

LANDMARK MULTI-USE PROPERTY IN HEART OF DOWNTOWN BURLINGTON



590 BRANT STREET \$2,999,000

HIGHLIGHTS

- 100ft frontage on Brant St
- Prime corner lot siding on the Blenheim St
- DC-13 zoning
- 3 Residential apartments generating approximately \$4,000 monthly revenue

HIGHLIGHTS

- Approximately 2,800 rentable office space on ground and lower levels
- Beautiful landscaping and curb appeal

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NOTE : THIS FEATURE SHEET HAS A PUBLISH DATE OF MARCH 3, 2017 AND MAY BE SUPERCEDED/ WITHDRAWN AT ANY TIME. SEE BROKER FOR UPDATES - E&OE ALL MEASURES APPROXIMATE

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RENTAL ANALYSIS					
SPACE	SIZE	RENT PSF	RENT/MO	RENT/YR	REMARKS
APT 1	1 BDRM		\$ 1,295	\$ 15,540	
APT 2	1 BDRM		\$ 1,159	\$ 13,908	
APT 3	1 BDRM		\$ 1,179	\$ 14,148	
OFFICE AREA	2,800	\$ 15.00	\$ 3,500	\$ 42,000	NET LEASE
			\$ 7,133	\$ 85,596	
OPERATING EXPENSES (RESIDENTIAL)				-\$ 10,000	
NET POTENTIAL INCOME				\$ 75,596	

Good potential holding income for investor

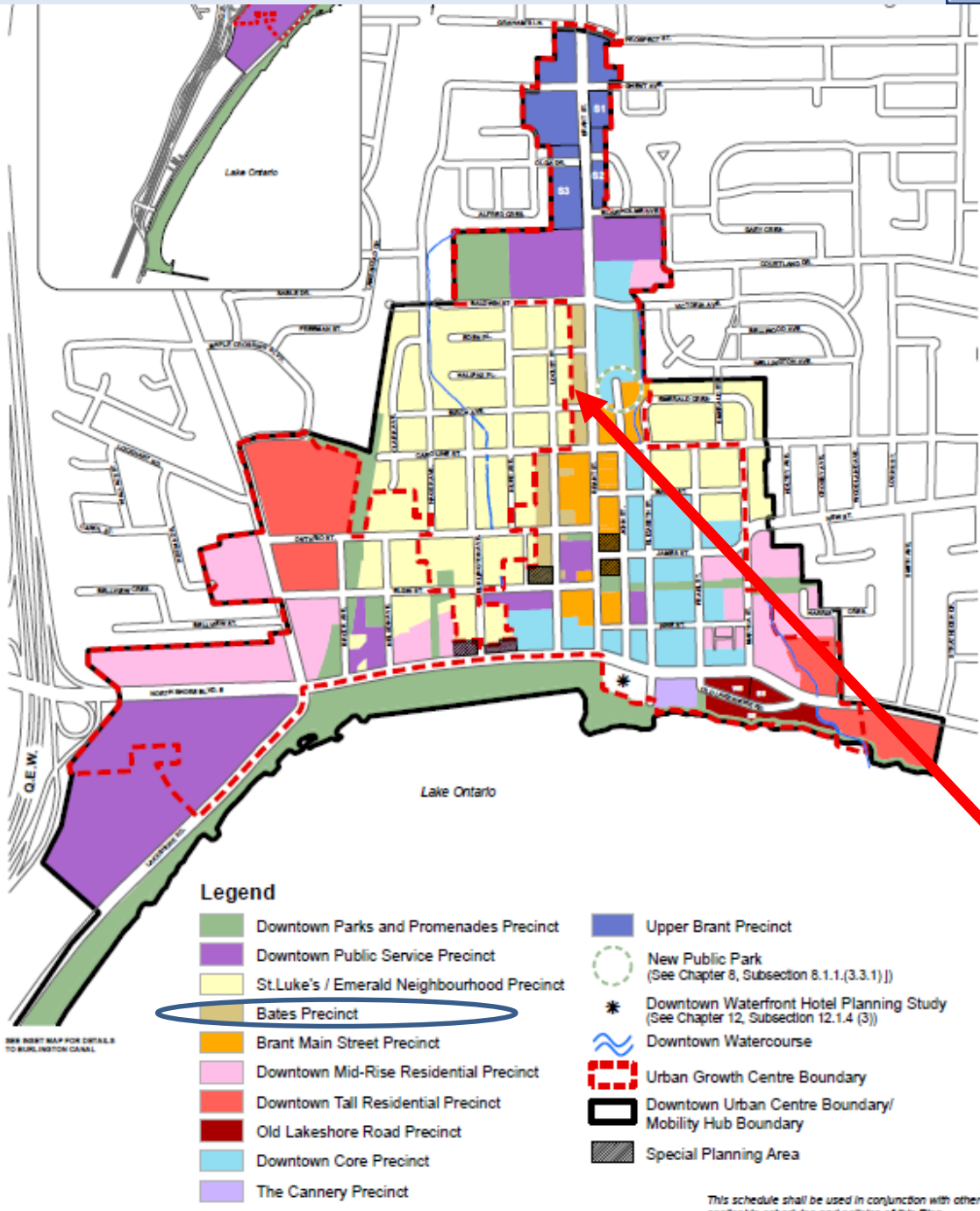
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Property located in the Bates Precinct

