

# LONDON PACIFIC



## HIGH DENSITY TOWER SITE

2175, 2177, 2185, 2187, 2195, 2197 WEST 13TH AVENUE  
VANCOUVER, BC

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# OPPORTUNITY SUMMARY

London Pacific is pleased to exclusively present to market 2175 – 2197 West 13th Avenue, Vancouver, B.C. (the “Property”). The Property is a development site in the Broadway Corridor Plan – Kitsilano South Area B (KKS), consisting of four parcels: 2 single family homes and two 2 duplexes with site dimensions of 150 x 125ft (18,750 sqft). Ownership of the Property have undergone a Letter of Enquiry process with the City of Vancouver garnering support for a 18-storey tower with 172 secured rental units.



## TRAVEL SCORE



WALKING  
**90**



TRANSIT\*  
**71**



BIKING  
**94**

\*not accounting for future Arbutus Station

# OPPORTUNITY OVERVIEW

## SALIENT FACTS

### Address

2175, 2177, 2185, 2187, 2195, 2197  
West 13th Avenue, Vancouver, B.C. V6K 2S2

### PID

010-113-240, 013-891-707, 005-463-394,  
005-463-408, 002-572-052, 002-572-001

### Gross Site Area

± 18,750 SQFT / 0.43 ACRE

### Dimension

± 150 x 125 FT

### Base Density

5.5 FSR

### Proposed Density

6.1 FSR

### Improvements

Two (2) single family homes  
and two (2) duplexes

### Gross Taxes (2024)

\$44,588.22

### Tenure

2 Owner Occupied  
5 Tenancies  
1 Vacant

## PROPERTY HIGHLIGHTS

- + Fully assembled development site in Kitsilano allowing for secured market rental use and retail/service
- + Ownership submitted full Letter of Enquiry package with drawings for 172 secured rental units, 1 commercial space and 1 heritage unit to the City of Vancouver garnering staff support
- + City of Vancouver supportive of 6.1 FSR (114,375 BSF) over 18 storeys
- + Corner lot with 150 feet of frontage and 125 feet of depth, allowing for an exceptional development with efficient dimensions
- + Minimal tenant relocation with current low-density improvements (5 tenancies)
- + Less than 450M from future Broadway Subway (Arbutus Station)



