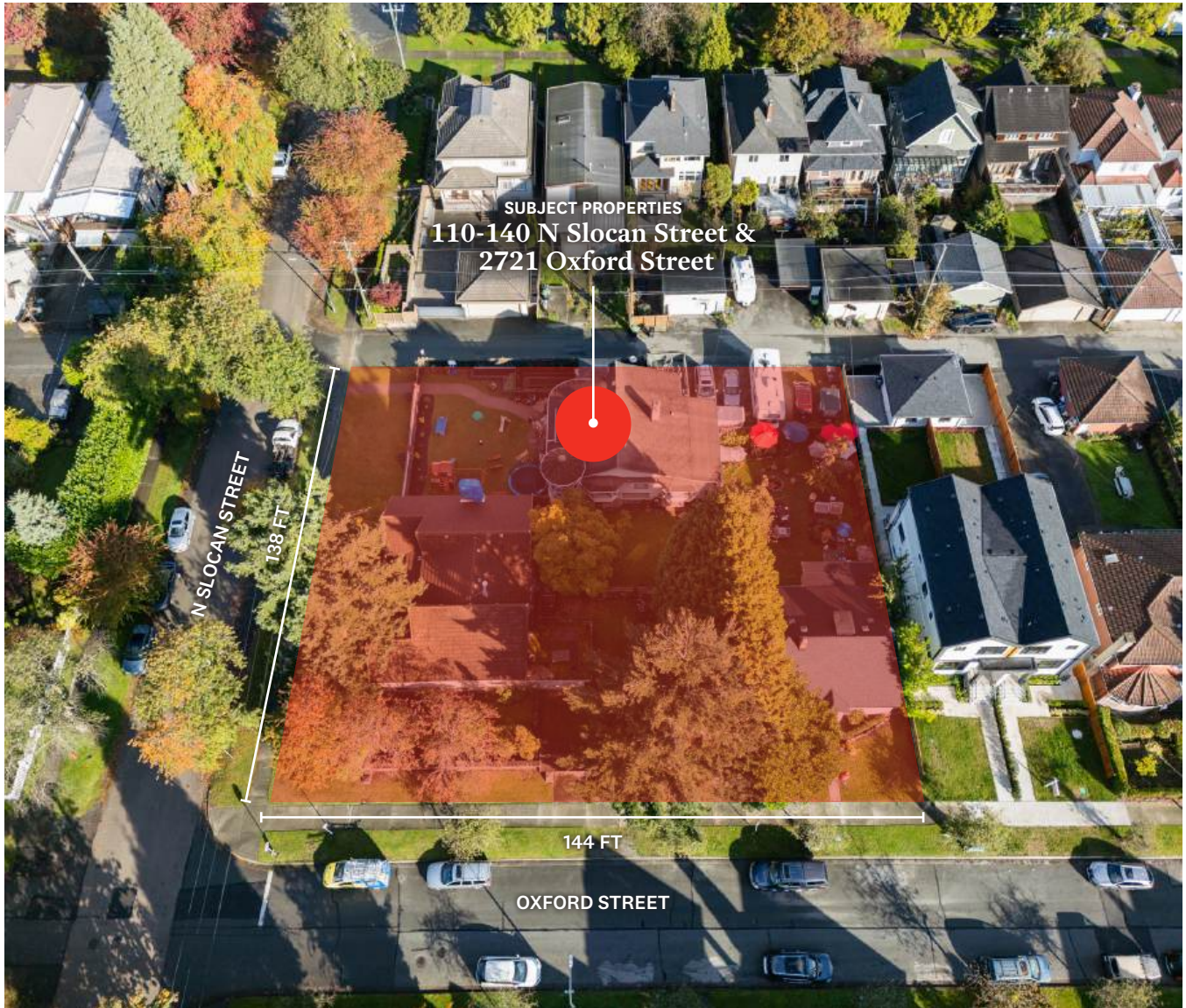


FOR SALE

development opportunity

110-140 N SLOCAN STREET AND 2721 OXFORD STREET, VANCOUVER



Jason Lai

PERSONAL REAL ESTATE CORPORATION

778.996.1788

Amber Wang

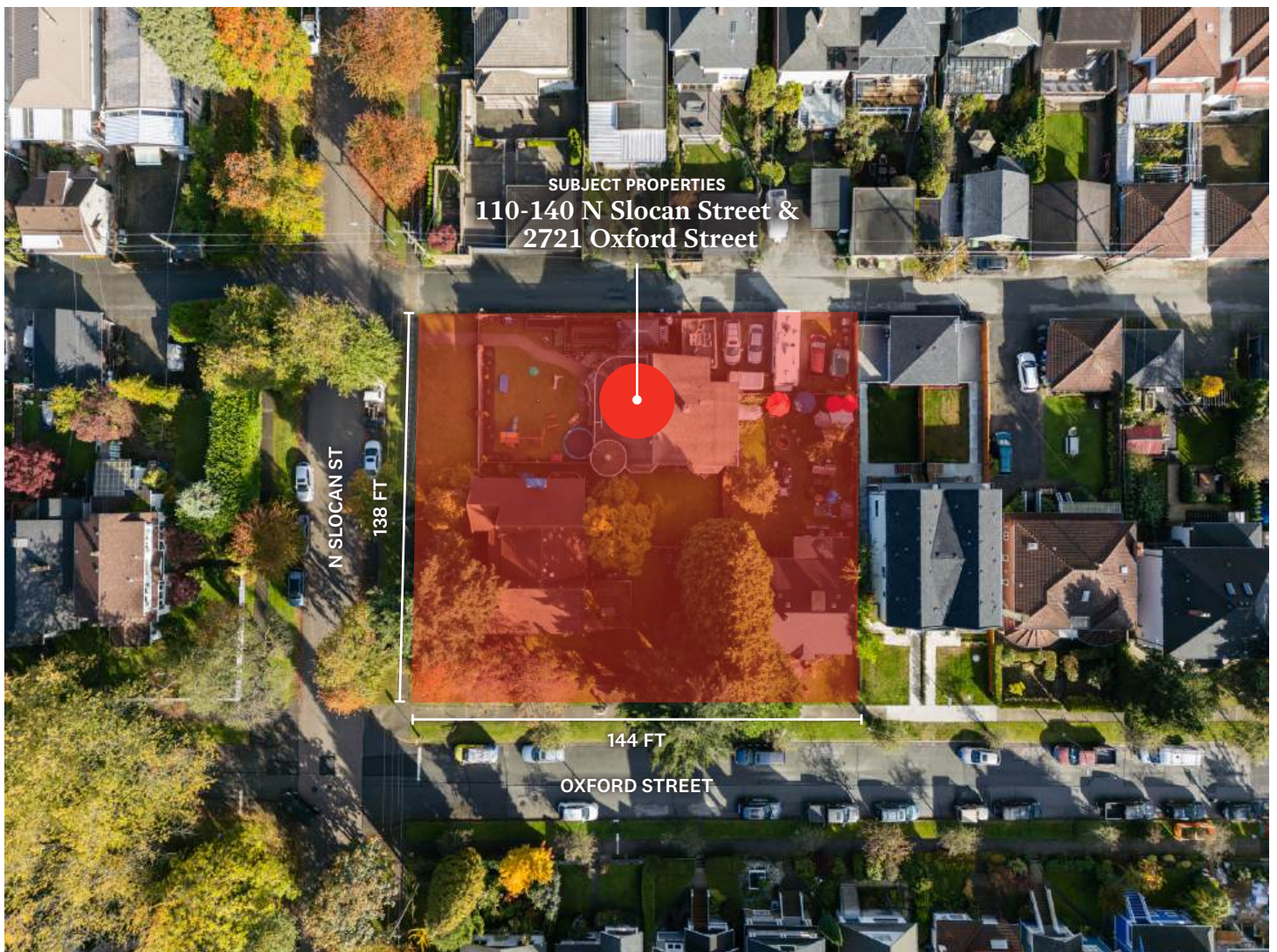
PERSONAL REAL ESTATE CORPORATION

604.723.1071

rennie

the opportunity

Prominently located at the northeast corner of N Slocan St. and Oxford St. in Vancouver, this prime development site spans approximately 19,850 SF (144ft x 138ft) across three single-family lots. Situated in the Hastings Sunrise community, the property is uniquely positioned to capitalize on the area's ongoing commercial and residential growth, along with expanding community amenities. Zoned R1-1, the site permits a range of land uses while offering excellent holding potential.

