



Partnership. Performance.

# INVESTMENT / DEVELOPMENT OPPORTUNITY

For Sale

**\$1,295,000**

Rob Quinn, Broker, Principal  
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# 347-349

## CHURCHILL AVENUE N

## OTTAWA, ON



## 347-349 Churchill Avenue N Ottawa, ON

### Building Size

347	-	1,314 sf (approx.)
349	-	1,600 sf (approx.)

### Land Size

347	-	3,722 sf
349	-	2,813 sf
TOTAL	-	6,536 sf

### Frontage

347	-	28.94 ft
349	-	38.39 ft
TOTAL	-	67.30 ft

### Parking

Approx. five (5) spaces

### Services

All Municipal Services

### Zoning

GM1- General Mixed Use Zone

### Realty Taxes

347	-	\$10,695.65	(2013)
349	-	\$6,004.52	(2013)

### Sale Price

**\$1,295,000**

### Description

A two building offering located in the highly desirable Westboro Village. The buildings at 347-349 Churchill Avenue feature a combination of commercial and residential space on two lots with a flexible zoning and possible redevelopment opportunities.

347 Churchill consists of a single storey office building which includes reception, four (4) private offices and an open concept work area. It has parking in the front and in a rear side yard.

349 Churchill consists of a two-storey structure divided into three (3) areas. This consists of a ground floor front office space (currently vacant), a main ground floor rear one (1) bedroom apartment (occupied) and a second level two (2) bedroom suite (occupied) currently used as office space.

### Lease Details

347	-	Vacant on closing
349	-	Ground level front - 450 sf approx., vacant
		Ground level rear - leased month to month, \$657.63 per month, hydro included, no parking
		Second level - 800 sf approx., expires Mar-31-15, \$1,295 per month. Tenant pays hydro, one parking included. 90 days notice in the event of a sale



Avison Young Commercial Real Estate (Ontario) Inc., Brokerage  
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## 347-349 Churchill Avenue N Ottawa, ON

### Roof

- 347 - Coventional flat roof (approx. 15 years old)
- 349 - Combination flat roof (approx. 15 years old) and shingles (approx. 5 years old)

### Air Conditioning

- 347 - One (1) central cooling unit
- 349 - One (1) window unit, ground floor

### Heating

Gas fired units (approx. 5-7 years old)

- 347 - One (1) unit
- 349 - One (1) unit

### Hot Water Tank

- 347 - Owned
- 349 - Owned

### Signage

- 347 - Building signage
- 349 - Pylon sign

### Washrooms

- 347 - One (1) two-piece
- 349 - Ground Rear - One (1) 3-piece
- Ground Front - One (1) 2-piece
- Upper - One (1) 3-piece

### Security

- 347 - Monitored alarm
- Motion & Contact

### Inclusions

- 347 - Window blinds
- Alarm system
- Shed in rear
- Two reception work stations
- 349 - Window air conditioning unit

### Exclusions

- 347 - All furniture
- All built in cabinetry (except kitchen and bath area)
- Ceiling light fixtures in front office
- 349 - Washer/Dryer/Fridge/Stove (upper unit)
- Fridge/Stove (rear unit)

### Environmental Reports

None available

### Additional Features/Notes

- 347 - Energy efficient lighting upgrades
- 349 - Newer upgrades to second floor unit in kitchen (flooring), bedroom (flooring) and bathroom (flooring, hardware, vanity, tub and sink)



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## 347-349 Churchill Avenue N Ottawa, ON

