

DEVELOPMENT OPPORTUNITY

3003-3065 East Broadway, Vancouver

High Rise Development Site in Rupert Renfrew Plan (up to 25 Storeys)

11 Lot Assembly, 54,800 sf site



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To acquire an assembled development site consisting of 11 RS-1 zoned lots along East Broadway designated for high density development (up to 25 storeys) in the upcoming Rupert and Renfrew Plan area as well located within the Transit Oriented Density (TOD) Areas for both Rupert and Renfrew SkyTrain Stations. The site represents a development opportunity of scale close to two SkyTrain stations with the potential to be developed as a high-density rental or condominium.

LOCATION

The site is located between the Rupert and Renfrew Skytrain stations and is less than a 10-minute walk and within 800 m from each. Immediately across the street is the Broadway Tech Centre, a 17 acre urban business campus with approximately 1.1 million sq. ft. of leasable area, including office, production and distribution services, retail space, and a 5000 sq. foot daycare facility.

LaSalle College, Starbucks, McDonalds, a BC Liquor store, Real Canadian Superstore and Canadian Tire are also within close walking distance, making the site accessible to many retail, office and transit amenities.

PROPERTY HIGHLIGHTS



Two Skytrain stations (within 800m of both)

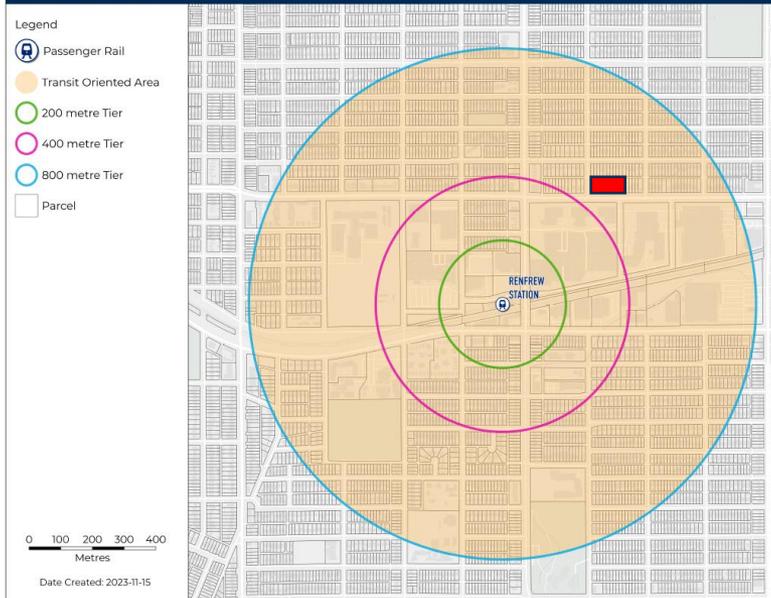


Large 54,800 sf site with 363' of frontage

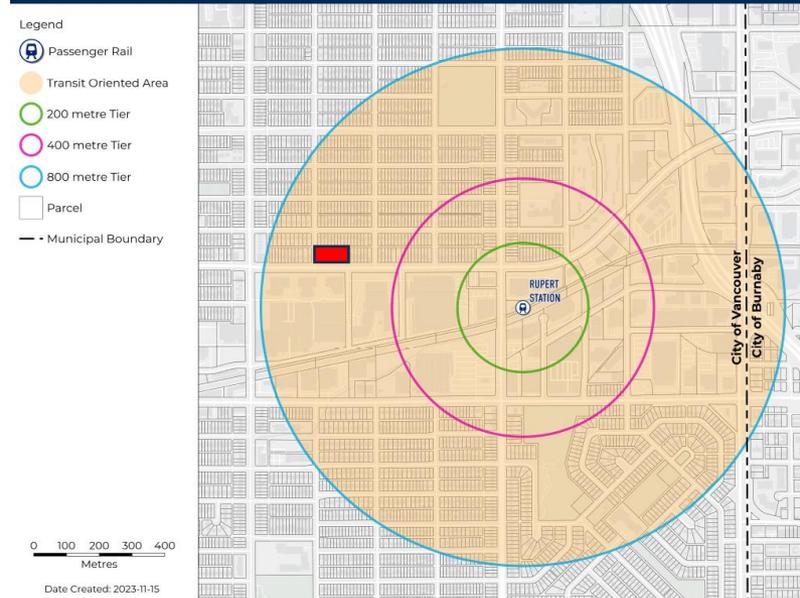


Developing area with potential increased future density

RENFREW STATION (CITY OF VANCOUVER)



RUPERT STATION (CITY OF VANCOUVER / CITY OF BURNABY)



RUPERT RENFEW AREA PLAN

The Draft Rupert and Renfrew Station Area Plan was released at the end of June 2024 and focuses land use changes around the Station Areas at Rupert and Renfrew SkyTrain stations and in two neighbourhood Villages (Renfrew St and 1st Ave, and 22nd Avenue between Rupert St. And Renfrew St.), while preserving the Employment Lands and protecting Still Creek. The Plan is expected to be finalized Fall 2024 - Spring 2025.

The site is designated as within the Housing Opportunities: Tier 2 (up to 25 storeys) area

Located slightly further from the stations, Tier 2 creates opportunities for housing (e.g. buildings from 20 to 25 storeys) and includes incentives for below-market rental units or childcare facilities, along with additional regulations for sites with high groundwater.

Project timeline

-  **Phase 1 - Terms of Reference**
Winter 2021 - Spring 2022
-  **Phase 2 - Early Directions**
Spring 2022 - Summer 2023
-  **Phase 3 - Draft Plan**
Fall 2023 - Summer 2024
-  **Phase 4 - Final Plan**
Fall 2024 - Spring 2025



New Housing opportunities in Tier 2:

Tier 2 supports medium height options, though not all will be viable on sites with high groundwater. Underground parking will be limited and specialized foundation design will be required to preserve groundwater flow into Still Creek to support creek health. Additional height and housing units will be provided on high groundwater sites to offset the challenges of building in these conditions. Sites must be at least 150 feet long to develop to these options, meaning that lot assemblies will be required for most projects.



3003, 3009, 3015, 3021, 3033, 3037, 3041, 3047, 3055, 3061 & 3065 East Broadway, Vancouver



CIVIC ADDRESS	3003, 3009, 3015, 3021, 3033, 3037, 3041, 3047, 3055, 3061 & 3065 East Broadway, Vancouver*
LEGAL ADDRESS	Lots 23-33 Block 25 Section 36 Plan VAP1314 DL THSL NWD Part N 1/2
ZONING / PLAN	RS-1 / Secured Rental Policy RR-2, RR-3 / Draft Rupert Renfrew Plan Tier 2 / TOA Transit Oriented Areas
POTENTIAL DENSITY	Up to 25 storeys under Draft Rupert Renfrew Area Plan
LOT SIZE	~54,813 sf (363' x 151') / 1.26 acres
ASKING PRICE	CONTACT LISTING AGENTS

*3021,3033,3037,3055, 3061 & 3065 E. Broadway are listed with Niko Lambrinoudis PREC and Julie De Jong PREC at TRG Realty



For additional information, please contact:

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