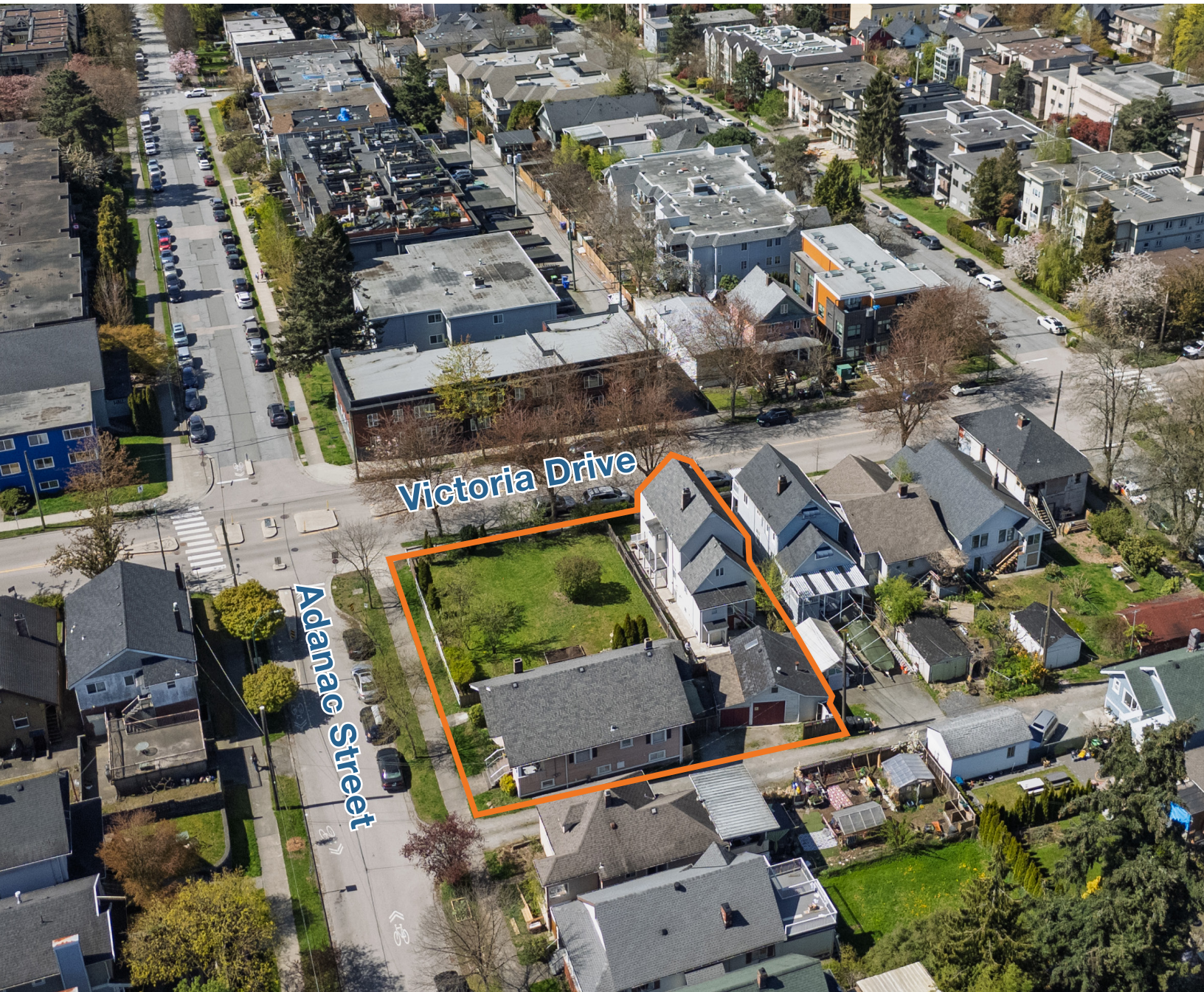


# FOR SALE



## GRANDVIEW-WOODLAND TOWNHOUSE/ MULTIFAMILY INFILL WOODFRAME DEVELOPMENT SITE

1925 Adanac Street & 780 Victoria Drive, Vancouver

**LONDON**  
**PACIFIC**

Max Amini  
778.990.5712 | 604.420.2600 ext 216  
max@londonpacific.ca

Alexander Lougheed  
604.644.8828 | 604.420.2600 ext 220  
alexander@londonpacific.ca

