

FOR SALE

LONDONPACIFIC
REDEFINING LAND



VANCOUVER WEST

DEVELOPMENT OPPORTUNITY

Marpole | Vancouver

TOWNHOUSE DEVELOPMENT OPPORTUNITY

7425, 7441, 7487 Granville St, Vancouver

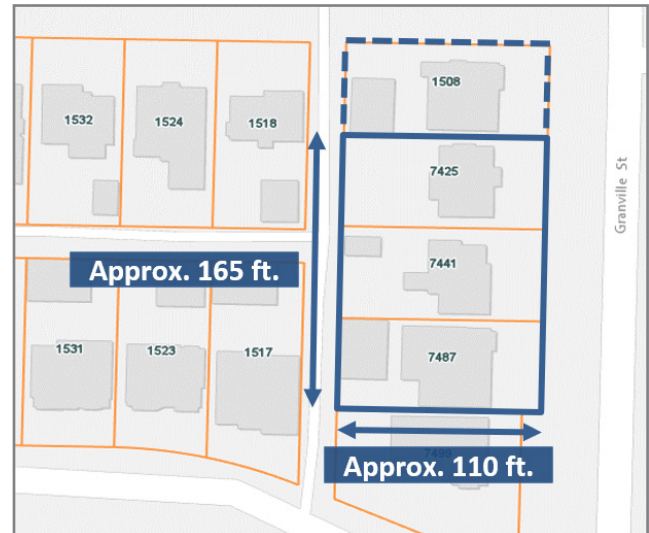
LONDON PACIFIC PROPERTY AGENTS INC. | 3660 CHARLES ST VANCOUVER BC, V5K 5A9
LONDONPACIFIC.CA

MARPOLE - VANCOUVER WEST SIDE

THE OPPORTUNITY

The subject site is up to a three lot assembly with a gross area of 18,150 square feet within the South Vancouver neighbourhood of Marpole. The assembly has been pre-zoned RM-8N as a City of Vancouver initiative and will not require a rezoning application; the applicant will only require a development permit application.

The RM-8N zoning bylaw encourages development of ground-oriented townhomes, stacked townhomes or rowhomes, up to three storeys, and at a maximum density of 1.2 FSR.



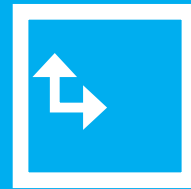
The subject land assembly is situated conveniently along one of the City of Vancouver's main arterial roadways. Located a short drive away are schools (elementary and secondary), grocery stores, parks, the Oakridge Municipal Town Centre, YVR International Airport, and more.

RM-8N
TOWNHOUSE
/ ROWHOUSE
Up to 3 Storeys

FSR
UP TO 1.2

ASSEMBLY
3 LOTS

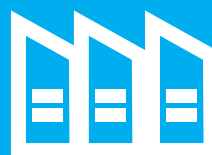
TOTAL ASSESSED VALUE
\$7,195,800



GROSS SITE AREA
± 18,150 SQFT

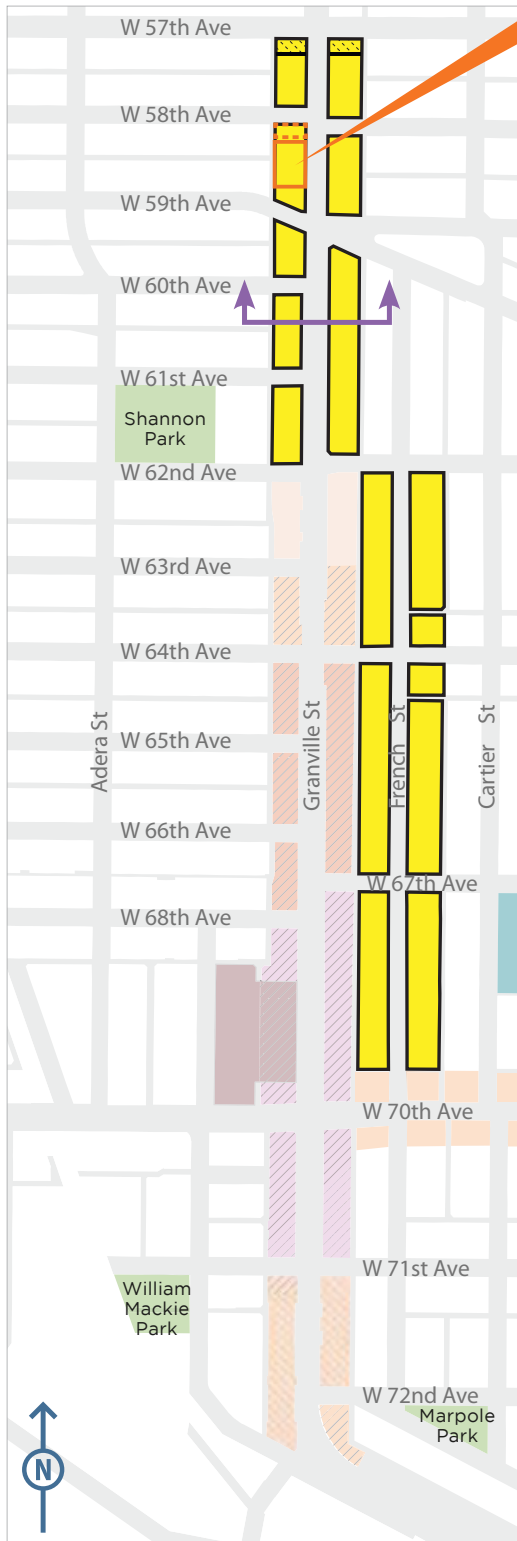


GROSS BUILDABLE
± 21,780 SQFT



DIMENSIONS
± 165' x 110'

LAND USE DESIGNATION



SUBJECT SITE

TOWNHOUSE/ROWHOUSE (UP TO 3 STOREYS)



- Height: generally 2.5 storeys, but may have a partial third storey.
- FSR: up to 1.2.
- Residential use permitted.
- Choice of use permitted at grade at West 57th Avenue. Ground floor space will be designed to accommodate a variety of uses, which may include local-serving retail, service, or residential.
- Provide 2 and 3 bedroom units for families (see policies in 8.0 Housing).
- Smaller sites may have 3 unit triplex.
- Larger sites can accommodate 4 units or more.
- Lock-off units, which may be rented, permitted on some sites.
- Buildings to face the street and, on some sites, the lane, organized around a courtyard.
- Provide public realm improvements that include increased sidewalk width on Granville Street, street trees and amenities that may include seating, bike racks, etc.



Townhouse/rowhouse (up to 3 storeys)



Townhouse/rowhouse with choice of use at grade (up to 3 storeys)

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**LONDON
PACIFIC**
REDEFINING LAND

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