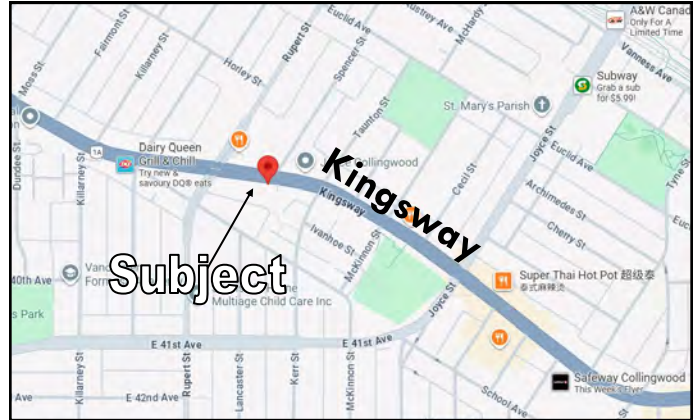




# Approx. 255-3,609 SqFt Retail Unit on Kingsway For Lease

3068 Kingsway, Vancouver



**Must See!** 4 strata retail units with Approx. 255 SqFt to 3,609 SqFt space is available on the ground level of W Kingsway building with 32 residential rental units above. Located at Kingsway, between Rupert St and Kerr St, just 2 block from E 41ST Ave (Joyce St). Bust stop just across the road, provided lots of foot traffic. Total 4 designated parking stalls and lots of street parking. Under CD-1 (677) zoning, allow for various usage for retail, service and office. A rear opportunity for people who is looking for a convenient location to operate their business. **Call now for more information!**

### Property Information

Address: 3068 Kingsway, Vancouver  
P.I.D.: 008-782-741  
Zoning: CD-1 (677)  
Parking: 4 parking stalls  
Unit Size: From 255 SqFt to 3,609 SqFt  
Built Year: 2024

### Basic Rent

\$35 per SqFt  
\$126,315 per annum, and \$10,526.25 per month

### Additional Rent (Projected)

\$20 per SqFt  
\$72,180 per annum, \$6,015 per month



## Award Winning Services!



### Over 30 Years Experiences

**Raymond Leung 梁國權**

Personal Real Estate Corporation

604-644-6482

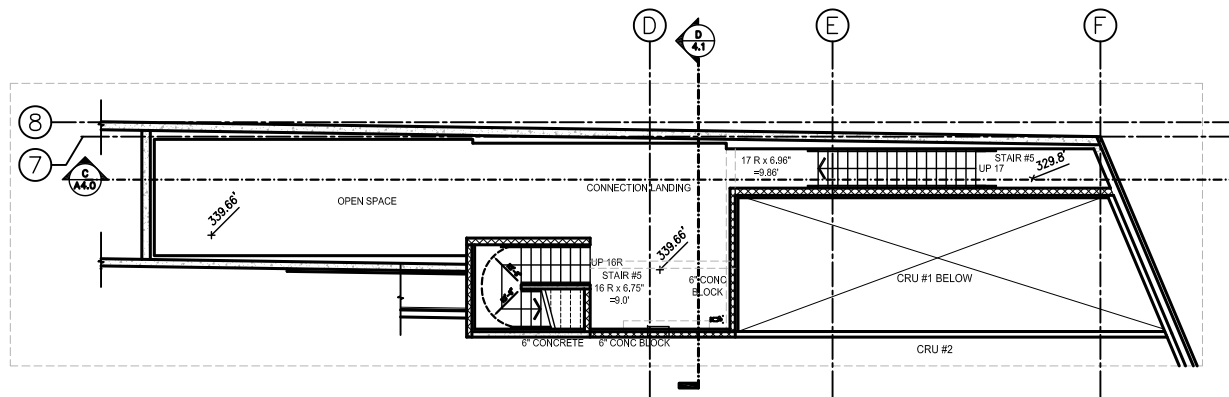
- No. 1 Re/Max Commercial Western Canada 2015
- No. 1 in Sales with Re/Max Realty Associates 5 years
- Re/Max International Lifetime Achievement Award since 2006
- Re/Max Canada Commercial Top 5 Winner 2011
- Re/Max International Top 9 Winner 2011
- Re/Max Circle of Legend Award since 2017
- Re/Max Diamond Club Team Award Winner 2022
- Re/Max Platinum Club Team Award Winner 2023
- Re/Max City Realty Commercial Most Expensive Property Sold 2023
- Re/Max City Realty Commercial Rent Collected 2023
- Re/Max Chairman's Club Team Award Winner 2021 & 2024



