

FOR SALE BY COURT ORDER

5649 Dunbar Street

Vancouver, BC

Opportunity to acquire a boutique development site in the heart of Dunbar, Vancouver's preeminent west side location



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**AVISON
YOUNG**



Property summary

ADDRESS

5649 Dunbar Street, Vancouver, BC

PID

010-975-080

LEGAL DESCRIPTION

Lot 1 of Lot 41 Bock 4 District Lot 320 Plan 6194

LOT SIZE

4,087 sf

DIMENSIONS

29.92 ft x 136.59 ft

ZONING

C-2 Commercial

CURRENT DENSITY

2.5 FSR (mixed-use condo) / 4-storeys
3.5 FSR (mixed-use rental) / 6-storeys

TRANSIT-ORIENTED AREA ("TOA") DENSITY

4.00 FSR

2024 ASSESSED VALUE

\$3,158,700

PRICING GUIDANCE

\$2,950,000

Opportunity







Avison Young is pleased to present the opportunity to purchase a boutique development site within Vancouver's Dunbar-Southlands neighbourhood, situated along Dunbar Street. The property benefits from a central location near shopping, amenities, schools, and public transportation. The site is currently vacant, ready to proceed directly to development permit without the need for rezoning.

Location

The property is located in the Dunbar-Southlands neighborhood of Vancouver. It's a tree-lined residential street known for its upscale homes and proximity to amenities like Dunbar Shopping Centre, parks, and schools. The area is well-connected to public transportation with the Dunbar Loop Exchange nearby, providing easy access to various parts of the city.



Property highlights

-  Under the existing C-2 zoning, a development permit may be applied for without a rezoning required
-  Under the new TOA zoning policy, a minimum density of 4.0 FSR may be applied for with the potential for 12-storeys in height
-  Highly desirable neighbourhood
-  Seamless connectivity via multiple arterial routes and frequent transit
-  Surrounded by amenities and services
-  Access to two major thoroughfares, Dunbar Street and West 41st Avenue



Development Potential

C-2 ZONING

Uses: Mixed-Use Residential

Density: 2.50 - 3.50 FSR

Height: 6 storeys

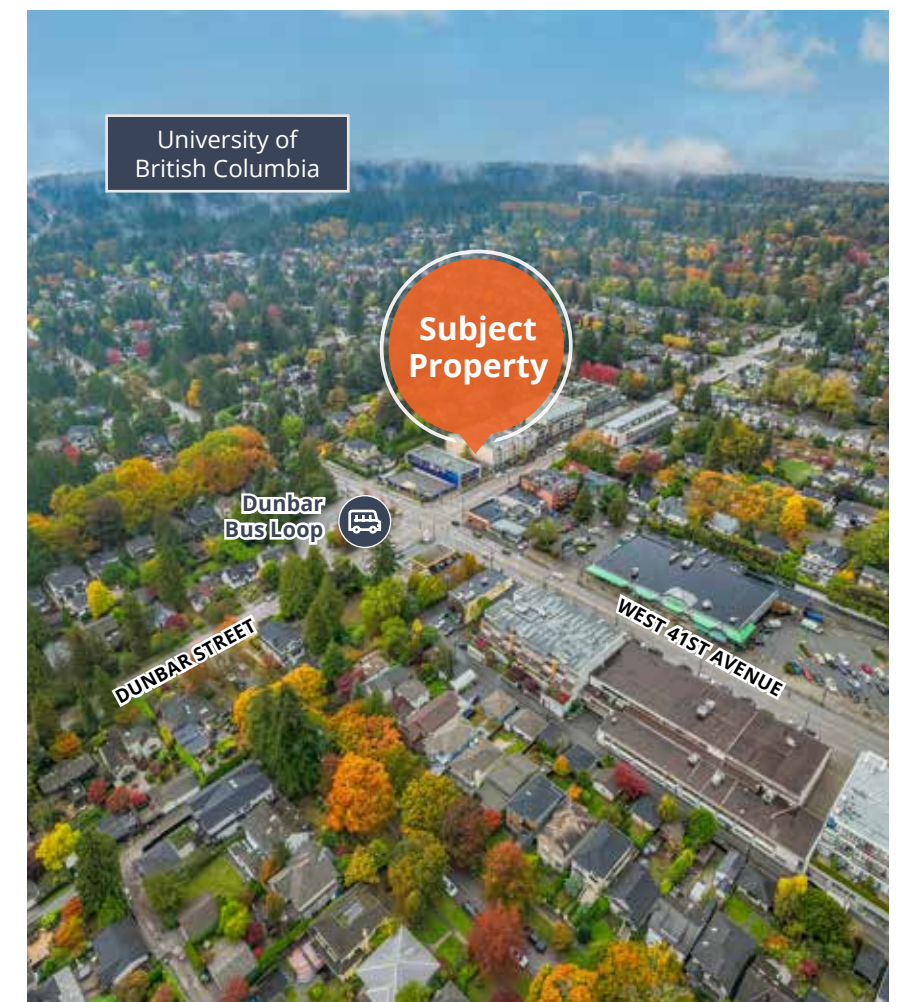
Building type: Mixed-use commercial at grade with residential above

