

# One Bedroom Condo Close to Hospital



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and

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**250-287-0011**

**#110-322 Birch St,**  
*Campbell River, Vancouver Island*  
**\$159,900** Canadian



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**ROYAL LEPAGE**  
Advance Realty Ltd. 

This one bedroom accessible condo offers affordable home ownership. The desirable location close to the hospital, bus routes and services is popular with retirees and workers alike as it offers easy access to downtown as well as to the waterfront and main roads through town.

The building sits back from the road, with good off-road parking. It is close to Centennial Park which is home to the outdoor pool as well as tennis courts, forested grounds and a play area.

Unit 110 is a one bedroom ground floor unit with southern exposure providing good sunshine. It has new laminate



flooring throughout and features a large sliding door in the living room which leads out to a patio with a low wall surrounded by lawn. The large slider has an electric blind window covering. The kitchen has ample cabinetry and good counter-top space.

**545sqft 1 bedroom condo | Strata fees \$265 / month**

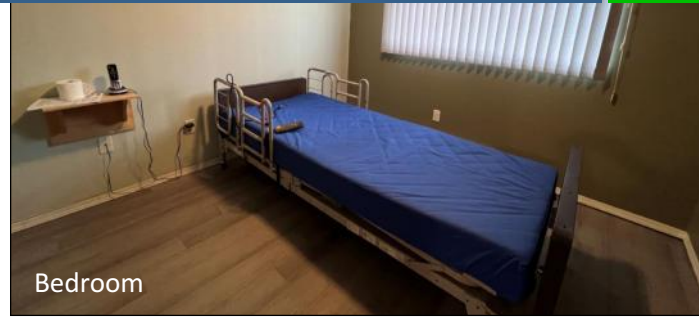


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#110-322 Birch St, Campbell River

3



Bedroom



Living room + patio

It should be noted that the current owner had mobility issues and so there are railings throughout the home. All interior doors have been removed and there are no doors on the upper cabinets in the kitchen. Being a ground floor unit this home is easily accessible for those with mobility aids.

Hot water and hot water baseboard heat are included, making costs low. There are coin-operated laundry facilities on the ground floor of the building. Strata fees are currently \$265 a month.

This unit is ready for a new owner to move in and make it their own. The Cedarbrook building is well run, with an active strata group and outside strata management.

The beautiful community of Campbell River is located on the east coast of central Vancouver Island between Strathcona Park to the west, and the Discovery Islands to the east. Serving a city population of approximately 37,000, Campbell River is also the service centre for the communities on northern Vancouver Island. The city has all services and amenities, including a large



