

FOR SALE

Commercial Real Estate Redefined

LONDON  
PACIFIC



# RUPERT RENFREW HIGH DENSITY TOWER SITE

3014, 3028, 3036, 3054 EAST 14TH AVENUE VANCOUVER, BC

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

Ben Williams \*PREC  
604.561.3680 | 604.420.2600 ext 203  
bwilliams@londonpacific.ca

Joe Hawboldt  
604.786.4495 | 604.420.2600 ext 219  
joe@londonpacific.ca



# OPPORTUNITY SUMMARY

London Pacific is pleased to present 3014, 3028, 3036 and 3054 East 14th Avenue, Vancouver — an exceptional high-density development opportunity in the newly adopted Rupert and Renfrew Station Area Plan. Spanning 21,507 sq. ft., this site consists of four single family homes with a total site dimension of approximately 205 x 105 feet.

Strategically positioned in Station Area B, this prime location allows for up to 9.5 FSR (204,000+ B/SF), providing developers the opportunity to construct a landmark residential or mixed-use tower up to 40 storeys. With superior transit accessibility and proximity to Renfrew and Rupert SkyTrain Stations, this site offers excellent potential in a high-demand, transit-oriented hub.



## TRAVEL SCORE



WALKING

90



TRANSIT

71



BIKING

94





# OPPORTUNITY OVERVIEW

## SALIENT FACTS

PID  
008-798-419, 008-798-443, 008-798-478,  
008-798-516

Gross Site Area  
± 21,507 SQFT / 0.49 ACRE

FSR  
Up to 9.5

Dimension  
205 FT x 105 FT

Total Buildable (SQFT)  
± 204,317 SQFT

Proposed OCP Designation  
Rupert Renfrew Plan Station Area B

Improvements  
Four (4) single family homes

Gross Taxes (2025)  
\$35,927.35

Price  
\$15,200,000 (\$74.39/BSF)

## PROPERTY HIGHLIGHTS

- + Rupert Renfrew Station Area Plan allows for residential strata development at 5.5 FSR or purpose-built rental development from 7.5 – 9.5 FSR
- + Policy supports up to 40 stories of height
- + Surrounded by key amenities including shopping centers, restaurants and parks, enhancing lifestyle appeal for future residents.
- + Properties located in the Groundwater Protection Zone, limiting underground parkade, and making construction less expensive
- + Close to major transportation routes, including Grandview Highway, Highway 1, and Lougheed Highway, ensuring seamless regional access.
- + Prime transit-oriented location less than 800m from Renfrew and Rupert SkyTrain Stations, providing exceptional connectivity to Downtown Vancouver and Metro Vancouver