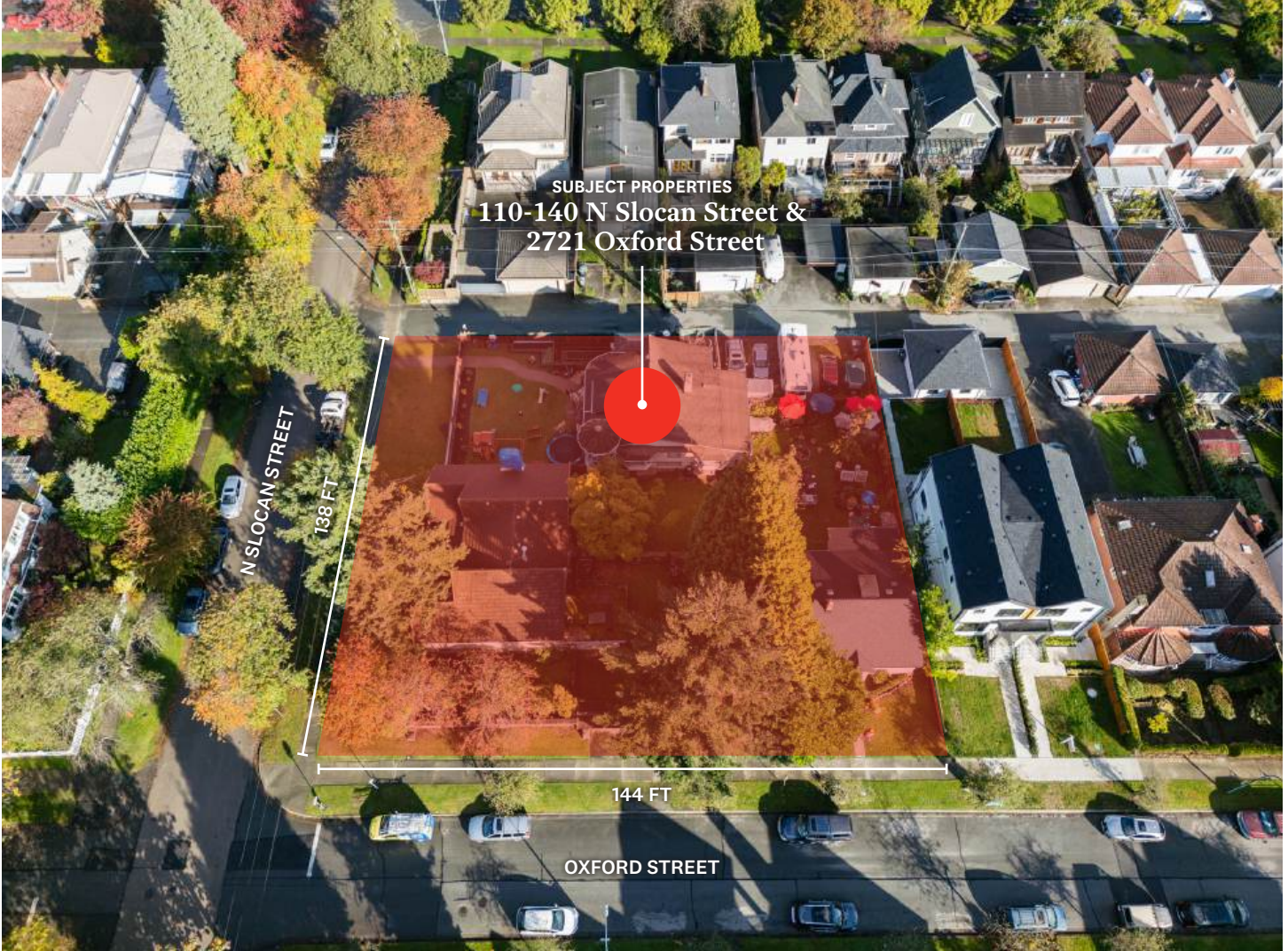


THE DEMOGRAPHICS

Vancouver East-Hasting Sunrise

Median Age	41.4
Average Household Income	\$65,423
Average Household Size	2.2

development opportunity



SUBJECT PROPERTIES

110, 140 N Slocan Street, Vancouver
2721 Oxford Street, Vancouver

PROPERTY DESCRIPTION

Currently improved with:
110, 140 N Slocan Street: 1 story single family dwelling
2721 Oxford Street: 1.5 story single family dwelling

CURRENT ZONING

R1-1

LOT DIMENSIONS (APPROX.)

144 ft (Oxford St) x 138 ft (N Slocan St)

LOT SIZE (APPROX.)

19,850 SF

YEAR BUILT

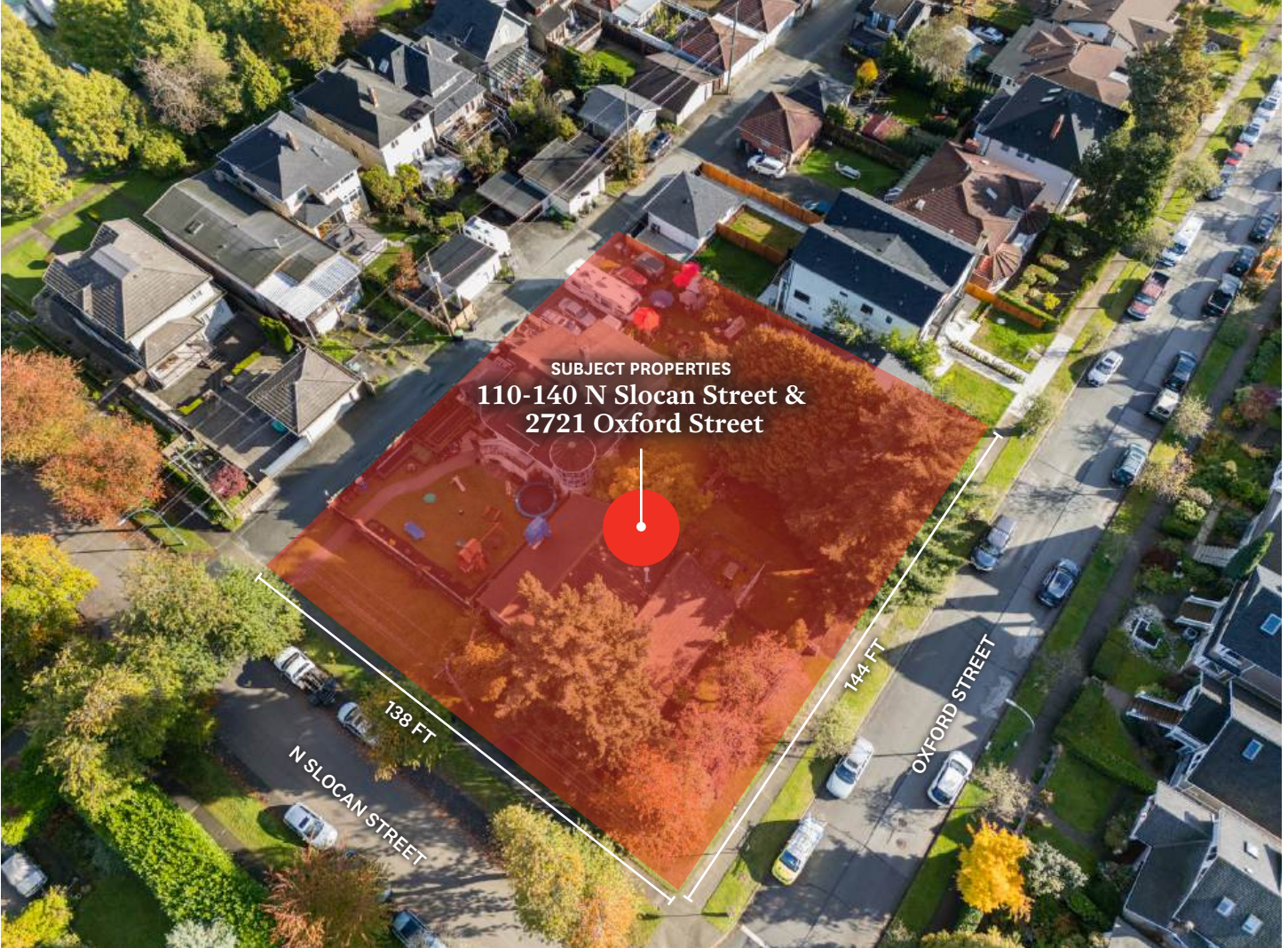
110 N Slocan Street: 1973
140 N Slocan Street: 1912
2721 Oxford Street: 1941