Bathroom



Laundry



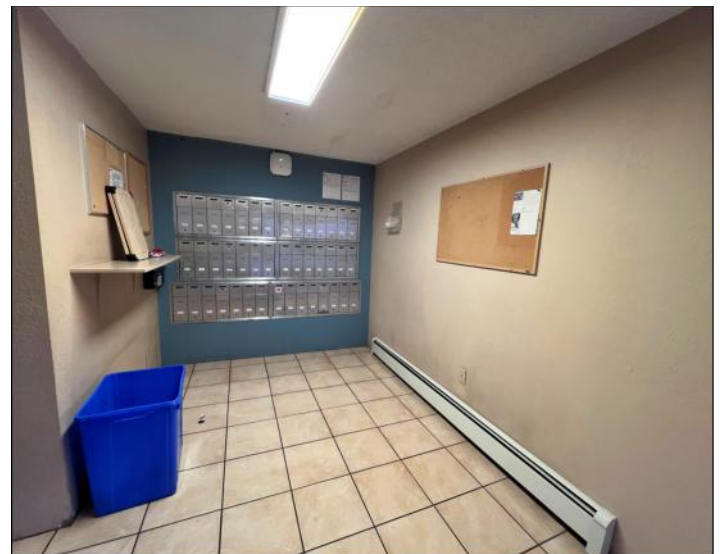


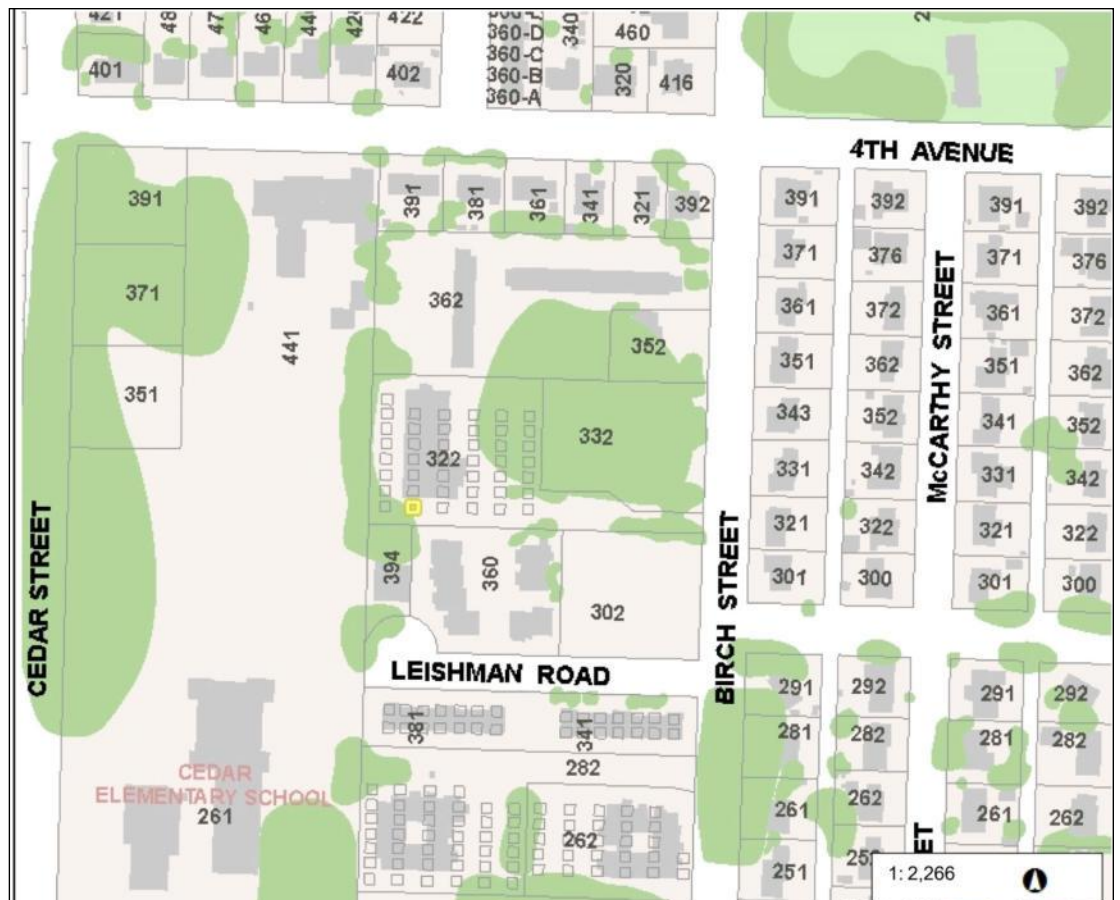
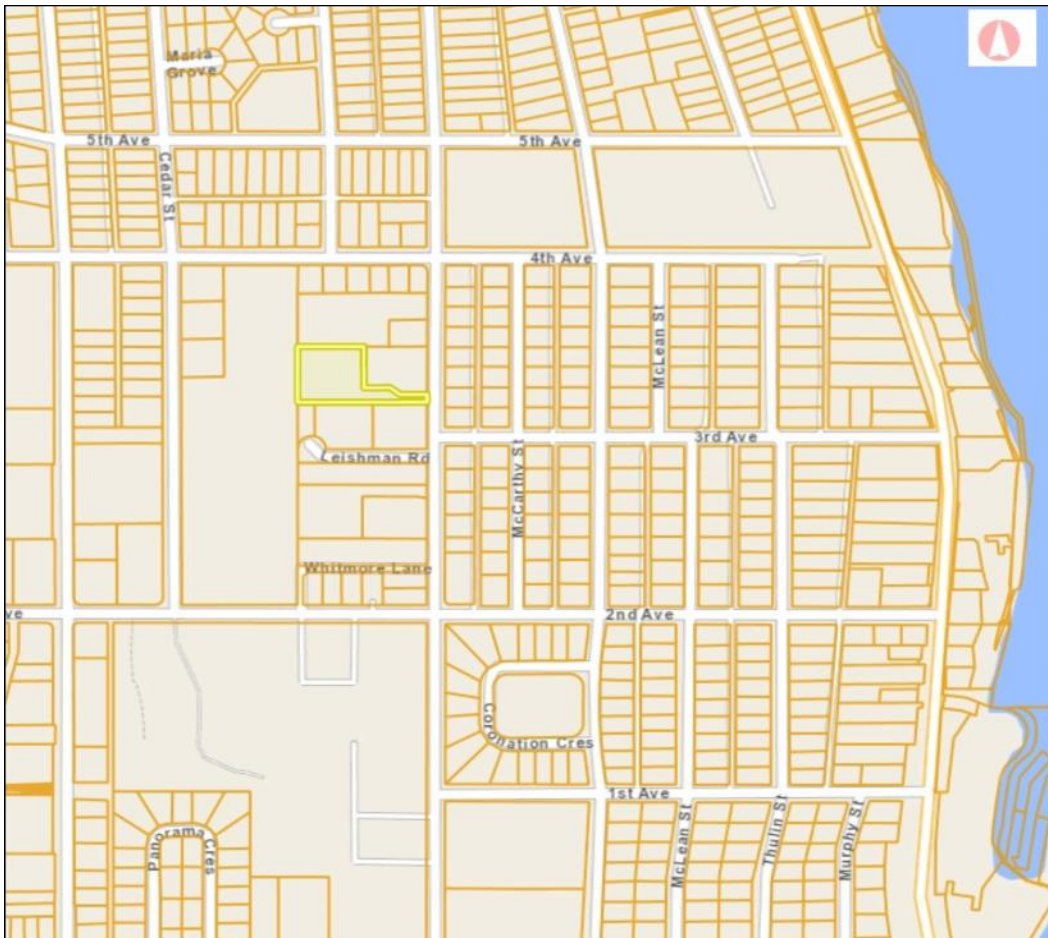
Kitchen