### Operating Expenses- 12 month period

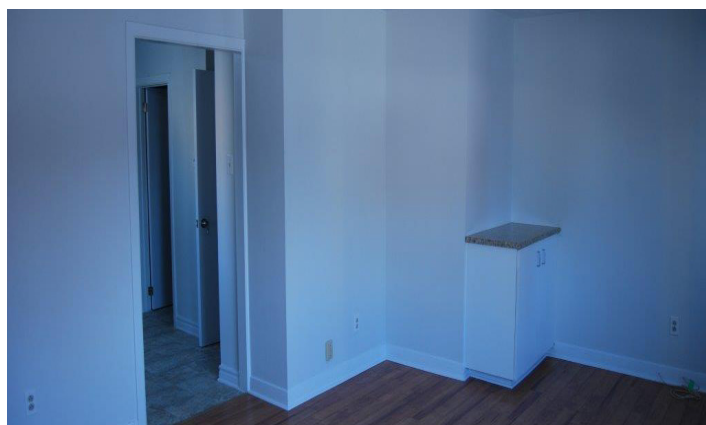
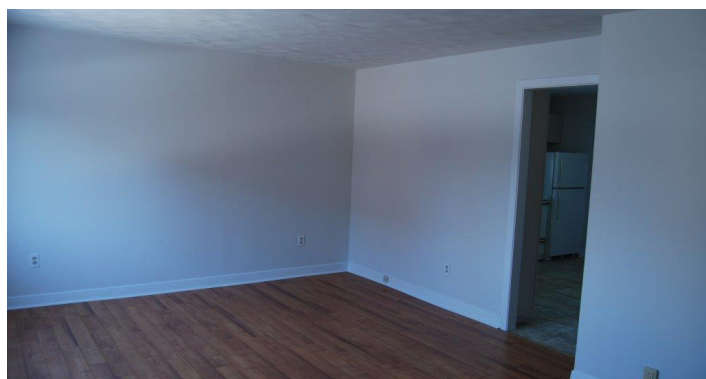
	347	349
Building Insurance <sup>(1)</sup> (Approx.)	\$1,000.00 (2013)	\$1,500.00 (2013)
Snow Removal	\$1,200.00 (2013)	\$ - (2013)
Realty Taxes	\$10,968.65 (2013)	\$6,004.52 (2013)
Sewer and Water (Approx.)	\$89.54 (2012)	\$1,976.25 (2012)
Hydro (Approx.)	\$2,670.39 (2012)	\$678.99 (2012)
Gas (Approx.)	\$1,253.05 (2012)	\$1,436.87 (2012)
Maintenance & Repairs	<sup>1</sup> See note	

### Total

<sup>1</sup> Owner does any required repairs to the buildings using in-house resources. Limited number of repairs have been required.

