

40 & 50 Coronation Ave

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Area Z3 West Duncan
Bedrooms 5
Bathrooms 3
Lot Size 0.67
Floor Space 5183
Age
Taxes 6667
Tax Year 2019
MLS#
Parking 2 Spaces,
Multiple C/P



40 & 50 Coronation Ave

LOCATION!! A rare gem. Enjoy parklike downtown living w/rental income or develop the best Commercial/Multi-Family site in the Cowichan Valley. Best views in Duncan, centrally located; .67 acre, 29,243 sq ft total site area. 3 large lots with 2 beautiful, professionally updated, well maintained homes. Very energy efficient with thermal windows, new insulation, natural gas heat, & rewired w/200 amp electrical. 50 Coronation is rented at \$1,537 per/mo. 40 Coronation has an upper floor in-law or master suite w/separate entrance & heat pump. Fully fenced gorgeous private garden is a hidden oasis. Separate Double Carport with Workshop/Storage. Several potential uses & design options. City of Duncan Zoning "Neighbourhood Commercial:(NC)" allows for up to 4 Storey; up to 70%Parcel Coverage & Floor Area Ratio up to 2.4:1 (= up to 70,000 sq ft floor area). Within walking distance to quaint downtown Duncan; shopping; coffee shops; restaurants; community center; parks, trails, recreation & more.



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

Grant & Nathan Clement
Sutton Group West Coast Realty - Duncan

(250) 748-5000

2610 Beverly Street
nathan@clementrealestate.com
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		40 & 50 CORONATION AVE		Zone 3- Duncan Z3 West Duncan DUNCAN		Listing Status Title Possession		Active Freehold TBA																													
		Zone Sub Area City Sub/Complex Cross Street Property Type Style Taxes PID# Age Year Built Postal Code Zoning Zoning Jurisdiction		Single Family M Lev Bsmt & 2nd \$6,667 (2019) Renovated V9L 2S7 Multi-Family NC Duncan, City of		Current Price Sale Price Date Sold																															
INTERIOR				STYLE				FEATURES																													
Bedrooms 5		Bathrooms 3		Ensuite		# of Fireplaces 2		Fireplace Types Wood		Exterior Finish Stucco		Roof Fiberglass Shingle		Construction Frame		Mobile Approval		Foundation Yes		Flooring Mixed, Wood		Bsmt Devel Unfinished		Insulation Walls:Yes Ceil:Yes		Fuel Natural Gas		Heating Forced Air		Water Municipal		Sewer Connected					
Basement Type Not Full Height		Chattels		Amenities Additional Accom., Wkshop-Detached, Thermal Windows, RV Parking, Main Level Entry, Wkshop in House, Sprinkler System, Fully Fenced																																	
COMPLEX INFORMATION																																					
Strata Fee Display Suite# Fee Incl Outdoor Area Access By Shared Amenities								Units in Bldg Units Projects								Storeys Levels of Suite # Covered Parking Spaces 2								Laundry Air Cond.													
# of Rooms 15 (Total Sqft: 5,183)																FLOOR AREA (sqft)																					
		Down		Main		Up		Other		Finished 3,283		Downstairs 0		Upper Level 688		Unfinished 1,900		Main Level 1,174		Other 1,421																	
Kitchen				16'8x13'3				14'8x10'3																													
Living Room				16'5x13'11				17'3x13'7																													
Bedroom				10'8x12'3				11'4x13'7																													
Bedroom				9'3x11'5																																	
Dining Room				11'9x13'3				14'3x13'1																													
Family Room						9'10x16'2																															
Master Bedroom						15'3x15'4		13'9x10'2																													
Laundry/Uti		18'11x13'5						6x14'7																													
Den								11'3x10'2																													
Bathroom				4pc		4pc		4pc																													
																EXTERIOR FEATURES																					
																Lot Width Lot Depth Lot Shape Parking Type Multiple C/P Site Influences Central location, View - Mountain, Shopping Nearby, Landscaped, Level Lot, Natural Gas to Lot																					
																Lot Acres 0.6713 Lot Size 29,243																					
																Elementary Middle Secondary																					
																Legal Description LT A, LT B & LT C PLAN 3900 SECTION 17 RANGE 6 QUAMICHAN DISTRICT PID'S: 006-108-334/006-108-369/005-348-498																					
																Restrictions Mortgage Info Must be Paid Off Listed By Sutton Group-West Coast Realty (Dunc)																					
																Tax Roll Number																					
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<div><div></div><div><p>This listing information is provided to you by: NATHAN CLEMENT - Representative ☎ 250-748-5000 📠 250-748-5001 Agent Email nathan@clementrealestate.com Agent Website http://www.clementrealestate.com Sutton Group-West Coast Realty (Dunc) ☎ 250-748-5000 📠 250-748-5001 Office Email duncan.admin@suttonwestcoast.com Office Website http://www.sutton.com 2610 BEVERLY STREET DUNCAN V9L 5C7</p></div></div> <div><div></div><div><p>The above information is from sources deemed reliable but it should not be relied upon without independent verification. Not intended to solicit properties already listed for sale. * Personal Real Estate Corporation. Jun 11, 2020.</p></div></div>																																					