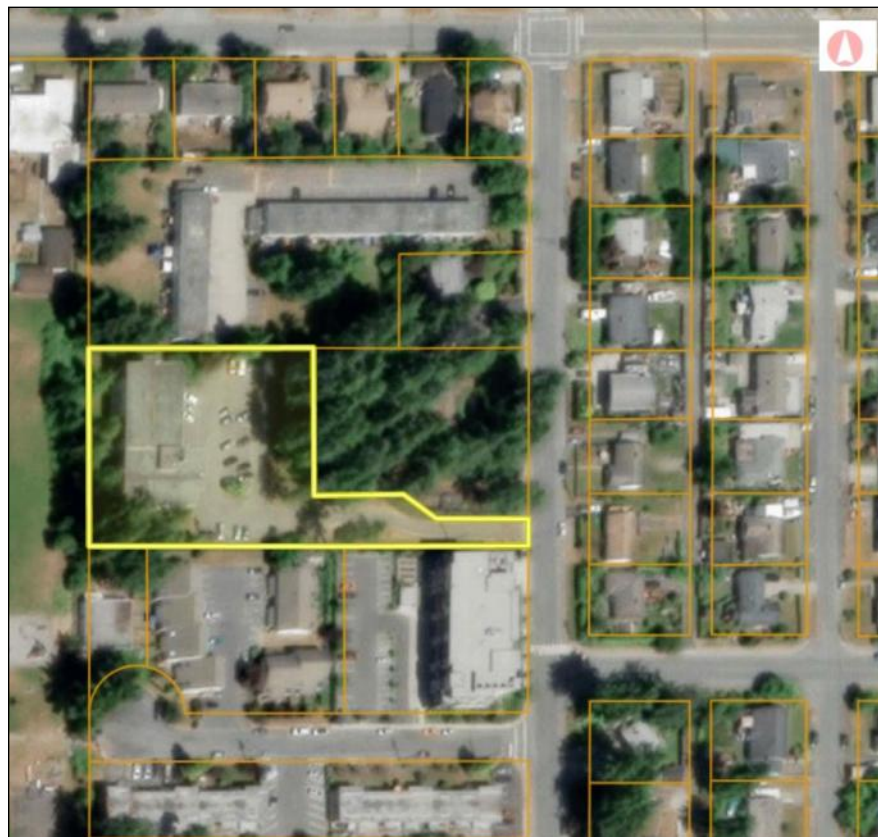
hospital, a North Island College campus, rec centres, museums, major shopping anchors and a wide variety of smaller shops, a vibrant restaurant and food culture, and a growing arts community. Renowned for its amazing forests and easy access shoreline, the city prides itself on the popular paved sea walk that runs along the oceanfront as well as the forest trails which surround the community.