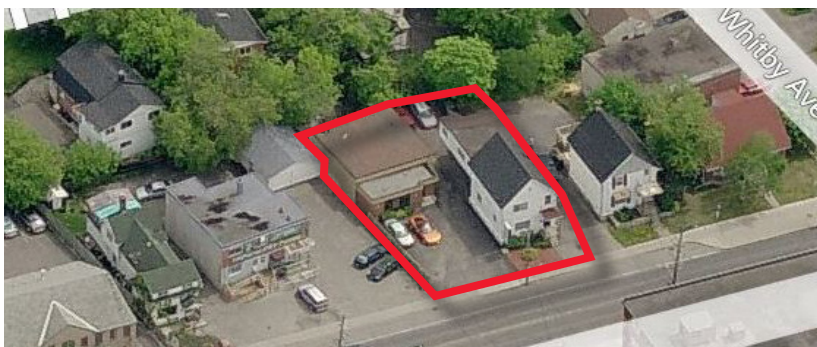
### Other - Closing Notes

August 15<sup>th</sup> to September 1<sup>st</sup> 2014

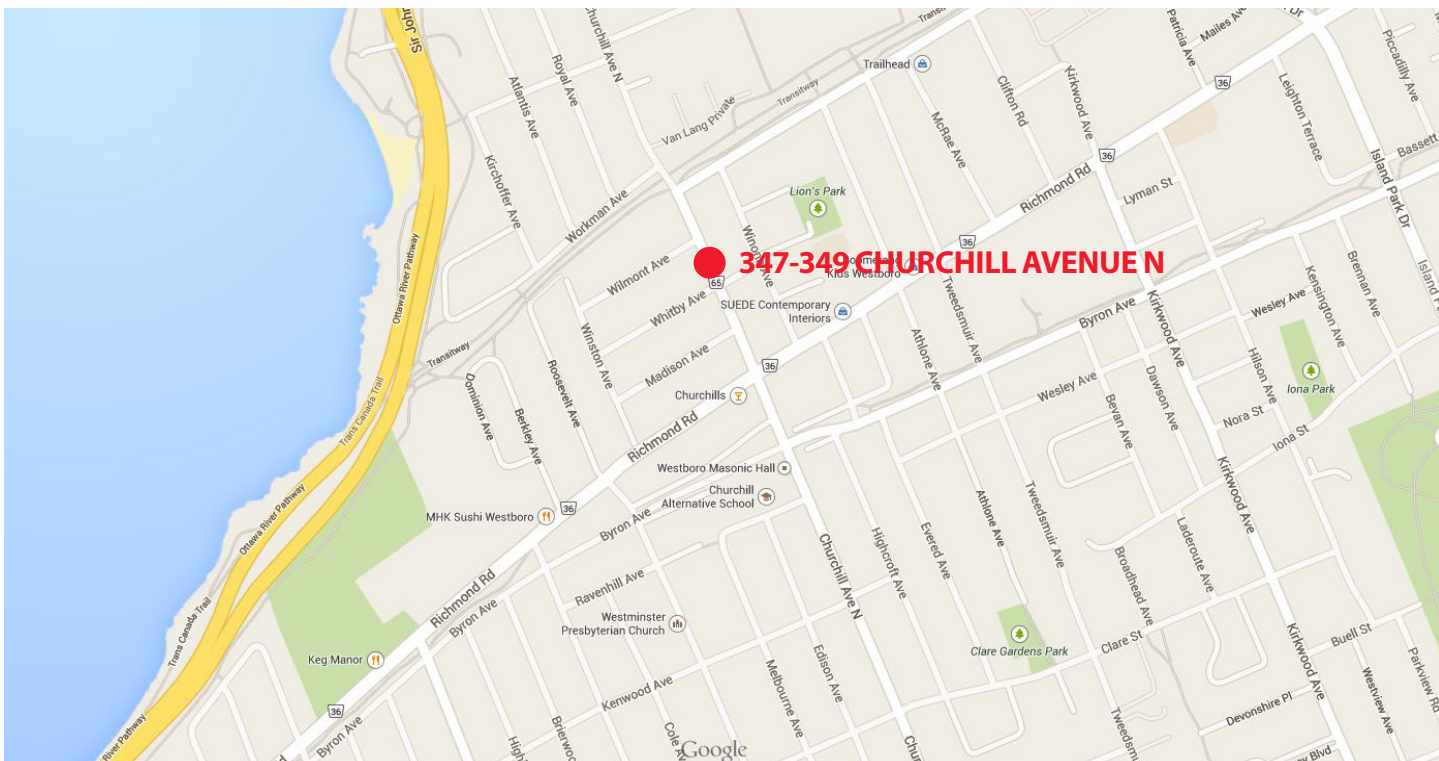


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## Location Map (Approximate, not to scale)



### Location:

Centrally located in the Westboro community on Churchill Avenue North just steps from the popular Richmond Road shops and services. Bus transit is nearby allowing quick and efficient access to Tunney's pasture and Downtown Ottawa.

### Legal Description:

#### 347 Churchill Avenue N

PART OF LOTS 10 AND 11 PLAN 37, PART 1 PLAN 4R21104; OTTAWA. T/W AN EASEMENT IN FAVOUR OF PART OF LOTS 10 AND 11 PLAN 37, PART 1 PLAN 4R21104 OVER PART OF LOTS 10 AND 11 PLAN 37, PART 3 PLAN 4R21104 AS IN OC845858.

#### 349 Churchill Avenue N

PART OF LOTS 10 AND 11 PLAN 37, PARTS 2 AND 3 PLAN 4R21104; OTTAWA. S/T AN EASEMENT OVER PART OF LOTS 10 AND 11 PLAN 37, PART 3 PLAN 4R21104 IN FAVOUR OF PART OF LOTS 10 AND 11 PLAN 37, PART 1 PLAN 4R21104 AS IN OC845858. SUBJECT TO AN EASEMENT IN GROSS OVER PART 2 PLAN 4R-24867 AS IN OC1190240