ASKING PRICE

\$9,500,000



development details



LAND USE DESIGNATION
R1-1 District Schedule

GROSS PROPERTY TAXES 2023
\$26,301

2024 BC ASSESSMENT VALUE (TOTAL)
\$6,716,300

PROPERTY	PID	LEGAL DESCRIPTION
110 N Slocan Street	002-853-221	LOT 22 OF LOT 4 TOWN OF HASTINGS SUBURBAN LANDS PLAN 319
140 N Slocan Street	002-658-704	SUBDIVISION 21 OF LOT 4 TOWN OF HASTINGS SUBURBAN LANDS PLAN 319
2721 Oxford Street	015-382-541	LOT 20 OF LOT 4 TOWN OF HASTINGS SUBURBAN LANDS PLAN 319



zoning & land use

RS-1

District Schedule

INTENT AND OVERVIEW

Intent

The intent of this Residential Inclusive district schedule is to enable a variety of small-scale housing options while retaining the single lot character of the area. Housing options include multiple dwellings (“multiplex” up to 6 dwelling units, or up to 8 rental dwelling units), duplexes and single detached houses. Duplexes may include additional dwelling units such as secondary suites and lock-off units, and single detached houses may include additional dwelling units such as secondary suites and laneway houses. Retention of character houses is encouraged by permitting infill and multiple conversion dwellings where a character house is retained.

Without limitation, applicable Council policies and guidelines for consideration include the [Guidelines for Additions, Infill and Multiple Conversion Dwelling in the R1-1, RT-7 and RT-9 Zones](#) and [Flood Plain Standards and Requirements](#).

Overview

The table below provides an overview of the outright and conditional approval uses in the R1-1 district, categorized by the minimum site area required, where applicable. Applicable density, form and placement regulations in section 3 of this schedule are cross-referenced in the third column.

Minimum Site Area	Use	Density, Form and Placement Regulations
557 m ²	Multiple dwelling containing 6, 7 or 8 dwelling units	3.1
464 m ²	Multiple dwelling containing 5 dwelling units	3.1
306 m ²	Multiple dwelling containing 3 or 4 dwelling units	3.1
	Duplex or Duplex with Secondary Suite	3.2
	Single Detached House or Single Detached House with Secondary Suite	3.2
--	Other uses in section 2.1 of this schedule	3.2

zoning & land use

DENSITY AND FLOOR AREA

This section contains density, form and placement regulations organized by use.