Ari Gelmon PREC\*  
604.318.3958 | 604.420.2600 ext 204  
arigelmon@londonpacific.ca



# 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

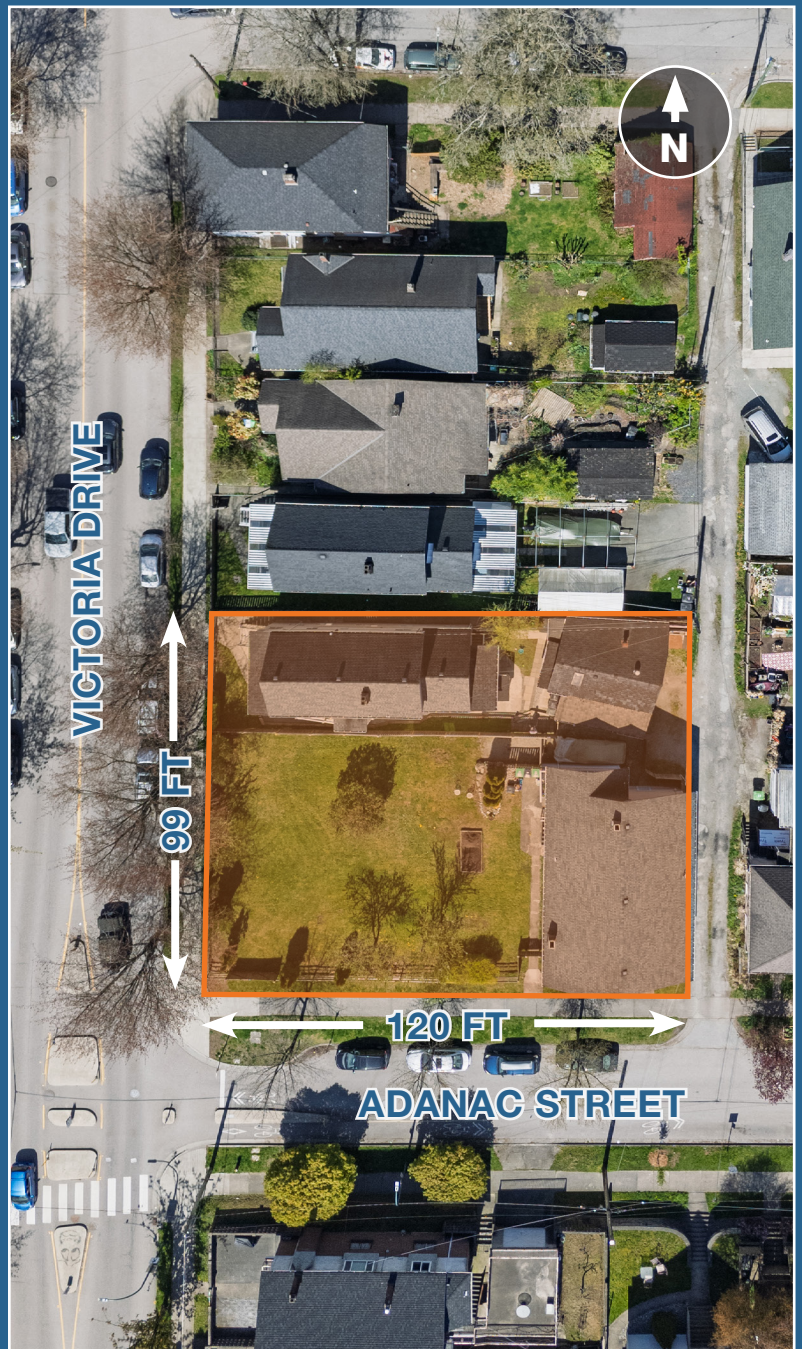
**1.45 FSR (Maximum Allowable  
under existing Zoning)**