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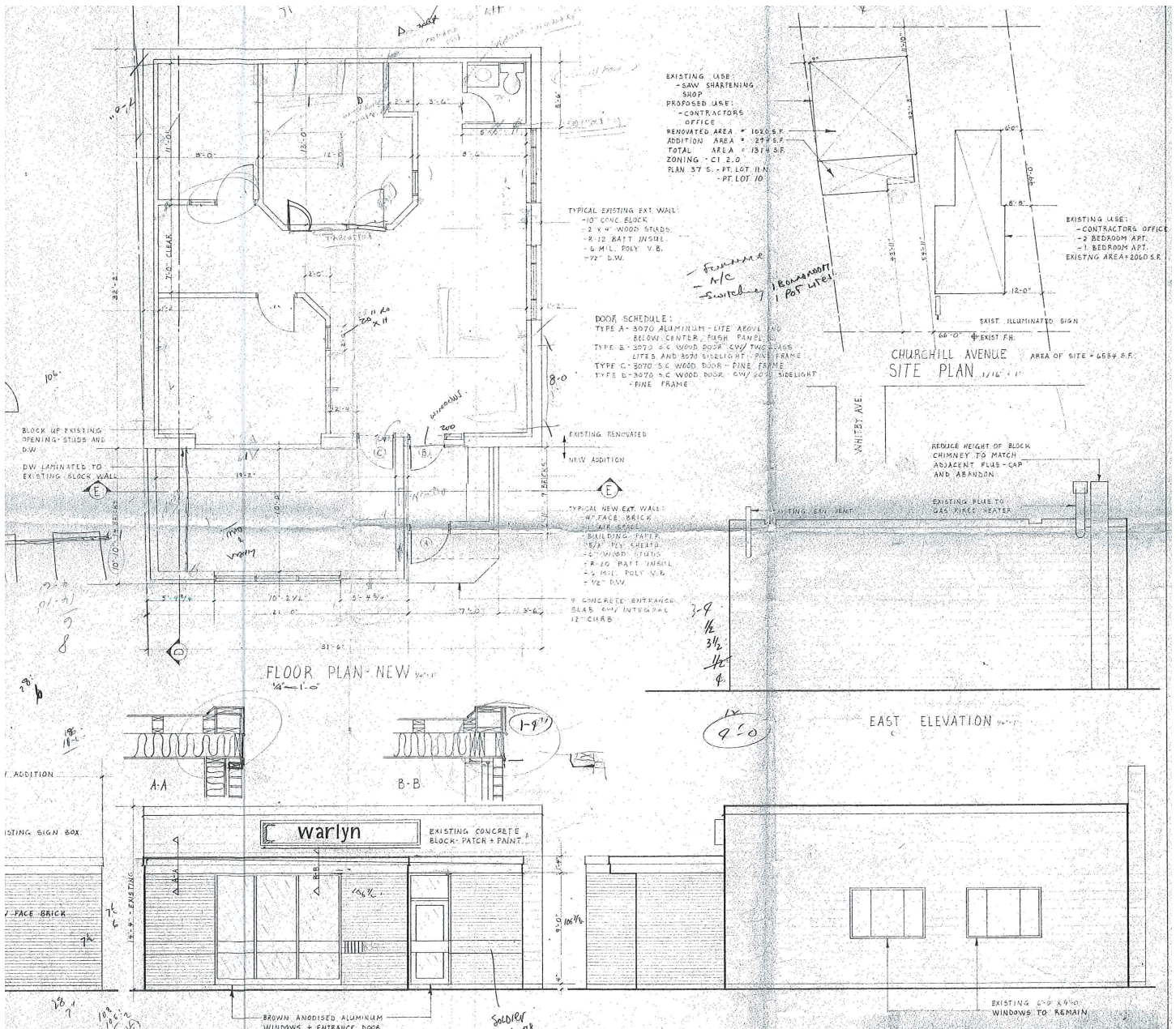
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# Floor Plan

(Approximate, not to scale)

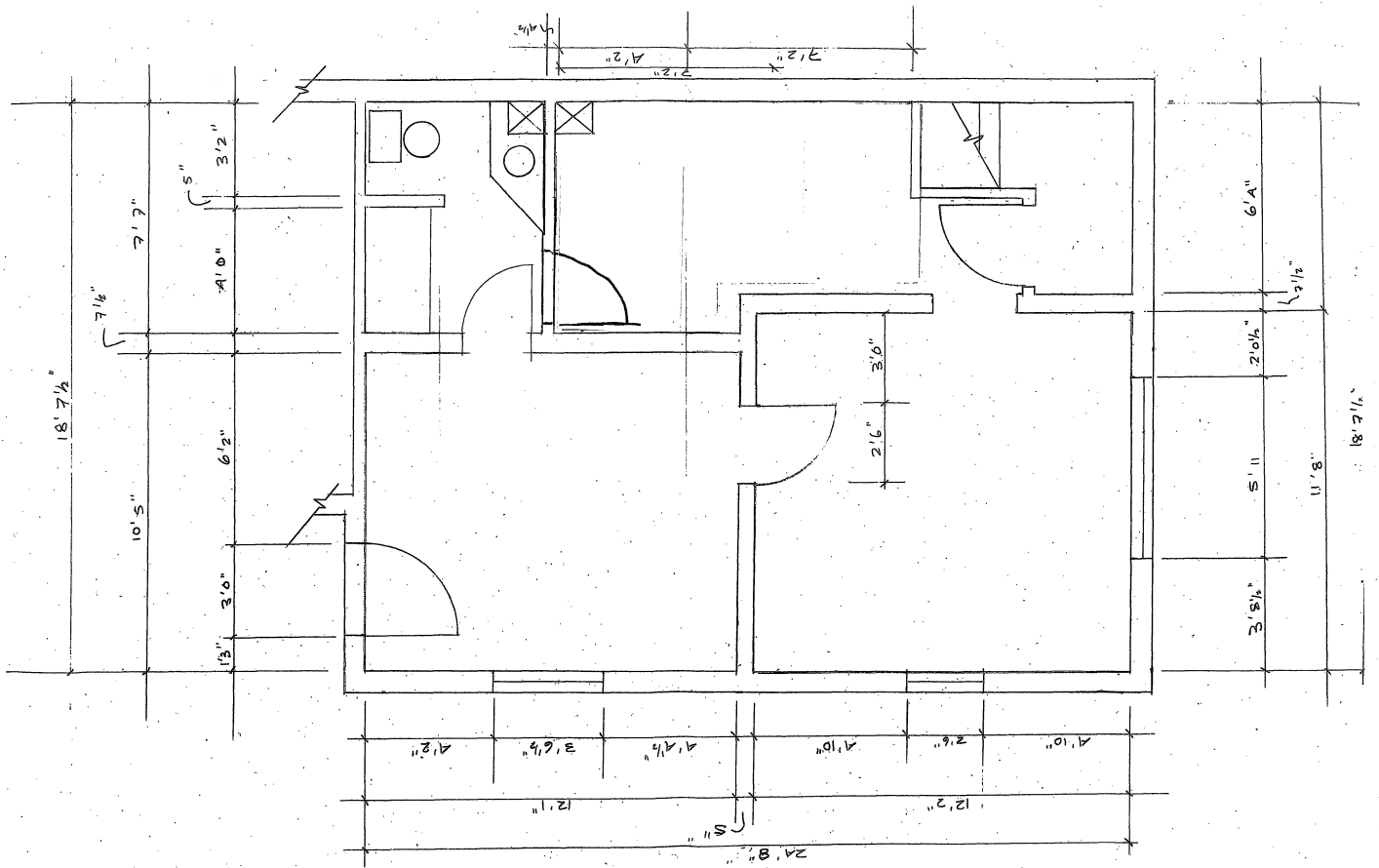
## 347 Churchill Avenue - Single Level Office



