



272, East 4th Ave., Vancouver, B.C. V5T 1G5

- LIVE/WORK ARTIST STUDIO*
- SAN FRANCISCO STYLE*
- TOTAL 34 UNITS*
- FULL KITCHEN & BATHROOM*
- HIGH CEILINGS, CONCRETE FLOORS*
- SECURED UNDERGROUND PARKING*
- STRATA TITLED, FREEHOLD LAND*

FOR DETAILS, CALL
KANTEX MFG.CO.LTD.
TEL.: 874-8098
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B C C O N D O S . N E T



THE MECCA

FEATURE LIST

34 Live/work artist studios with the following features:

- * Concrete and steel frame construction with corrugated metal siding;
- * Large double-glazed multiple-paned window with convenient openings for ventilation;
- * Open floor plan;
- * Exposed ceilings; Ceiling heights :
 - 1st floor: 15' 5" -16' 10" from finished floor to underside of structural beam;
 - 2nd floor: 10' 10" from finished floor to underside of structural beam;
 - 3rd floor: 10'10" - 16' 10" from finished floor to underside of structural beam;
 - 4th floor: 17' 3" - 20'from finished floor to underside of structural beam;
- * Secured underground parking (22 stalls); carport parking (3 stalls);
- * Exposed fire sprinklers in each unit to code requirements;
- * Individual enter-phone for security and privacy; rough-in for security system;
- * Polished concrete floors;
- * All suites pre-wired for BC TEL and TV cable;
- * Contemporary kitchen design with durable cabinet; double stainless-steel sink with garbarator;
- * Each suite with one 18 cu. ft. frost-free fridge; four-head range; hood & fan;
- * Rough-in for in-suite washer & dryer;
- * 4-pc bathroom including wall-mounted sink, toilet, bathtub and showhead;
- * Ceramic tiles on bathroom floors and above bathtub;
- * Bicycle storage facility (42 stalls);
- * Large cab elevator serving all floors & parkade;
- * Natural gas serving all floors;
- * Amenity room for common use as gallery showings, art exhibitions or similar gatherings;
- * Electric baseboard heating with individual thermostat control;
- * 24 circuit, 100 AMP, single phase electric panel;
- * Prime painted demising walls to current residential standard;
- * Roof-top garden as common area for relaxation and gathering.



ARTIST LIVE/WORK STUDIO

The development will consist of 34 strata lots, designed as artist's live/work studio, each of which will be individually owned.

An artist studio is designed, for the purpose of the By-laws of City Of Vancouver, to have 30% of the total area of the strata lot as residential area and 70% of the total area of the strata lot devoted to art production of paintings, drawings, pottery, sculpture, ceramics, video, movie or still photography, creative writing, dance or music, or to commercial business as long as it complies with the relevant By-laws of City Of Vancouver. The commercial operation is intended to be art-related.

LOCATION

The development is located in the Mount Pleasant area of Vancouver, on the south west corner of East 4th Ave. and Scotia street, one block east of Main Street which is one of the major transportation route into and out of near-by downtown Vancouver.

Newly constructed artist studios are conditionally allowed in certain industrial district but the IC3 zoning in Mount Pleasant area is specially geared towards the art community. The intent of IC3 zoning is as follows:

"... to permit a mix of light industrial, live arts and theatre, residential and related uses that are generally comparable with adjoining residential and commercial districts."

The IC3 zoning is quite a small area and it is likely that the existing art community in this area will grow rapidly.

