

CBRE

For Sale

VGH/Transit-Oriented Residential Development Site

834 - 860 West 13th Avenue
Vancouver, BC

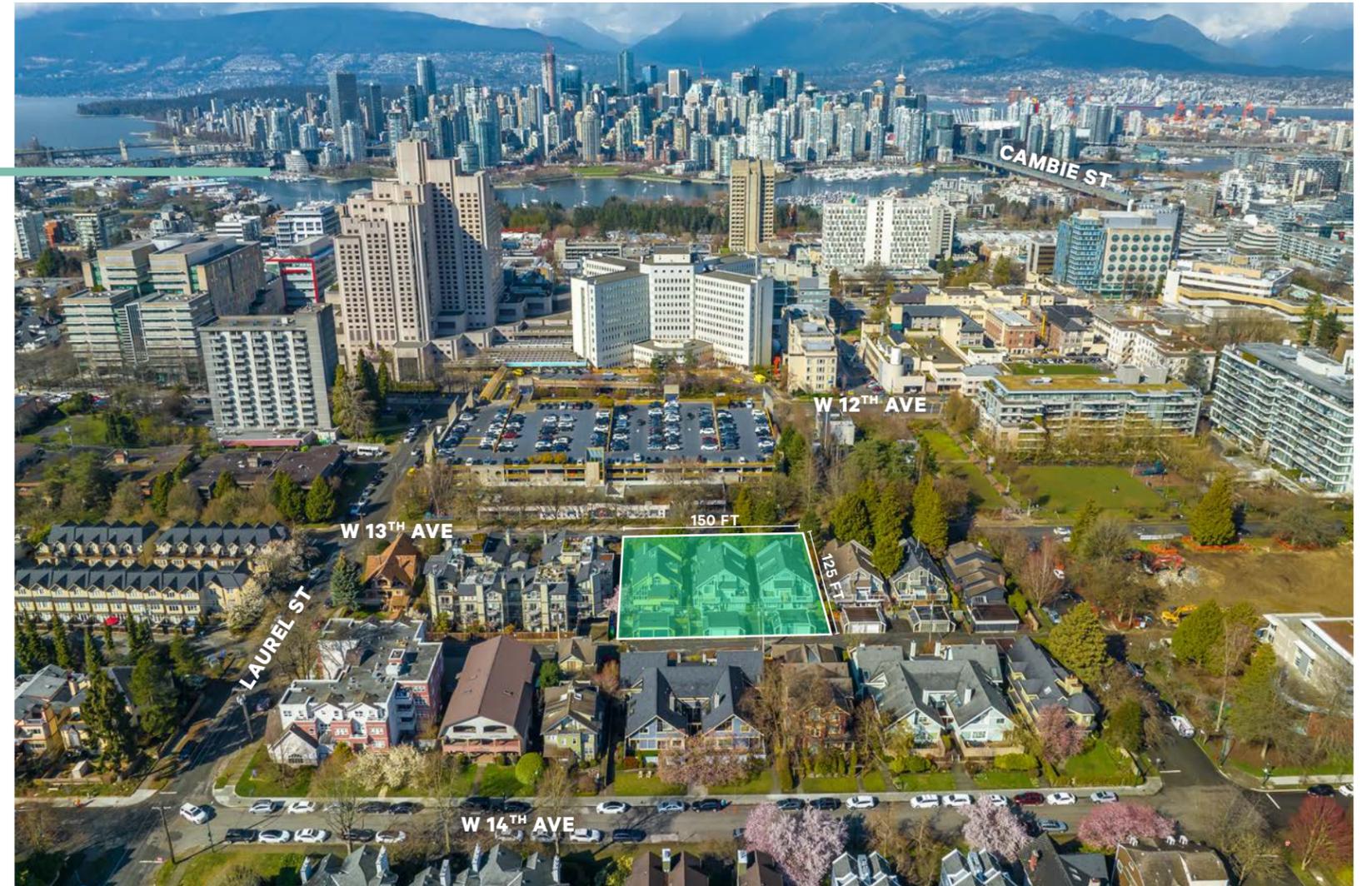


The Opportunity

CBRE Limited is pleased to offer an exclusive opportunity to acquire an assembly of three owner-occupied strata duplexes located at **834-860 W 13th Avenue in Vancouver, BC** (the “Property”), designated within the Broadway Plan as Uptown South - Area B (FUSB).