BROADWAY PLAN

# DEVELOPMENT PROPOSAL

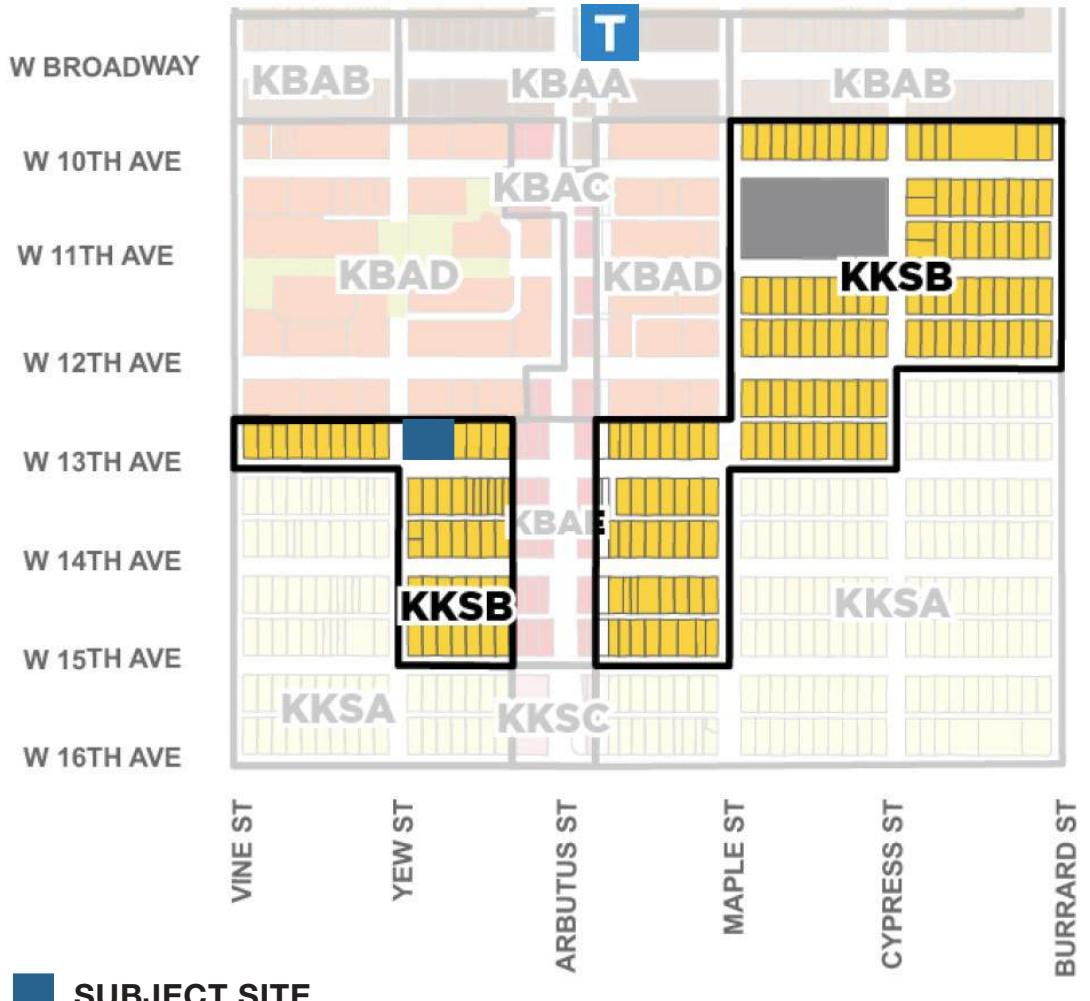


Proposed renderings for 2175 - 2197 West 13th Avenue

Ownership has gone through an entire letter of enquiry process with the City of Vancouver, envisioning an 18-storey tower with 172 secured market rentals, commercial space and a heritage retention component. The drawings propose indoor and outdoor amenity spaces, plus 139 storage lockers and 108 parking stalls. For further details, please view the Due Diligence materials.

UNIT MIX	Studio	1BR	1BR+D	2BR	2BR+D	3BR	TOTAL
<b>Level 1</b>			6				<b>6</b>
<b>Level 2</b>	3	5	2	3			<b>13</b>
<b>Level 3</b>	3	5	2	4			<b>14</b>
<b>Level 4</b>	3	5	2	4			<b>14</b>
<b>Level 5</b>	2	4		2			<b>8</b>
<b>Level 6</b>	2	4	1	3			<b>10</b>
<b>Level 7</b>	2	4		4			<b>10</b>
<b>Level 8</b>	2	4		4			<b>10</b>
<b>Level 9</b>	2	4		4			<b>10</b>
<b>Level 10</b>	2	4		4			<b>10</b>
<b>Level 11</b>	2	4		4			<b>10</b>
<b>Level 12</b>	2	4		4			<b>10</b>
<b>Level 13</b>	2	4		4			<b>10</b>
<b>Level 14</b>	2	4		4			<b>10</b>
<b>Level 15</b>	2	4		4			<b>10</b>
<b>Level 16</b>	2	4		4			<b>10</b>
<b>Level 17</b>	1	2		2	2		<b>7</b>
<b>Total Count Per Type</b>	34	65	13	56	2	2	<b>172</b>
<b>Mix distribution (%)</b>	19.8%	37.8%	7.6%	32.6%	1.2%	1.2%	<b>100%</b>
<b>TOTAL UNITS</b>		65%			35%		<b>172</b>

# ZONING



## INTENT

Enable opportunities for diverse rental housing forms with below-market units in areas closer to rapid transit.

# POLICY

Policy Area	Kitsilano South - Area B	KKSB
Uses	Residential, retail/services	
Option/Tenure	Secured market and below-market rental housing	Secured rental housing
Max Height	18 storeys	3-6 storeys
Max Density	5.5 FSR	1.0-2.7 FSR
Min Frontage	45.7 m (150 ft.)	Variable - refer to Built Form and Site Design (Chapter 11)
Note	<ul style="list-style-type: none"> <li>A minimum of 20% of the residential floor area is required to be secured at below-market rents (see Housing (Chapter 12) for details).</li> <li>See Land Use (Chapter 7) for cases where lesser site frontage may be considered at the discretion of the Director of Planning.</li> </ul>	<ul style="list-style-type: none"> <li>Applies to site frontages that are less than 45.7 m (150 ft.) or where a tower cannot be achieved due to lot conditions or policy 8.11.2.</li> <li>See Land Use (Chapter 7) for cases where lesser site frontage may be considered at the discretion of the Director of Planning.</li> <li>Height and density allowances to vary based on lot conditions (see Built Form and Site Design (Chapter 11) and sections 11.2 and 11.3 for details).</li> </ul>

