

FOR LEASE LAND - LIGHT INDUSTRIAL

445 Brunette Ave.
New Westminster, B.C.



HARD TO FIND INDUSTRIAL ZONED LAND

This light industrial zoned land near Sapperton consists of two legal lots for a total of 34,392 sq.ft. of paved and partially fenced property. There is a small building and with some renovation could be made suitable for use. A wide variety of uses are permitted such as auctions, auto sales, service and repairs, truck and trailer sales and rental lot, boat and trailer showroom, sales and rental, public transportation depot or taxi office and more!

Direct access to Brunette Ave., easy access to Hwy. 1 and near Braid St. and the Braid St. SkyTrain station, Royal Columbian Hospital, light industrial services and businesses. Take advantage of this opportunity.

Call Bill Hamilton today!

Features

- **Lot size: 34,392 sq.ft.**
- **Located on Brunette Ave.**
- **High traffic exposure**
- **Strategically located near Hwy 1**
- **Near Royal Columbian Hospital**
- **Near Braid St. SkyTrain station**
- **A wide variety of permitted uses**
- **Zoning M-1 Light Industrial Districts**

Grand Central
REALTY

Contact

BILL HAMILTON
Personal Real Estate Corporation
Commercial Real Estate
Cell: 604-351-4400
billhamilton.ca

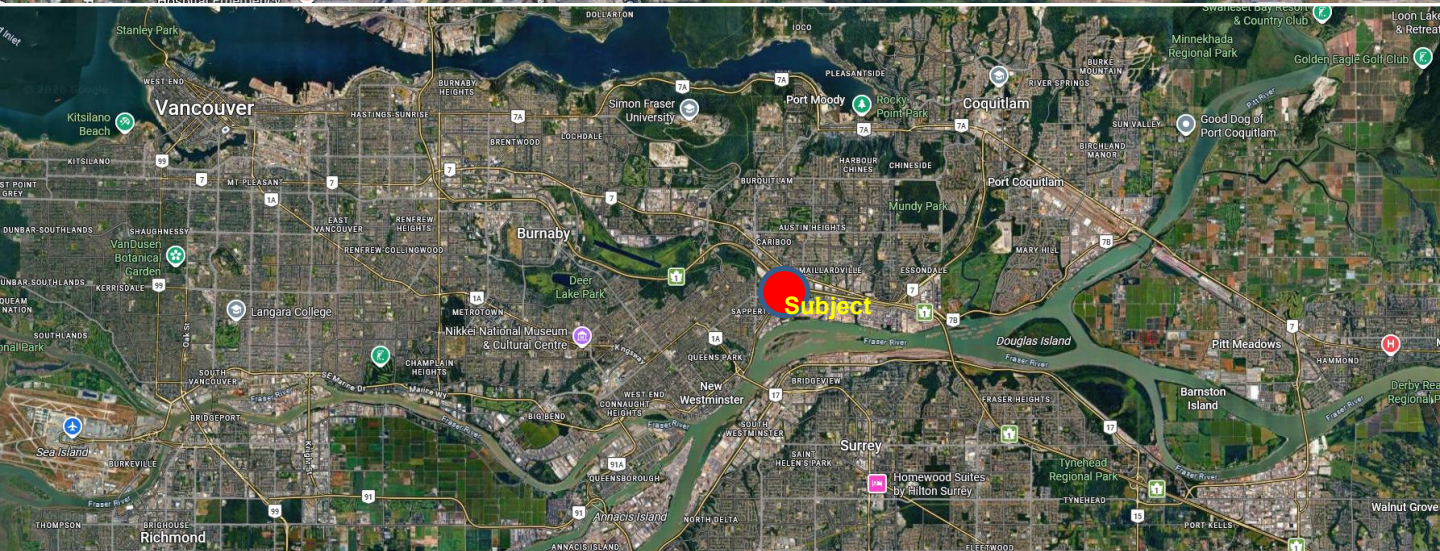


Grand Central Realty
3700 N Fraser Way, #230
Burnaby, B.C. V5J 5H4

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700

M-1

710. Light Industrial Districts (M-1)

710.1 The intent of this district is to allow light industrial uses.

Permitted Uses

710.2 *The following uses and no others shall be permitted in the (M-1) district:*

710.2.1 *Deleted* (BYLAW 7778, 2015; 8452, 2024)