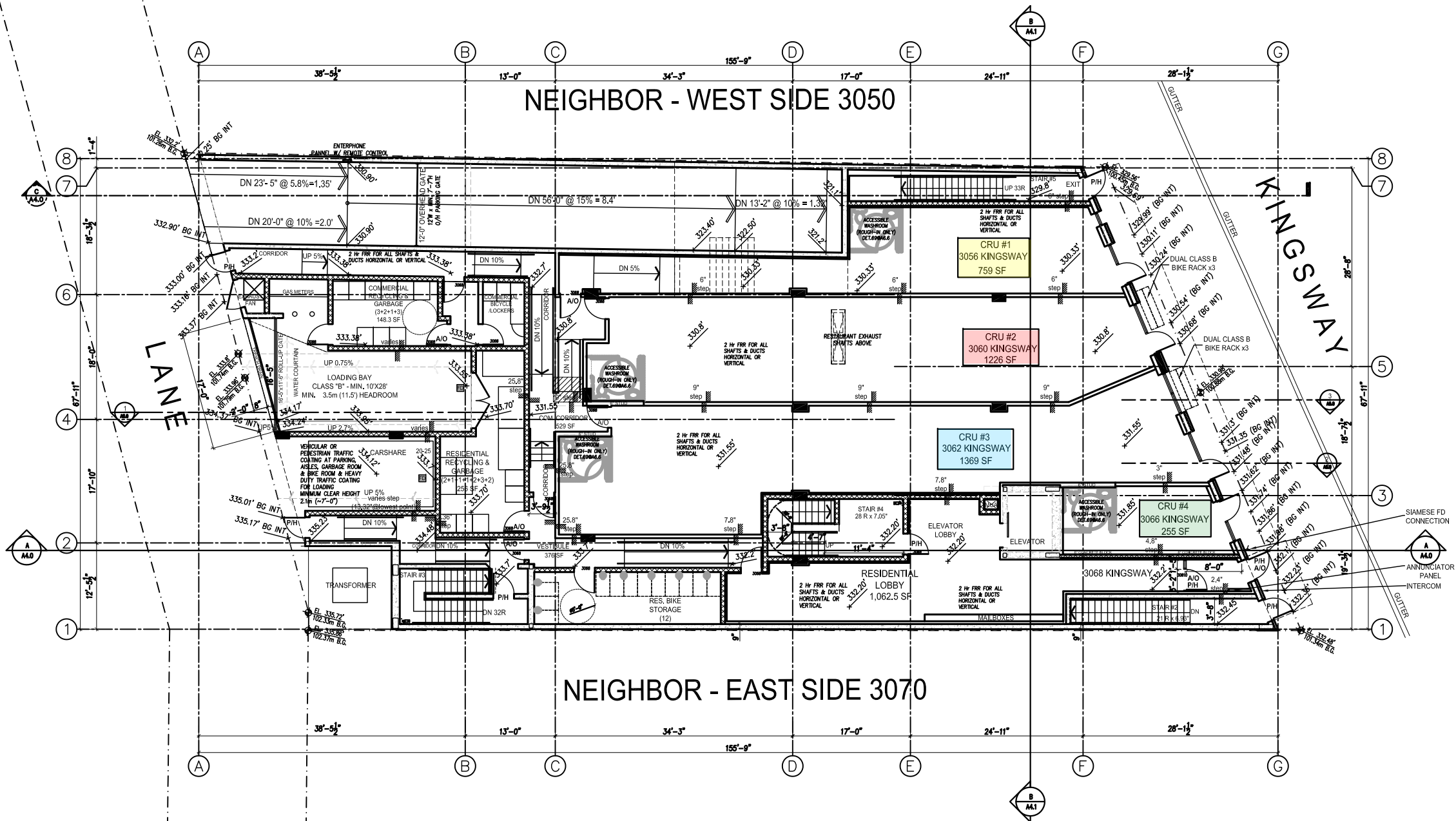
Re/Max City Realty #101 – 2806 Kingsway, Vancouver, BC V5R 5T5 Fax: 604-439-2299