Density and Floor Area

The maximum floor space ratio is 0.70, except that the Director of Planning may increase:

- (a) the permitted floor space ratio to a maximum of 1.00 for multiple dwelling containing no more than 8 dwelling units where all of the dwelling units are secured as residential rental tenure, except that 1 dwelling unit may be occupied by a registered owner of the site;
- (b) the permitted floor space ratio to a maximum of 1.00 for multiple dwelling containing no more than 6 dwelling units where at least 1 dwelling unit is developed as a below-market homeownership unit, if a partnering agreement between the City and the BC Housing Management Commission that establishes terms and conditions related to a below-market homeownership program has been entered into and is in effect; or
- (c) the permitted floor area by 1 m² per amenity share or per affordable housing share provided to the City at no cost to the City, to a maximum floor space ratio of 1.00 for multiple dwelling containing no more than 6 dwelling units,

if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

For the purposes of this schedule, below-market homeownership unit means a dwelling unit with:

- (a) at least 2 bedrooms; and
- (b) a floor area of not less than 90 m²,

that is subject to a registered agreement with the BC Housing Management Commission with terms that ensure the dwelling unit will be sold at an initial price of a minimum of 50% below fair market value to purchasers that meet income and other eligibility criteria as specified by the BC Housing Management Commission in consultation with the Director of Planning, and that is in compliance with a partnering agreement between the City and the BC Housing Management Commission.

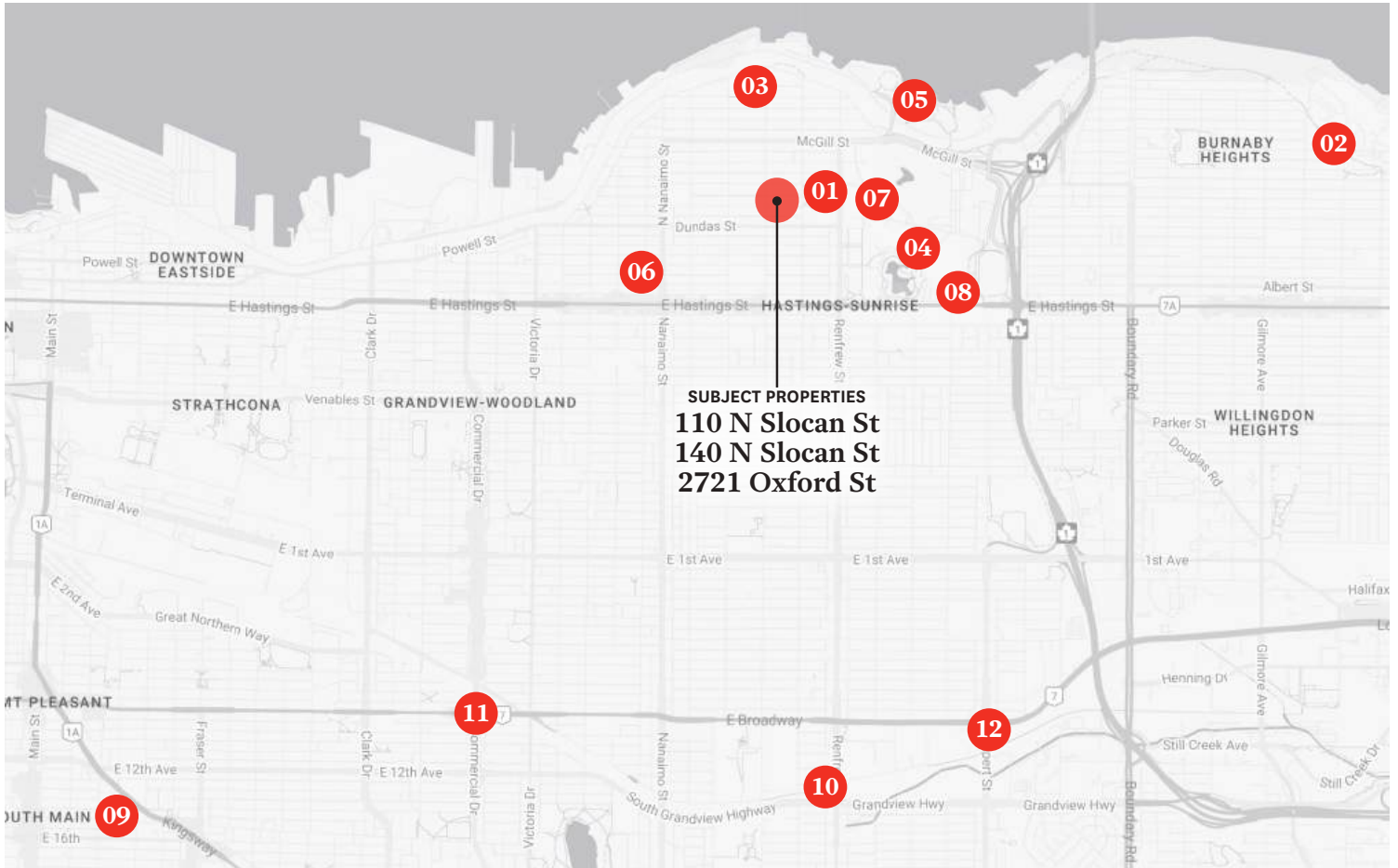
Despite section 3.1.1.1(c) above, the maximum floor space ratio achievable as a result of the provision of amenity shares or affordable housing shares must otherwise comply in all respects with this schedule and this by-law.

