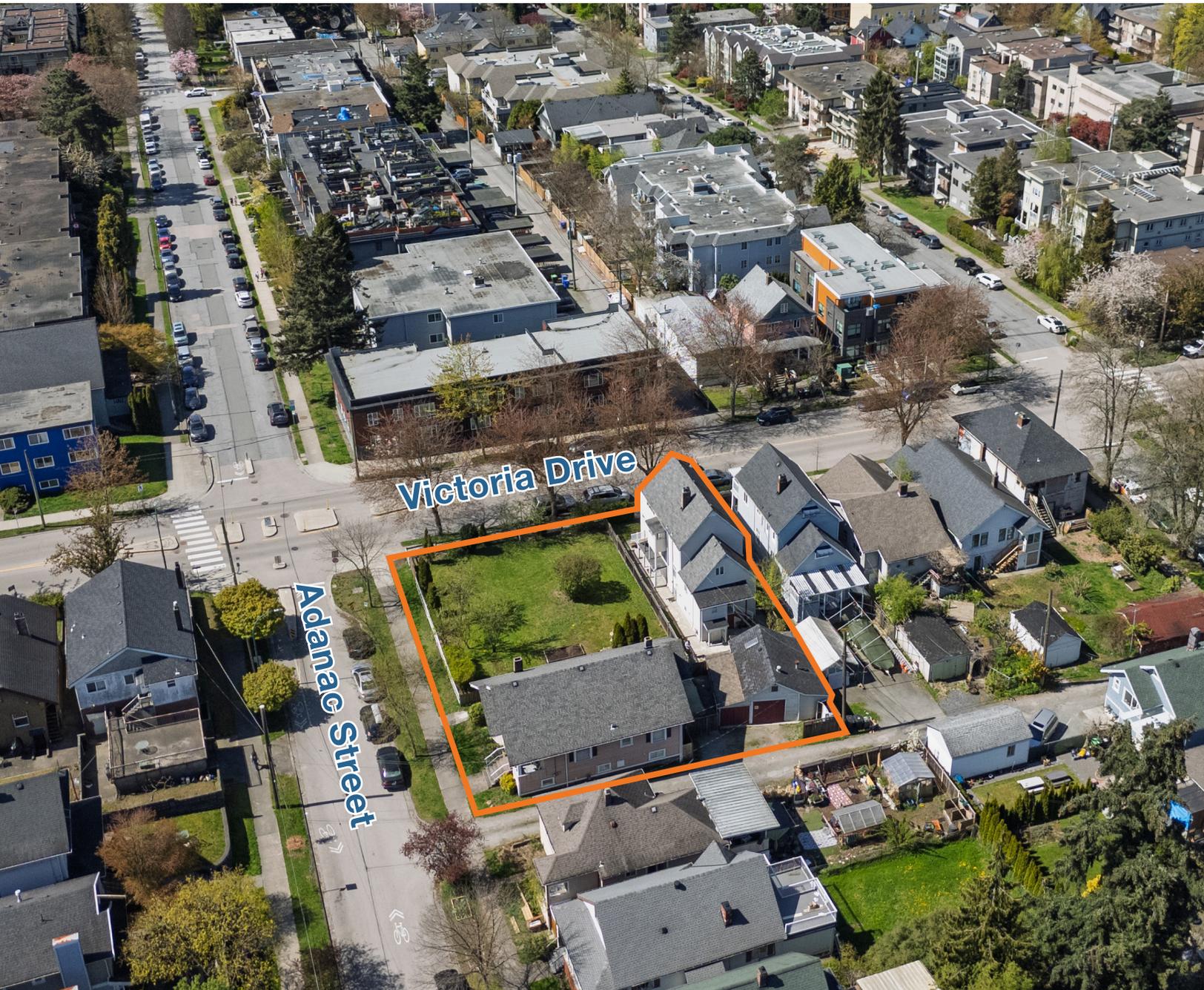


FOR SALE



GRANDVIEW-WOODLAND TOWNHOUSE/ MULTIFAMILY INFILL WOODFRAME DEVELOPMENT SITE

1925 Adanac Street & 780 Victoria Drive, Vancouver

**LONDON
PACIFIC**

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OPPORTUNITY OVERVIEW

London Pacific is pleased to exclusively present to market 1925 Adanac Street & 780 Victoria Drive, Vancouver, B.C. (the "Property"). The Property is a development site in the Grandview-Woodland Community Plan, consisting of three parcels containing 2 single family homes with seven tenancies. The Property dimensions are 120 x 99ft (11,829 sqft).

