



FOR SALE

Prime Land Development Opportunity!

FROM 13,986 SQ.FT. TO 27,584 SQ.FT. • UP TO 3.2 F.S.R.

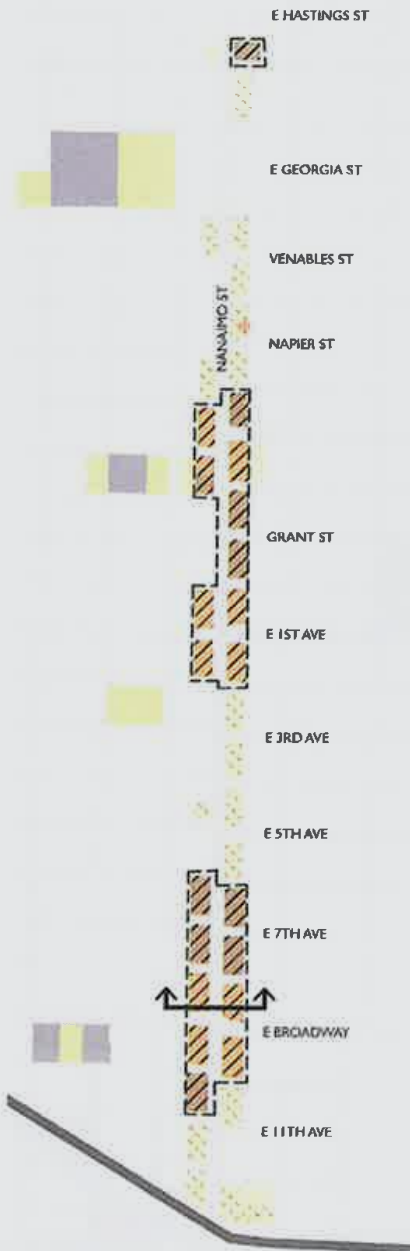


PROPERTIES ZONED COMMERCIAL











1648 NANAIMO ST.
VANCOUVER, BC

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Legend

-  SkyTrain line
-  Park
-  School / Institutional
-  Apartment (6-storeys)
-  Apartment (4-storeys)
-  Courtyard rowhouse / traditional rowhouse (3.5-storeys)
-  Duplex
-  At-grade choice of use
-  At-grade commercial
-  Local-serving retail site

SHOPPING NODES

Small commercial nodes are located at the intersections of Charles Street, East 1st Avenue, and Broadway. These areas will be enhanced with new mixed-use development, providing ownership opportunities and new shops and services. The highest buildings will be located closest to the intersection. Public realm improvements will further enhance the commercial nodes.

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POLICIES



For all the shopping nodes along Nanaimo Street

- Consider applications for mixed-use development. A mix of commercial uses, which may include retail, service and community serving uses, is required on the first floor. Residential uses permitted on upper floors
- Provide public realm improvements that could include increased sidewalk width, street trees and amenities such as seating, patios, bike racks, public art
- Additional specific policies apply to the following areas: Nanaimo St. and Broadway, East 1st Ave, Charles St.
- Height: up to 6 storeys
- Density: up to 3.2 FSR
- Fifth- and sixth-storey floor plates should not exceed 594.6 m² (6,400 ft.²)
- Site frontage: 36.6m (120 ft.) minimum

- Setbacks: FRONT: sufficient to achieve a minimum 5.5 m (18 ft.) sidewalk. REAR: 9.1 m (30 ft.) (for residential uses). SIDE: requirements may vary
- A small public plaza should be created at the southeast corner of Nanaimo and Charles Street. Design development should seek to minimize shadowing on the plaza space during afternoon periods

For Nanaimo Street EAST side (William Street to Charles Street and Kitchener Street to Graveley Street), Nanaimo Street WEST side (East 10th Avenue to East 11th Avenue), and Nanaimo Street EAST and WEST sides (East 6th Avenue to East 8th Avenue)

- Consider applications for mixed-use buildings in specified locations (see Figure Page 2), as set out in the C-2 District Schedule, unless noted otherwise. As part of this:

Ensure applications account for C-2 Guidelines.

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SUBJECT PROPERTY



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