710.3 *Acetylene or electric welding;*

710.4 *Animal grooming and Daycare facilities;* (BYLAW 7058, 2005)

710.5 *Auctions;* (BYLAW 7615, 2013)

710.6 *Deleted;* (BYLAW 7615, 2013)

710.7 *Deleted;* (BYLAW 7510, 2012)

710.8 *Deleted;* (BYLAW 8287, 2021)

710.9 *Bottling works;*

710.10 *Broom manufacturing;*

710.11 *Cafes and restaurants not exceeding 140 square metres (1505.00 square feet) in gross floor area, excluding drive-in restaurants and drive-through restaurants;* (BYLAW 7478, 2012)

710.11.1 *Cannabis production facilities limited to the location at 1135 Tanaka Court (Legal Description: LOT 3, DISTRICT LOT 758, NEW WEST DISTRICT, PLAN BCP43340 GROUP 1; PID: 028-124-073) and provided that:*

(a) all operations related to the production, storage and processing of cannabis must occur within a completely enclosed building; and

(b) the site on which the cannabis production facility is located must be at least 60.9 metres (200 feet) from any site used for a school or for any residential use. This distance shall be measured in a straight line from the property lines of each site.

(BYLAW 8250, 2021)

710.12 *Car washing establishments;*

710.13 *Child care in a non-residential building or portion of a non-residential building as an accessory use to a building or buildings on the site;*

710.14 *Cigar and cigarette manufacturing;*

710.15 *Clay and clay products;*

710.16 *Cleaning and dyeing works;*

710.17 *Clothing garments and hat manufacturing;*

710.18 *Deleted;* (BYLAW 7510, 2012)

710.19 *Deleted;* (BYLAW 7510, 2012)

710.20 *Cosmetic manufacturing;*

710.21 *Delivery and express facilities;*

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New Westminster Zoning Bylaw

710-1

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710.22	<i>Deleted;</i>	(BYLAW 7510, 2012)
710.22.1	<i>Electrical utilities limited to the following location being lands legally described as Parcel Identifier 023-364-068, LOT 1, DISTRICT LOT 757, NEW WEST DISTRICT, PLAN LMP27313 GROUP 1;</i>	(BYLAW 8100, 2019)
710.23	<i>Experimental laboratories;</i>	
710.24	<i>Frozen food lockers;</i>	
710.25	<i>Deleted;</i>	(BYLAW 7510, 2012)
710.26	<i>Deleted;</i>	(BYLAW 8172, 2020)
710.27	<i>House moving equipment and wrecking;</i>	
710.28	<i>Deleted;</i>	(BYLAW 7615, 2013)
710.29	<i>Jewellery manufacturing;</i>	
710.30	<i>Knitting mills;</i>	
710.31	<i>Laboratories, scientific and research;</i>	
710.32	<i>Laundries</i>	
710.32.1	<i>Lounge Endorsement Area for which the actual occupant load shall not exceed 30 persons;</i>	(BYLAW 7622, 2013)
710.32.2	<i>One lounge endorsement area for which the actual occupant load shall not exceed 100 persons (with the indoor area not exceeding 89 persons) limited to the following location being lands legally described as: Parcel Identifier 006-639-453, LOT 7 SUBURBAN BLOCK 6 PLAN 73589.</i>	(BYLAW 7981, 2018; 8257, 2021)
710.33	<i>Lumber yards to be enclosed with a closed fence at least 6 feet (1.83 metres) in height;</i>	
710.34	<i>Machine shops;</i>	
710.35	<i>Mattress manufacturing;</i>	
710.36	<i>Milk distribution stations;</i>	
710.37	<i>Mini storage buildings limited to the location at 1084 Tanaka Court (Legal Description: LOT A DISTRICT LOTS 757 AND 758 GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP88624; PID: 030-691-893);</i>	(BYLAW 8453, 2024; 8518, 2025)
710.38	<i>Deleted;</i>	(BYLAW 8287, 2021)
710.39	<i>Novelty and toy manufacturing;</i>	
710.40	<i>Office, workshop and indoor storage uses for trade contractors;</i>	(BYLAW 7615, 2013);
710.41	<i>Ornamental iron works;</i>	
710.42	<i>Deleted;</i>	(BYLAW 7510, 2012)
710.43	<i>Poultry storage (wholesale only);</i>	
710.44	<i>Printing, publishing and bookbinding, blue printing and photostating, lithographing, engraving, stereotyping and other reproduction processes;</i>	
710.45	<i>Manufacturing of food and beverage products;</i>	(BYLAW 7622, 2013)