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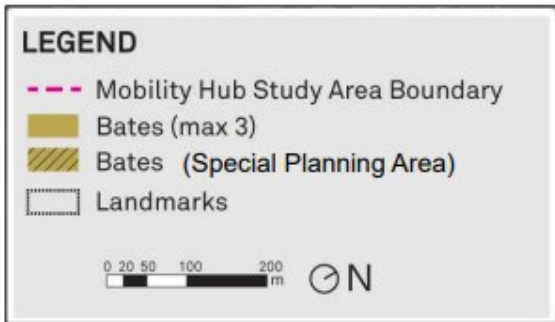
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Bates Precinct (max 3) & Bates Special Planning Area



Excerpt from proposed new official plan for City of Burlington

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The Bates Precinct is a new precinct which formally recognizes the policy direction in the current Official Plan to retain and improve the existing character of the low-rise areas located on the west side of Brant Street, between Baldwin Street and Caroline Street and the west side of Locust Street between Caroline Street and Elgin Street.



The Bates Precinct also responds to public feedback, which identified a strong desire to protect existing heritage character in the downtown.

Draft Intention Statement:

The Bates Precinct recognizes and preserves the concentrated historic character along sections of Locust and Brant Streets including buildings and streetscapes. The precinct acknowledges that limited opportunities for development may exist and will respect and respond to the existing historic character of buildings and their adaptive re-use over time, through the use of building forms and materials currently existing within the precinct as well as by maintaining the existing parcel fabric.

The proposed Bates Precinct includes a Special Policy Area located at the northwest corner of Elgin Street and Locust Street that recognizes the node

created by the Burlington Performing Arts Centre, City Hall, the approved Saxony development and the future extension of the Elgin Promenade.

Excerpt from the Burlington Gazette

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FOR SALE
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USES (a)	ZONES			
	DC	DW	DL-A & DL-B	DL-C
Retail Commercial				
Department Store	✓	✓		
Flea Market	✓(h)	✓(h)		
Large Furniture and Appliance Store	✓	✓		
Supermarket/Grocery Store	✓	✓		
Convenience/Specialty Food Store	✓	✓	✓	
Farmers Market	✓	✓		
Other Retail Stores	✓	✓	✓	

USES (a)	ZONES			
	DC	DW	DL-A & DL-B	DL-C
Hospitality				
Hotel	✓(g)	✓(g)	✓(g)	✓(g)
Convention/Conference Centre	✓(g)	✓(g)	✓(g)	✓(g)
Banquet Centre	✓	✓	✓	✓
Caterer	✓	✓	✓	✓
Entertainment and Recreation				
Recreational Establishment	✓	✓	✓	✓
Entertainment Establishment	✓	✓	✓	✓
Night Club	✓(e)	✓(e)	✓(e)	✓(e)

USES (a)	ZONES			
	DC	DW	DL-A	DL-B
Service Commercial				
Standard Restaurant	✓(a)	✓(a)	✓(a)	
Standard Restaurant with Dance Floor	✓(a)(i)	✓(a)(i)	✓(a)(i)	
Fast Food Restaurant	✓(a)	✓(a)	✓(a)	
Convenience Restaurant	✓(a)	✓(a)	✓(a)	✓(a)
Terrace Patio	✓	✓	✓	✓
Funeral Home	✓(b)			
Elevated Parking Facility	✓(d)	✓(d)		
Veterinary Services	✓(c)	✓(c)	✓(c)	✓(c)
Other Service Commercial Uses	✓	✓	✓	✓
Community				
Community Institution	✓(g)	✓(g)	✓(g)	✓(g)
Office				
All Office Uses	✓(g)	✓(g)	✓(g)	✓(g)

USES (a)	ZONES			
	DC	DW	DL-A & DL-B	DL-C
Residential				
Dwelling units in a commercial/office building	✓	✓	✓	✓
Apartment Building	✓(g)	✓(g)	✓(g)	✓(g)
Retirement Home	✓(g)	✓(g)	✓(g)	✓(g)

Excerpt from current zoning bylaw

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The information contained herein was obtained from the seller. Although deemed reliable, the information is not guaranteed by Martel Commercial Realty Inc., Brokerage. All room measurements are approximate.