This corner site benefits from potential townhouse/multifamily infill development under the existing RM-4 zoning, allowing up to 1.45 FSR, as well as a possible Apartment (4-storeys) option per the Grandview-Woodland Community Plan, with possibilities for site expansion.

SALIENT DETAILS

Address

**1925 Adanac Street &
780 Victoria Drive, Vancouver**

PID

**015-251-756, 015-251-781 &
015-251-764**

Neighbourhood

Grandview-Woodland

Gross Site Area

11,829 SQFT

Dimensions

± 99 x 120 FT

Current Zoning

RM-4

Density

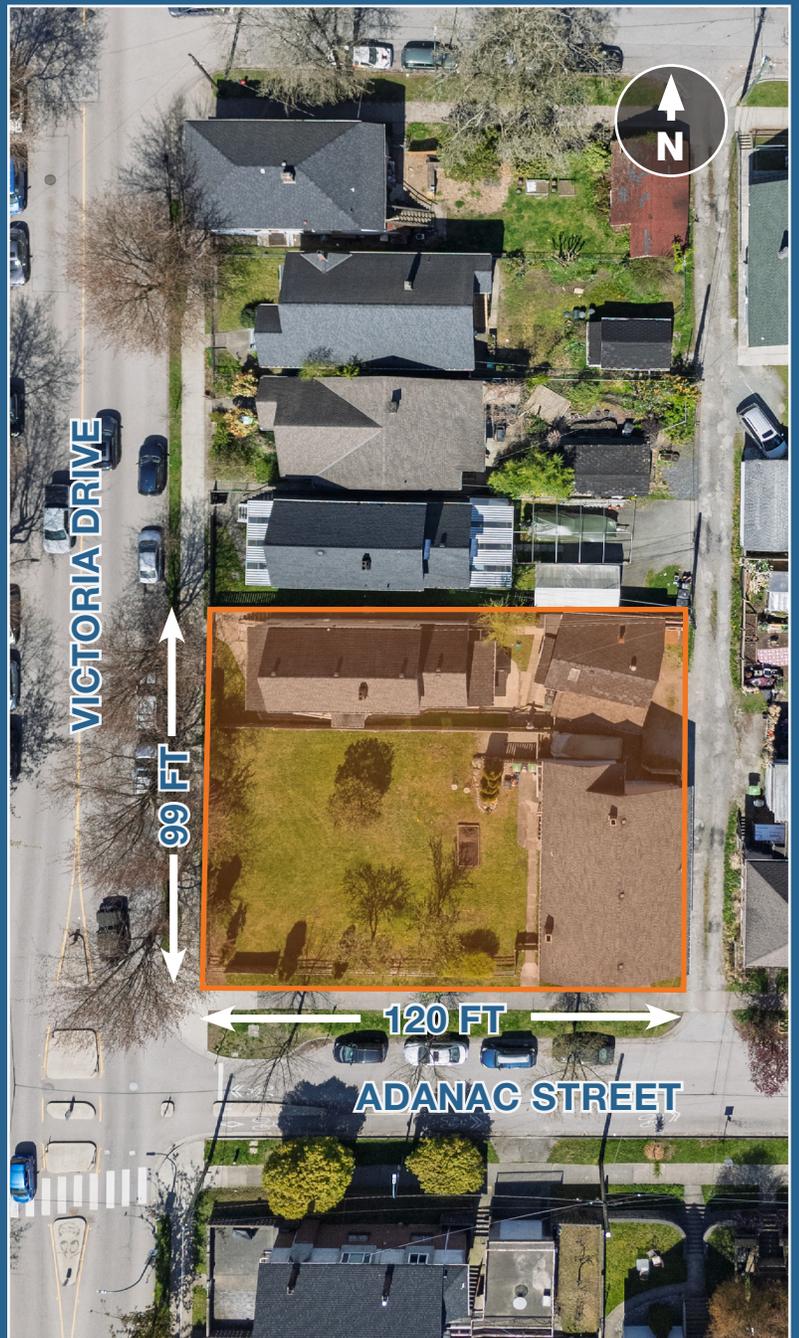
**1.45 FSR (Maximum Allowable
under existing Zoning)**