Campbell River is nestled in a region rich in natural resources, scenic beauty and an incredible variety of wildlife. One of the four main fishing centres on Vancouver Island, the city is internationally famous for both its ocean and freshwater fishing and the year-round salmon fishing in Discovery Passage is unmatched. From world-class golf and ocean diving to skiing, kayaking, hiking and mountain biking, visitors marvel at the variety of outdoor activities this region has to offer, all with Campbell River as a comfortable home base. Whether looking for exciting outdoor adventure or to simply appreciate the natural beauty of the region, Campbell River offers easy access.

Vancouver Island has one of the world's most diverse ecosystems: Rainforests, marshes, meadows, beaches, mountains, oceans, rivers and lakes create habitats for multitudes of wildlife species.









**Legend**

- Property Parcels
- Zoning
  - A-1
  - A-2
  - C-1
  - C-1A
  - C-1B
  - C-1C
  - C-2
  - C-3
  - C-4
  - C-4A
  - C-4B
  - C-4C
  - C-4D
  - C-5
  - C-6
  - C-7
  - C-8
  - CD1-A1
  - CD1-A2
  - CD1-A3
  - CD1-A4
  - I-1
  - I-2
  - I-3
  - I-4
  - LS-C
  - LS-R
  - MHP
  - PA-1
  - PA-2
  - PA-3
  - R-1
  - RE-1
  - RM-1
  - RM-2
  - RM-3
  - RM-4
  - RR-1

43 0 43 87 Meters  
 NAD\_1983\_UTM\_Zone\_10N  
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**CITY OF CAMPBELL RIVER**  
**Zoning Bylaw 3250, 2006**

**Schedule "A"**

**5.28 RESIDENTIAL MULTIPLE FOUR (RM – 4) ZONE**

**Purpose:**

This zone provides for the development of high-rise residences in multiple-family complexes within the high density residential designation, typically four to eight storey apartment style complexes.

**5.28.1 Permitted Uses:**

The following uses are permitted:

*Bylaw 3399, 2009 – Replaces "Multiplex with Apartment" – Mar 16/10*

- (a) apartment;
- (b) community care, or social care facility, or both.

**5.28.2 Lot Area:**

The minimum lot area shall be 1,000 square metres for "fee-simple" lots.

**5.28.3 Density:**

The maximum density permitted is 95 dwelling units per hectare, prior to density bonus for amenity provision, as follows:

- (a) A density bonus of up to ten (10) additional dwelling units per hectare is permitted where 80% or more of the required parking is underground or integrated parking; and/or
- (b) A density bonus of up to five (5) additional dwelling units per hectare is permitted where monetary contribution is made for parkland development or for recreational or environmental greenways development or enhancement (exclusive of any environmental greenways enhancement provided in conjunction with a riparian area setback reduction), equivalent to 1% per unit of density bonus of appraised land value prior to development; to a maximum of 110 dwelling units per hectare.
- (c) A density bonus of one additional dwelling is permitted for every five units of Affordable Housing provided, up to a maximum 95 additional dwelling units per hectare, to a maximum density of 190 dwellings per hectare. Affordable Housing must be secured through a covenant registerable under section 219 of the *Land Title Act* in favour of the City.

**5.28.4 Lot Coverage:**

The maximum lot coverage of all buildings is 50%.



**CITY OF CAMPBELL RIVER**  
**Zoning Bylaw 3250, 2006**

**Schedule "A"**

**5.28.5 Minimum Dimensions Required for Yards:**

Yards in this zone must have the following minimum dimensions:

Front yard:	minimum 7.5 metres
Rear yard:	minimum 7.5 metres
Side yard:	minimum 3.0 metres
Side yard adjoining a local road:	minimum 3.5 metres
Side yard adjoining a highway, arterial or collector road:	minimum 4.5 metres

**5.28.6 Building Height:**

The maximum height of a principal building is 26.0 metres. Notwithstanding this provision, for a lot along Island Highway 19A from 6<sup>th</sup> Ave. south to the Evergreen Road ROW, maximum building height shall be 8 metres above the height of the finished grade of the highway adjacent to that lot. For a lot along Island Highway 19A from the Evergreen Road ROW south to Simms Creek, maximum building height shall be measured to the highest roof peak, and shall not exceed a height of 3.0 metres below the "top of the ridge" adjacent to or within that lot. The geodetic height for the "top of the ridge" will be determined by the City and confirmed by BCLS.