Leung Real Estate Group 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.*



GROUND FLOOR PLAN-UPPER LEVEL CONNECTION LANDING



3068 Kingsway, Vancouver										
CRU	Address	Size	Basic Rent \$/SqFt	Basic Rent per Month	Additional Rent \$/SqFt	Additional Rent per Month	Total rent per Month	Electrical Service	HVAC	Parking
1	3056 Kingsway	759	\$35.00	\$2,213.75	\$20.00	\$1,265.00	\$3,478.75	3 Phase, 200A	3	1
2	3060 Kingsway	1,226	\$35.00	\$3,575.83	\$20.00	\$2,043.33	\$5,619.17	3 Phase, 400A	3.5	1
3	3062 Kingsway	1,369	\$35.00	\$3,992.92	\$20.00	\$2,281.67	\$6,274.58	3 Phase, 200A	3.5	1
4	3066 Kingsway	255	\$45.00	\$956.25	\$20.00	\$425.00	\$1,381.25	3 Phase, 100A	N/A	1

1. CRU 1,2,3 are roughed in, no rough in for CRU 4
2. No gas lines to each unit
3. No ventilation shafts

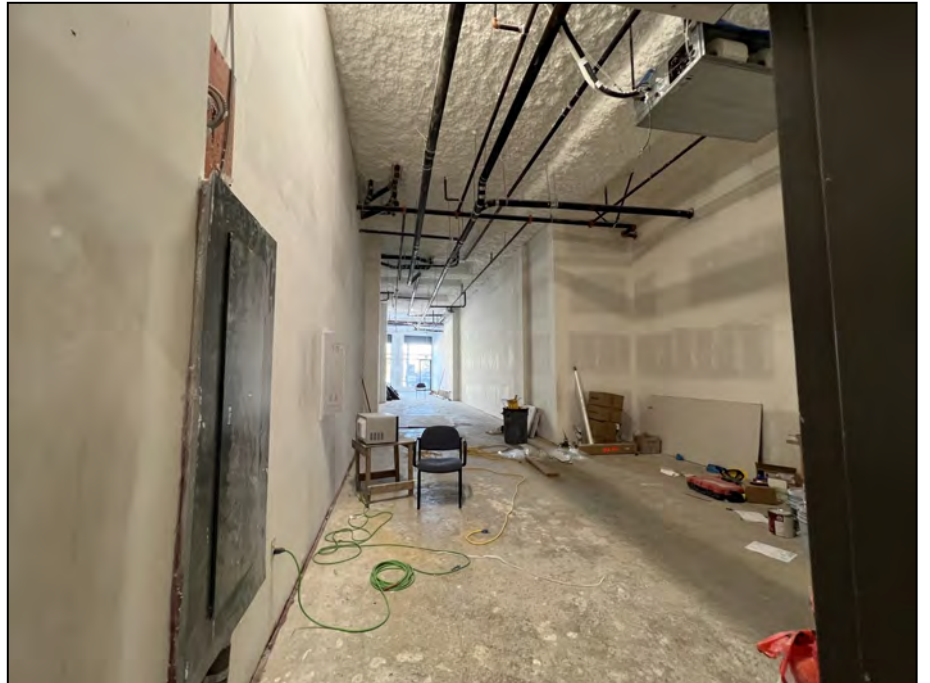