## ADDITIONAL POLICY

- 8.11.2** There will be a maximum of two towers per block (street-to-street, including any laneways) in the Kitsilano South Area B policy area. For blocks located in both Kitsilano South Area B and another policy area, only towers in Kitsilano South Area B shall be counted toward the maximum. However, for the northern block faces along 10th Avenue and the northern block face along 13th Avenue (between Vine and Maple Streets), only one tower will be allowed on the Kitsilano South Area B block face.
- 8.11.3** Minor increases in height and density will be considered for delivery of ground-level local-serving retail/service uses or childcare.
- 8.11.4** For 6-storey apartment buildings, minor increases in density may be considered where 100% of the residential floor area is social housing, generally following the provisions for social housing in the RR-2C district schedule and associated requirements.

## THE NEIGHBOURHOOD

# LOCATION

Kitsilano—commonly known as “Kits”—is one of Vancouver’s most sought-after neighborhoods. This vibrant community is renowned for its blend of urban amenities and natural beauty, making it an ideal location for residential or mixed-use development.

The Property is strategically situated within walking distance to all shops and amenities making this area ripe for a development. Kitsilano Beach, one of the city’s most popular destinations for outdoor recreation and relaxation, is a Vancouver landmark that can be accessed year-round. Residents can enjoy stunning views of the ocean and mountains, fostering an enviable lifestyle that balances city living with a connection to nature.

Kitsilano is home to a rich array of amenities, including:

- **Shopping and Dining:** The bustling West 4th Avenue features an eclectic mix of boutiques, cafes, and restaurants, catering to a diverse range of tastes and preferences.
- **Recreational Facilities:** In addition to the beach, the neighborhood boasts several parks, including Connaught Park and the popular Kitsilano Community Centre, offering sports facilities, fitness programs, and community events.
- **Transportation:** The site benefits from excellent public transit options, with easy access to bus routes and bike lanes and the future Arbutus Station, ensuring seamless connectivity to downtown Vancouver and beyond.

Kitsilano attracts a diverse demographic, including young professionals, families, and retirees. Its vibrant community atmosphere, coupled with a strong emphasis on health and wellness, makes it an appealing destination for those seeking an active lifestyle. The area is also home to a variety of educational institutions, adding to its family-friendly appeal.



