

**2578 BURRARD STREET, VANCOUVER**  
**1.5 STOREY FREESTANDING RETAIL BUILDING**

**FOR  
SALE**



**WILLIAM | WRIGHT**

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**2578  
BURRARD STREET  
VANCOUVER**

## OVERVIEW

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The Burrard Street Hotel Development is a proposed six-storey boutique hotel project located at 2578 Burrard Street, Vancouver, British Columbia, within the City's Broadway Plan area. The project is designed to capitalize on the strong demand for hotel accommodation along the Burrard Corridor while leveraging policy-driven density incentives available for hotel uses.

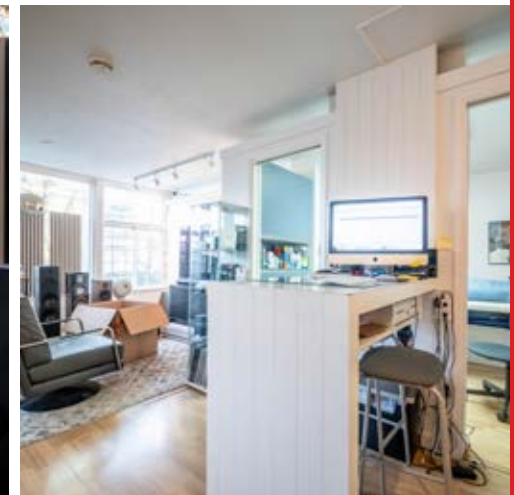
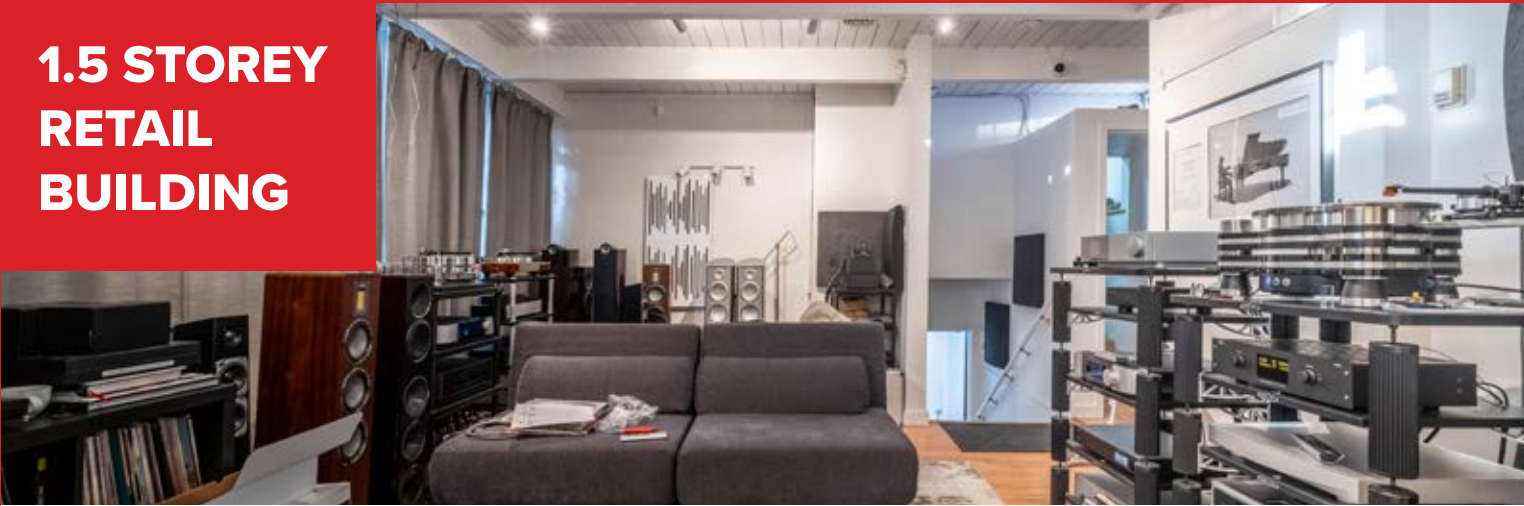
The Burrard Street Hotel Development represents a policy-aligned hospitality opportunity in one of Vancouver's most visible and evolving urban corridors. With density incentives available for hotel use, strong arterial frontage, and an experienced consultant team in place, the project is well-positioned for further advancement through the City's approvals process.