This exceptionally well-located 18,750 square foot rental development site in Fairview is steps away from Vancouver General Hospital and a 10-minute walk to two rapid transit lines at the Broadway-City Hall Station (Canada Line) and future Oak-VGH Station (Broadway Line).

The Property is nestled within a hub of one of the most walkable neighbourhoods in Vancouver, with immediate access to neighbourhood amenities, grocery stores, retail shops, cafés and restaurants.



Property Details

Civic Address	834/836, 844/846, 856/860 W 13 th Avenue, Vancouver, BC
Site Size	18,750 sf (0.43 acres) 150 ft x 125 ft
Zoning	RM-4 Multiple Dwelling
Broadway Plan	Uptown South - Area B (FUSB)
PIDs	005-095-743, 006-379-915, 002-896-231, 002-693-330, 003-056-562 and 003-091-660
Gross Taxes (2022)	\$36,578
Financing	Clear Title
Price	Contact Listing Brokers

Investment Highlights



Broadway Plan

Designated Uptown South – Area B (FUSB) within the Broadway Plan, which allows for development of either Residential Rental or Residential Condo. The FUSB outlines a density of either 6.5x FSR (20 Storeys) for Secured Market Rental, or 4.0x FSR (12 Storeys) for Market Condo.



No Existing Rental

The site is comprised of 3 strata duplexes, each is owner occupied and is not subject to the City of Vancouver Tenant Relocation and Protection Policy (TRP) to proceed with a development as outlined in the Broadway Plan.



Transit-Oriented

10-minute walking distance to the Broadway-City Hall Station (Canada Line/Broadway Line), and future Oak-VGH Station (Broadway Line).

Zoning and OCP Designation

Broadway Plan - Uptown South - Area B (FUSB)