# Floor Plan

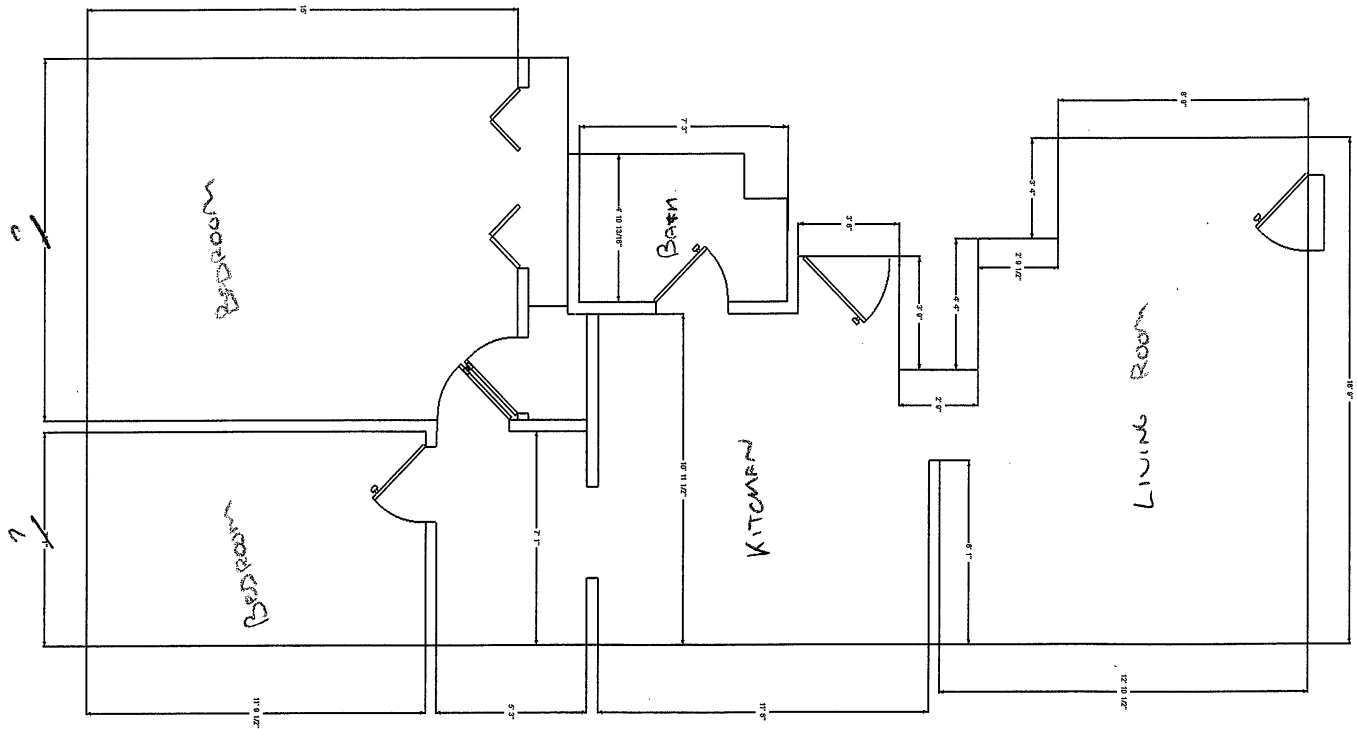
(Approximate, not to scale)