## C-2 ZONING

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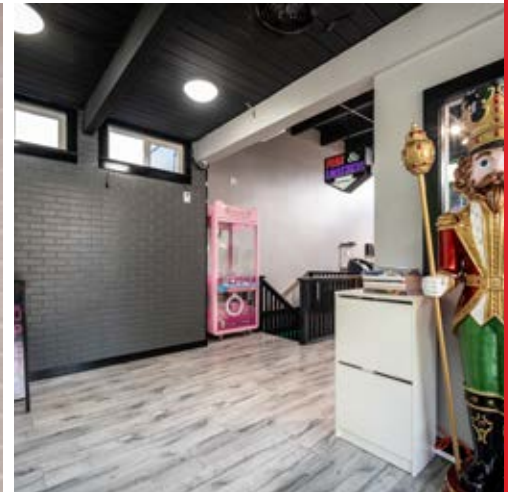
C-2 Zoning; proposed hotel use is permitted via conditional use permit: Plan Issued for Review.

**1.5 STOREY  
RETAIL  
BUILDING**



**2578 BURRARD STREET**

**1.5 STOREY  
RETAIL  
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**2578 BURRARD STREET**



## THE BURRARD STREET HOTEL DEVELOPMENT IS A PROPOSED SIX-STOREY BOUTIQUE HOTEL PROJECT

- PRIME URBAN CORRIDOR SITE
- POLICY SUPPORTED HOTEL DENSITY
- 3.75 FSR

## SALIENT FACTS

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<b>LOT SIZE</b>	+/- 5,377 SF
<b>BUILDING SIZE</b>	+/- 4,268 SF
<b>ZONING</b>	C-2
<b>LEGAL DESCRIPTION</b>	Lot 20, Blk 348 District Lot 526 Plan 1949
<b>FSR</b>	3.75
<b>PID</b>	014-191-351
<b>PROPERTY TAXES</b>	\$53,789.60
<b>PRICE</b>	Contact Listing Agent

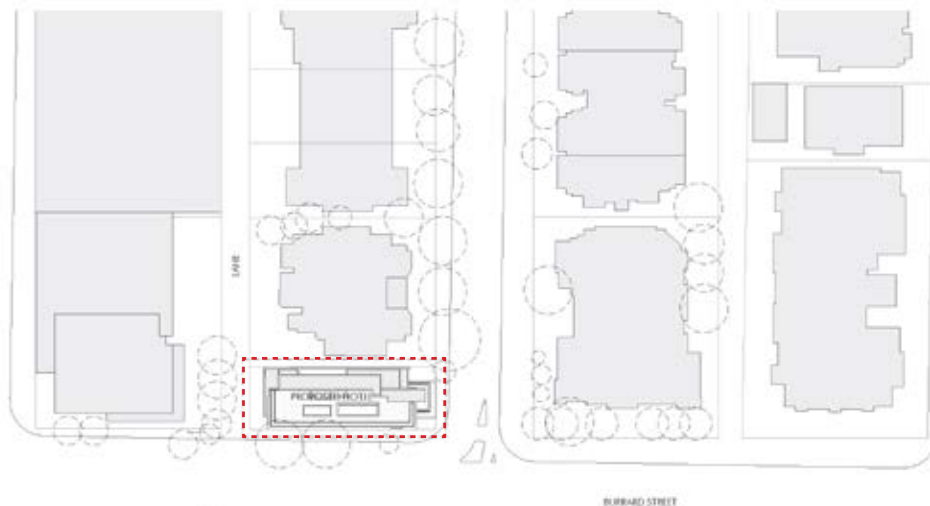
# PROPOSED DEVELOPMENT SUMMARIES

## FGBB POLICY SUMMARY TABLE

Policy Area	Granville/Burrard Slopes – Area B				FGBB
Uses:	Retail/service, office, residential, cultural and institutional uses				
Option/Tenure	Secured market and below-market rental housing	Secured market rental housing	Office/hotel* development	Strata ownership housing	
Max Height	30 storeys	30 storeys	24 storeys	20 storeys	
Max Density	10.0 FSR	8.5 FSR	9.0 FSR	5.5 FSR	
Min Frontage	45.7 m (150 ft.)				
Notes	<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>A minimum of two levels of non-residential uses (job space) is required. For sites along Broadway and Burrard Street, this is inclusive of the active ground floor retail/service uses required per 9.2.2.</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> </ul>				

### Additional Policies

- 9.2.2 Continuous active ground floor retail/service uses are required along Broadway and Burrard Street.
- 9.2.3 Development on larger sites where two or more towers can be accommodated can include a mix of non-residential and residential uses and/or housing tenures (minimum job space component required). The height and density for each tower component would be equivalent to that indicated for a given option/tenure.
- 9.2.4 Encourage provision of on-site public open space (i.e. larger POPS or enhanced corner setbacks) at locations indicated on the FGBB key map (see Public Realm Framework Chapter 15 for more details).
- 9.2.5 Mixed-use hotel projects with a residential component will be considered, generally up to the maximum building height for the policy area. Overall density will be determined by urban design performance. Where strata residential housing is included, the strata residential component of the building should generally not exceed the maximum density for a 100% strata residential project allowed in this policy area. Hotel and supporting commercial uses will count toward non-residential (job space) requirements. Projects will be required to demonstrate a viable and substantive hotel component (a minimum of approximately 3.0 FSR or 200 rooms).

