

LONDON
PACIFIC



TIER 2 TOWER SITE (25-STOREY) RUPERT RENFREW AREA PLAN

2168, 2180 (2192) RUPERT STREET
VANCOUVER, BC

INVESTMENT OVERVIEW

■ Listed with London Pacific ■ Potential Expansion

Opportunity Summary

London Pacific is pleased to present an exclusive development opportunity in Vancouver's Rupert and Renfrew Station Area Plan. Located 2168-2180 Rupert Street (the "Subject Site"), this 2-lot opportunity has been vetted to incorporate the North East corner of Rupert & 6th Avenue (2192 Rupert Street) making this a viable 3-lot assembly with a gross site area of 12,078 SQFT.

The Subject Site is designated under the draft Rupert Renfrew Area Plan as a Tier 2 tower site allowing up to 25-storeys. The Subject Site is not affected by high groundwater.

Opportunity Overview

This development opportunity will fall under new policy being created under the **Rupert and Renfrew Station Area Plan** and is affected by **Bill 47** TOA policy for Transit Oriented Development.



OPPORTUNITY HIGHLIGHTS

- Potential 5 Lot Assembly
- Gently Sloping Eastward Lots For Efficient Parkade
- Draft Rupert Renfrew Plan designates high density tower site (25 storeys)
- Subject Site in TOA: 400 - 800 metres of the Rupert SkyTrain station
- Density up to 3.0 FSR under Bill 47 TOA (Transit Oriented Area Plan)
- 20 - minute drive to downtown
- 7 - minute drive to BCIT
- 10 - minute drive to Burnaby hospital

Status	Property	Neighbourhood	PID	Legal Address	Gross Site Area	Dimensions	Density (TOA)	Density (Rupert Renfrew)	Current Zoning
Exclusive Listing	2168 Rupert Street	Rupert/Renfrew Station Area	003-775-411	Lot 6, Block 7, Plan VAP1314, Part NW 1/4, District Lot THSL, Section 38, New Westminster Land District	4,026 SQFT	33 x 122 FT	Up to 3.0	25-storeys	R1-1
Exclusive Listing	2180 Rupert Street	Rupert/Renfrew Station Area	014-697-432	Lot 7, Block 7, Plan VAP1314, Part NW 1/4, District Lot THSL, Section 38, New Westminster Land District	4,026 SQFT	33 x 122 FT	Up to 3.0	25-storeys	R1-1
Off Market	2192 Rupert Street	Rupert/Renfrew Station Area	013-208-781	Lot 8, Block 7, Plan VAP1314, Part NW 1/4, District Lot THSL, Section 38, New Westminster Land District	4,026 SQFT	33 x 122 FT	Up to 3.0	25-storeys	R1-1

LOCATION

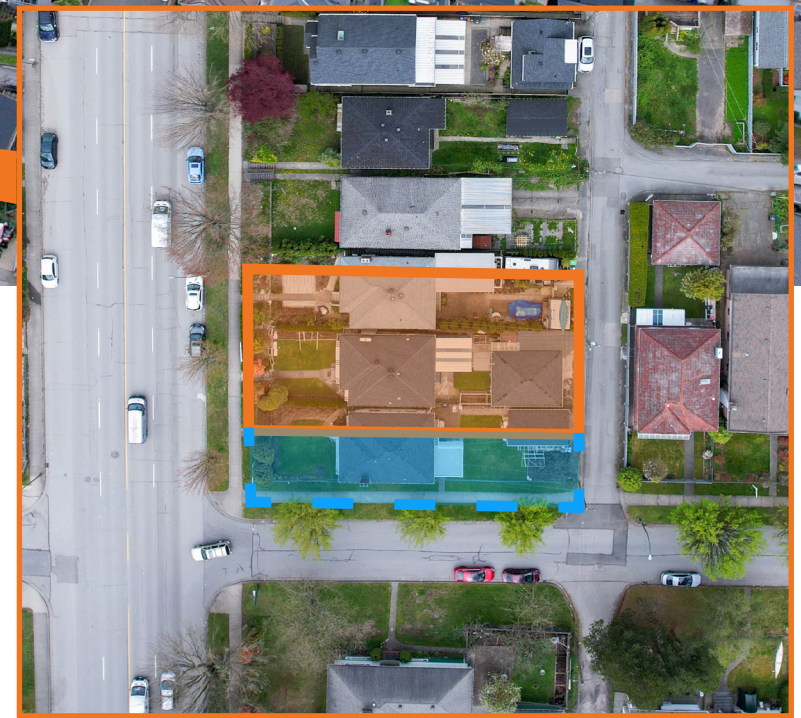


The area around Rupert and Renfrew SkyTrains includes 81 hectares of commercial and industrial land known as the Grandview Boundary Mixed Employment and Industrial Lands. This employment base, connected to rail and the regional highway network, is significant to both the local and regional economy. Portions of the Still Creek watershed and floodplain also fall within this area. This unique natural asset provides environmental and social value for the community and drainage for the watershed.