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Footnotes to Zoning By-law

- a) Drive-through facilities are not permitted in conjunction with any permitted use.
 - b) Not permitted on lands abutting a residential zone and DRH, DRM, DRL zones.
 - c) The keeping of animals outside is not permitted.
 - d) Excluding a driveway entrance, the ground floor area of all parking structures within 15 metres of a public street shall be used for retail, service commercial, entertainment or recreation uses.
 - e) Not permitted in a building containing residential dwelling units. Maximum capacity shall not exceed 500 persons. Not permitted within 45m of R, DRL, DRM & DRH zones
 - f) Permitted only for a maximum period of 90 days and limited to one occasion in a 12-month period.
 - g) The ground floor of any building within 15 metres of a public street shall be used only for retail or service commercial uses, except when located on the following streets:
 - (i) West side of Brant Street, between Baldwin Street and Caroline Street;
 - (ii) West of Locust Street, between Caroline Street and a point 40 m north of Elgin Street;
 - (iii) East side of Pearl Street, between Pine Street and a point 60 m north;
 - (iv) West side of Martha Street, between Maria Street and James Street;
 - (v) West side of Emerald Crescent, north of Caroline Street;
 - (vi) South side of Victoria Avenue, from a point 30 m east of Brant Street to a point 110 m east of Brant Street
 - h) Flea markets are permitted as a temporary use only, for a period not to exceed 30 days and limited to one occasion in a 12-month period.
 - i) In buildings containing residential dwelling units, a Standard Restaurant, with Dance Floor is only permitted at grade where office uses or uses accessory to residential are located on the second storey.
 - j) Outdoor patios shall be permitted to have entertainment and/or recreational uses until August 17, 2019 in accordance with the temporary use by-law in effect subject to the following:
 - (i) Outdoor entertainment / recreational uses are permitted between the hours of 12:00 pm to 10:00 pm with the exception of Sundays and holidays when such uses are permitted between the hours of 12:00 pm and 6:00 pm.
 - (ii) Outdoor entertainers are limited to one entity (one group or performer) at a time.
 - (iii) The outdoor entertainment / recreational uses remain subject to all other City by-laws in effect, including the City's Nuisance and Noise By-law.Upon expiry of this by-law, entertainment and/or recreational uses will no longer be permitted on outdoor patios.
- 2B. The uses permitted in the DRH, DRM and DRL zones shall be in accordance with Table 6.2.2:

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DC Exception 13

Amendment:

Enacted:

The provisions of Exception Number 344 shall apply, except as follows:

1. Regulations:

- Landscape Buffer abutting a residential zone: 1.5 m
- Parking: 1 occupant parking space per unit

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

Exception 344	Zone DC	Map 9-A	Amendment 2020.205	Enacted April 28, 2005
1.	Additional Permitted use: Detached Dwelling			
2.	Regulations:			
All permitted uses are subject to R3.2 zone regulations and the following additional regulations:				
<p>Retail uses: 300 m² total floor area maximum</p> <p>Landscape buffer abutting a DRL or residential zone: 3 m</p> <p>50% of the area of the front yard and street side yard shall be landscaped, including a 3 m landscape area abutting a street.</p> <p>On lands abutting a residential or DRL zone fencing shall be installed along the common boundary with the residential or DRL zone and shall have a minimum height of 1.8 m, which may be a solid screen fence or a combination of chain link fence and landscape planting to form a dense screen.</p>				

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Municipal Register of Cultural Heritage Resources

- Includes all designated properties as well as some properties that are not designated but have been identified as having heritage value or interest
- The Register currently contains over 60 designated properties and over 200 non-designated properties. These properties are located throughout the City and may be publicly or privately owned.
- Non-designated properties on the Register:
 - Are placed on the Register by City Council in accordance with the Ontario Heritage Act.
 - There are no restrictions on alterations to the property, excluding demolition.
 - Demolition of any structure or building on a property listed on the Register is not permitted. The owner is legally required to give the City 60 days' written notice of intention to demolish. Within 60 days, City Council must vote to either remove the property from the Register, or to prevent demolition by designating the property. Please contact the Heritage Planner if you require more information or wish to submit notice of intention to demolish.
- Designated properties:
 - Are designated by City Council in accordance with the Ontario Heritage Act.
 - Each designated property is subject to a site-specific by-law that identifies character-defining attributes that must be conserved.
 - Alterations to the property may require a Heritage Permit from the City.
 - Designated properties may be eligible for [incentives](#) such as grants and tax rebates.

