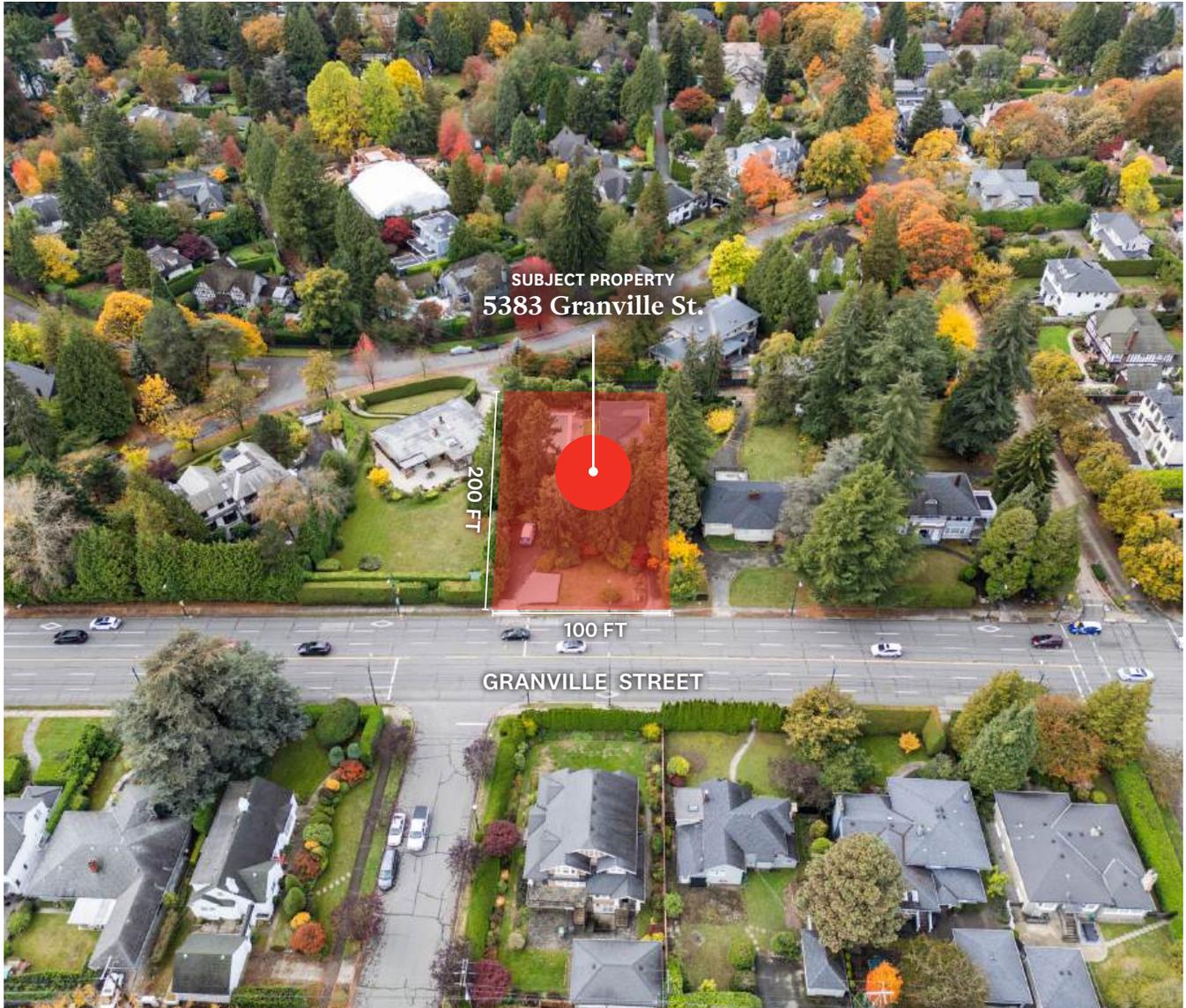


FOR SALE

development opportunity

5383 GRANVILLE ST, VANCOUVER



Jason Lai

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rennie

the opportunity

Prominently located within one of Vancouver's most desirable neighborhoods, 5383 Granville Street serves as a rare development opportunity spanning approximately 20,000 SF (100ft x 200ft) in affluent Shaughnessy. The site is uniquely positioned to capitalize from the strengthening demographics, growing nearby amenities, and densification along Granville Street. 5383 Granville Street is identified under the Secured Rental Policy (SRP), and supports a range of rental development opportunities.