Gross Buildable Area

**± 17,152 SQFT**

Price

**Please contact listing brokers**





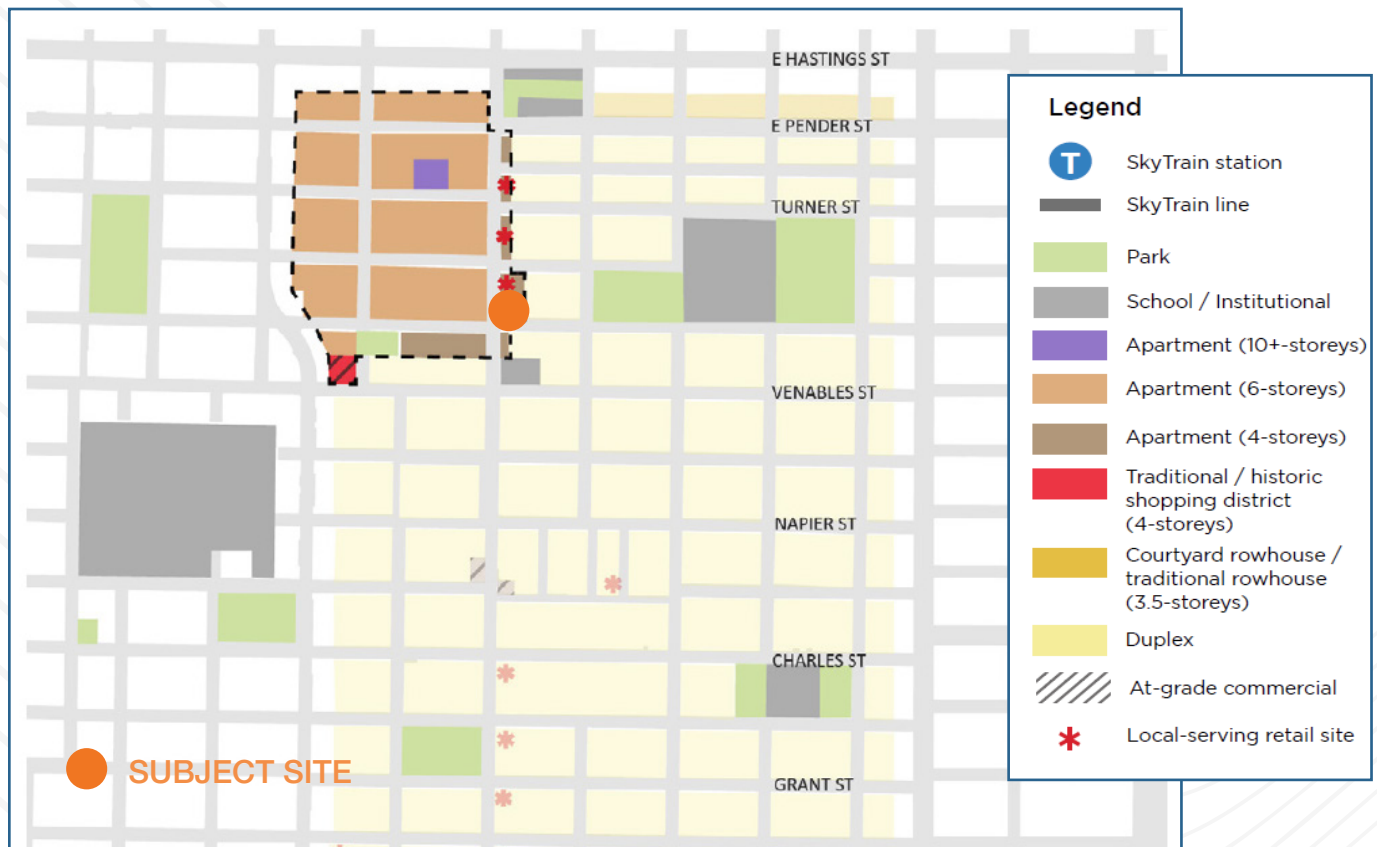


## OPPORTUNITY HIGHLIGHTS

- + Located in the desirable Grandview-Woodland neighbourhood
- + Ability to develop under the existing zoning
- + Gross Site Area  $\pm$  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.).