# 3056 Kingsway CRU 1



# 3060 Kingsway CRU 2



# 3062 Kingsway CRU 3



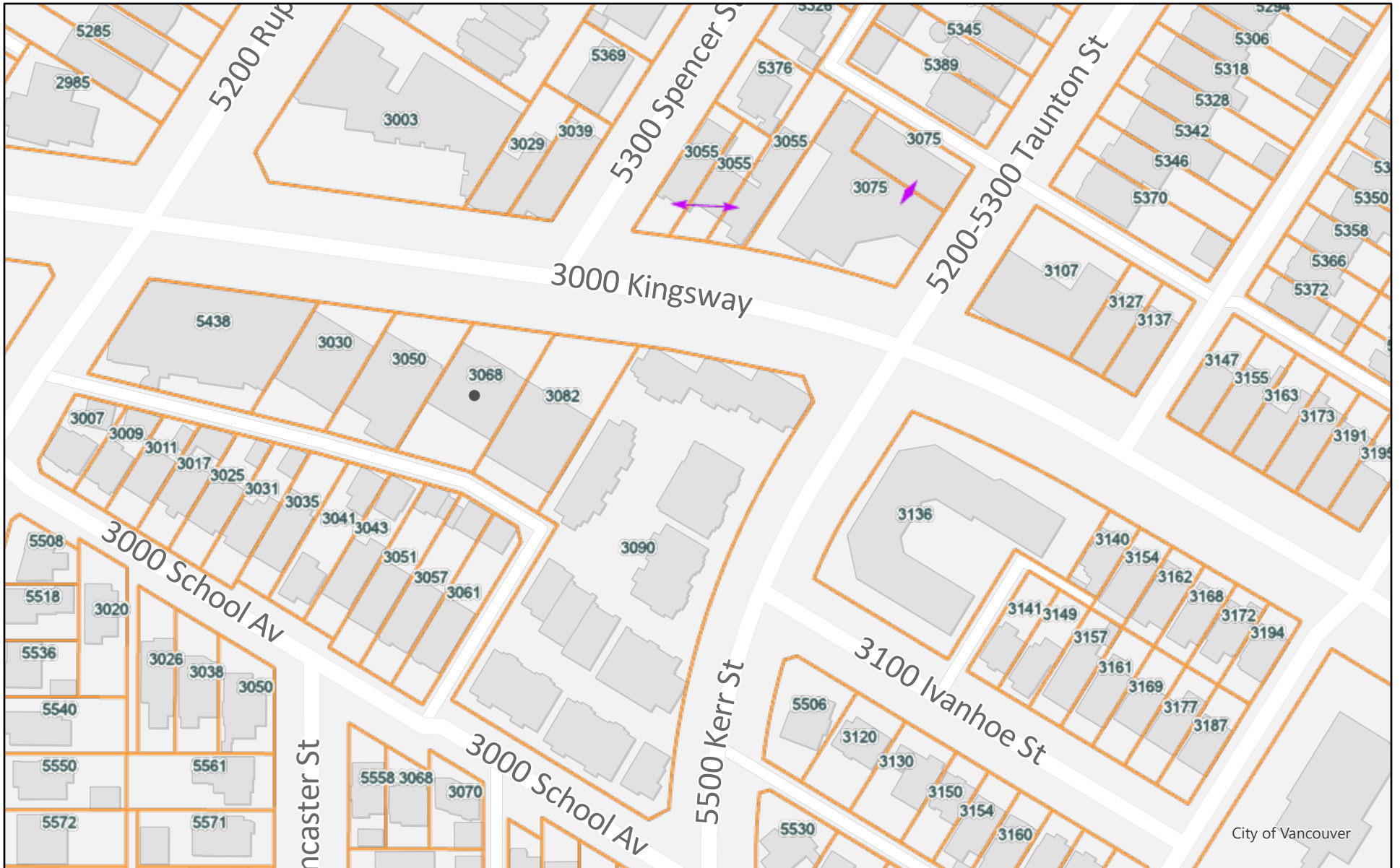
# 3066 Kingsway CRU 4



# Parking








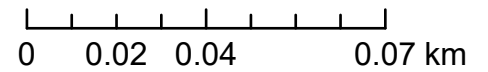
# Site Map



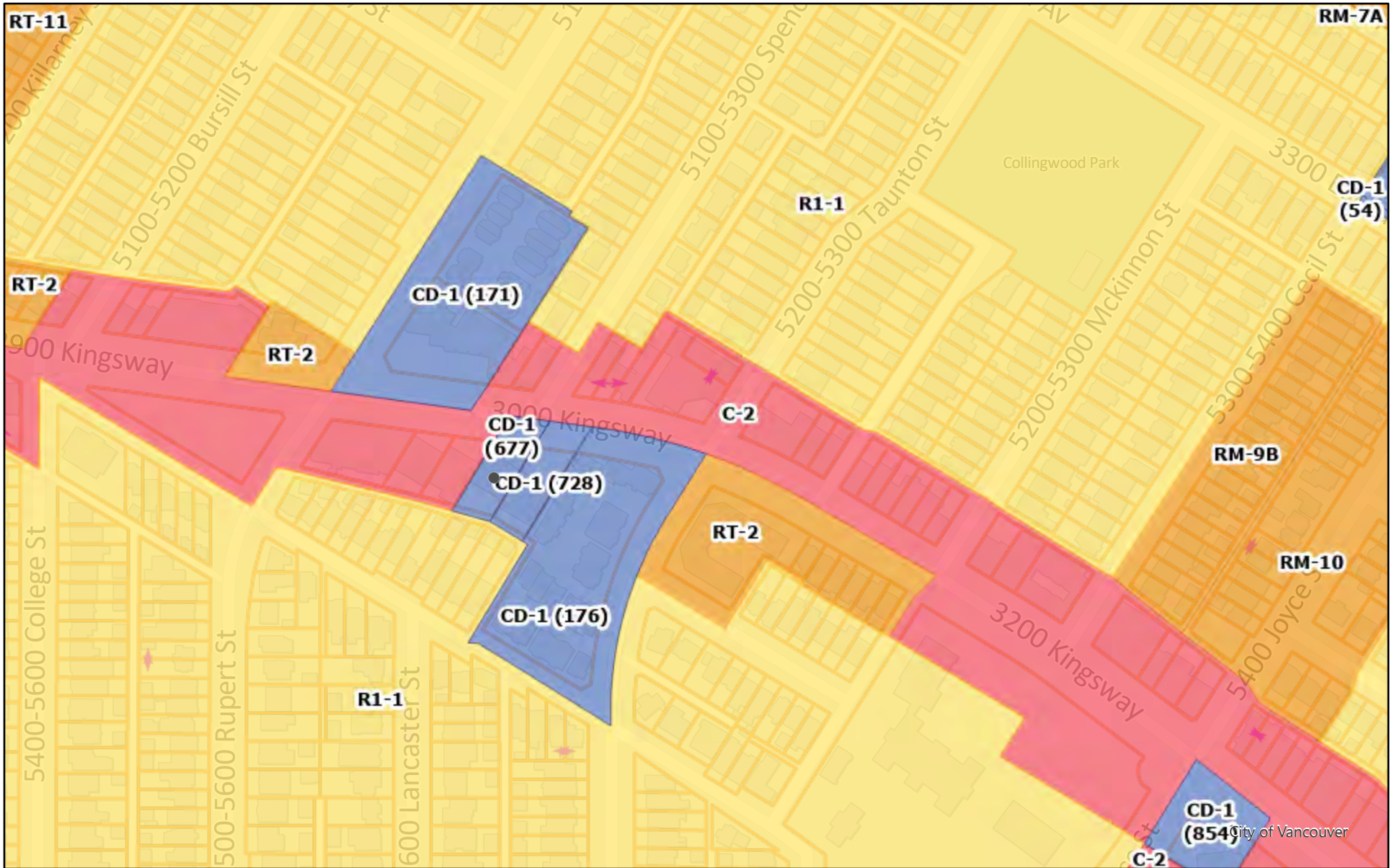
10/9/2025, 3:22:36 PM

Scale: 1:2,257

-  Public Street
-  Property Parcels
-  Property Parcel Lines
-  Tie Lines
-  Property Address Numbers