Arguably, Rupert / Renfrew is one of the most centrally located neighbourhoods in Vancouver. Access to the Transcanada Highway make commuting to the North Shore lighthearted and proximity to The Heights and Brentwood provide immediate access to some of Burnaby's greatest food and shopping hubs including Cioffi's Italian Grocery & Deli, Wholefoods and Costco.

Locals enjoy the close proximity to Adanac, Charles and Sunrise pocket parks and look forward longer Spring days when they can tee off at Rupert Park Pitch and Putt or enjoy the action and entertainment of Playland, Hastings Racecourse and the Pacific Coliseum.

SALIENT FACTS	Listed Site	+ Unlisted Site
Gross Site Area Sqft:	8,052 SQFT	12,078 SQFT
Dimensions:	66' x 122' FT	99' x 122' FT
Current Zoning	R1-1	R1-1
Combined Taxes (2023):	\$12,815,99	\$19,077.48
Assessed Value:	\$3,243,200	\$4,817,100
Price:	\$6,000,000	Contact Agent



 **Listed with London Pacific**

 **Potential Expansion**

DISTANCE



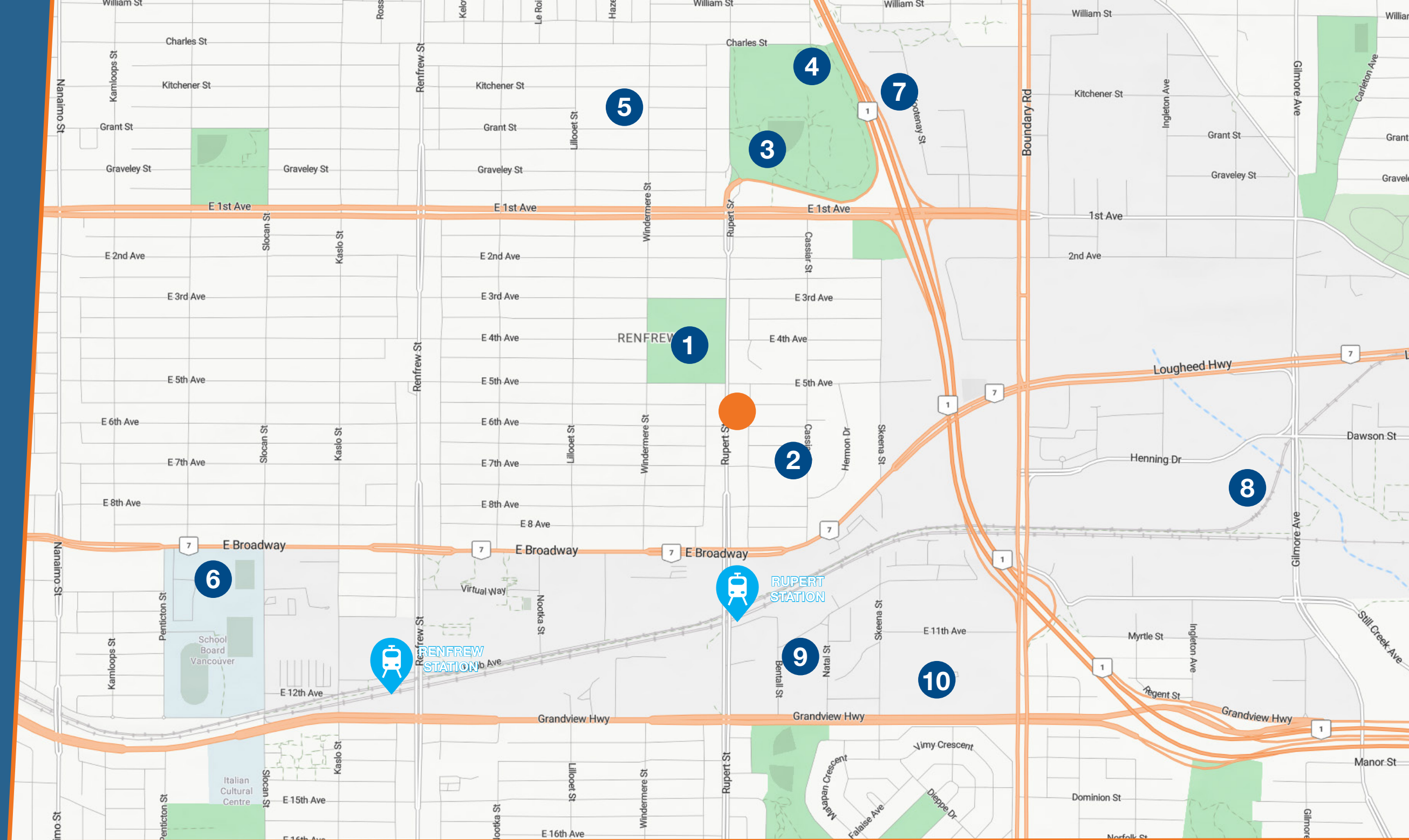
WALKING

- 3 min Sunrise Park
- 4 min Thunderbird Community Centre
- 10 min Rupert Park
- 15 min Rupert Park Pitch & Putt