Front showroom

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590 Brant Street is the location of a two-and-a-half storey Queen Anne style dwelling known as the Patriarche House, which was constructed circa 1913. It is located at the north-west corner of Brant Street and Blenheim Street. The Patriarche House is important in maintaining the historic streetscape of Downtown Burlington and the west side of Brant Street. The property is associated with Philip C. Patriarche, a prominent local Burlington business owner, and is believed to have been built by George Blair, a prominent Burlington builder. The Patriarche House is an excellent example of an Edwardian building constructed in the influence of the Queen Anne Style of architecture. Despite minor changes to heritage fabric, the overall character has been retained. The property was the winner of a Heritage Award in 1991 for 1989 restoration works.

Front showroom and display samples

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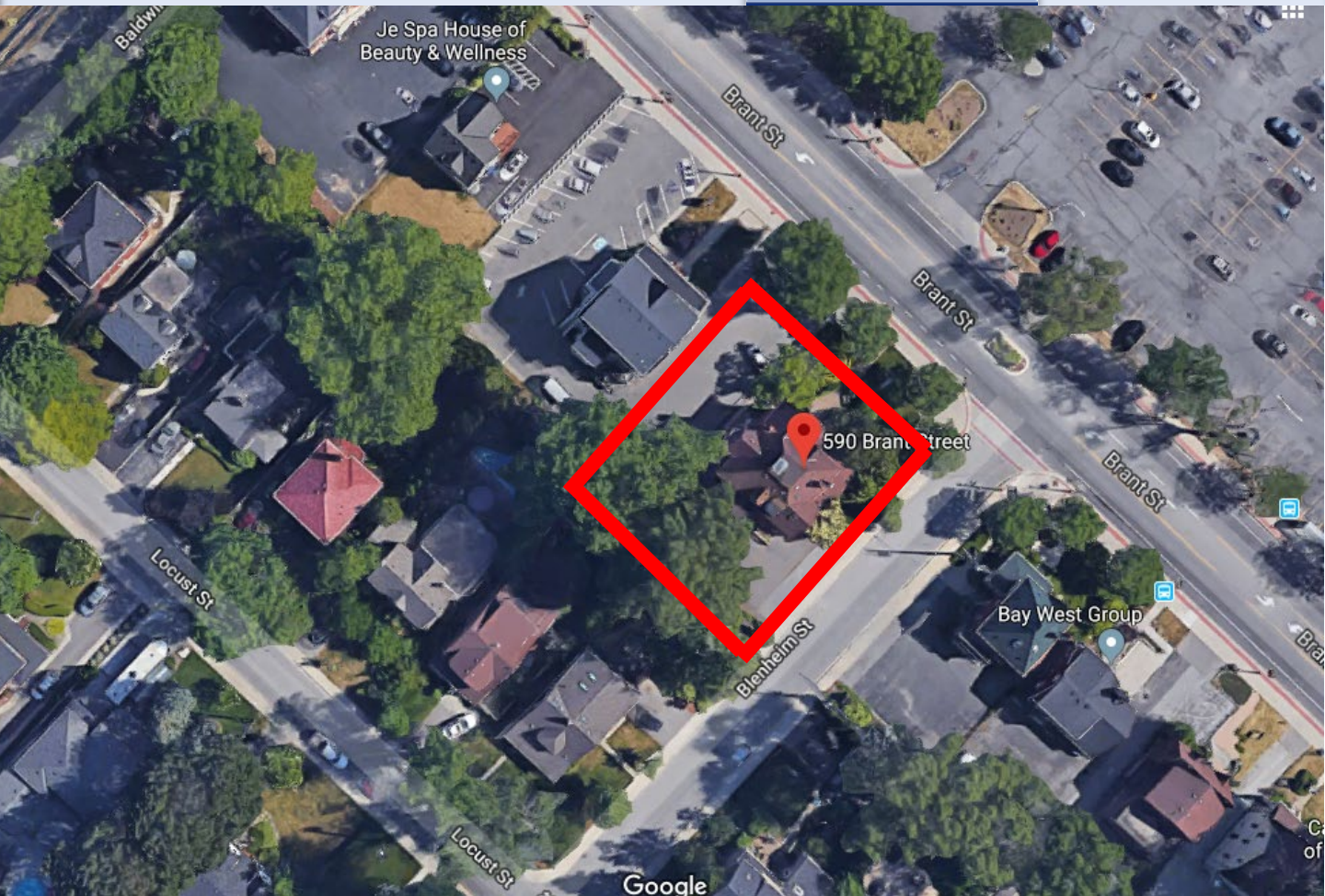
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Located in prime area of Central Burlington

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Storefront view from street

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