For illustration
purposes only
refer to survey

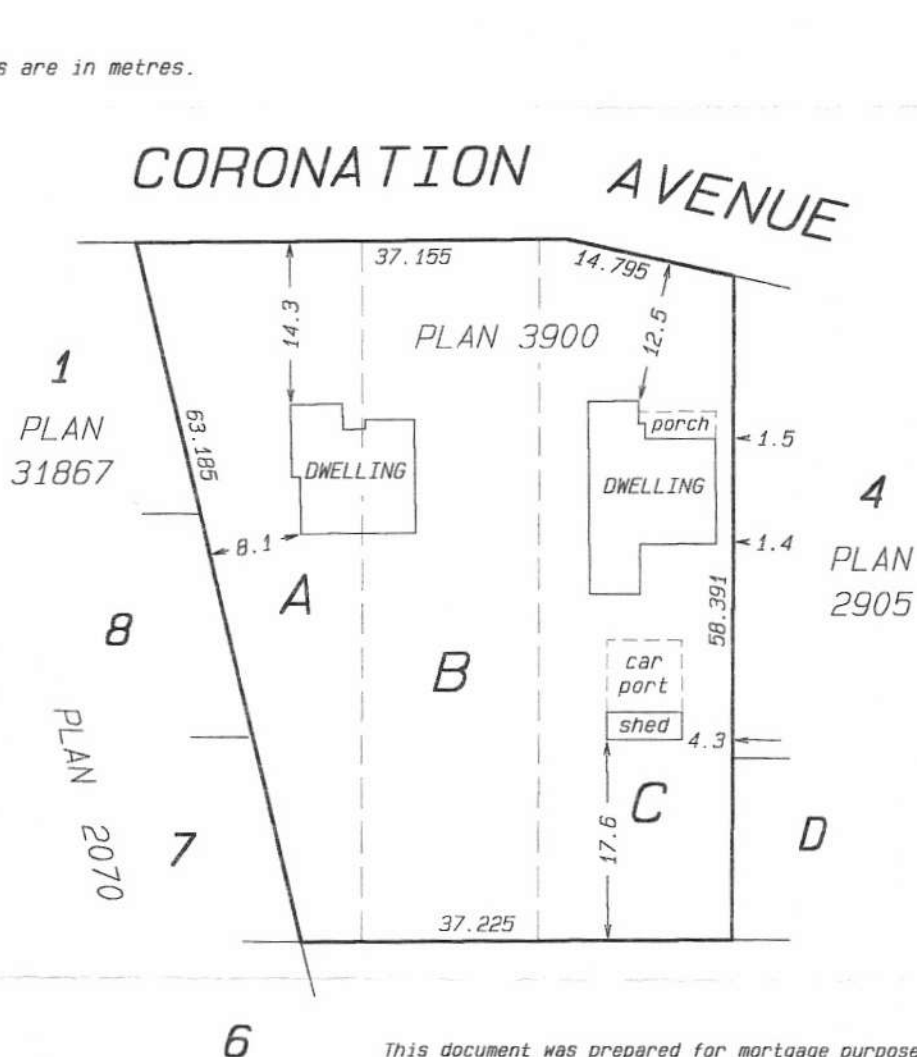
B.C. LAND SURVEYOR'S CERTIFICATE OF LOCATION OF BUILDING(S) ON
**LOTS A, B & C, SECTION 17, RANGE 6,
QUAMICHAN DISTRICT, PLAN 3900.**

Civic address - 40/50 Coronation Avenue, Duncan.