DRIVING

- 3 min Sir Matthew Begbie Elementary
- 3 min Vancouver Technical Secondary
- 4 min Bosa Foods
- 6 min Home Depot
- 7 min Playland & PNE
- 13 min Burnaby Hospital
- 14 min Costco



LEGEND



SUBJECT SITE

- 1
- 2
- 3
- 4
- 5

- 1 SUNRISE PARK
- 2 THUNDERBIRD COMMUNITY CENTRE
- 3 RUPERT PARK
- 4 RUPERT PARK PITCH & PUTT
- 5 SIR MATTHEW BEGBIE ELEMENTARY

- 6
- 7
- 8
- 9
- 10





- 6 VANCOUVER TECHNICAL SECONDARY SCHOOL
- 7 BOSA FOODS
- 8 HOME DEPOT
- 9 CANADIAN TIRE
- 10 WALMART

RUPERT & RENFREW AREA PLAN

The Rupert & Renfrew Station Area Plan Update

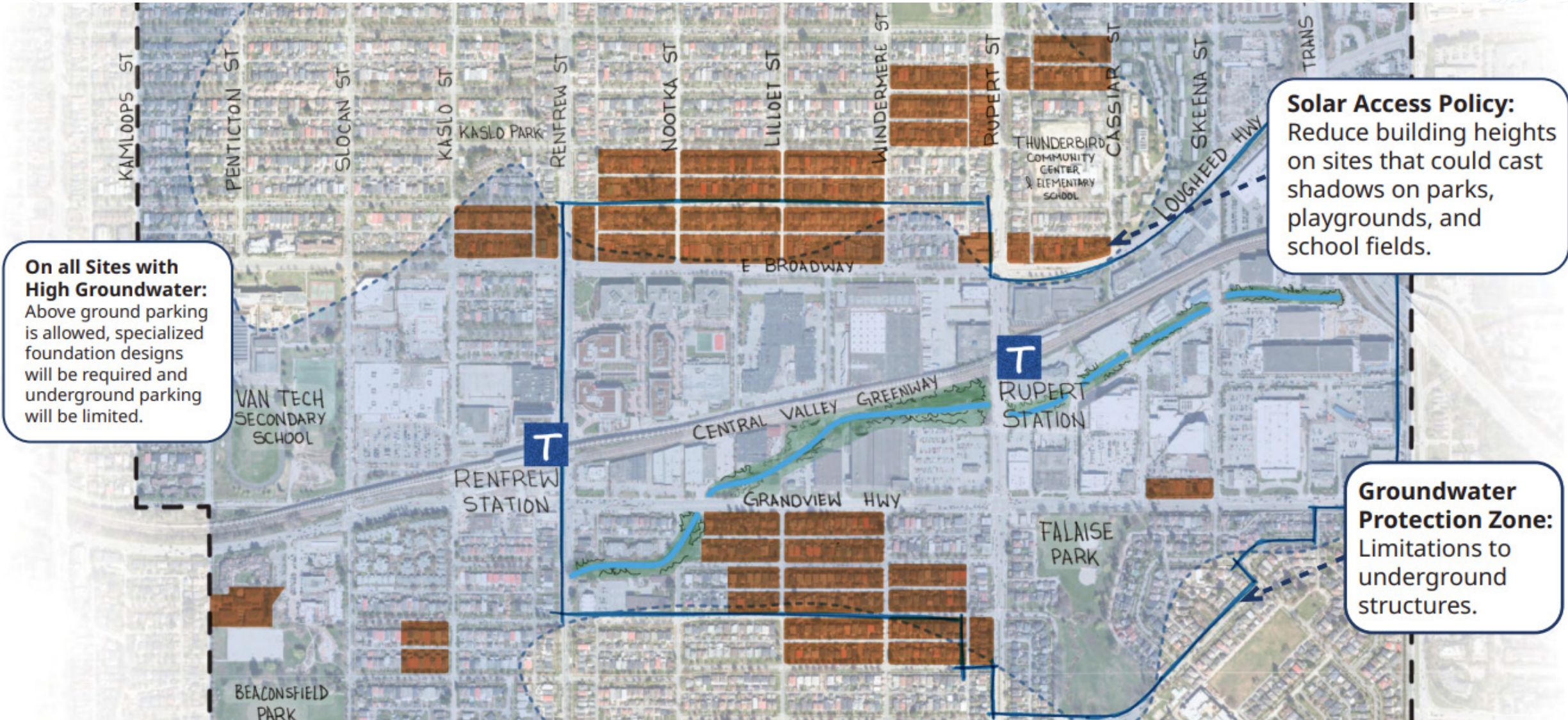
The Rupert and Renfrew Area Plan's draft plan was presented summer of 2024 demonstrating housing opportunities from 20-29-storeys (Tier 2) where achievable. Sites in this area will require assembly to reach required frontages and will benefit from incentives for below-market rental units or childcare facilities. More information on this policy will be available in early 2025.