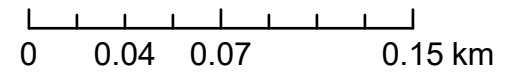
# Zoning Map



10/9/2025, 3:19:35 PM

Scale: 1:4,514

- Public Street Comprehensive Development Property Parcels
- Zoning District Residential Property Parcel Lines
- Commercial Residential Inclusive Tie Lines





# City of Vancouver *Zoning and Development By-law*

**Planning, Urban Design and Sustainability Department**

453 West 12th Avenue, Vancouver, BC V5Y 1V4 | tel: 3-1-1, outside Vancouver 604.873.7000 | fax: 604.873.7100  
website: [vancouver.ca](http://vancouver.ca) | email: [planning@vancouver.ca](mailto:planning@vancouver.ca) | app: VanConnect

## CD-1 (677)

### *3068 Kingsway*

### [By-law No. 11900](#)

*(Being a By-law to Amend By-law 3575, being the Zoning and Development By-law)*

***Effective September 19, 2017***

*Amended up to and including:*

[By-law No. 12193](#), dated July 24, 2018

## 1 Zoning District Plan Amendment

This By-law amends the Zoning District Plan attached as Schedule D to By-law No. 3575, and amends or substitutes the boundaries and districts shown on it, according to the amendments, substitutions, explanatory legends, notations, and references shown on the plan marginally numbered Z- 664 (a) attached as Schedule A to this By-law, and incorporates Schedule A into Schedule D, to By-law No. 3575.

## 2 Uses

2.1 The description of the area shown within the heavy black outline on Schedule A is CD-1 (677).

2.2 Subject to Council approval of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in this By-law or in a development permit, the only uses permitted within CD-1 (677), and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:

- (a) Cultural and Recreational Uses, limited to Arcade, Artist Studio, Arts and Culture Indoor Event, Billiard Hall, Club, Community Centre or Neighbourhood House, Fitness Centre, Library, and Museum or Archives;
- (b) Dwelling Uses, limited to Dwelling Units in conjunction with any of the uses listed in this By-law except that no portion of the first storey of a building to a depth of 10.7 m from the north wall of the building and extending across its full width shall be used for residential purposes except for entrances to the residential portion;
- (c) Institutional Uses, limited to Child Day Care Facility and Social Service Centre;
- (d) Manufacturing Uses, limited to Jewellery Manufacturing and Printing and Publishing;
- (e) Office Uses;
- (f) Retail Uses, limited to Adult Retail Store, Farmers' Market, Furniture or Appliance Store, Grocery or Drug Store, Grocery Store with Liquor Store, Liquor Store, Public Bike Share, Retail Store, Secondhand Store, and Small-scale Pharmacy; [12193; 2018 07 24]
- (g) Service Uses, limited to Animal Clinic, Auction Hall, Barber Shop or Beauty Salon, Beauty and Wellness Centre, Cabaret, Catering Establishment Laundromat or Dry Cleaning Establishment, Neighbourhood Public House, Photofinishing or Photography Laboratory, Print Shop, Repair Shop - Class A, Repair Shop Class - B, Restaurant - Class 1, Restaurant – Class 2, School – Arts or Self-Improvement, School – Business, School – Vocational or Trade, and Wedding Chapel;
- (h) Utility and Communication Uses, limited to Public Utility or Radiocommunication Station; and
- (i) Accessory uses customarily ancillary to the uses permitted in this Section 2.2.

## 3 Floor Area and Density

3.1 Computation of floor space ratio must assume that the site consists of 866.9 m<sup>2</sup>, being the site size at the time of the application for the rezoning evidenced by this By-law.

3.2 Floor space ratio for all uses must not exceed 3.65.

3.3 Computation of floor area must include all floors of all buildings, having a minimum ceiling height of 1.2 m, including earthen floors and accessory buildings, both above and below ground level, to be measured to the extreme outer limits of the building.