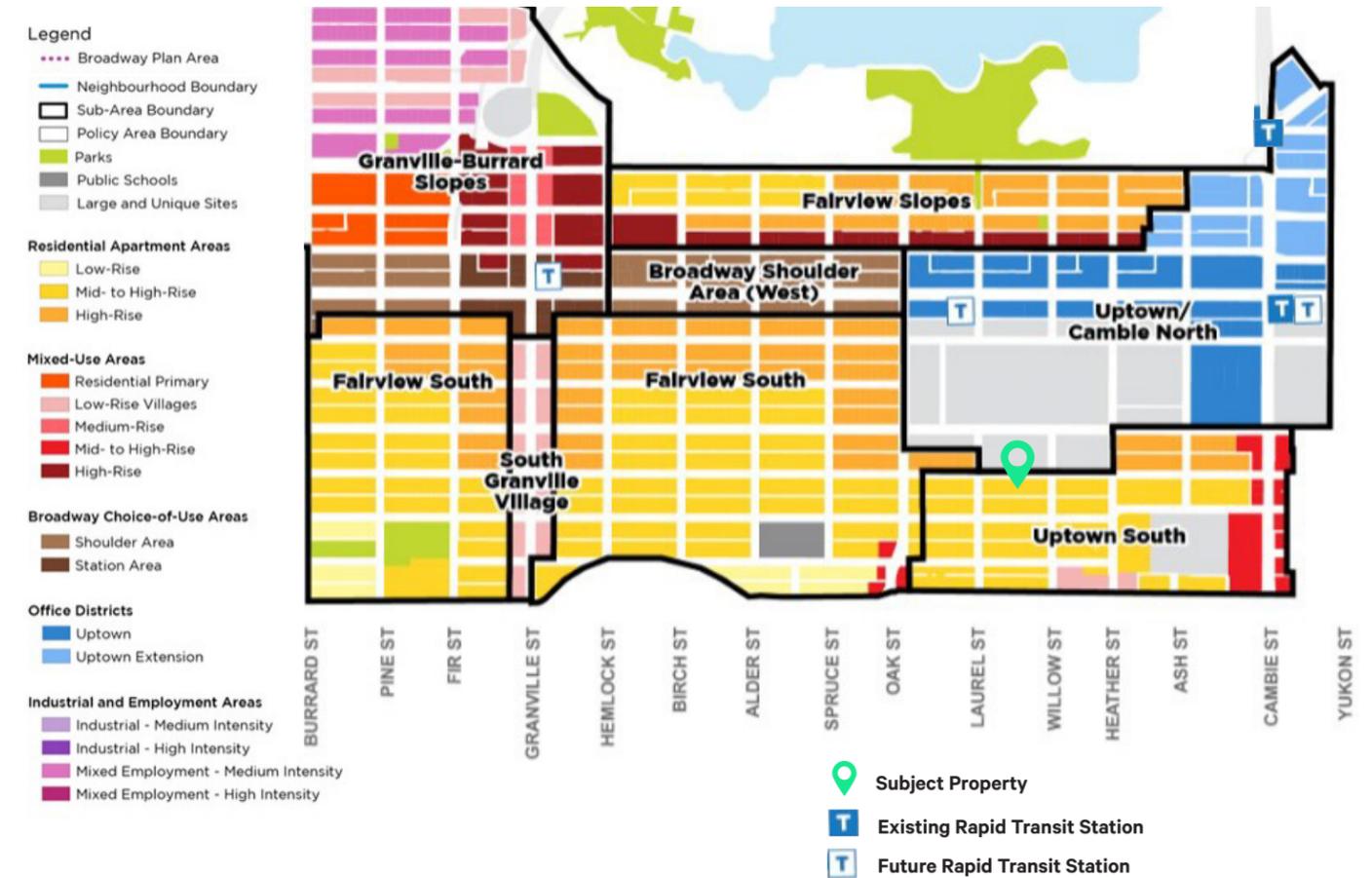
The Uptown South – Area B designation allows for Residential and Retail/Service Uses. Under the FUSB designation, the Property is permitted to be redeveloped under the following options:

1. **Secured Market Rental** to a maximum density of 6.5x FSR and a maximum height of 20 storeys comprised of 20% below market housing and 80% market rental

or

2. **Strata Condo** to a maximum density of 4.0x FSR and a maximum height of 12 storeys.

Policy Area	Uptown South - Area B		FUSB	
Uses	Residential, retail/service			
Option/ Tenure	Secured market rental housing or social housing		Strata ownership housing limited to sites without existing purpose-built rental or social housing	
	Tower Form	Non-Tower Form	Tower Form	Non-Tower Form
Max Height*	20 storeys	3 to 6 storeys	12 storeys	3 to 6 storeys
Max Density*	6.5x FSR	1.0x to 2.7x FSR	4.0x FSR	1.0x to 2.7x FSR
Min Frontage	45.7m (150 ft)	Variable - refer to Built Form and Site Design (Chapter 11)	45.7m (150 ft)	Variable - refer to Built Form and Site Design (Chapter 11)
Notes	<ul style="list-style-type: none"> A minimum of 20% of the residential floor area is required to be secured at below-market rents (see Housing (Chapter 12) for details). For existing social housing sites, 100% of the residential floor area must be social housing. See Land Use (Chapter 7) for cases where lesser site frontage may be considered at the discretion of the Director of Planning. 	<ul style="list-style-type: none"> For existing social housing sites, 100% of the residential floor area must be social housing. Applies where a tower cannot be achieved due to conditions (see Built Form and Site Design (Chapter 11) and sections 11.2 and 11.3 for details). 	<ul style="list-style-type: none"> See Land Use (Chapter 7) for cases where lesser site frontage may be considered at the discretion of the Director of Planning 	<ul style="list-style-type: none"> Applies where a tower cannot be achieved due to lot conditions or policy 9.24.2. 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)
	<ul style="list-style-type: none"> Achievable height and density may be lower where height is restricted by view cones (excluding social housing) 'Existing purpose-built rental or social housing' refers to sites where rental housing replacement requirements apply per the Rental Housing Stock Official Development Plan. 			