Project timeline

- 
Phase 1 - Terms of Reference
Winter 2021 - Spring 2022
- 
Phase 2 - Early Directions
Spring 2022 - Summer 2023
- 
Phase 3 - Draft Plan
Fall 2023 - Summer 2024
- 
Phase 4 - Final Plan
Fall 2024 - Spring 2025

LEGEND

-  UP TO 40 STOREYS
-  UP TO 25 STOREYS
-  UP TO 20 STOREYS
-  UP TO 6 STOREYS
-  HIGH GROUNDWATER
-  GROUNDWATER PROTECTION ZONE
-  MIXED USE



TRANSIT ORIENTED DEVELOPMENT

Bill 47 Transit Oriented Areas for Development

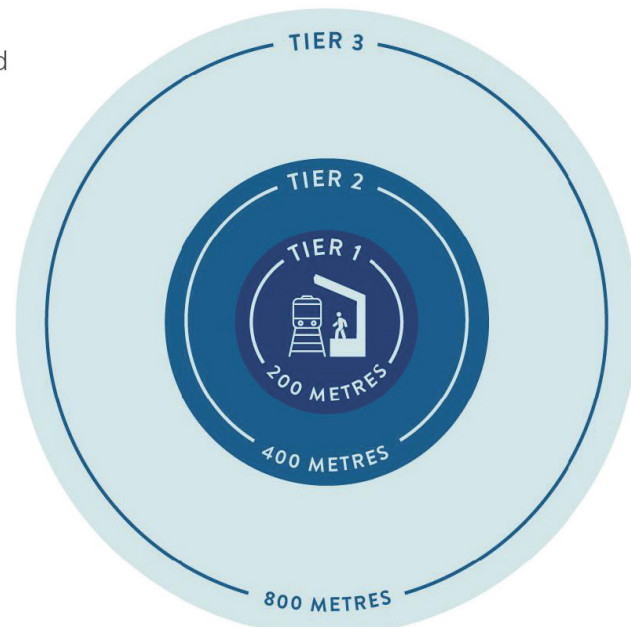
TOAs are geographic areas within a prescribed distance from a transit station. Each prescribed area is broken into Tiers, which establish the location of applicable minimum densities.

Within TOAs, with respect to land zoned to permit any residential use or another prescribed use, local governments are required to adhere to minimum densities when amending a zoning bylaw.

TOAs provide a diversity of housing options, offer access to a variety of amenities and services, support local business and employment opportunities, and enable greater mobility options. This form of development achieves a highly efficient use of land and infrastructure.

Passenger Rail (Sky Train) TOAs

- Designation distance of 800 m (“crow flies”) measured from the station coordinate.
- Each rapid transit TOA is comprised of three land tiers, to which the following minimum allowable densities apply:
 - ◇ Tier 1 (0 – 200 m): 5.0 FAR, 20 Storeys
 - ◇ Tier 2 (200 – 400 m): 4.0 FAR, 12 Storeys
 - ◇ Tier 3 (400 – 800 m): 3.0 FAR, 8 Storeys



Project Timeline

2023

December 7, 2023

Regulations for Bill 35, 44, 47 deposited; Province designates interim TOD Areas and policy manual released; and small-scale, multi-unit housing policy manual provided to local governments.

2024

Early 2024:

Housing Needs Report guidance provided to local governments.

January 2024:

\$51 million distributed to local governments to help meet new requirements that promote the Province’s housing-density initiatives.

June/July 2024:

guidance provided to municipalities to update Official Community Plans and zoning bylaws.

June 30, 2024:

local governments must have designated TOD Areas bylaw and removed minimum residential-parking requirements; and local governments must have updated their zoning bylaw to accommodate small-scale, multi-unit housing requirements (except in areas where they have applied for an extension).



WE ARE HERE

2025

Jan. 1, 2025:

local governments must have completed their interim Housing Needs Report.

Dec. 31, 2025:

municipalities update of their Official Community Plans and zoning bylaws (based on the interim Housing Needs Report).

Pending the Draft Plan for the Rupert and Renfrew Station, the subject site is located within 400-800 metres of the Rupert SkyTrain station which would provide density up to 3.0 FSR under Bill 47 TOA (Transit Oriented Area Plan).

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