Kitsilano Secondary School



West 4th Avenue Shopping District



Kitsilano Community Centre



Arbutus Subway Station

connectivity to downtown vancouver



Kitsilano Beach

# DISTANCE



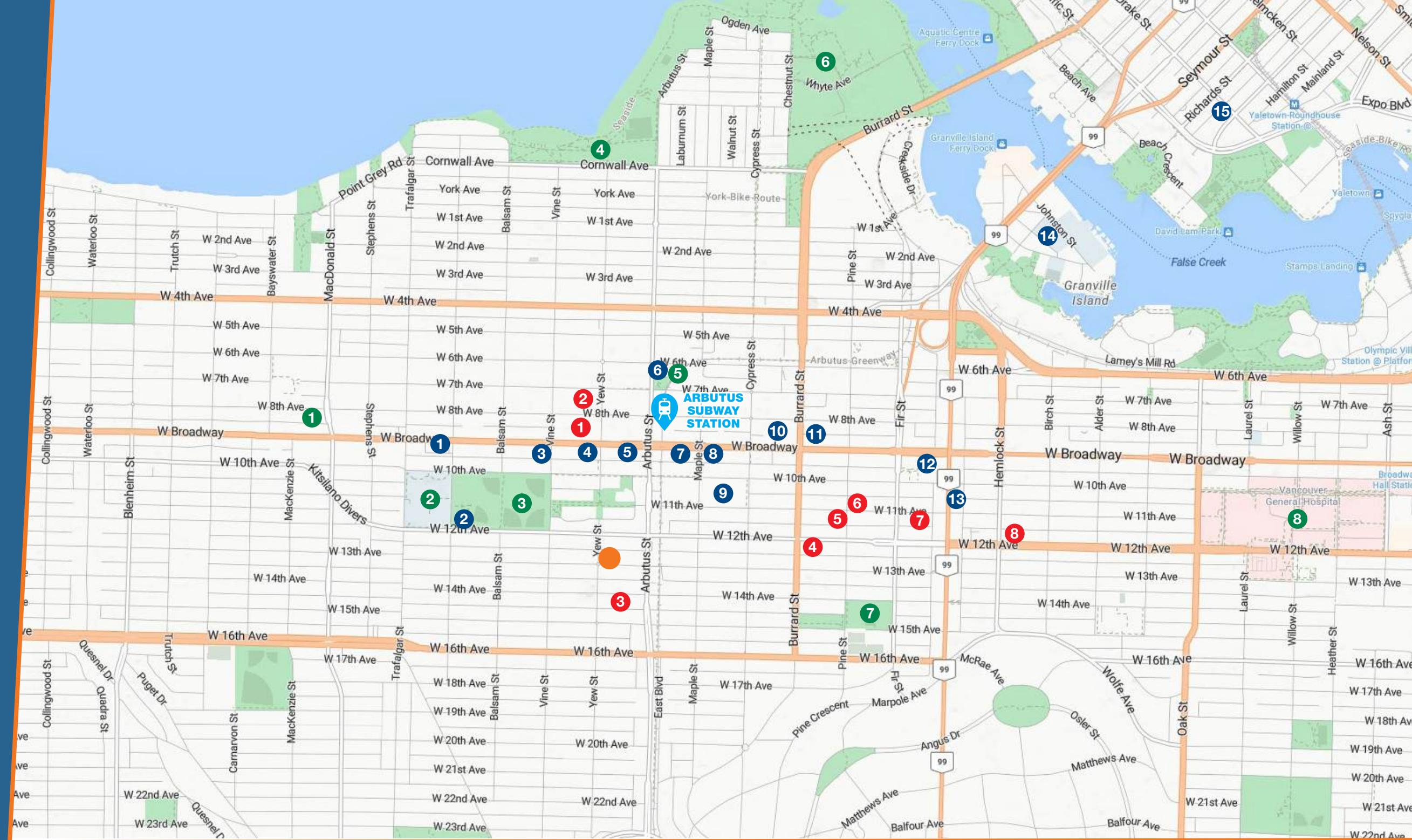
## WALKING

- 4 min Connaught Park
- 7 min London Drugs
- 7 min Fitness World
- 7 min Arbutus Station
- 9 min BC Liquor Store
- 10 min Kitsilano Community Centre
- 12 min Kitsilano Secondary School



## DRIVING

- 7 min Kitsilano Beach – 7 minutes
- 7 min Vancouver General Hospital
- 9 min Downtown Vancouver
- 11 min University of British Columbia
- 18 min Vancouver International Airport
- 114 min Whistler



## LEGEND



## RETAIL

- 1 WHITE SPOT
- 2 KITSILANO FARMERS MARKET
- 3 PLATFORM 7 COFFEE
- 4 LONDON DRUGS + IGA
- 5 FITNESS WORLD + TEMAKI SUSHI
- 6 ARBUTUS COFFEE
- 7 BC LIQUOR STORE
- 8 GREEN ORGANIC NATURAL MARKET

- 9 LORD TENNYSON OUT OF SCHOOL CARE
- 10 OXGEN YOGA AND FITNESS
- 11 ESSO GAS STATION
- 12 CACTUS CLUB CAFE
- 13 STARBUCKS
- 14 GRANVILLE ISLAND
- 15 DOWNTOWN VANCOUVER

## PUBLIC SPACES

- 1 VANCOUVER PUBLIC LIBRARY
- 2 KITSILANO SECONDARY SCHOOL
- 3 CONNAUGHT PARK
- 4 KITSILANO BEACH
- 5 DELAMONT PARK
- 6 MUSEUM OF VANCOUVER
- 7 GRANVILLE PARK
- 8 VANCOUVER GENERAL HOSPITAL

## DEVELOPMENT APPLICATIONS

- 1 2226 - W 8TH AVENUE + 2415 - 2421 YEW STREET
- 2 2225 W 8TH AVENUE
- 3 2156 - 2172 W 14TH AVENUE
- 4 1770 W 12TH AVENUE
- 5 1726 W 11TH AVENUE
- 6 1675 W 11TH AVENUE
- 7 1540 W 10TH AVENUE
- 8 1365 W 12TH AVENUE

BROADWAY PLAN

# OFFERING PROCESS

## NEXT STEPS

Prospective purchasers are invited to sign a **Confidentiality Agreement** (available from the Listing Agents) to receive further information about this offering and to gain access to a comprehensive data room with Due Diligence materials which includes:

- Topographic Plan
- Tree Report
- Architectural Drawing
- Statement of Significance Report
- Rent Roll
- Land Title

Prospective purchasers are invited to submit offers to purchase the Property for consideration by the Vendors. Offers should be presented in the form of offer preferred by the Vendors, a copy of which is available through the Listing Agents upon request.

**Please contact our broker team today for more information.**



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**LONDON  
PACIFIC**

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