Gross Buildable Area

± 17,152 SQFT

Price

Please contact listing brokers

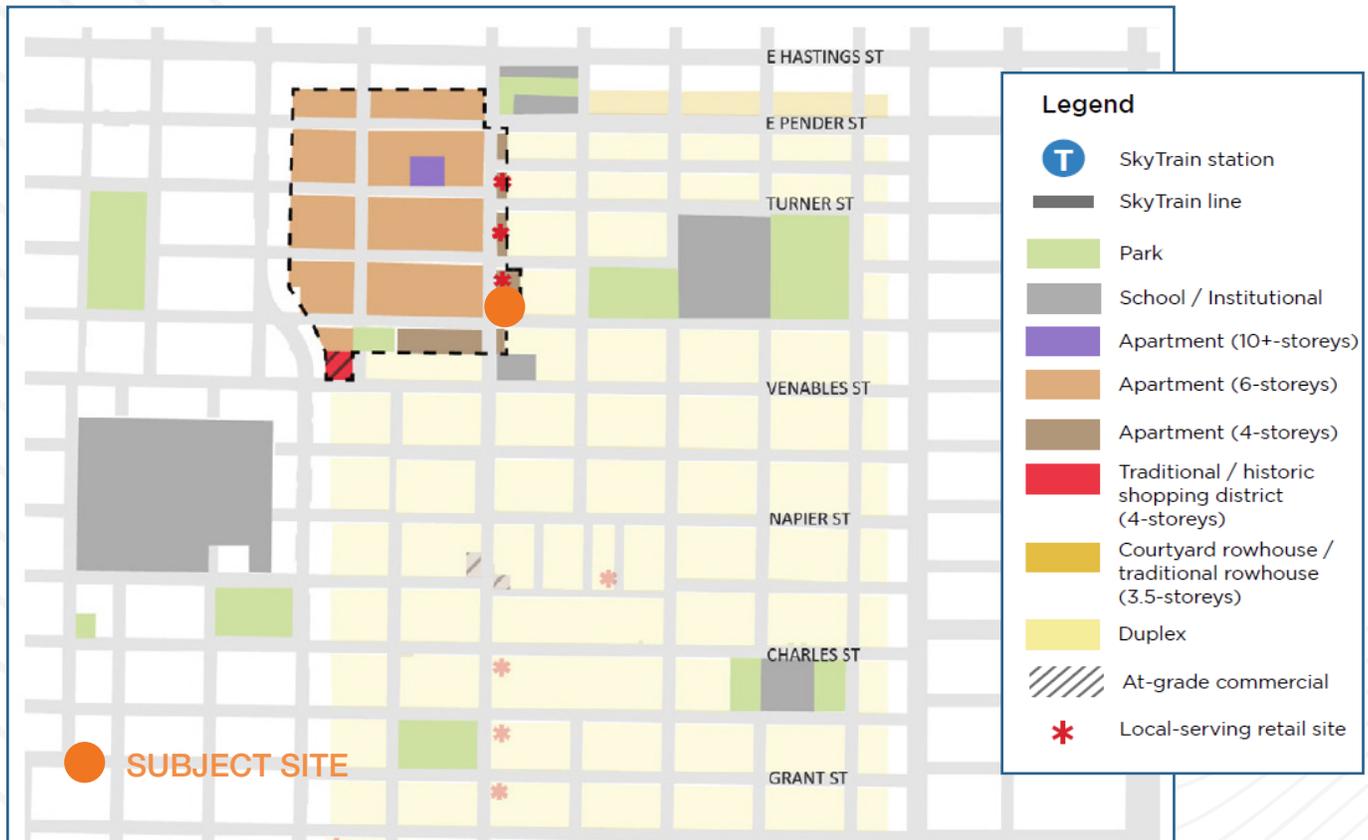




OPPORTUNITY HIGHLIGHTS

- + Located in the desirable Grandview-Woodland neighbourhood
- + Ability to develop under the existing zoning
- + Gross Site Area ± 11,829 SQFT
- + Strong holding income with short term upside
- + Gross monthly income of over \$9,000, potential over \$11,000 per month

POLICIES



Consider applications for 100% secured rental housing (unless otherwise noted), as follows:

- + Height: up to 6 storeys.
- + Density: up to 2.4 FSR (*may not be achievable on all sites).
- + Site frontage: 15.1 m (49.5 ft.) (minimum) to 60.9 (200 ft.) (maximum).
- + Setbacks: Front 3 m (10 ft.) / Rear 6 m (20 ft.) / Side yards 2.1 m (7 ft.).

