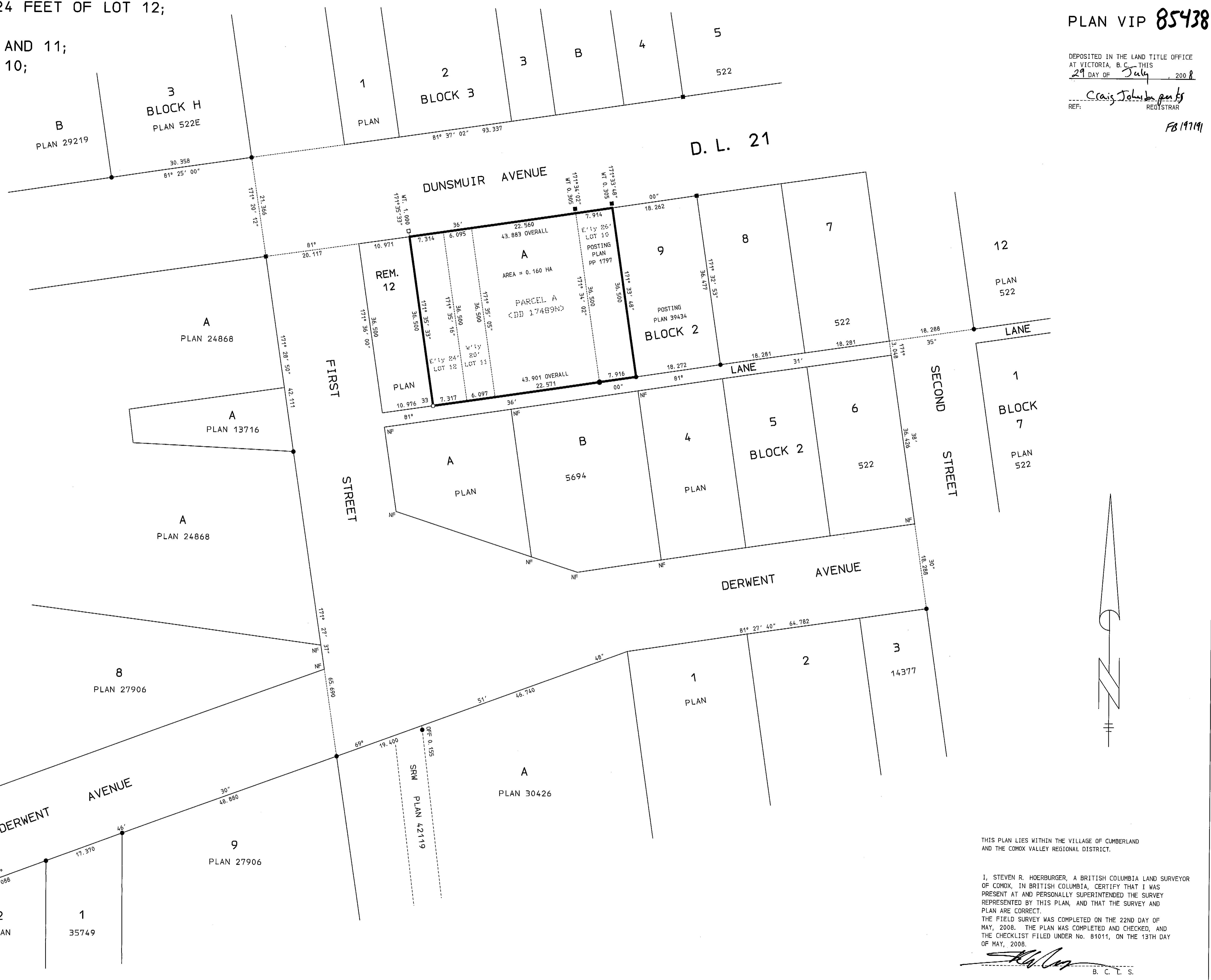
WITNESS:

MOSES J. WATSON  
Broker & Selector  
CREASE HARMAN & COMPANY  
800 - 1070 Douglas Street  
Victoria BC V8W 2C4

