

JOINT VENTURE OPPORTUNITY

LONDON PACIFIC



VANCOUVER

BROADWAY TRANSIT ORIENTED

HIGH DENSITY SECURE RENTAL
DEVELOPMENT OPPORTUNITY

1205 - 1225 West 10th Avenue

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DEVELOPMENT OPPORTUNITY

OVERVIEW

1205 - 1225 West 10th Avenue
Vancouver Broadway Plan (Fairview)

London Pacific is excited to present this development opportunity to the market, which is a **20-storey rental tower at 6.5 FSR** development joint venture opportunity, kitty-corner to the famous Toys “R” Us on West Broadway. The subject site has been designated as high density rental residential with retail use at grade and features a 7 minute walk to two new “Oak-VGH” and “South Granville” Skytrain Stations. Contact the Listing Broker today for next steps.



PROPERTY SUMMARY

Address

1205, 1215, 1225 W 10th Ave,
Vancouver

Gross Site Area

18,750 Sqft

Current Zoning

RM-3 Multiple Dwelling

Total Buildable

121,875 Sqft

Dimensions

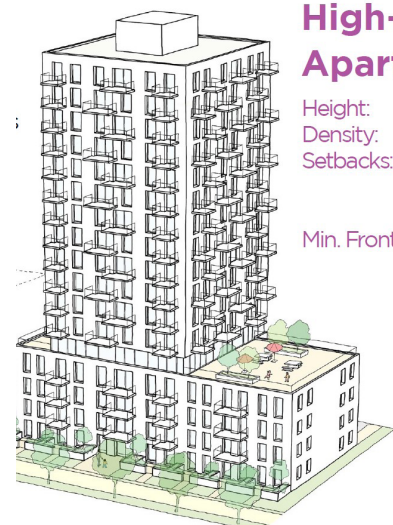
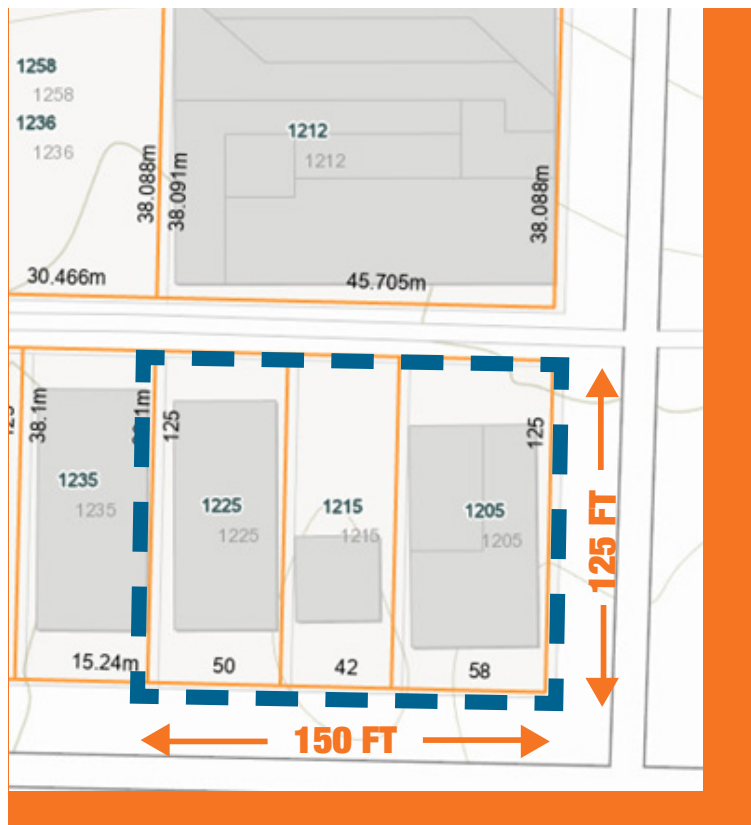
150' x 125' Ft