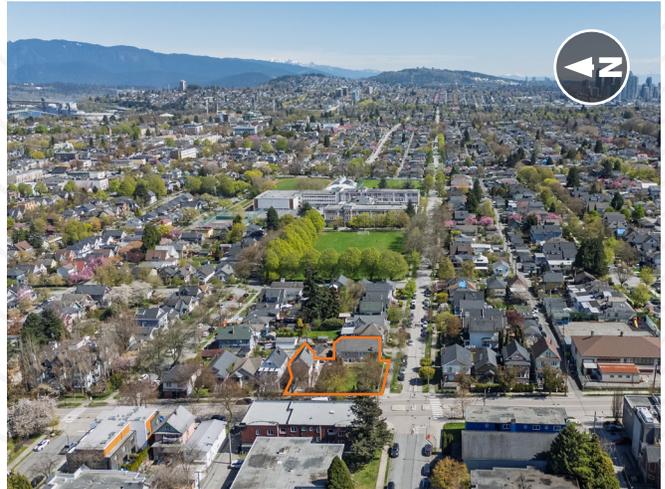
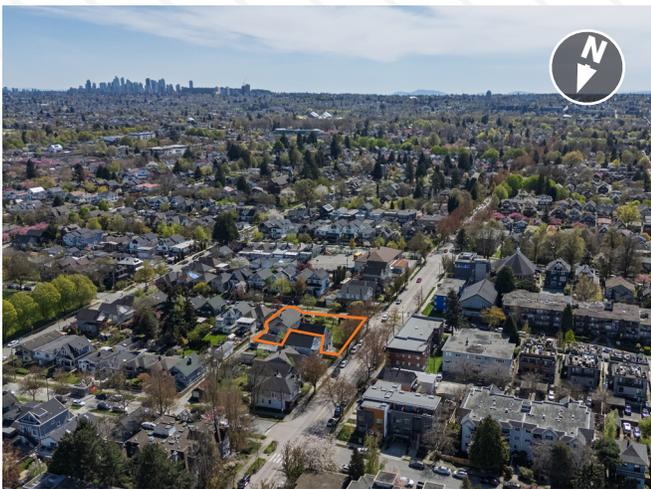
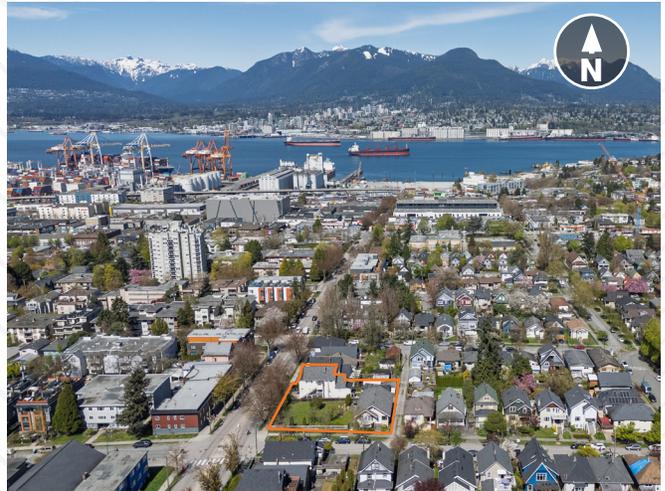
Require ground-level access for first floor units.