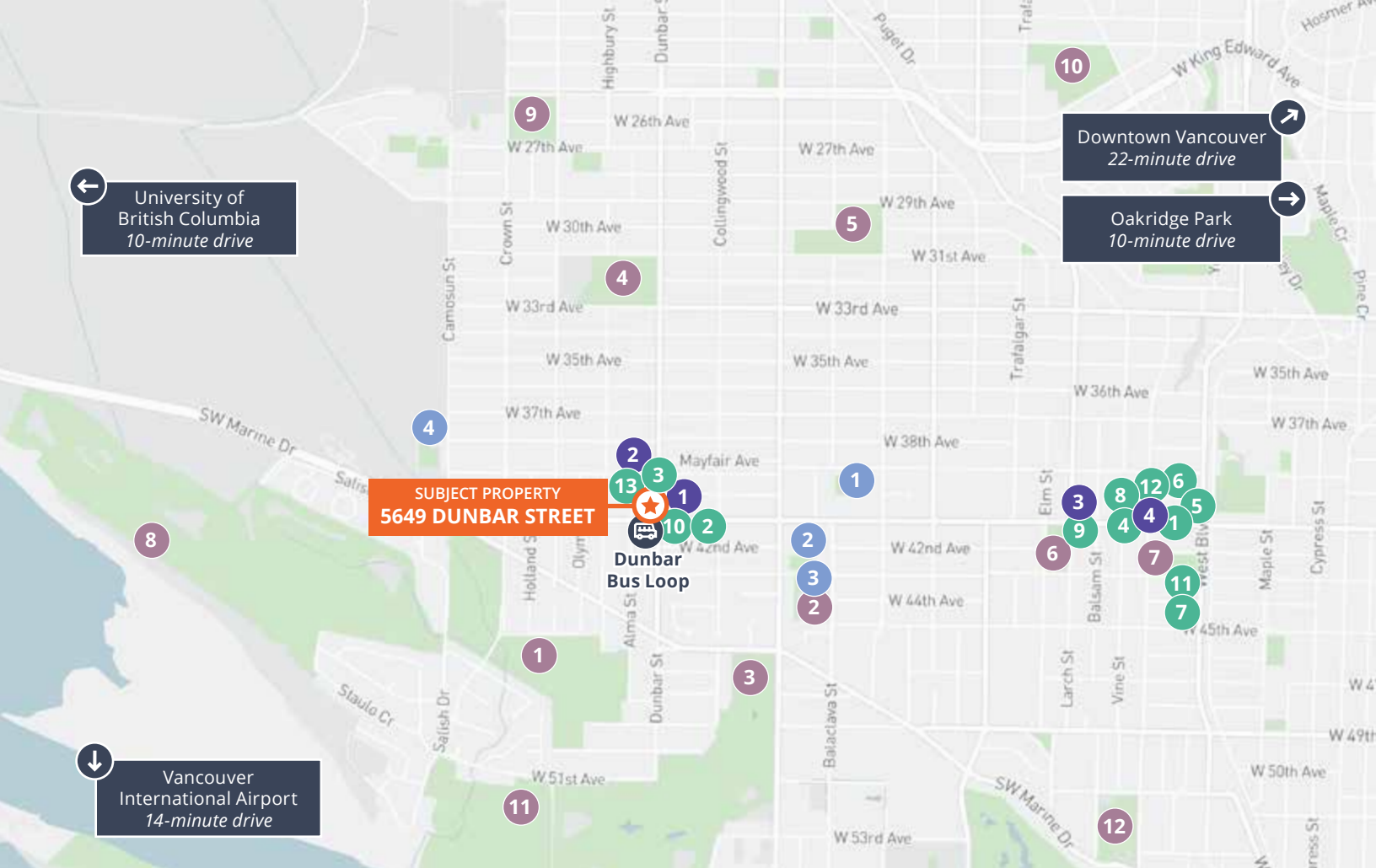
TRANSIT-ORIENTED DEVELOPMENT AREA

The Property is strategically positioned just 78 meters from the Dunbar Loop Bus Exchange. This proximity not only aligns with the TOD legislation but also offers significant development advantages. Specifically, it allows for a minimum density requirement of 4.0 FSR and permits construction of buildings up to 12 storeys in height. This favorable zoning designation underscores the site's suitability for transit-oriented development, facilitating the creation of vibrant, mixed-use communities that promote sustainable transportation options and urban vitality.

Minimum Density: 4.00 FSR

Minimum Height: 12 storeys





SUBJECT PROPERTY
5649 DUNBAR STREET

Dunbar
Bus Loop

GROCERY

- 1. Save-On-Foods
- 2. H-Mart Dunbar
- 3. All in One Mini Mart
- 4. Kin's Farm Market

SCHOOLS

- 1. Kerrisdale Elementary School
- 2. Crofton House School
- 3. Kerrisdale Annex
- 4. Southlands Elementary School

PARKS AND RECREATION

- 1. Musqueam Park
- 2. Malkin Park
- 3. Point Grey Golf & Country Club
- 4. Memorial West Park
- 5. Balaclava Park
- 6. Elm Park
- 7. Kerrisdale Centennial Park
- 8. Shaughnessy Golf & Country Club
- 9. Chaldecott Park
- 10. Trafalgar Park
- 11. Musqueam Golf & Learning Academy
- 12. Maple Grove Park

RESTAURANTS AND CAFES

- 1. Caffe Artigiano
- 2. Crepe & Cafe
- 3. Pink Elephant Cafe
- 4. Legato Cafe
- 5. Donair Dude
- 6. Jess' Restaurant
- 7. Chicko Chicken
- 8. 41 Noodle & Rice Pot House
- 9. Lok's Chinese Restaurant
- 10. Red Tuna Japanese Restaurant
- 11. BBT Café
- 12. Tim Hortons
- 13. Urban Thai Bistro

Contact for more information

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