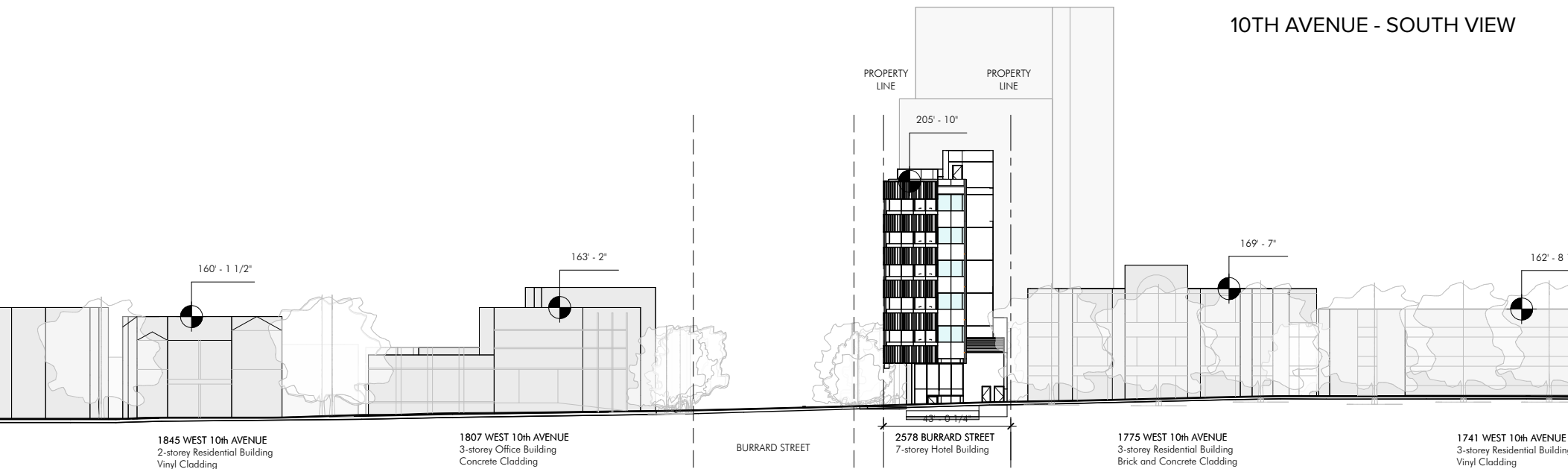
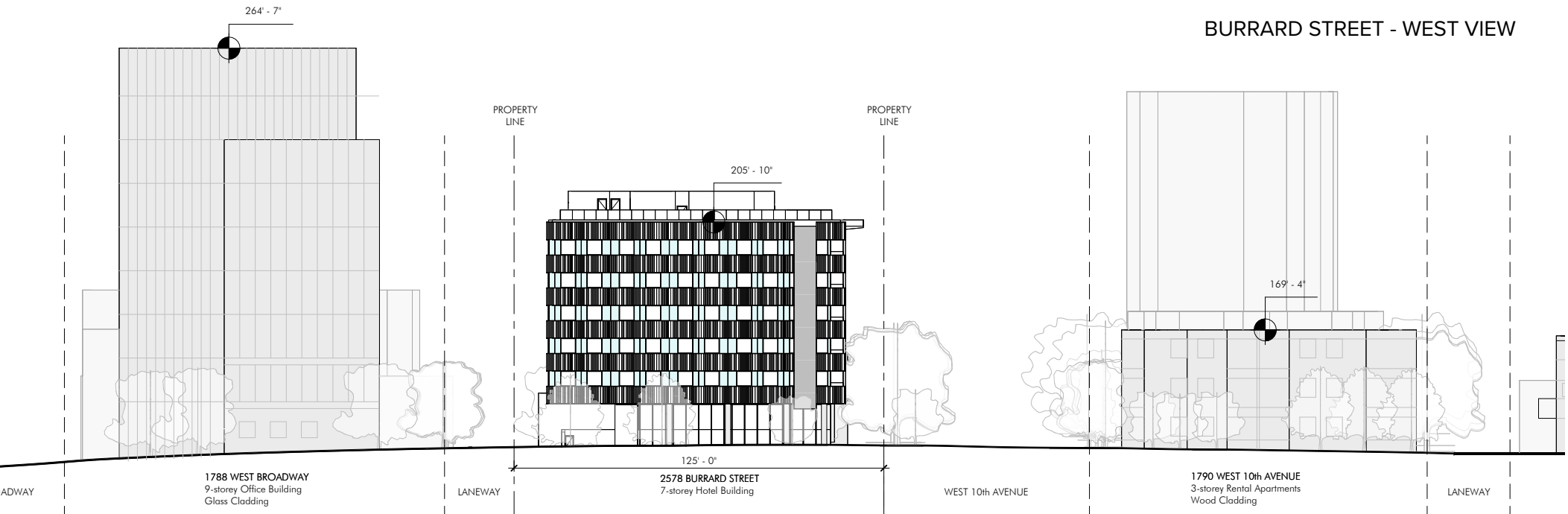