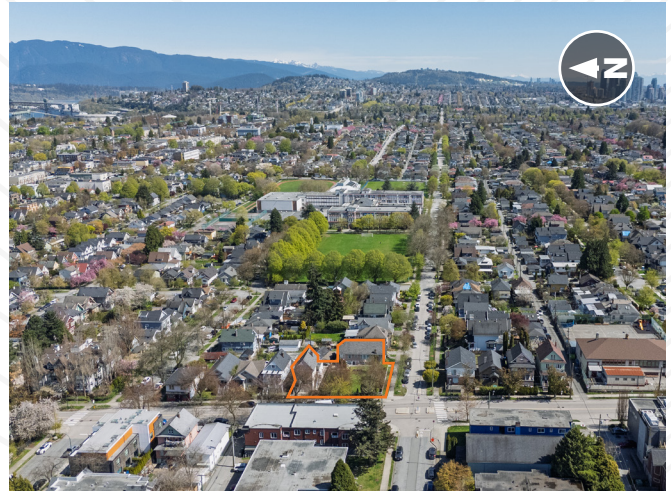
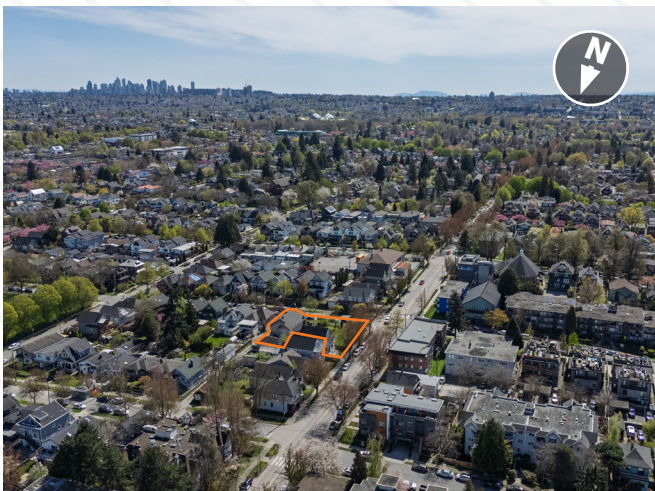
Require ground-level access for first floor units.

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:

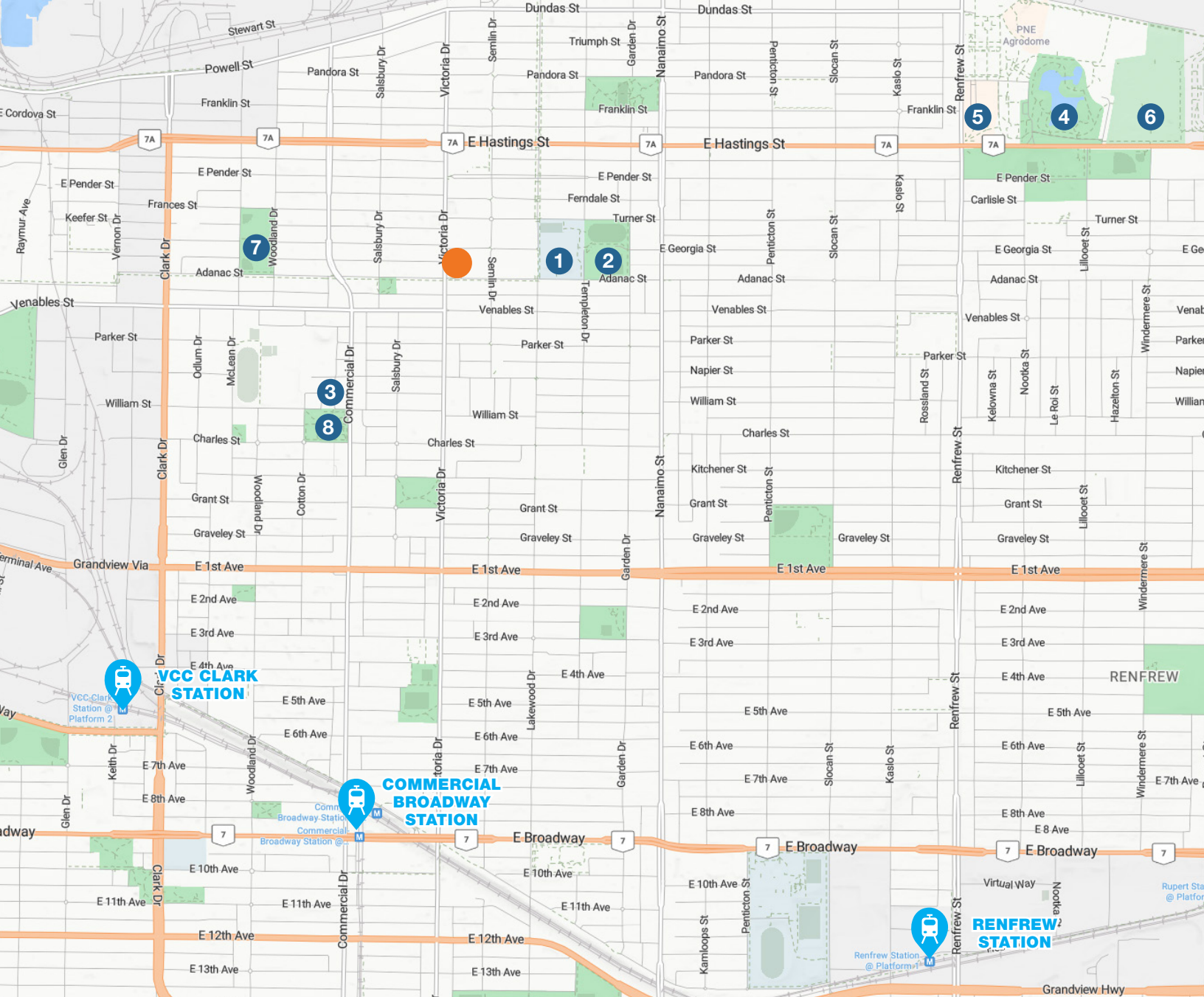
- + For single sites of 10 m (33 ft.) frontage or less, allow a maximum density of up to 1.0 FSR to support infill housing.
- + For multiple adjacent sites (three or more sites that are part of an identified character streetscape), allow a maximum density of up to 1.45 FSR to support multifamily infill 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

## MAX AMINI

---

Associate, Multifamily, Investment  
Properties, Development Land &  
Industrial

778-990-5712 | 604.420.2600 ext.216  
max@londonpacific.ca

## ALEXANDER LOUGHEED

---

Associate

604-644-8828 | 604.420.2600 ext.220  
alexander@londonpacific.ca

## ARI GELMON PREC\*

---

Associate Vice President

604-318-3958 | 604.420.2600 ext.204  
arigelmon@londonpacific.ca

# LONDON PACIFIC

LONDON PACIFIC PROPERTY AGENTS INC. | T 604 420 2600 F 604 420 2206 | LONDONPACIFIC.CA

E & O.E.: All information contained herein is from sources we deem reliable, and we have no reason to doubt its accuracy; however, no guarantee or responsibility is assumed thereof, and it shall not form any part of future contracts. Properties are submitted subject to errors and omissions and all information should be carefully verified. All measurements quoted herein are approximate. \* Personal Real Estate Corporation

This publication is the property of London Pacific Property Agents Inc. and is protected by domestic and international copyright, trade name and other laws, and other rights unless otherwise specified. Any modification, reproduction, alteration or adaptation is strictly prohibited. © London Pacific Property Agents Inc. reserves all rights.