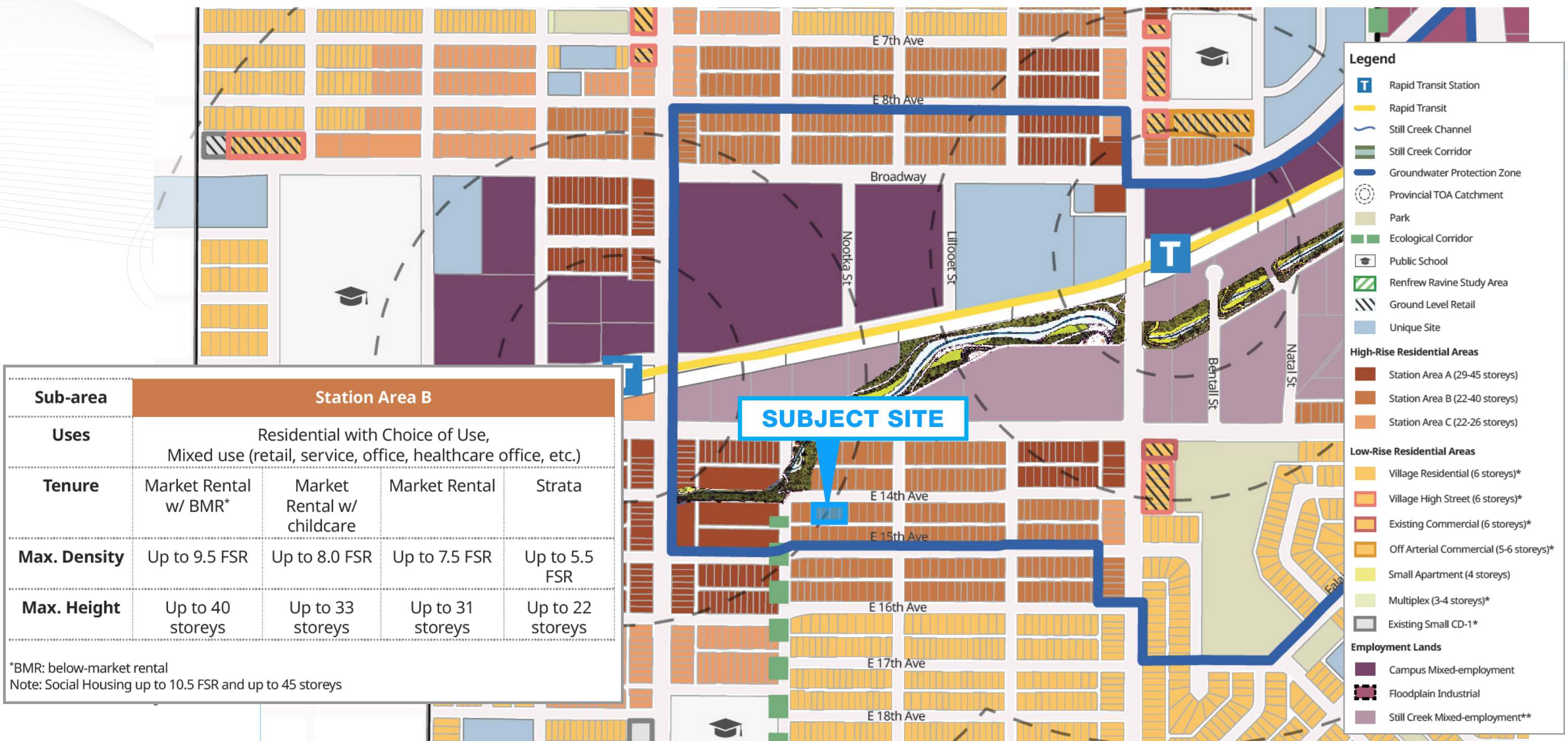




# RUPERT & RENFREW FINAL LAND USE MAP

## The Rupert & Renfrew Station Area Plan

The Rupert and Renfrew Station Area Plan is a vision for how the neighbourhood will grow and change over the next 25 years. Station Areas are generally within a 10-minute walk of a rapid transit stations and provides significant employment, housing, and amenities.





# DISTANCE



## WALKING

- 7 min Renfrew Community Park
- 9 min Starbucks
- 10 min Renfrew Station
- 13 min Rupert Station



## DRIVING

- 5 min Trout Lake
- 5 min Burnaby Hospital
- 10 min Downtown Vancouver
- 18 min Vancouver International Airport



## LEGEND

SUBJECT SITE

## RETAIL

- 1 REAL CANADIAN SUPERSTORE
- 2 SAVE ON FOODS
- 3 PETSMART
- 4 CANADIAN TIRE
- 5 WALMART SUPERCENTRE
- 6 STARBUCKS (2 LOCATIONS)
- 7 MCDONALD'S
- 8 STAPLES

## PUBLIC SPACES

- 1 RENFREW PARK COMMUNITY CENTRE
- 2 RENFREW COMMUNITY PARK
- 3 BEACONSFIELD PARK
- 4 FALAISE PARK
- 5 YMCA OF GREATER VANCOUVER DAYCARE
- 6 ST. JUDE ELEMENTARY SCHOOL
- 7 NOOTKA ELEMENTARY SCHOOL
- 8 VANCOUVER TECHNICAL SECONDARY SCHOOL
- 9 TROUT LAKE COMMUNITY CENTRE / JOHN HENDRY PARK

## DEVELOPMENT APPLICATIONS

- 1 2928-2930 RENFREW ST
- 2 3200 EAST BROADWAY
- 3 2406-2484 RENFREW ST
- 4 2108 AND 2408 CASSIAR ST
- 5 3747-3761 RENFREW ST
- 6 3575-3655 KASLO ST
- 7 2890 GRANDVIEW HWY
- 8 3496 MONS DR



**ARI GELMON PREC**

Associate Vice President  
604.318.3958 | 604.420.2600 ext.204  
arigelmon@londonpacific.ca

**BEN WILLIAMS PREC**

Executive Vice President  
604.561.3680 | 604.420.2600 ext.203  
bwilliams@londonpacific.ca

**JOE HAWBOLDT**

Sales Representative  
604.786.4495 | 604.420.2600 ext.219  
joe@londonpacific.ca