*Bylaw 3399, 2009 – Replaces "Multiplex with Apartment" – Mar 16/10*

**Conditions of Use:**

- 5.28.7** Notwithstanding the provisions of sub-section 5.28.3 above, a 47 unit apartment is permitted at 710 Dogwood Street (Legal Description: Lot A, District Lot 73, Sayward District, Plan 26901) on 0.54 hectare land area.
- 5.28.8** Notwithstanding the provisions of sub-sections 5.28.3 and 5.28.5 above, a 15 unit apartment is permitted at 621 7<sup>th</sup> Ave (Legal Description: Lot 1, District Lot 73, Sayward District, Plan 7092) on 0.0445 hectare land area, with a minimum side yard adjacent to an arterial of 3.8 metres.
- 5.28.9** Notwithstanding the provisions of sub-section 5.28.3 above, a 22 unit apartment is permitted at 541 7<sup>th</sup> Ave (Legal Description: Lot 3, District Lot 73, Sayward District, Plan 7730) on 0.167 hectare land area.
- 5.28.10** Notwithstanding the provisions of sub-section 5.28.3 above, a 57 unit apartment is permitted at 795 9<sup>th</sup> Ave (Legal Description: Lot A, District Lot 73, Sayward District, Plan 26571) on 0.4249 hectare land area.

**CITY OF CAMPBELL RIVER**  
**Zoning Bylaw 3250, 2006**

**Schedule "A"**

**Bylaw 3346, 2008 Amds 5.35.11 – June 24/08**

- 5.28.11** Notwithstanding the provisions of sub-section 5.28.3 above, a 32 unit apartment is permitted at 451 9<sup>th</sup> Ave (Legal Description: Lots 2, 3, 4 and 7, District Lot 73, Sayward District, Plan 11867) on 0.26 hectare land area.

**Bylaw 3347, 2008 Adds 5.35.12 – Aug 26/08**

- 5.28.12** Notwithstanding the provisions of sub-section 5.28.3 above, a 40 unit apartment is permitted at 371/391 Island Highway (Legal Description: Lots 13 and 14, District Lot 72, Sayward District, Plan 3686, and the adjacent road right-of-way and foreshore areas) on 0.3861 hectare land area.

**Bylaw 3854, 2022 Adds 5.35.13 – Aug 15/22**

- 5.28.13** The following provisions apply only at 741 Birch Street (Legal Description: LOT 3, DISTRICT LOT 73, SAYWARD DISTRICT, PLAN 6641):

The maximum floor area ratio is 2.0, prior to density bonus for amenity provision, as follows:

- (a) A density bonus of up to 0.5 floor area ratio is permitted where 80% or more of the required parking is underground or integrated parking; and/or
- (b) A density bonus of up to 0.25 floor area ratio is permitted where a monetary contribution is made for parkland development or for recreational or environmental greenways development or enhancement (exclusive of any environmental greenways enhancement provided in conjunction with a riparian area setback reduction), equivalent to 0.2% of appraised land value prior to development per 0.01 floor area increase under this provision; and/or
- (c) A density bonus of a maximum of 0.25 FAR is permitted for five (5) units of affordable rental housing where the housing that is rented or owned for a cost that is 30 per cent or less of the household's gross income, and the household income is no more than 70% of the Housing Income Limits (by housing unit type) reported by BC Housing.

**Bylaw 3949, 2024 Adds 5.36.14 – March 14, 2024**

- 5.28.14** Notwithstanding the provisions of sub-section 5.28.3 above, a 27 unit apartment is permitted at 345 Dogwood Street (Legal Description : LOT 5, 6 AND 7 DISTRICT LOT 72 SAYWARD DISTRICT PLAN 10775), and all subdivided lots thereafter, which meet the density requirement specified in Section 5.28.3.



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 theteam@bcoceanfront.com



**ROYAL LEPAGE**  
 Advance Realty Ltd.  
 888-286-1932  
 250-286-3293

**110 - 322 Birch St Campbell River BC V9W 2S6**  
 MLS® No: **983989** **\$159,900** **Active**



MLS® No: **983989** List Price: **\$159,900**  
 Status: **Active** Orig Price: **\$159,900**  
 Area: **Campbell River** Sub Area: **CR Campbell River Central**  
 DOM: **0** Sold Price:  
 Sub Type: **Condo Apartment**  
 Pend Date: Title: **Freehold/Strata**

Affordable home ownership! Desirable location close to the hospital, bus routes and services. Unit 110 is a one bedroom ground floor unit with excellent accessibility. New laminate flooring throughout. There is a large sliding door in the living room which leads out to a patio with a low wall surrounded by lawn. The large slider has an electric blind window covering. The kitchen has ample cabinetry and good counter-top space. It should be noted that the current owner had mobility issues and so there are railings throughout the home. All interior doors have been removed and there are no doors on the upper cabinets in the kitchen. Being a ground floor unit this home is easily accessible for those with mobility aids. Hot water and hot water baseboard heat are included, making costs low. There are coin-operated laundry facilities on the ground floor of the building. Strata fees are currently \$265 a month. This unit is ready for a new owner to move in and make it their own.