Density

6.5 FSR (20 Storey)

Proposed OCP Designation

Secured Market Housing Rental



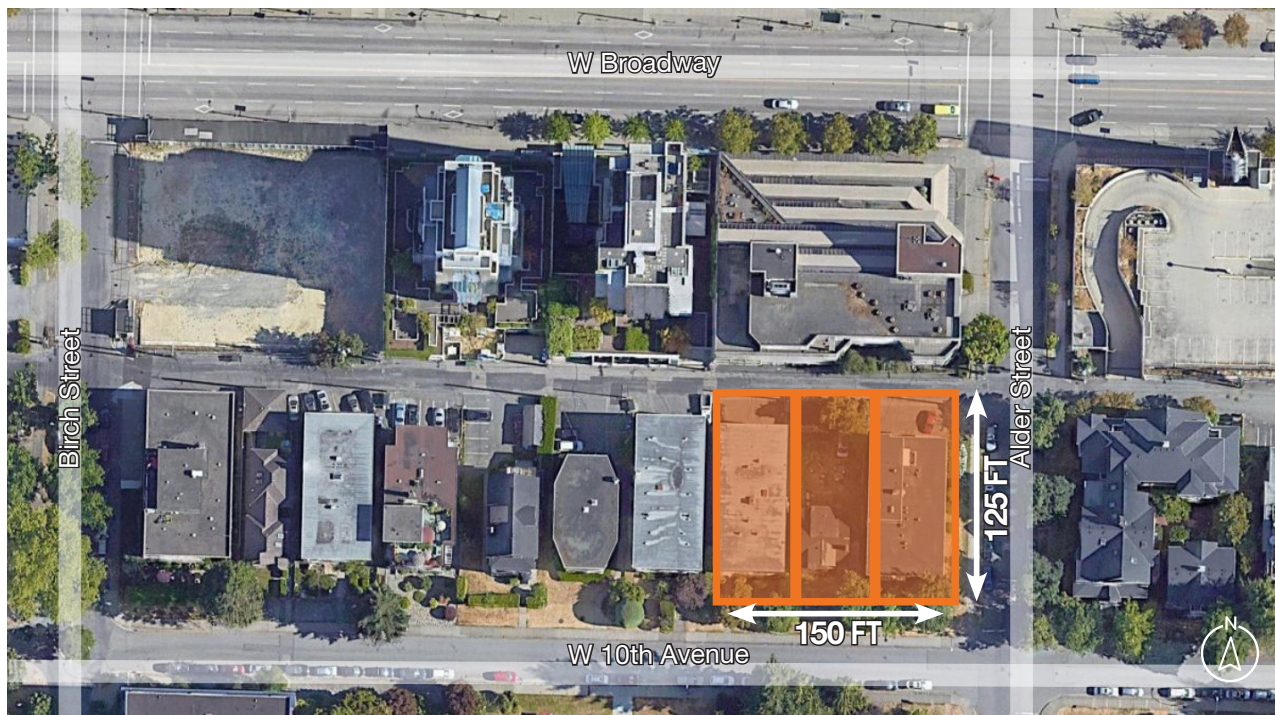
High-Rise Apartment

- Height: 15 - 20 storeys
- Density: 5.5 - 6.5 FSR
- Setbacks: Front 20 ft, Rear 25 ft, Side 10 - 12 ft
- Min. Frontage: 100-150 ft

DEVELOPMENT POTENTIAL

The subject site has been designated “Fairview South - Area A” (FSOA), providing a density of 6.5 FSR for secured rental housing uses including a minimum 20% of the net residential floor area secured at below-market rents (minor increases in height and density will be considered for delivery of ground-level local-serving retail/service uses or childcare). This highly attractive development site on the northern block face of West 10th Avenue at the corner of Alder Street and West 10th Avenue has a site frontage of 150 feet and a depth of 125 feet.