Scale = 1:650

LEGEND

All distances are in metres.



Field survey completed February 24, 2004.

BOWERS & ASSOCIATES

B.C. LAND SURVEYOR
2856 Caswell Street
Chemainus, B.C., V0R 1K3
phone/fax: 250-246-4928

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This document was prepared for mortgage purposes, in accordance with the Manual of Standard Practice, for the exclusive use of our client.

The surveyor accepts no responsibility or liability for any damages that may be suffered by a third party as a result of any decisions made or actions taken based on this document.

This document shows the relative location of the surveyed structures and features with respect to the registered boundaries of that land, and is not a boundary survey.

All rights reserved. No person may copy, reproduce, transmit or alter this document in whole or part without the consent of the signatory.

Certified correct this 27th day of Feb, 2004.

[Signature]

B.C.L.S.

This document is not valid unless originally signed and sealed.

Neighbourhood Commercial Zone

NC

5.6 Intent

5.6.1 The intent of the Neighbourhood Commercial (NC) zone is to permit a range of commercial and *residential uses* that are intended to contribute to a vibrant neighbourhood with street-oriented *buildings*, and infrastructure and facilities focused on active transportation.

5.7 Permitted Uses

5.7.1 The uses permitted in the NC zone are as follows:

Principal Uses	Accessory Uses	Conditions of Use
<i>Community Use</i> <i>Community Care Facility*</i> <i>Commercial Daycare</i> <i>Cultural Use</i> <i>Craft Beverage Production</i> <i>Dog Grooming</i> <i>Dwelling, Multi-Unit*</i> <i>Education Facility</i> <i>Financial Institution</i> <i>Funeral Service Facility</i> <i>Mobile Food Vending</i> <i>Indoor Recreation Facilities</i> <i>Office</i> <i>Parking Facility</i> <i>Public Market</i> <i>Repair Service, Automotive</i> <i>Repair Service, General</i> <i>Retail & Personal Service</i> <i>Restaurant</i> <i>Social Service</i> <i>Tourist Accommodation</i>	<i>Home-Based Business in a Multi-Unit Dwelling</i> <i>Dwelling, Accessory</i>	* <i>Multi-Unit Dwellings</i> are permitted above the <i>first storey</i> * <i>Community Care Facilities</i> are permitted above the <i>first storey</i>

*Conditions of use apply

5.8 Development Regulations

5.8.1 Development in the NC zone is subject to the following:

Development Criteria	Regulations		
Maximum Parcel Coverage	70%		
Minimum Floor Area Ratio	0.5:1		
Maximum Floor Area Ratio	Base Density	Bonus Density I	Bonus Density II