THE DEMOGRAPHICS

Shaughnessy - Vancouver

Median Age	40.4
Average Household Income	\$154,000
Average Household Size	3.1

(2021 Census data)

development opportunity



SUBJECT PROPERTY

5383 Granville Street, Vancouver V6M 3C2

PROPERTY DESCRIPTION

Currently improved with:
5383 Granville Street: 1 storey single family dwelling

CURRENT ZONING

R1-1 Residential Inclusive

LOT DIMENSIONS (APPROX.)

Width: 100 ft Depth: 200 ft

LOT SIZE (APPROX.)

19,980 SQ FT (0.46 Acres)

YEAR BUILT

1954

ASKING PRICE

\$7,280,000



development details



LAND USE DESIGNATION

R1-1 District Schedule
Secured Rental Policy

GROSS PROPERTY TAXES 2025

\$19,886.50

2025 BC ASSESSMENT VALUE

\$4,697,000

LEGAL DESCRIPTION

LOT 5, BLOCK 4, PLAN VAP5552, DISTRICT LOT 526,
NEW WESTMINSTER LAND DISTRICT, OF LOT 3

PID

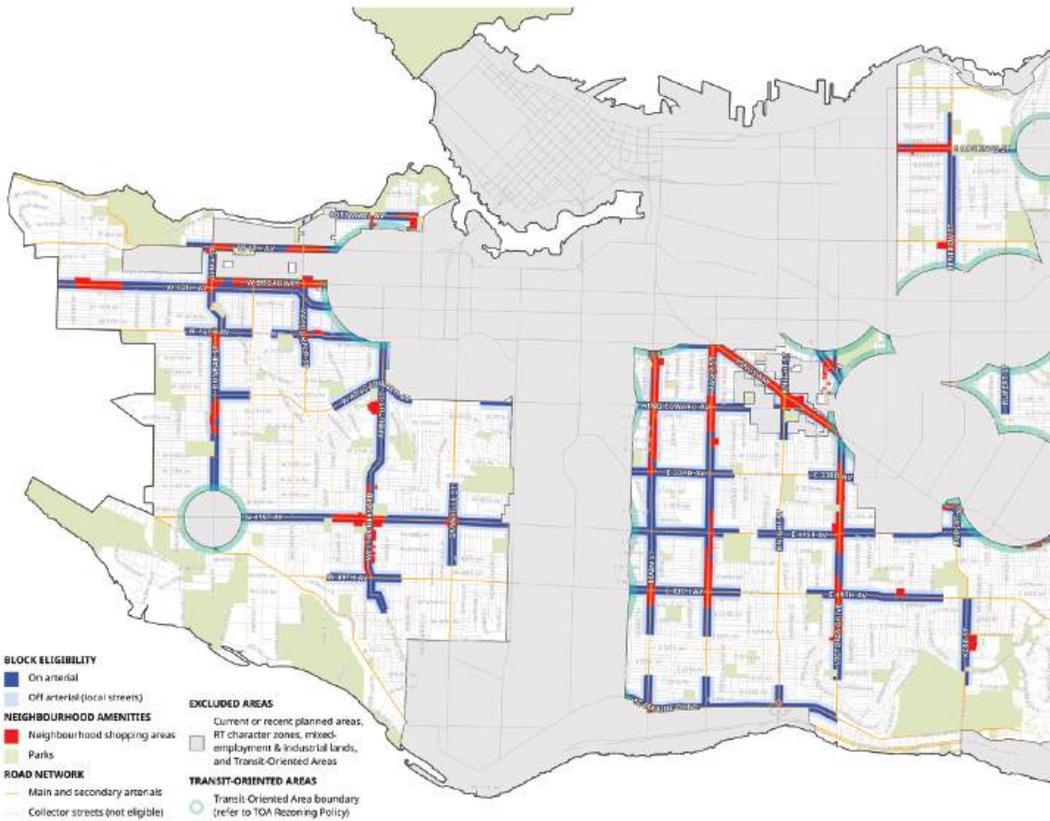
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zoning & land use

SECURED RENTAL POLICY REZONING OPTIONS

Decision tree for low-density transition areas (R1-1/RT)



GENERAL OVERVIEW

R1-1 or RT-zoned locations highlighted in blue are generally eligible for rezoning under the Secured Rental Policy.