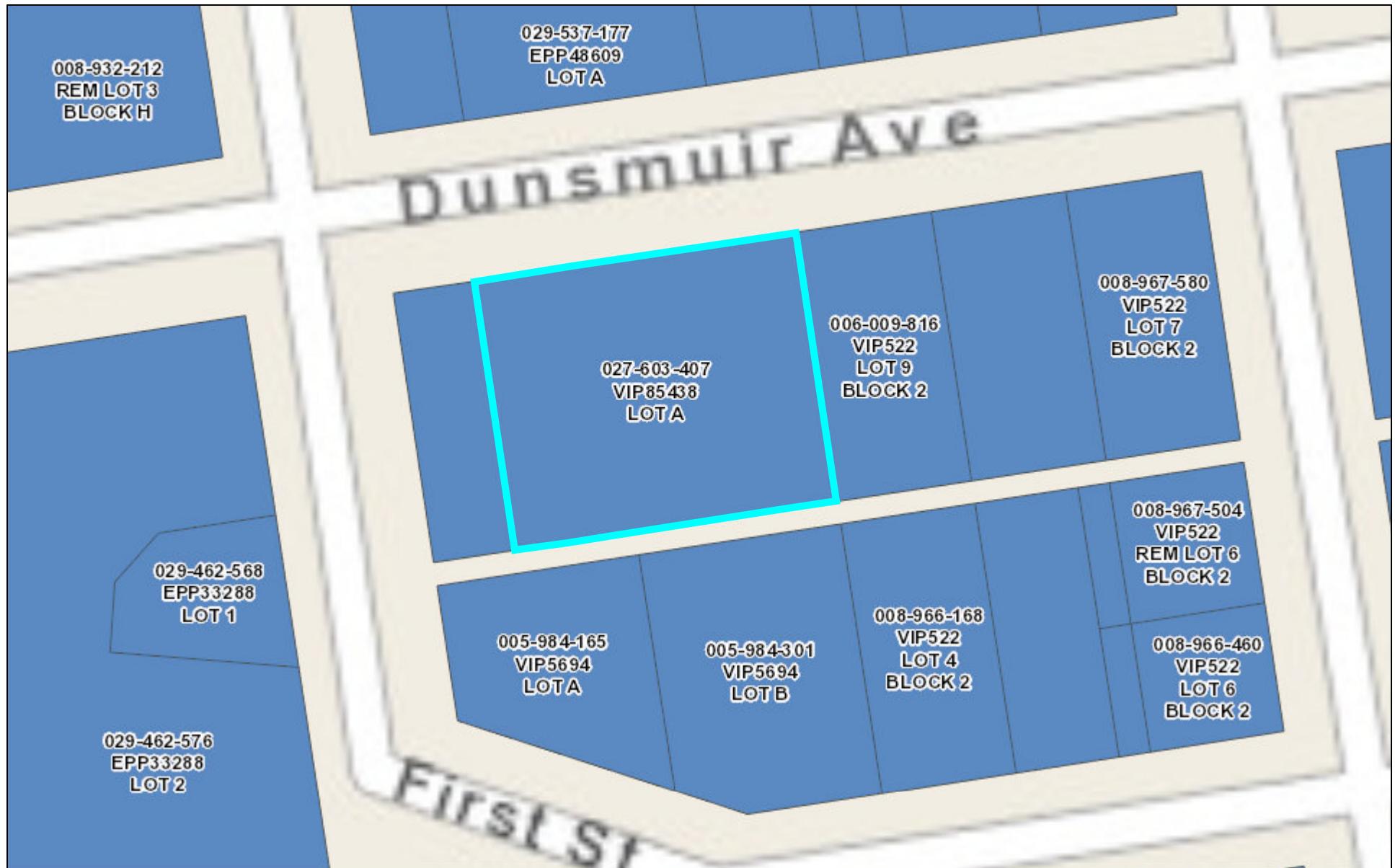
ADDRESS OF WITNESS

OCCUPATION OF WITNESS

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



# Lot A - Legal



August 11, 2018

Interest Parcels

 Interest

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1:1,128  
0 0.0075 0.015 0.03  
0 0.015 0.03 0.06 km  
Government of British Columbia, DataBC, GeoBC

Cadastral data from ParcelMap BC  
Copyright 2016 LTSA

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

		<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>
<b>2. Accessory Uses</b>		<i>Accessory buildings and structures</i> <i>Bingo hall</i>
<b>3. Lots Created by Subdivision</b>	<i>Area, minimum</i> <i>Frontage, minimum</i>	325.0square metres (3,600.0square feet) 9.0metres (29.7feet)
<b>4. Density</b>	<i>Floor area ratio</i> <i>Building GFA, maximum</i>	2.0 <i>Accessory buildings shall have a combined floor area no greater than 100.0square metres (1,076.4square feet).</i>
<b>6. Lot Coverage</b>	<i>Coverage, maximum</i>	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 façade</i>
		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 façade</i>
		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		<ul style="list-style-type: none"> <li>a) Fuel service pumps or pump islands shall be located a minimum of 4.5metres (14.8feet) from any property line.</li> <li>b) A <i>parking lot/parking structure</i> shall have non-<i>Commercial Uses</i> (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>.</li> <li>c) <i>Commercial uses</i> shall be located to the front of the property facing a <i>highway</i>.</li> <li>e) The principal entrance to a <i>building</i> must face a property line abutting a <i>highway</i>.</li> <li>f) On a <i>lot</i> where there is combined non-residential and <i>residential use</i>, all <i>dwelling units</i> shall: <ul style="list-style-type: none"> <li>i) be contained in the same <i>building</i> that contains the <i>principal use</i>; and</li> <li>ii) have a separate entrance from the exterior.</li> </ul> </li> <li>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.</li> </ul>	