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New Westminster Zoning Bylaw

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710.46	<i>Public assembly and entertainment use, excluding bingo halls, clubs and lodges, community centre, curling rinks and trampoline centres;</i> (BYLAW 7273, 2008; 8287, 2021; 8436, 2024)
710.47	<i>Public transportation depots;</i>
710.48	<i>Radio and television broadcasting, relaying and receiving masts, aerials and towers provided they comply with Section 170.4 of this Bylaw, railway yards, sewerage pumping stations, transmission lines;</i>
710.49	<i>Recycling Return Centre in accordance with Section 170.14 of this Bylaw, except in the area bounded by Columbia Street, Quayside Drive, Third Avenue, Fourteenth Street, Fourth Avenue and Mc Bride Boulevard;</i> (BYLAW 7308, 2009)
710.50	<i>Retail building supply establishments;</i>
710.51	<i>Deleted;</i> (BYLAW 8287, 2021)
710.52	<i>Riding academies;</i>
710.53	<i>Rubber and metal stamp manufacturing;</i>
710.54	<i>Sales, servicing and repairing of new or used automobiles, parts and accessories, but excludes automobile wrecking or storage of damaged vehicles;</i>
710.55	<i>Sales, storage, rental, repair and parking of:</i> (a) <i>Commercial trucks parts, equipment, components and accessories;</i> (b) <i>Trailers, buses, moving vans, boats and unoccupied recreation vehicles;</i> (c) <i>Industrial machinery, equipment, components and small- to mid-sized vehicles such as forklifts;</i> (d) <i>Tools and small equipment such as chain saws, hand and edge tools, lawn mowers, motor bikes, rototillers and outboard motors;</i> (BYLAW 7510, 2012; 8287, 2021)
710.54.1	<i>Shipping container storage which is accessory to a permitted principal use;</i> (BYLAW 7615, 2013; 7084, 2006)
710.56	<i>Shoe manufacturing;</i>
710.57	<i>Sign painting and manufacturing;</i>
710.58	<i>Stencil manufacturing;</i>
710.59	<i>Stone monumental works;</i>
710.60	<i>Deleted;</i> (BYLAW 8225, 2020, 8287, 2021)
710.61	<i>Deleted;</i> (BYLAW 7615, 2013)
710.62	<i>Studios (artist, display, radio, recording);</i>
710.63	<i>Taxi offices;</i>
710.64	<i>Tent and awning manufacturing;</i>
710.65	<i>Textile manufacturing;</i>
710.66	<i>The assembly fabrication and finishing of materials and products within an enclosed building;</i> (BYLAW 7678, 2014)

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700 M-1

- 710.67 *Tinsmith shops;*
 710.68 *Tire vulcanizing;*
 710.69 *Trade schools;*
 710.70 *Deleted;* (BYLAW 8287, 2021)
 710.71 *Used automotive parts businesses;*
 710.72 *Venetian blind and window shade manufacturing;*
 710.73 *Warehousing, wholesaling and indoor storage;* (BYLAW 7615, 2013; 8495, 2025)
 710.74 *Wiping rags and cotton waste storage;*

Floor Space Ratio

- 710.74.1 The floor space ratio shall not exceed 5.0 (BYLAW 8518, 2025)

Height

- 710.75 The height of a building shall not exceed six storeys nor 85 feet (25.91 metres).

Building Setbacks

- 710.76 Setbacks shall be provided of not less than:

Regulation	Required Setback	Setback Above 12.24 metres (50 feet)
Front Setback	3.05 metres (10 feet)	7.62 metres (25 feet)
Rear Setback	3.05 metres (10 feet)	6.10 metres (20 feet)
Side Setback	3.05 metres (10 feet)	7.62 metres (25 feet)

(BYLAW 8518, 2025)

- 710.77 *Deleted.* (BYLAW 8518, 2025)
 710.78 *Deleted.* (BYLAW 8518, 2025)

Off-Street Parking

- 710.79 *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

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

Rental Tenure

- 710.81 *The tenure of housing units on LOT 31 SUBURBAN BLOCK 6 PLAN 25767 (380 Thirteenth Street) is limited to residential rental tenure.* (BYLAW 8078, 2019)

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