3.4 Computation of floor area must exclude:

- (a) open residential balconies or sun decks 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 8% of the residential floor area being provided;
- (b) 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:

**Note:** *Information included in square brackets [ ] identifies the by-law numbers and dates for the amendments to By-law No. 11900 or provides an explanatory note.*

- (i) the total area of all open and enclosed balcony or sundeck exclusion does not exceed 8% of the residential floor area being provided; and
- (ii) no more than 50% of the excluded balcony floor area may be enclosed;
- (c) patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls;
- (d) 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 are at or below the base surface, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length;
- (e) amenity areas, including child day care facilities, recreational facilities and meeting rooms accessory to a residential use, to a maximum of 10 % 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; and
- (f) all residential storage space above or below base surface, except that if the residential storage space above base surface exceeds 3.7 m<sup>2</sup> per dwelling unit, there will be no exclusion for any of the residential storage space above base surface for that unit.

3.5 The use of floor area excluded under section 3.4 must not include any purpose other than that which justified the exclusion.

#### 4 Building Height

Building height, measured from base surface, must not exceed 18.73 m.

#### 5 Horizontal Angle of Daylight

5.1 Each habitable room must have at least one window on an exterior wall of a building.

5.2 The location of each such exterior window must allow a plane or planes extending from the window and formed by an angle of 50 degrees, or two angles with a sum of 70 degrees, to encounter no obstruction over a distance of 24.0 m.

5.3 Measurement of the plane or planes referred to in section 5.2 must be horizontally from the centre of the bottom of each window.

5.4 If:

- (a) the Director of Planning or Development Permit Board first considers all the applicable policies and guidelines adopted by Council; and
- (b) the minimum distance of the unobstructed view is not less than 3.7 m;

the Director of Planning or Development Permit Board may relax the horizontal angle of daylight requirement.

5.5 An obstruction referred to in section 5.2 means:

- (a) any part of the same building including permitted projections; or
- (b) the largest building permitted under the zoning on any site adjoining CD-1 (677).

5.6 A habitable room referred to in section 5.1 does not include:

- (a) a bathroom; or
- (b) a kitchen whose floor area is the lesser of:
  - (i) 10% or less of the total floor area of the dwelling unit, or
  - (ii) 9.3 m<sup>2</sup>.

6 Acoustics

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.

<b>Portions of dwelling units</b>	<b>Noise levels (Decibels)</b>
Bedrooms	35
Living, dining, recreation rooms	40
Kitchen, bathrooms, hallways	45