## 349 Churchill Avenue - Ground Floor Front Unit



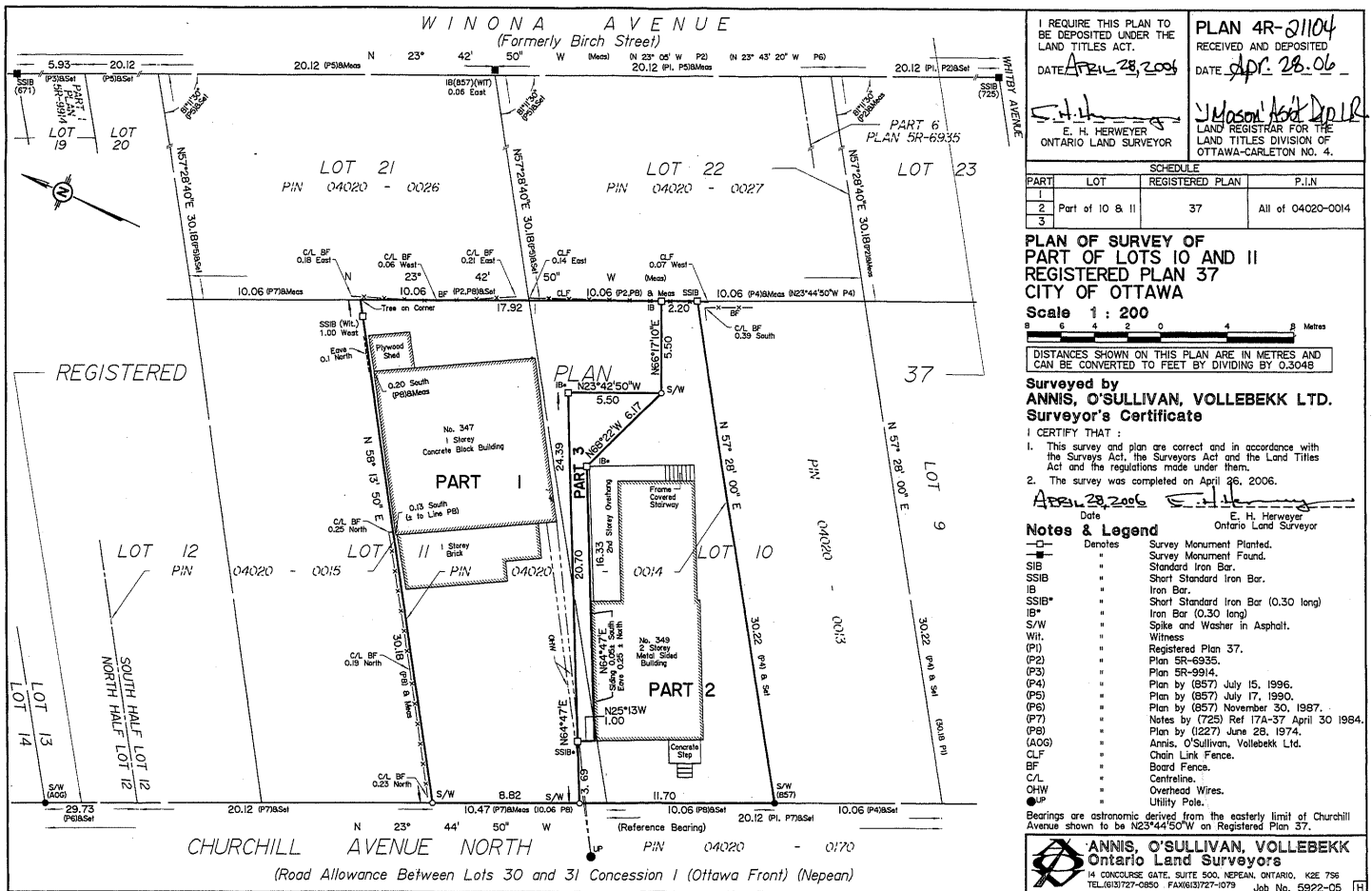
*(Approximate, not to scale)*

## 349 Churchill Avenue - Second Floor





# Site Plan



## GM - General Mixed Use Zone (Sec. 187-188)

### Purpose of the Zone

The purpose of the GM – General Mixed-Use Zone is to:

- (1) allow residential, commercial and institutional uses, or mixed use development in the **General Urban Area** and in the **Upper Town, Lowertown and Sandy Hill West Character Areas** of the **Central Area** designations of the Official Plan;
- (2) limit commercial uses to individual occupancies or in groupings in well defined areas such that they do not affect the development of the designated Traditional and Arterial Mainstreets as viable mixed-use areas;
- (3) permit uses that are often large and serve or draw from broader areas than the surrounding community and which may generate traffic, noise or other impacts provided the anticipated impacts are adequately mitigated or otherwise addressed; and
- (4) impose development standards that will ensure that the uses are compatible and complement surrounding land uses.

