



FOR LEASE

Retail

623 Belmont Street
New Westminster, BC

For more information, please contact:

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*personal real estate corporation

This communication is not intended to cause or induce breach of an existing agency agreement. Although this information has been received from sources deemed reliable, We assume no responsibility for its accuracy and without offering advice, make this submission to prior sale or lease, change in price or terms, and withdrawal without notice.

FOR LEASE

Belmont Tower, New Westminster

RETAIL

DETAILS:

PREMISE SIZE:	623: 1,040 SF
BASE RENT:	\$36.00 PER SF
ADDITIONAL RENT:	\$19.05 PER SF
ZONING:	C-CD-2
AVAILABILITY:	With One (1) Month Notice

LOCATION:

Centrally located on Belmont Street and Sixth Street in Uptown area with many residential commercial developments around. Concentration of medical clinics and offices along with shopping, restaurants, and services. Many street parking through out. Bus stops located within a block.

PROPERTY DESCRIPTION:

623: Improved with one open area with washroom in the back. 2 secure parking included.

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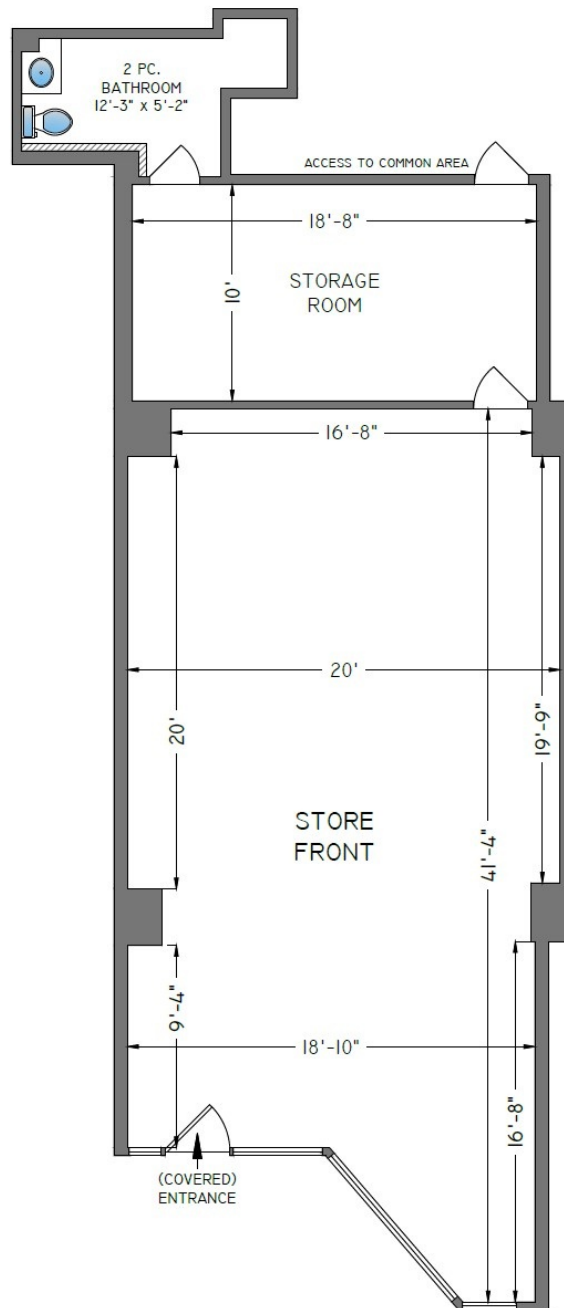


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580. Belmont Street Comprehensive Development Districts (C-CD-2)

(BYLAW 6939, 2004)

580.1 The intent of this district is to allow a mixed use development with 37,000 square feet of pedestrian-oriented commercial floor space and 143 residential units at 615 Belmont Street.

Permitted Uses

580.2 The following uses and no others shall be permitted in the (C-CD-2) district:

580.2.1 *Accessory Recycling Return Centre, in accordance with Section 170.14 of this Bylaw;*
(BYLAW 7308, 2009)

580.3 *Amusement arcades, provided any such use is located within a fully enclosed mall and does not have any door to the exterior or is located within the lobby of a theatre and does not have any door to the exterior and does not exceed a size of 1,000 square feet or 10 percent of the floor space of the building, whichever is less.*

580.4 *Animal grooming and Daycare Facilities* (BYLAW 7058, 2005)

580.4.1 *Animal Hospitals and Veterinary Clinics* (BYLAW 7058, 2005)

580.5 *Antique stores, charity thrift stores, clothing consignment stores, second hand specialty stores*

580.6 *Deleted* (BYLAW 8287, 2021)

580.7 *Banks*

580.8 *Deleted;* (BYLAW 7308, 2009)

580.9 *Deleted* (BYLAW 8287, 2021)

580.10 *Deleted* (BYLAW 8287, 2021)

580.11 *Deleted* (BYLAW 8287, 2021)