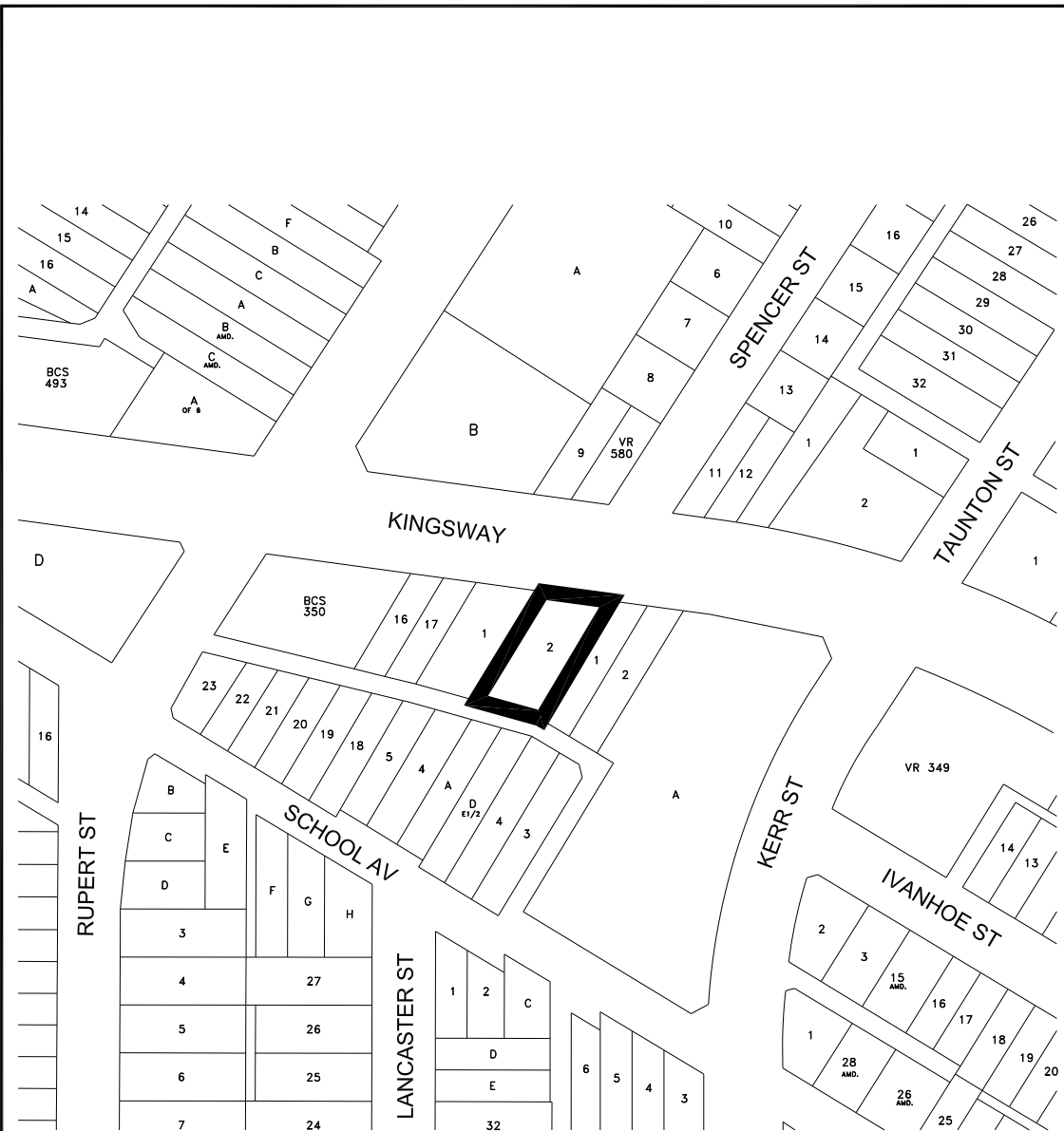
7 Severability

A decision by a court that any part of this By-law is illegal, void, or unenforceable severs that part from this By-law, and is not to affect the balance of this By-law.

8 Force and effect

This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this 19th day of September, 2017.



The property outlined in black (  ) is rezoned:  
From **C-2** to **CD-1**

**Z-664 (a)**

RZ - 3068 Kingsway

map: 1 of 1  
scale: NTS



**City of Vancouver**

date: 2013-07-31

**CD-1 (677)**  
**Back-up Notes Summary Page**  
**3068 Kingsway**

Public Hearing – *September 24, 2013* – Item 3 – [Agenda](#) | [Minutes](#)

Summary – Rezone from C-2 (Commercial) District to permit the development of a six-storey commercial and residential building, with 30 units of secured market rental housing, at a height of 18.73 m (61.5 ft.) and a floor space ratio (FSR) of 3.65.

By-law enacted on *July 11, 2017* – [By-law No. 11856](#) (Housing Agreement)

By-law enacted on *September 19, 2017* – [By-law No. 11900](#) (Zoning and Development)

By-laws enacted on *October 3, 2017* – [By-law No. 11911](#) (Noise), [By-law No. 11912](#) (Sign)

Public Hearing – *July 17, 2018* – Item 1 – [Agenda](#) | [Minutes](#)

Summary – Amend CD-1 (672) to add Grocery Store with Liquor Use.

By-law enacted on *July 24, 2018*– [By-law No. 12193](#) (Zoning and Development)