

FOR SALE

LONDONPACIFIC
REDEFINING LAND



VANCOUVER WEST | SHAUGHNESSY

EXCLUSIVE LISTING

MARKET RENTAL DEVELOPMENT OPPORTUNITY

1136, 1150 & 1160
West King Edward Avenue,
Vancouver, BC

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*Personal Real Estate Corporation

Current Zoning

RS-5

Proposed OCP Designation

Secure Rental Policy
(CD)

Density

2.2 - 2.4 FSR

Gross Site Area

± 29,250 SQFT
(0.67 Acre)

Total Buildable

± 64,350 SQFT -
70,200 SQFT

Dimensions

± 195 FT x 150 FT

THE OPPORTUNITY

PROPERTY SUMMARY

- + Large, mid block development site in affluent Shaughnessy
- + 3 oversized contiguous lots with potential for expansion
- + 195 feet of frontage on King Edward
- + Walking distance to shopping, amenities, schools, religious centre's and healthcare
- + Property is located along bus route to UBC and one block from bus route to Downtown and Richmond
- + 3 mins to Canada Line SkyTrain King Edward station
- + Potential for assembly to corners





LOCATED IN THE AFFLUENT NEIGHBOURHOOD OF SHAUGHNESSY, THIS DEVELOPMENT SITE IS EXCEPTIONALLY WELL POSITIONED.

London Pacific Property Agents Inc. is pleased to present to market for sale 1136, 1150 and 1160 West King Edward Avenue, Vancouver, B.C. (the “Property”). Exceptionally located in Shaughnessy, this 3-lot assembled property provides an opportunity to develop market rental housing in Vancouver. Developers can build up to 2.4 FSR through the Secured Rental Policy, soon to be adopted by the Vancouver City Council.

ADDRESS	PID	SIZE (SQFT)	LEGAL
1136 West King Edward Avenue	011-073-977	9,750	LOT 4A, BLOCK 674, PLAN VAP5767, DISTRICT LOT 526, NEW WESTMINSTER LAND DISTRICT
1150 West King Edward Avenue	011-073-969	9,750	LOT 4, BLOCK 674, PLAN VAP5767, DISTRICT LOT 526, NEW WESTMINSTER LAND DISTRICT
1160 West King Edward Avenue	011-073-951	9,750	LOT 3, BLOCK 674, PLAN VAP5767, DISTRICT LOT 526, NEW WESTMINSTER LAND DISTRICT

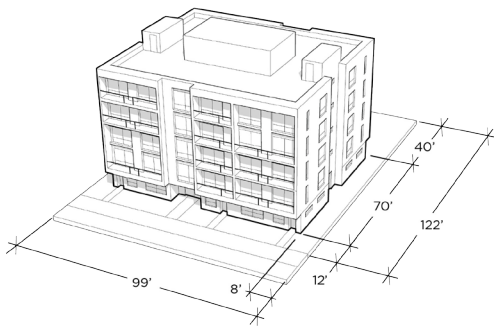
ZONING INFO

Rezoning Policy Updates for Low Density Areas Draft Rental Zones - Building Types

On Arterial Roads: Residential Buildings

- Market rental apartment buildings up to 5 storeys.
- Rental apartment buildings up to 6 storeys may be considered if a minimum 20% of the residential area is secured permanently at below-market rents, or 100% is social housing.
- To avoid leaving “orphaned” properties with limited development potential, any remaining RS or RT zoned lots on the block face must have a minimum frontage of 99 ft.

5-Storey Residential Apartment



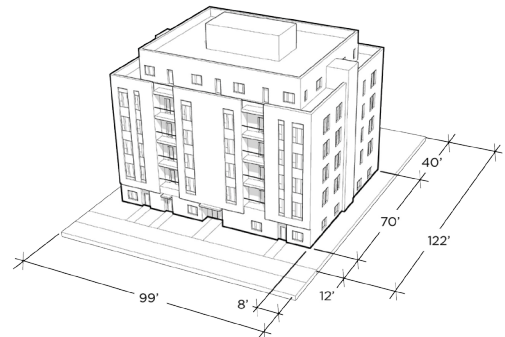
PROPOSED REGULATIONS:

FSR: 2.2
Lot Assembly: 3 min. (99 ft.)

Front Yard Setback: 12 ft. min.
Building Depth: up to 75 ft. max.
Rear Yard Setback: 25 ft. min.
Side Yard Setback: 8 ft. min.

6-Storey Residential Apartment

Must have minimum 20% of the floor area as units secured at below market rents.



PROPOSED REGULATIONS:

FSR: 2.4
Lot Assembly: 3 min. (99 ft.)

Front Yard Setback: 12 ft. min.
Building Depth: up to 75 ft. max.
Rear Yard Setback: 25 ft. min.
Side Yard Setback: 8 ft. min.





THE NEIGHBOURHOOD

SHAUGHNESSY



SkyTrain Canada Line

Shaughnessy is largely residential neighbourhood in the Vancouver West side. Several major arteries serve this otherwise serene area. Local residents enjoy shopping areas in Arbutus to the west and Cambie Village to the northeast. The eastern side of this area has two hospitals and the gorgeous VanDusen Botanical Garden. Shaughnessy is the city's geographic heart, between Queen Elizabeth Park and Arbutus.



Safeway King Edward Mall



Queen Elizabeth Park



Shaughnessy Elementary



BC Children's Hospital

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