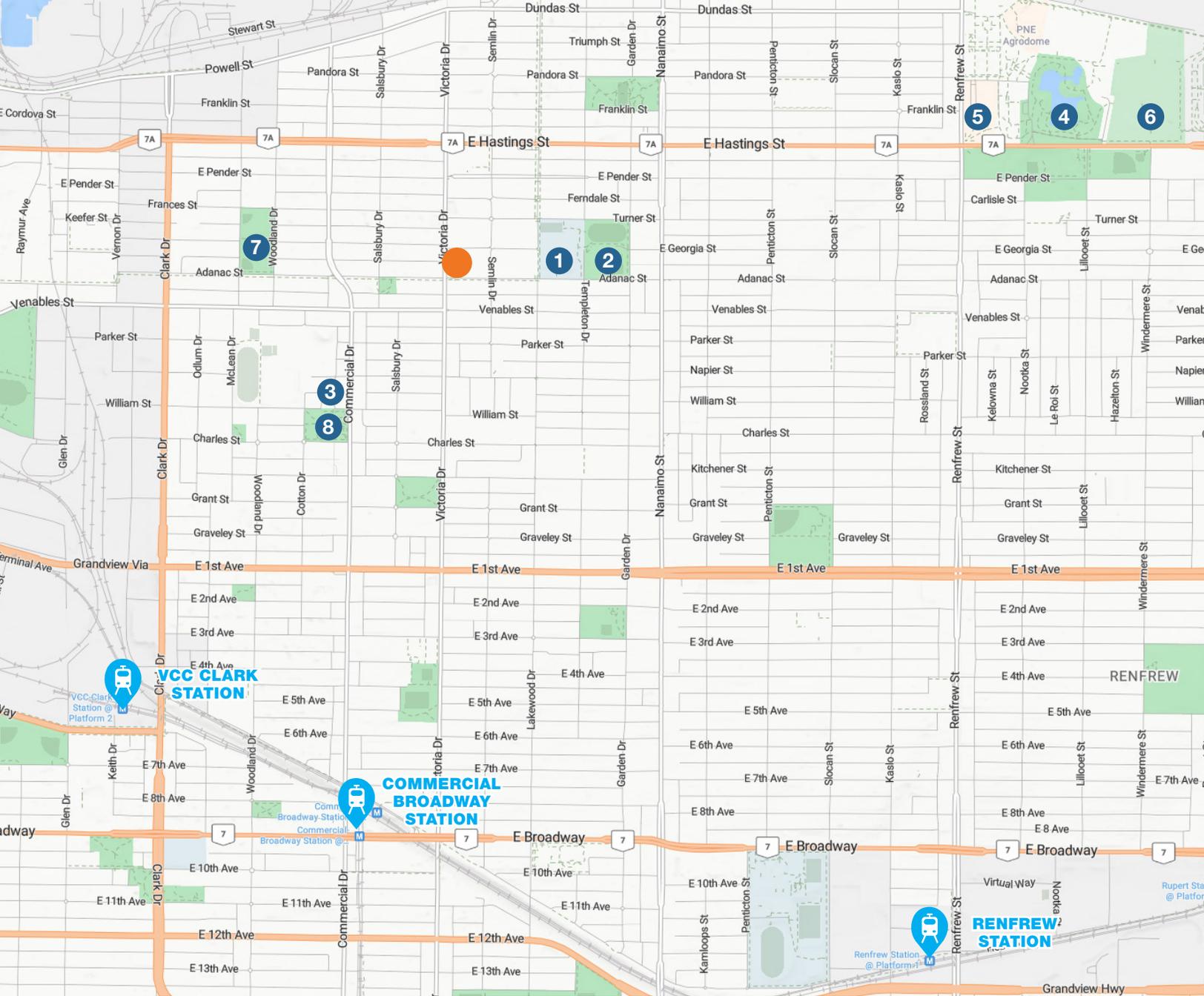
For character streetscapes and registered heritage resources (see 11. Heritage), where site conditions allow, encourage retention through infill or additions to existing buildings as follows:

- + For single sites of 10 m (33 ft.) frontage or less, allow a maximum density of up to 1.0 FSR to support infill housing.
- + For multiple adjacent sites (three or more sites that are part of an identified character streetscape), allow a maximum density of up to 1.45 FSR to support multifamily infill or rowhouse forms.
- + Note that maximum allowable density may not be achievable on all sites, owing to lot size, existing development, and other urban design considerations
- + For all sites, allow strata-titling within the existing building, subject to Rental Housing ODP requirements for existing rental housing.

LOCATION

Grandview-Woodland, as well as Commercial Drive or “The Drive”, is one of Vancouver’s most eclectic neighbourhoods. This vibrant community is renowned for its blend of urban amenities and diversity, making it an ideal location for residential and mixed-use development. The Property is strategically situated within walking distance to “The Drive” with a variety of shops and amenities making this area ideal for infill development.





LEGEND

- ① TEMPLETON SECONDARY SCHOOL
- ② TEMPLETON PARK POOL
- ③ BRITANNIA COMMUNITY CENTRE
- ④ HASTINGS PARK
- ⑤ PACIFIC NATIONAL EXHIBITION (PNE)

● SUBJECT SITE

- ⑥ PLAYLAND AT THE PNE
- ⑦ WOODLAND PARK
- ⑧ GRANDVIEW PARK

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