		1.9:1	2.1:1	2.4:1
Development Criteria		Regulations		
Amenities Required for Bonus Density I		A density bonus of up to 0.2 above the base density is permitted if the developer enters a <i>housing agreement</i> with the <i>City</i> , to require that a minimum of 30% of the <i>dwelling units</i> in the entire development are rental units or <i>affordable housing</i> units, for a period of at least five (5) years.		
Amenities Required for Bonus Density II		A density bonus of up to 0.5 above the base density is permitted if at least one of the following conditions are met: (i) The developer enters a <i>housing agreement</i> with the <i>City</i> to require that a minimum of 75% of the <i>dwelling units</i> in the entire development are rental units or <i>affordable housing</i> units for a period of at least ten (10) years; (ii) 100 percent of the required parking spaces for the entire development are located underground or within a parking <i>structure</i> incorporated into the design of the <i>building</i> ; or (iii) The entire development achieves or exceeds British Columbia Energy Step Code Level 3 energy efficiency requirements.		
Outdoor Storage		Outdoor storage areas must be screened from <i>highways</i> in accordance with section 3.23.		
Principal Building		Regulations		
Maximum <i>Height</i> :		14 m (4 <i>habitable storeys</i>)		
Minimum <i>Height</i> :		2 <i>habitable storeys</i>		
Minimum <i>Parcel Line Setback</i>	Front	4 m		
	Rear	0 m, except where a <i>parcel</i> abuts a residential zone, the minimum <i>rear parcel line setback</i> is 8 m.		
	Side, Interior	0 m on one side, 4 m on the other side, except where a <i>parcel</i> abuts land with residential zoning, the minimum <i>interior side parcel line setback</i> is 5 m.		
	Side, Exterior	4 m		
Maximum <i>Parcel Line Setback</i>	Front	6 m		
	Side, Exterior	6 m		
Accessory Buildings and Structures		Regulations		
Maximum <i>Height</i>		5 m		
Minimum <i>Parcel Line Setback</i>	Front	8 m		
	Rear	0 m, except where a <i>parcel</i> abuts land with residential zoning, the minimum <i>rear parcel line setback</i> is 8 m.		
	Side, Interior	1.2 m, except where a <i>parcel</i> abuts land with residential zoning, the minimum <i>interior side parcel line setback</i> is 5 m.		

	Side, Exterior	1.2 m
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5.9 Subdivision Regulations

5.9.1 *Subdivision* in the NC zone is subject to the following:

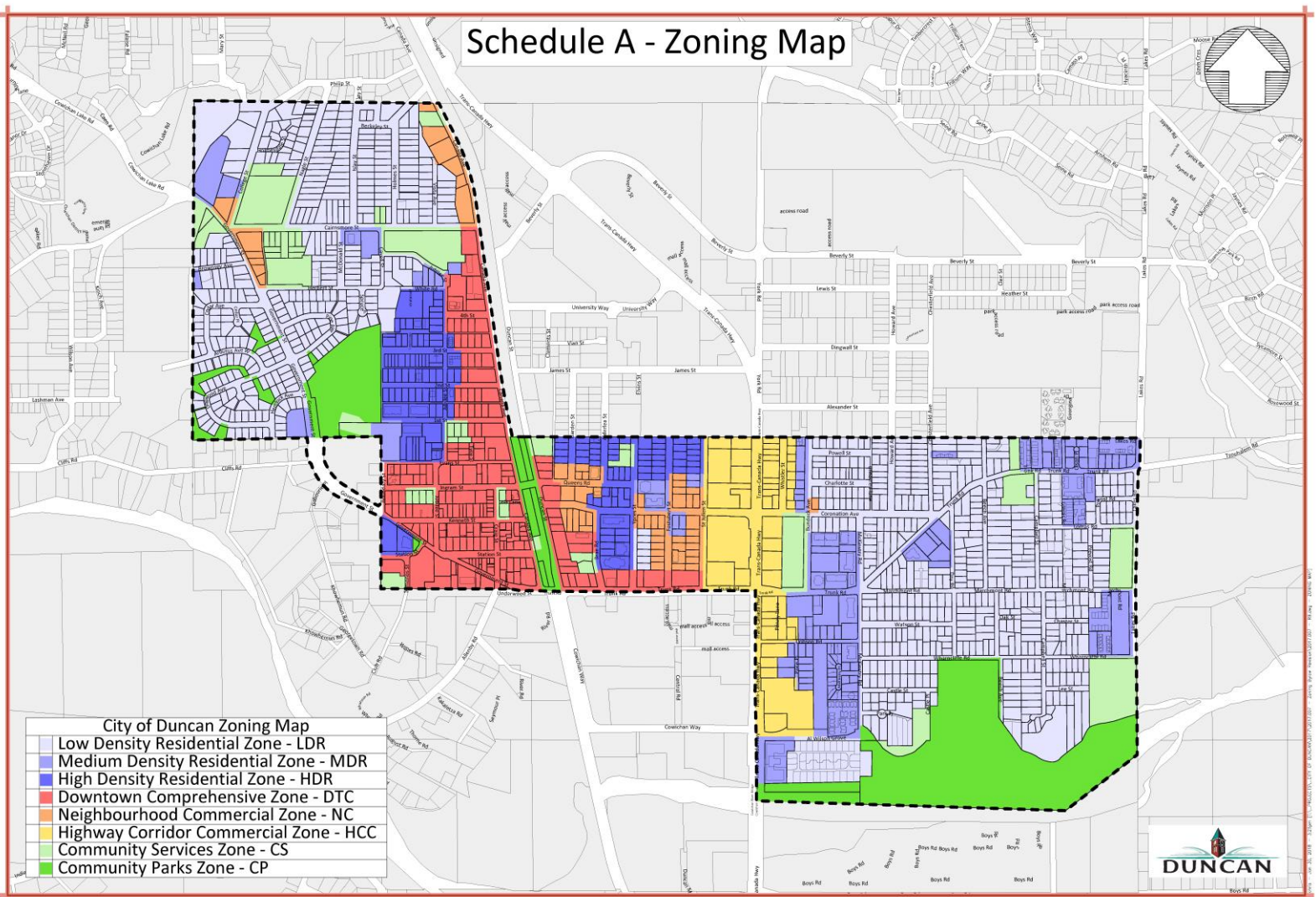
Subdivision Criteria	Regulations
Minimum <i>Parcel Area</i>	600 m ²
Minimum <i>Parcel Frontage</i>	15 m