 Subject Site

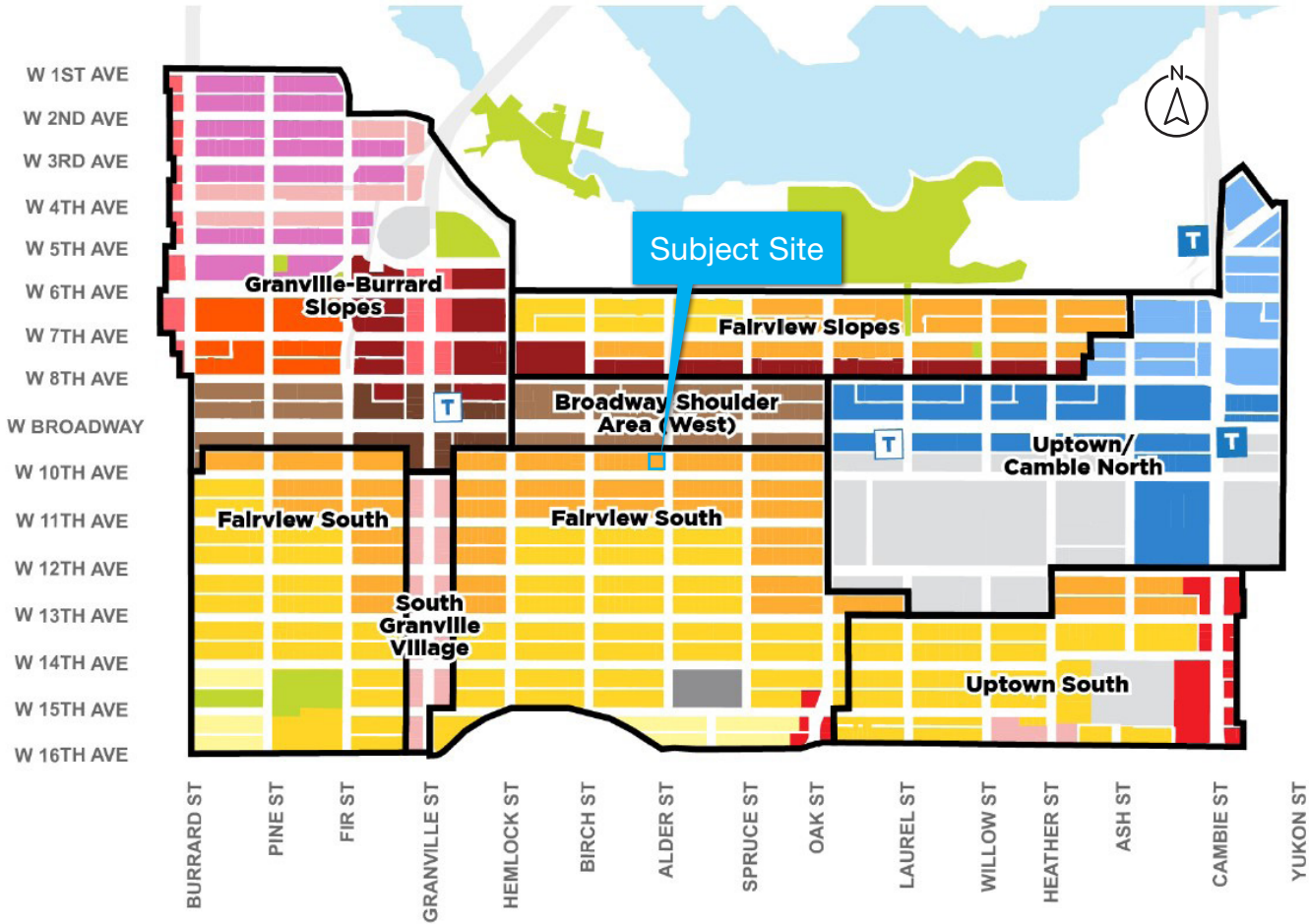


3 lot Assembly



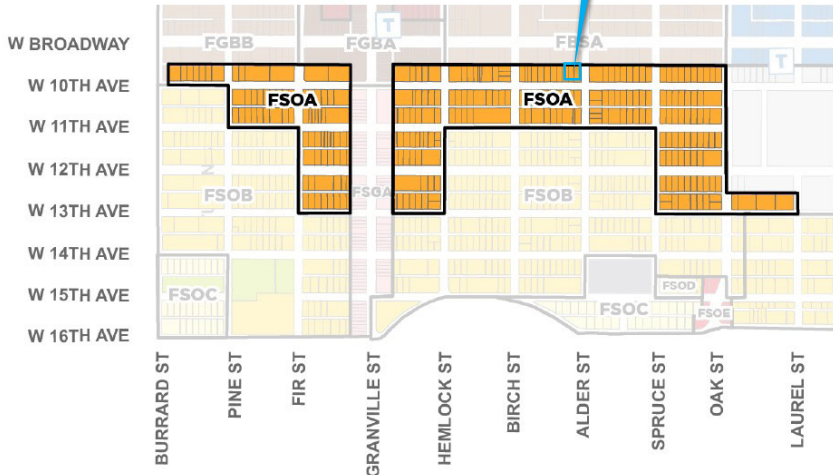
Frontage	150 FT
Gross site area	18,750 SQFT
Max. Gross Buildable	121,875 SQFT

LAND USE MAP



Subject Site

- Residential Apartment Areas**
- Low-Rise
 - Mid- to High-Rise
 - High-Rise



Intent

Support the long-term renewal of the older residential buildings, while preserving existing rental housing affordability levels and providing strengthened tenant protections.