### 187. In the GM Zone, Permitted Non-Residential Uses

- (1) The following non-residential uses are permitted subject to:

- (a) the provisions of subsections 187(3), (4) and (5).

**animal care establishment**

**animal hospital**

**artist studio**

**bank**

bank machine

**catering establishment**

**community centre**

**community garden**, *see Part 3, Section 82*

**community health and resource centre**

**convenience store**

**day care**

**diplomatic mission**, *see Part 3, Section 88*

**drive-through facility**

**emergency service**

funeral home

**home-based business**, *see Part 5, Section 127*

home-based day care, *see Part 5, Section 129*

**instructional facility**

**library**

**medical facility**

**municipal service centre**

**office**

**personal service business**

**place of assembly**

place of worship

# Zoning - Continued

post office  
**recreational and athletic facility**  
**research and development centre**  
**residential care facility** (By-law 2011-273)  
**restaurant**  
retail food store  
**retail store**  
**service and repair shop**  
**shelter**, *see Part 5, Section 134* (By-law 2011-273)  
**small batch brewery**, *see Part 3, Section 89*  
**technology industry**  
**training centre**

## Permitted Residential Uses

- (2) The following residential uses are permitted subject to:
- (a) the provisions of subsections 187(3), (4) and (5); and
  - (b) a maximum of ten guest bedrooms in a bed and breakfast.
    - apartment **dwelling**, low rise
    - apartment **dwelling**, mid-high rise
    - bed and breakfast**, *see Part 5, Section 121*
    - dwelling** unit
    - group home**, *see Part 5, Section 125*
    - planned unit development**, *see Part 5, Section 131*
    - retirement home**
    - retirement home, converted**, *see Part 5, Section 122*
    - rooming house**
    - rooming house, converted**, *see Part 5, Section 122*
    - rooming unit**
    - stacked dwelling**, *see Part 5, Section 138* (By-law 2010-307)
    - townhouse dwelling**, *see Part 5, Section 138* (By-law 2012-334) (By-law 2010-307)

## Zone Provisions

- (3) The zone provisions are set out in Table 187 below.

**TABLE 187 - GM ZONE PROVISIONS**

I ZONING MECHANISMS		II PROVISIONS
(a) Minimum lot area		No minimum
(b) Minimum lot width		No minimum
(c) Minimum front yard and corner side yard setbacks		3 m
(d) Minimum interior side yard setbacks	(i) for a non-residential or mixed-use building, from any portion of a lot line abutting a residential zone	5 m



## Zoning - Continued

	(ii) for a residential use building	1. for a building equal or lower than 11 metres in height 2. for a building higher than 11 metres in height	1.2 m 3 m
	(iii) all other cases		No minimum
(e) Minimum rear yard setback	(i) abutting a street		3 m
	(ii) from any portion of a rear lot line abutting a residential zone		7.5 m
	(iii) for a residential use building		7.5 m
	(iv) all other cases		No minimum
(f) Maximum building height			18 m
(g) Maximum floor space index			2, unless otherwise shown
(h) Minimum width of landscaped area	(i) abutting a street		3 m
	(ii) abutting a residential or institutional zone		3 m
	(iii) other cases		No minimum
(i) minimum width of landscaped area around a parking lot			see Section 110 – Landscaping Provisions for Parking Lots

(4) Storage must be completely enclosed within a building.

(5) For other applicable provisions, see Part 2 – General Provisions, Part 3 – Special Use provisions, and Part 4 – Parking and Loading Provisions.

### GM SUBZONES

**188.** In the GM Zone, the following subzones apply:

#### GM1 SUBZONE

- (1) In the GM1 Subzone:
  - (a) no more than 50% of the permitted floor space index may be used;
  - (b) the provisions of subsection 187(3)(h)(ii) applies but may be reduced to 1 metre where a minimum 1.4 metre high opaque screen is provided; and
  - (c) the provision of subsection 188(1)(a) above does not apply to the following uses and the full floor space index may be used:
    - apartment **dwelling**, low rise
    - apartment **dwelling**, mid-high rise
    - community centre**
    - community health and resource centre**
    - day care**
    - dwelling** unit
    - group home**, see Part 5, Section 125
    - library**
    - planned unit development**, see Part 5, Section 131
    - residential care facility**
    - retirement home**