5.10 Site Specific Uses

5.10.1 The following *uses* shall be permitted on a site-specific basis only:

Site-specific Uses	Location
<i>Automotive Fueling Station</i>	1006 Government Street – Lot A, Section 19, Range 5, Quamichan District, Plan VIP 54586
<i>Automotive Fueling Station and Car Wash</i>	1007 Canada Avenue – Lot 2, Section 19, Range 6, Quamichan District, Plan VIP 6745 (except Plan 22556)

Schedule A - Zoning Map





40 CORONATION AVE					
FLOOR	FINISHED	UNFINISHED	PORCH	GARAGE	TOTAL
LOWER	0	552	0	641	1193
MAIN	1174	0	44	0	1218
UPPER	688	0	19	0	707
TOTAL	1862	552	63	641	3118
PLANS MAY NOT BE 100% ACCURATE, IF CRITICAL BUYER TO VERIFY.					
FLOOR PLAN PREPARED FOR EXCLUSIVE USE OF					

Nathan Clement

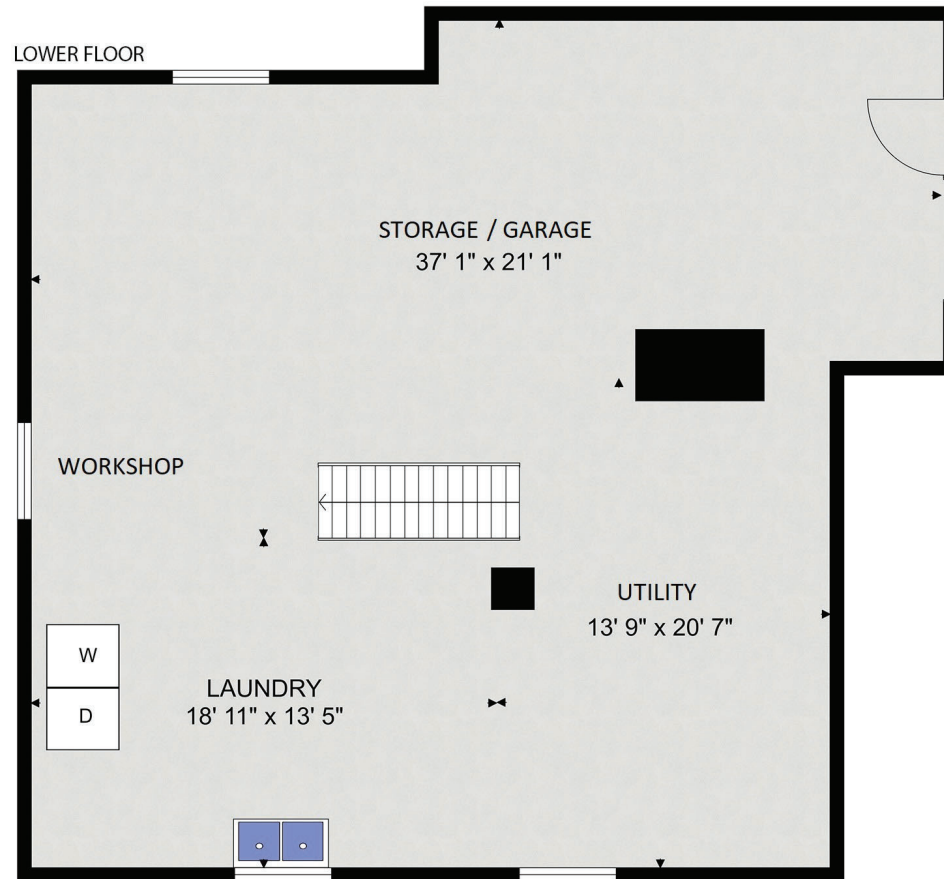


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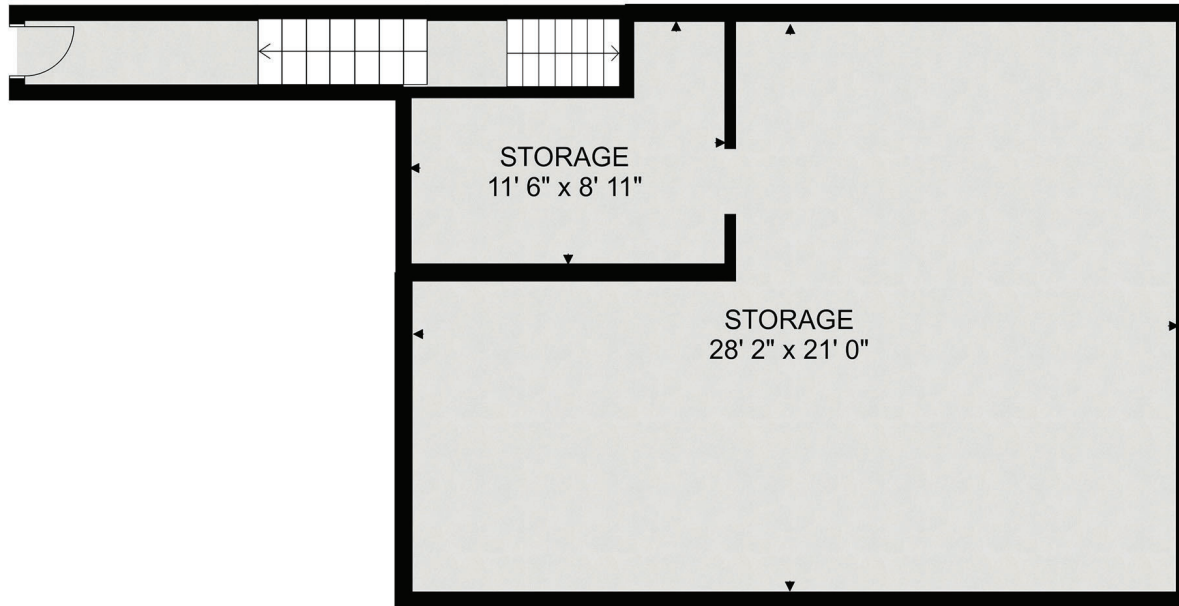
MAIN FLOOR



50 CORONATION AVE				
FLOOR	FINISHED	UNFINISHED	PORCH	TOTAL
LOWER	0	707	0	707
MAIN	1421	0	170	1591
TOTAL	1421	707	170	2298
PLANS MAY NOT BE 100% ACCURATE, IF CRITICAL BUYER TO VERIFY.				
FLOOR PLAN PREPARED FOR EXCLUSIVE USE OF				

Nathan Clement

LOWER FLOOR



50 CORONATION AVE				
FLOOR	FINISHED	UNFINISHED	PORCH	TOTAL
LOWER	0	707	0	707
MAIN	1421	0	170	1591
TOTAL	1421	707	170	2298
PLANS MAY NOT BE 100% ACCURATE, IF CRITICAL BUYER TO VERIFY.				
FLOOR PLAN PREPARED FOR EXCLUSIVE USE OF				

Nathan Clement