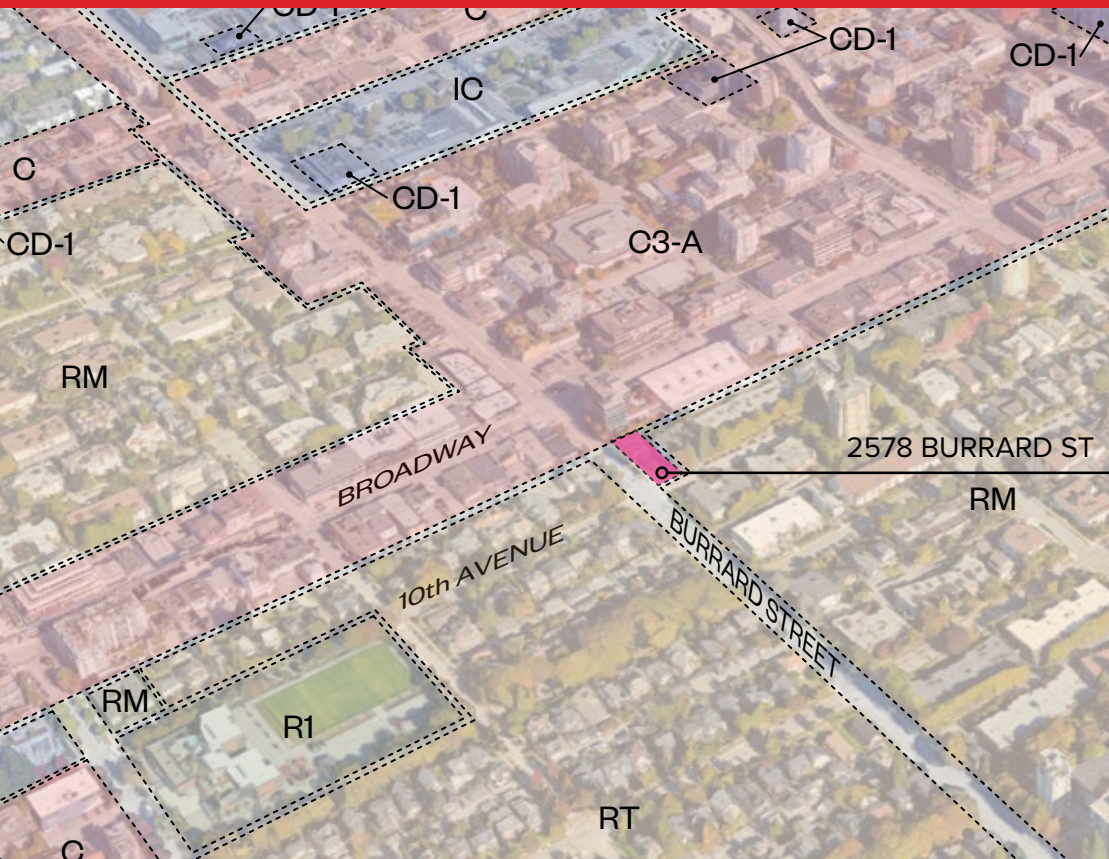
## DEVELOPMENT DATA SUMMARY

SITE DIMENSIONS	13.1m x 38.1m x 13.1m x 38.1m (43.02' x 124.95' x 43.05' x 124.96')
TOTAL SITE AREA	499.5sm (5377 sf)
FLOOR SPACE RATIO	PERMITTED C-2 3.50
TOTAL FLOOR AREA	1,748.25 m <sup>2</sup>
FRONTAGE	N/A
BUILDING HEIGHT	22m
STOREYS:	6 storeys
SETBACKS:	
FRONT YARD	2.5m
SIDE YARD	3.7m (up to 4th storey) 10.7m (above 4th storey)
REAR YARD	1.5m (up to 6.1m height) 4.6m (above 6.1m height)



# PROPOSED DEVELOPMENT SUMMARIES





## ZONING

The site is located at the North East Corner of Burrard Street and 10th Avenue. It is currently in a C-2 Zoning District, bounded by a C3-A Commercial District to the North, separated by a 20' (6.1m) laneway.