zoning & land use




BUILDING FORMS AND PLACEMENT

Regulations	R1-1
3.1.2.1 Site area and site frontage for multiple dwelling containing 6 or more dwelling units:	
(a) minimum site area	557 m ²
(b) minimum site frontage	15.1 m
3.1.2.2 Site area and site frontage for multiple dwelling containing 5 dwelling units:	
(a) minimum site area	464 m ²
(b) minimum site frontage	13.4 m
3.1.2.3 Site area and site frontage for multiple dwelling containing 3 or 4 dwelling units:	
(a) minimum site area	306 m ²
(b) minimum site frontage	10.0 m
(c) maximum site area for multiple dwelling containing 3 dwelling units	463 m ²
(d) maximum site frontage for multiple dwelling containing 3 dwelling units	13.3 m
3.1.2.4 Minimum site depth for:	
(a) buildings in a courtyard configuration	33.5 m
(b) all other buildings	30.4 m
3.1.2.5 Maximum building height for:	
(a) rear buildings	8.5 m and 2 storeys
(b) all other buildings	11.5 m and 3 storeys
3.1.2.6 Minimum front yard depth	4.9 m
3.1.2.7 Minimum side yard width	1.2 m
3.1.2.8 Minimum rear yard depth for:	
(a) buildings in a courtyard configuration	0.9 m

site area



WALK SCORE

 **89/100 Very Walkable** Most errands can be accomplished on foot  **65/100 Good Transit** Many nearby public transportation options  **92/100 Bikers Paradise** Daily errands can be accomplished on a bike

NEARBY AMENITIES

1. Callister Park
2. McGill Park
3. Burrard View Park
4. Hastings Park
5. New Brighton Park
6. Pandora Park
7. Pacific Coliseum
8. Playland Amusement Park
9. Mount Saint Joseph Hospital
10. Renfrew Station
11. Commercial Broadway station
12. Rupert Station



potential views

NORTHWEST



NORTHEAST



SOUTHWEST



SOUTHEAST



SOUTH



NORTH



WEST



EAST



site photos



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