Edges of TOA boundaries are highlighted in cyan, and site eligibility in these areas should be verified by referring to the Transit-Oriented Areas Designation By-law maps. The Transit-Oriented Areas Rezoning Policy applies to parcels that are part of a designated TOA.

Eligible blocks may include lots that front onto an arterial or main road (dark blue) and lots fronting onto local streets (light blue).

Other eligibility considerations also apply. Refer to the decision tree on the next page for further details.

BLOCK ELIGIBILITY

Parallel to Arterial



Perpendicular to Arterial



SECURED RENTAL POLICY ELIGIBILITY

Decision tree for low-density transition areas (R1-1/RT)

ELIGIBILITY

After reviewing the SRP eligibility map, is your site:



Site is not eligible for rezoning in low-density transition areas.

Consult section 2.3 of the Secured Rental Policy for rezoning opportunities in commercial, multi-family, industrial and ODP areas. Consult the Transit-Oriented Areas Rezoning Policy for rezoning opportunities in TOAs.

Visit vancouver.ca/rezoning to find out more about rezoning and other policies.



OPTIONS

Where is your site?

DARK BLUE AREA
Fronting an arterial (main road) (Diagram A below)

Diagram A:
Block face fronting arterial road ⁽¹⁾ ⁽²⁾

LIGHT BLUE AREA
Fronting a local street (Diagram B below)

Diagram B:
Block face fronting local street

Site may be eligible for:

- 5-storey Apartment [RR-2B Zone]
- 6-storey Apartment ⁽³⁾ [RR-2C Zone]
- 4-storey Mixed-use Residential ⁽⁴⁾ [RR-3A Zone]
- 6-storey ⁽⁵⁾ Mixed-use Residential ⁽⁴⁾ [RR-3B Zone]

Site may be eligible for:

- Multiplex [RR-1 Zone]
- 3 or 4-storey Townhouses [RR-1 Zone]
- 4-storey Apartment [RR-2A Zone]
- 5-storey Apartment ⁽⁶⁾ [RR-2B Zone]

Note:

⁽¹⁾ 99 ft. minimum frontage required, except 4 or 5-storey apartments may be considered on sites with a minimum frontage of 66 ft. fronting onto an arterial.

⁽²⁾ Assemblies for arterial options should ensure that remainder R1-1/RT lots have a minimum 99 ft. of continuous site frontage.

⁽³⁾ 6-storey options require a minimum 20% of the residential floor area to be permanently secured as below market rental units.

⁽⁴⁾ Mixed-use options may only be considered on sites with a corner lot or that are immediately adjacent to a site that is currently zoned for commercial (C, CD-1, RR-3).

⁽⁵⁾ 5-storey apartments may only be considered on corner sites flanking an Arterial (main) road, as shown on Diagram C, if the frontage along the local street is a minimum of 120 ft.



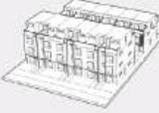
Diagram C:
Arterial flanking corner site

SECURED RENTAL POLICY REZONING OPTIONS

Decision tree for low-density transition areas (R1-1/RT)

ZONES AND BUILDING OPTIONS

After determining your site's rezoning potential, find out which building options each rental zoning district allows. Refer to the relevant district schedule and the Rental District Schedules Design Guidelines for further details.

ARTERIAL OPTIONS ⁽¹⁾ Fronting an arterial (main) road		LOCAL STREET OPTIONS Fronting a local street			
RR-2A		4-Storey Apt. 1.75 FSR Frontage: 66 ft. min.	RR-1		Fourplex ⁽⁴⁾ 1.0 FSR Frontage: 33 ft. min.
RR-2B		5-Storey Apt. 2.2 FSR Frontage: 66 ft. min.			Multiplex ⁽⁴⁾ (up to 8 units) 1.0 FSR Frontage: 50 ft. minimum
RR-2C		6-Storey Apt. ⁽²⁾ 2.4 FSR Frontage: 99 ft. min.			3-Storey TH 1.2 FSR Frontage: 66 ft. min. 132 ft. max.
RR-3A		4-Storey Apt. ⁽²⁾ (Mixed-use) 2.4 FSR Frontage: 99 ft. min.			4-Storey TH 1.45 FSR Frontage: 66 ft. min. 132 ft. max.
RR-3B		6-Storey Apt. ⁽²⁾⁽³⁾ (Mixed-use) 3.4 FSR Frontage: 99 ft. min.	RR-2A		4-Storey Apt. 1.75 FSR Frontage: 66 ft. min. 99 ft. max.

site photos



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