## Zoning - Continued

**retirement home, converted,** *see Part 5, Section 122*

**rooming house**

**rooming house, converted,** *see Part 5, Section 122*

**rooming unit**

**shelter,** *see Part 5, Section 134*

**stacked dwelling,** *see Part 5, Section 138 (By-law 2010-307)*

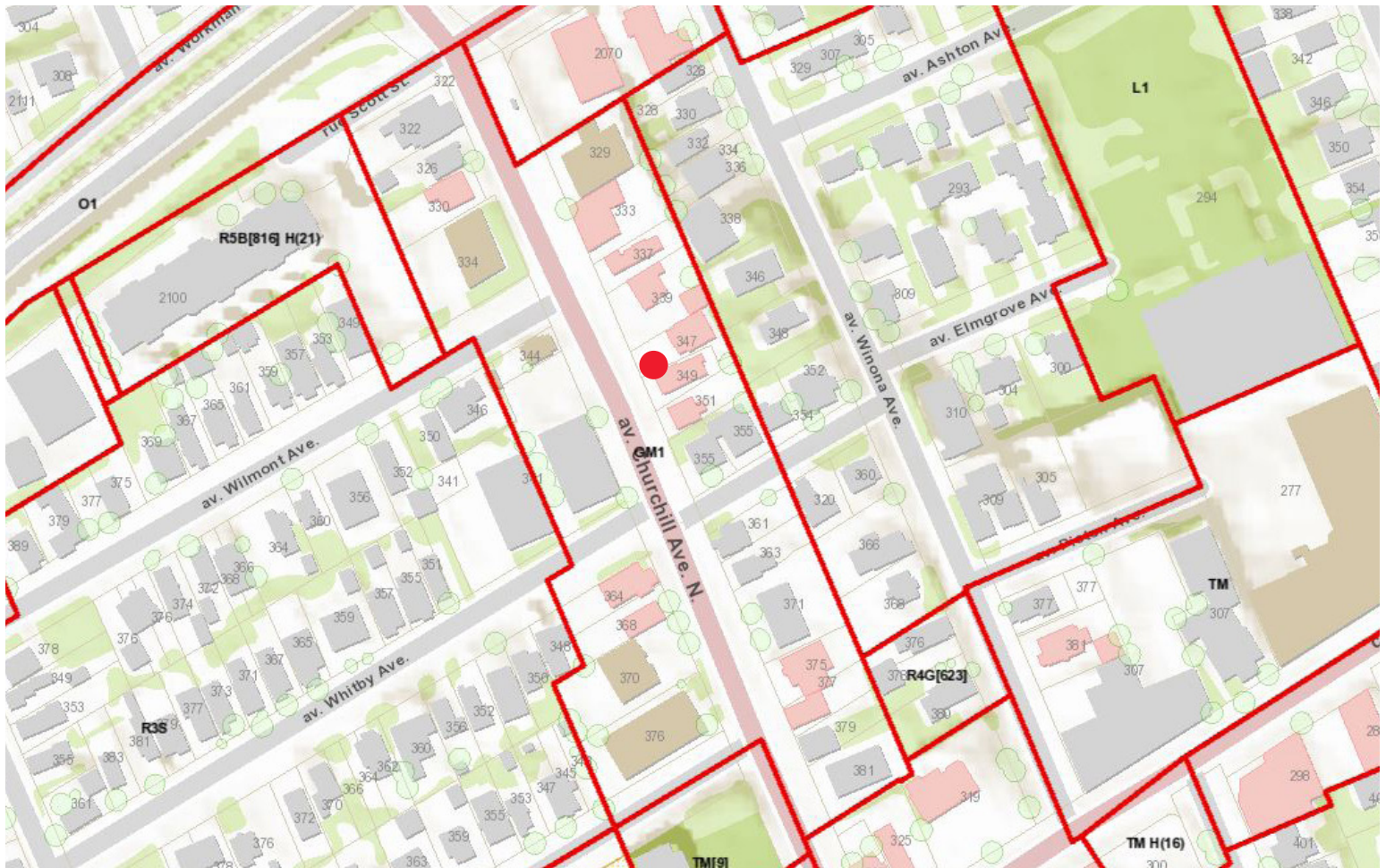
**townhouse dwelling,** *see Part 5, Section 138 (By-law 2012-334) (By-law 2010-307)*



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# Zoning Map







## Roads

## Transportation

## Property

-  Property Parcels

## Zoning By-law (Consolidated)

-  Zoning Boundary
-  Flood Plain (Section 58)
-  Flood Plain - Area Specific Provisions (Section 58)
-  Heritage (Section 60)

## Surface Water



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