Source: shapeyourcity.ca/Broadway-plan

ZONING INFO

SECURE MARKET HOUSING OR RENTAL HOUSING

Uses	Residential, retail/services	
Option/Tenure	Secured market rental housing or social housing	
	Tower form	Non-tower form
Max Height	20 Storeys	3-6 storeys
Max Density	6.5 FSR	1.0-2.7 FSR
Min Frontage	45.7 m (150 ft.)	Variable - refer to Built Form and Site Design (Chapter 11)
Note	<ul style="list-style-type: none"> A minimum of 20% of the residential floor area is required to be secured at below-market rents (see Housing (Chapter 12) for details). For existing social housing sites, 100% of the residential 	<ul style="list-style-type: none"> Applies where a tower cannot be achieved due to lot conditions or policy 9.9.2. Height and density allowances to vary based on lot conditions (see Built Form and Site Design (Chapter 11) and sections 11.2 and 11.3 for details). For existing social housing sites, 100% of the residential floor area must be social housing.

Additional Policies

9.9.2 There will be a maximum of two towers per block (street to street, including any laneways). On blocks with two or more existing towers constructed prior to adoption of the Broadway Plan, one additional tower will be considered. However, for the northern block faces along 10th Avenue and the northern block face along 13th Avenue between Oak Street and Laurel Street, only one tower will be allowed on the Fairview South Area A block face.

9.9.3 Minor increases in height and density will be considered for delivery of ground-level local-serving retail/service uses or childcare.

TRANSIT ORIENTED | BROADWAY PLAN

LOCATION

The subject site is ideally located one block off West Broadway, within walking distance of abundant amenities including easily accessible transit options and two future Millennium Line SkyTrain stations, “Oak– VGH” and “South Granville”. It is also situated directly on the 10th Avenue Corridor bikeway which is one of the busiest west to east corridors in Vancouver’s cycling network, seeing over 500,000 cyclists on the route per year.

The subject site benefits from being centrally-located within close vicinity of several important employment areas within the larger Broadway Plan. The highly vital and expanding “Medical District” anchored by Vancouver General Hospital, the upscale South Granville, Burrard Slopes and Granville Island shopping neighbourhoods, and the continually growing False Creek Flats (or Great Northern Way). The subject site is also near the growing Mount Pleasant employment hub, as highlighted by a multitude of planned upcoming office and light-industrial development projects poised to be tenanted by organizations such as Lululemon, Animal Logic, AbCellera and Nature’s Path, as well as current major tenants based in the area including Emily Carr University, Samsung R&D Canada, Electronic Arts, Hootsuite and Shaw.



THE NEIGHBOURHOOD FAIRVIEW



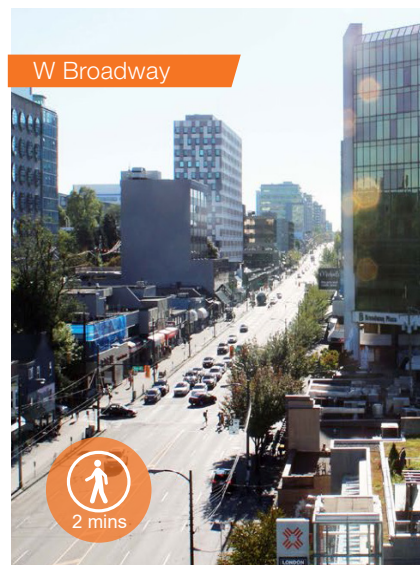
The property is in the heart of Fairview and less than a block away from Translink's number 99 B-Line and 9 bus routes which connect to downtown, UBC and South Vancouver. The Broadway Subject Expansion Project is developing a station at the northeast corner of Broadway and Granville Street, as well as the southwest corner of Broadway and Laurel Street, near Oak Street, that will both be less than a 10-minute walk from the subject site. West Broadway is expected to continue to grow, and to be a commercial high street to create a vibrant and livable public realm in one of Vancouver desirable neighbourhoods to live, work and play. Well-positioned between Granville Street and Oak Street, allowing for easy access to abundant living conveniences within a 5 to 10-minute walking distance.

DRIVING

- Downtown
- Oakridge Centre
- University of British Columbia
- Kitsilano Beach
- Spanish Banks Beach
- Queen Elizabeth Park
- Emily Carr Elementary School
- Eric Hamber Secondary School
- Whole Foods Market

WALKING

- Vancouver General Hospital
- South Granville Shopping District
- Granville Island
- False Creek Seawall
- City Square Shopping Centre
- Banana Leaf Original



Prospective Purchasers are invited to submit letters of intent through
London Pacific on the Vendor's preferred form of offer.

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