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

<b>10. Additional Regulations</b>	<ul style="list-style-type: none"><li>a) The ground floor of any <i>building</i> shall have a minimum floor-to-ceiling height of 4.2metres (13.8feet).</li><li>b) <i>Outdoor storage</i> shall not be permitted except for the following uses:<ul style="list-style-type: none"><li>i) <i>Farmers Market</i>; and</li><li>ii) <i>Market Garden</i>.</li></ul></li><li>c) <i>Shipping/cargo containers</i> are permitted located at the rear of the property:<ul style="list-style-type: none"><li>i) to a maximum of 6.1metres (20feet) in length; and</li><li>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>.</li><li>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.</li></ul></li><li>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>.</li><li>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.</li></ul>
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*End • VCMU-1*

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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?	↓			
K. Are you aware of any moisture and/or water problems in the walls, basement or crawl space?	↓			
L. Are you aware of any damage due to wind, fire or water?	↓			
M. Are you aware of any roof leakage or unrepainted roof damage? (Age of roof if known: <u>8</u> years) <u>approx.</u>	↓			
N. Are you aware of any problems with the electrical or gas system?	↓			
O. Are you aware of any problems with the plumbing system?	↓			
P. Are you aware of any problems with the swimming pool and/or hot tub?				
Q. Do the Premises contain unauthorized accommodation?	↓			
R. Are there any equipment leases or service contracts; e.g., security systems, water purification, etc?	↓			
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.)	↓			
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 - <a href="https://lims.bchousing.org/LIMSPortal/registry/Newhomes/">https://lims.bchousing.org/LIMSPortal/registry/Newhomes/</a> )	↓			
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? _____	↓			
4. GENERAL				
A. Are you aware if the Premises have been used as a marijuana grow operation or to manufacture illegal drugs?	↓			
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?	↓			
C. Are you aware if the property, or 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?	↓			

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*

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INITIALS

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

V0R 1S0

(the "Premises")

<b>THE SELLER IS RESPONSIBLE</b> 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.		<b>THE SELLER SHOULD INITIAL THE APPROPRIATE REPLIES.</b>			
		YES	NO	DO NOT KNOW	DOES NOT APPLY
<b>1. LAND</b>					
A. Are you aware of any encroachments, unregistered easements or unregistered rights-of-way?				X	X
B. Are you aware of any existing tenancies, written or oral?				X	X
C. Are you aware of any past or present underground oil storage tank(s) on the Premises?				X	X
D. Is there a survey certificate available?				X	X
E. Are you aware of any current or pending local improvement levies/charges?				X	X
F. Have you received any other notice or claim affecting the Premises from any person or public body?				X	X
<b>2. SERVICES</b>					
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					
B. Are you aware of any problems with the water system?				X	
C. Are records available regarding the quantity of the water available?				X	X
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				X	
E. Are you aware of any problems with the sanitary sewer system?				X	X
F. Are there any current service contracts; (i.e., septic removal or maintenance)?				X	X
G. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?				X	X
<b>3. BUILDING</b>					
A. To the best of your knowledge, are the exterior walls insulated?				X	
B. To the best of your knowledge, is the ceiling insulated?				X	
C. To the best of your knowledge, have the Premises ever contained any asbestos products?				X	
D. Has a final building inspection been approved or a final occupancy permit been obtained?				X	
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"/>				X	
F. Are you aware of any infestation or unrepainted damage by insects or rodents?				X	X
G. Are you aware of any structural problems with any of the buildings?				X	X
H. Are you aware of any additions or alterations made in the last sixty days?				X	X
I. Are you aware of any additions or alterations made without a required permit and final inspection; e.g., building, electrical, gas, etc.?				X	X

			
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INITIALS

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\*\*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:

EXCEPTIONS AND RESERVATIONS

Registration Number:

M76300

Registered Owner:

ESQUIMALT AND NANAIMO RAILWAY COMPANY

Remarks:

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

**TITLE SEARCH PRINT**

File Reference:

Declared Value \$ 490000

2018-08-01, 17:48:36

Requestor: Shane Wilson

Nature: UNDERSURFACE RIGHTS  
Registration Number: 95634G  
Registered Owner: WEST FRASER MILLS LTD.  
INCORPORATION NO. BC0712789  
Transfer Number: FA61950  
Remarks: 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

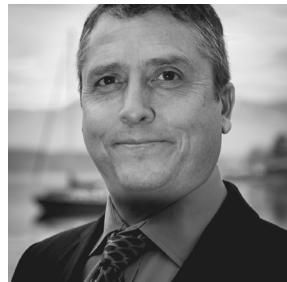


# Development Opportunity - Downtown Cumberland

## 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](mailto:swilson@sothebysrealty.ca)  
<https://www.luxuryislandhomes.ca>  
<https://www.instagram.com/luxuryislandhomes>  
<https://www.facebook.com/luxuryislandhomes>

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