Directly to the East and across 10th Avenue is an RM Zoning District, consisting mainly of 3 to 4 storey residential buildings with occasional high-rise residential buildings.

Across Burrard Street is an RT zoning district consisting mainly of low residential developments.

It is anticipated that the character of all adjacent District zones will undergo drastic changes in the future due to the implementation of the Broadway Development Plan.





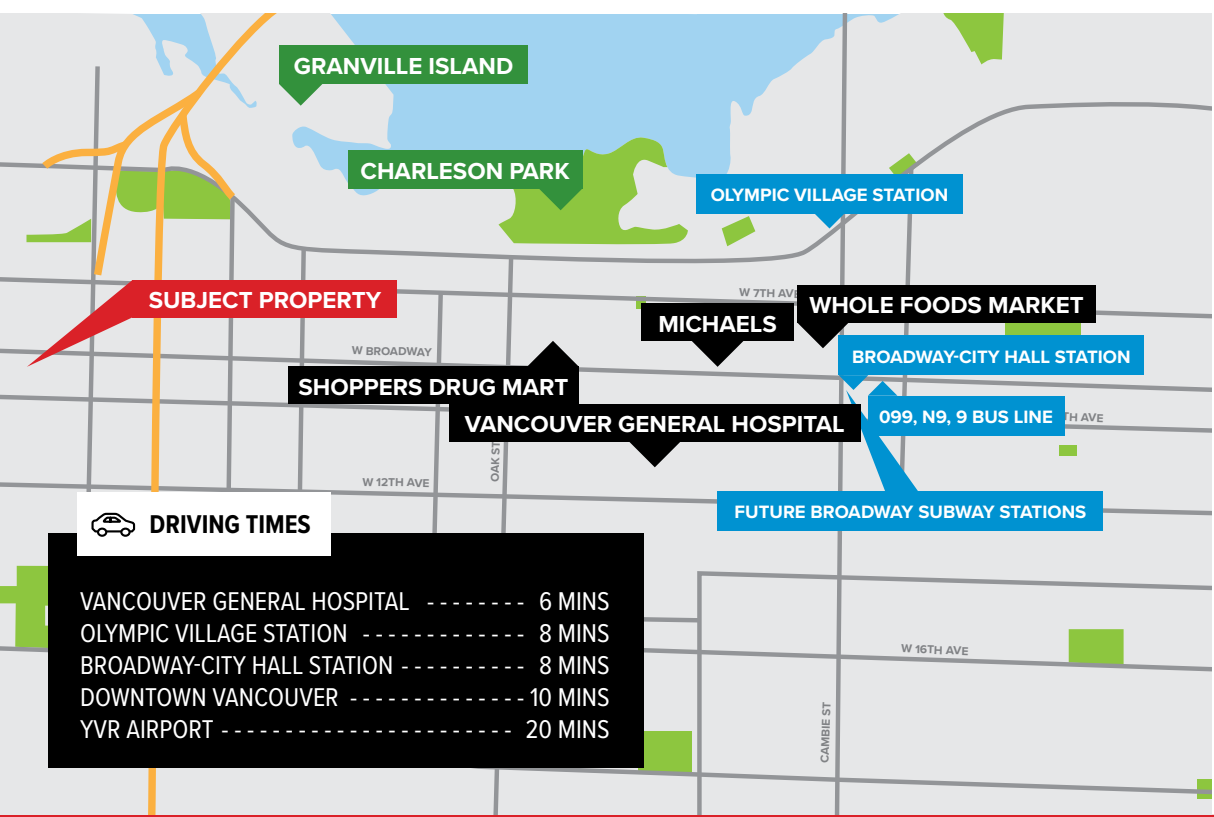
WALK SCORE  
**99**



BIKE SCORE  
**99**



TRANSIT SCORE  
**74**



## FAIRVIEW NEIGHBOURHOOD

Northeast corner of Burrard Street and West 10th Avenue, bordering the Fairview and Kitsilano neighborhoods of Vancouver.

## FOR MORE INFORMATION CONTACT

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