No Existing Rental

Tenant Relocation and Protection (TRP) Policy (Not Applicable)

The Property is comprised of three strata duplexes, each unit is owner-occupied and is not subject to the City of Vancouver Tenant Relocation and Protection (TRP) Policy in order to proceed with a development as outlined in the Broadway Plan.

Redeveloping without being encumbered by the TRP Policy provides significant benefits to a developer, such as an expedited timeline from application to construction (compared to sites with existing rental improvements), cost savings and eliminates the difficulty associated with fulfilling the TRP Policy requirements and corresponding financial burdens to the project (i.e., finding interim housing, relocation costs, granting Rights of First Refusal to current tenants to move back into the new project at below market rents) and the potential public relations issues.



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|---|--|---|--|--|---|---|
|  |  |  |  |  |  |  |
| Restaurants | Cafés | Grocery | Shopping | Fast Food | Fitness | Liquor Stores |
| <ul style="list-style-type: none"> + Loz Takos + Meat & Bread + Rayhan + Banana Leaf + De Dutch + Lotus Seed Vegan + A. Bento + Legendary Noodle + Dynasty Seafood Restaurant + iDen & Quan Ju De Beijing Duck House + Gyu-Kaku Japanese BBQ + New India Buffet Bar & Restaurant + Cactus Club Café + Saku Broadway + Tojo's Restaurant + Marulilu Café | <ul style="list-style-type: none"> + Starbucks + Cafe Ami + Bean Around The World + Java Express + Tim Hortons + Halfday Tea + Flower + Blenz Coffee + Dalina Broadway + Elysian Coffee Roasters + Salmon n' Bannock + Waves Coffee House + Caffè Cittadella + Allegro Café + Café & Life Co | <ul style="list-style-type: none"> + Sungiven Foods + Kin's Farm Market + London Drugs + Whole Foods + Save-On-Foods + Joti's No Frills | <ul style="list-style-type: none"> + City Square Shopping Centre + Michaels + Toys "R" Us + Winners & HomeSense + The Home Depot + Canadian Tire + Best Buy | <ul style="list-style-type: none"> + HiFive Chicken + A&W + Domino's Pizza + Chipotle Mexican Grill + McDonald's + Jollibee + Wendy's | <ul style="list-style-type: none"> + Fitness World + Gold's Gym + Orange Theory + Gymbox + F45 Training + Oxygen Yoga and Fitness | <ul style="list-style-type: none"> + Lennox Liquor Store + BC Liquor Store + Broadway Liquor Store |



Neighbourhood Features

Market Location

Fairview is one of the most walkable residential neighbourhoods in Vancouver. The Property is surrounded by a vibrant amenity base within immediate walking distance of Vancouver General Hospital. VGH employs over 12,000 people, not including the many others employed at the peripheral medical facilities that surround VGH.

The Property is conveniently located and surrounded by an abundance of amenities all within a 15-minute walking distance or less including unique cafés, diverse multicultural restaurants, acclaimed fast-food chains, convenient services, major retailers, fitness clubs and more.

For Sale

834 - 860 W 13th Avenue | Vancouver, BC



Offering Submission Process

Offers are to be submitted on the Vendor's standard form Letter of Intent to the Vendor's Exclusive Agent, CBRE Limited, on or before the bid submission date.

Contact

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