580.12 *Business and professional offices*

580.13 *Cafés and restaurants, excluding drive-in restaurants and drive-through restaurants;*
(BYLAW 7478, 2011)

580.14 *Catering establishments*

580.15 *Child care in a non-residential building or portion of a non-residential building*

580.16 *Deleted* (BYLAW 8287, 2021)

580.17 *Commercial schools*

580.18 *Deleted* (BYLAW 8287, 2021)

580.19 *Drapery and furniture upholstering shops of not more than 3,000 square feet (278.70 square metres) in gross floor area*

580.20	<i>Funeral parlours</i>	
580.21	<i>Deleted</i>	(BYLAW 8287, 2021)
580.22	<i>Deleted</i>	(BYLAW 8172, 2020)
580.23	<i>Home based businesses</i>	
580.24	<i>Hotels</i>	
580.25	<i>Housing units contained in a building with and additional to any of the permitted non-residential uses provided that no portion of the first storey at street level or any storey below this level shall be used for residential purposes except for entrances and passageways to such housing units</i>	
580.26	<i>Deleted</i>	(BYLAW 8287, 2021)
580.27	<i>Deleted</i>	(BYLAW 8287, 2021)
580.28	<i>Deleted;</i>	(BYLAW 7273, 2008)
580.29	<i>Personal service establishments being barber shops, beauty parlours, dry cleaning shops (automatic self-service only), dry cleaning establishments, electrical appliance repair shops, optical or watch repair shops, florist shops, laundrettes (automatic self-service only), shoe repair shops, tailor or dress maker shops</i>	
580.30	<i>Printing, publishing and bookbinding, blue printing and photostating, lithographing, engraving, stereotyping and other reproduction processes</i>	
580.30.1	<i>Public assembly and entertainment use</i>	(BYLAW 8287, 2021)
580.31	<i>Public transportation depots</i>	
580.32	<i>Retail sale of new automobile parts and accessories</i>	
580.33	<i>Retail stores</i>	(BYLAW 6991, 2005)
580.34	<i>Studios (artist, display, radio, recording)</i>	
580.35	<i>Deleted</i>	(BYLAW 8287, 2021)
580.36	<i>Taxi offices</i>	
580.37	<i>Deleted</i>	(BYLAW 8287, 2021)
580.38	<i>Deleted.</i>	(BYLAW 7058, 2005)
580.39	<i>Video stores</i>	
580.40	<i>Accessory buildings and uses</i>	
Front Yard		
580.41	No front yard shall be required.	

Front Setback

580.42 The portion of any building over 30 feet (9.14 metres) in height shall be set back from the centre line of the fronting street a distance of not less than thirty percent (30%) of the height of that portion of the building over 30 feet (9.14 metres) in height.

Rear Yard

580.43 A rear yard shall be provided of not less than 10 feet (3.05 metres) in depth except that where a site abuts a lot in an (R) District, such rear yard shall be not less than twenty percent (20%) of the depth of the site but need not exceed 25 feet (7.62 metres).

Rear Setback

580.44 The portion of any building over 30 feet (9.45 metres) in height shall be set back from the rear property line a distance of not less than forty percent (40%) of the height of that portion of the building over 30 feet (9.45 metres).

Side Yards

580.45 No side yard shall be required except that:

- a) where a site abuts a lot in an (R) District or is separated there from by a street or lane, a side yard shall be provided of a width of not less than forty percent (40%) of the height of the building up to a height of 40 feet (12.19 metres) plus twenty percent (20%) of the height of that portion of the building over 40 feet (12.19 metres).
- b) if a side yard be provided where not required by the provisions of this Bylaw, such side yard shall be not less than 10 feet (3.05 metres) in width.

Side Setbacks

580.46 The portion of any building over 30 feet (9.14 metres) in height shall be set back from the side property line or the centre line of a street or lane parallel to the side property line a distance of not less than forty percent (40%) of the height of that portion of the building over 30 feet (9.14 metres) in height.

Floor Space Ratio

580.47 The total floor space ratio shall not exceed a factor of 5.2.

Density

580.48 The number of residential units allowed shall not exceed 143.

Off-Street Parking

580.49 *Off-Street parking* shall be provided in accordance with the provisions of the Off-Street Parking Regulations section of this Bylaw. **(BYLAW 8184, 2020)**

Off-Street Loading

580.50 Off-Street loading shall be provided and maintained as required by and in accordance with the provisions of Section 160 of this Bylaw.

Distance between Buildings or Portion of Buildings on the Same Site

580.51 Where there is more than one principle building on the site or more than one shaft to a building, or where an outer wall is recessed more than 16 feet (4.88 metres) from the main outer wall line of the building, the horizontal distance between such buildings, shafts or opposite walls of such recessed portions shall not be less than 20 feet (6.10 metres) plus an amount equal to twenty percent (20%) of the combined heights of the relevant buildings, shafts or walls, as the case may be.

Usable Open Space

580.52 In buildings containing more than ten housing units, usable open space shall be provided of not less than ten percent (10%) of the gross residential floor area.