Room	Level	Dims/Pieces
Bathroom	Main	3-Piece
Bedroom	Main	12x9'6
Kitchen	Main	10x8
Living Room	Main	14x12

**Interior**

Beds: **1** Baths: **1** Kitchens: **1** Fireplaces: **0** Storeys: **4**  
 FinSqFt Total: **545** UnFin SqFt: **0** SqFt Total: **545** Basement: **No** Addl Accom:  
 2pc Ensuites: **0** 3pc Ensuites: **0** 4+pc Ensuites: **0** Beds or Dens: **1** Laundry: **Common Area**  
 Layout: **Condo** Appl Incl:  
 Heating: **Baseboard, Hot Water** Cooling: **None**  
 Intr Ftrs: **Ceiling Fan(s)**

**Exterior/Building**

Built (Est): **1982** Front Faces: **East** Storeys: **4** Bldg Warranty:  
 Construction: **Vinyl Siding** Foundation: **Poured Concrete** Roof: **Asphalt Rolled**  
 Lgl NC Use: Access: **Road: Paved** Bldg Style:  
 Exterior Ftrs: **Wheelchair Access**

**Lot**

Lot SqFt: **0** Lot Acres: **0.00** Dimensions: Shape:  
 Park Type: **Guest, Open** Park Spcs: **1** View: Waterfront: Water: **Municipal**  
 Carport Spcs: **0** Garage Spcs: **0** Services:  
 Sewer: **Sewer Connected** Restrictions:  
 Lot Ftrs: **Shopping Nearby, Southern Exposure**

**Legal/Public Records**

Assessed: **\$178,000** Assess Yr: **2024** Taxes: **\$1,766** Tax Year: **2022**  
 PID: **017-965-721** Roll No: **02016.402** Zoning: **RM4** Zone Desc: **Residential**  
 Plan Number: **VIS2471** Lot: Block: District Lot: **72** Land District:  
 Legal Description: **Strata Lot 2, District Lot 72, Sayward District, Strata Plan VIS2471 together with an interest in the common property in proportion to the unit entitlement of the Strata Lot as shown on Form 1**

**Strata**

Strata/Pad Fee: **\$265** Strata/Pad Fee Year: **2024** Prop Mgr: **Meicor Property Management** Mgr Phone: **(250) 338-9979**  
 Complex: Bldgs/Cmplx: **1** Str Lots/Cmplx: **43** Str Lots/Bldg: **43**  
 Balc SqFt: Patio SqFt: LCP SqFt: Stor SqFt:  
 Park SqFt: Park Incl: **1** Park Cmn Sp: **0** Park LCP Spc: **0**  
 Depr Rpt?: **Yes** Plan Type: **Building** Lvl's in Unit: **1** Unit's Level: **Ground Level**  
 Rent Allwd?: **Some Rentals** **No mention in Bylaws of number of rental allowed**  
 Yngst Age: **0**  
 Pets Allwd: **Aquariums, Birds, Caged Mammals, Cats** **rsnbl No.of fish or small aquarium animals;or small caged mammals;up to 2 caged birds;one indoor cat**  
 BBQs Allwd: **No** **See Bylaws**  
 Smoking Byl: **Yes** **resident/visitor not smoke in areas designated by the council as no-smoking areas otherwise as...**  
 Unit Incl: **Deck/Patio**  
 Assmt Incl: **Caretaker, Garbage Removal, Heat, Hot Water, Maintenance Grounds, Maintenance Structure, Property Management, Sewer, Water**  
 Shrd Am: **Common Area, Elevator(s)**

## The BC Oceanfront Real Estate Team



**Shelley McKay**

**Personal Real Estate Corporation**  
250-830-4435



**Ed Handja**

**Personal Real Estate Corporation**  
250-287-0011



Zoning: RM-4  
City of Campbell River

Taxes: \$1,766 (2022)

Longitude: 50°01'N Latitude: 125°24'W

[www.bcoceanfront.com](http://www.bcoceanfront.com)

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*Best efforts have been made to provide the most current and accurate information from sources believed to be reliable.*

*Buyers should verify any information that is important to them to their sole satisfaction.*



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