



Colliers

Future South
Granville Skytrain
Station
610 m



For Sale

South Granville Rental Tower Development Opportunity

1316-1336 West 14th Avenue, Vancouver, British Columbia

IW Investment & Land Sales Group

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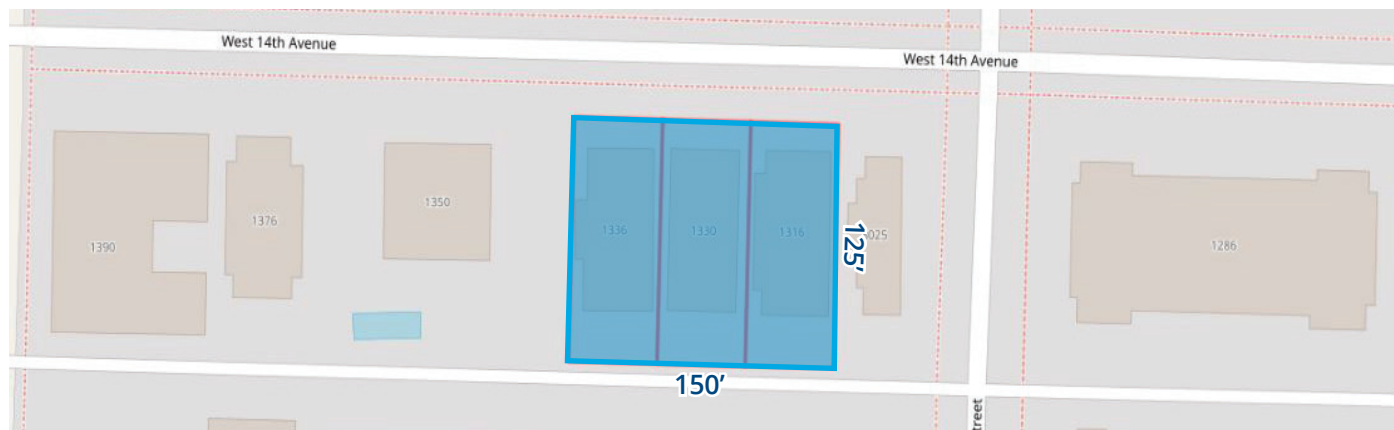
Accelerating success.

Opportunity

Investment Highlights

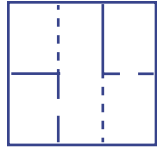
- › 610 metres from “South Granville Station” under construction at Broadway and Granville
- › 150’ of frontage x 125’ depth ensures maximum floor plates of 6,500 SF under the Broadway Plan Referral Report
- › Site dimensions provide potential maximum density of 6.5 FSR within 20-Storey Tower/4-Storey podium form under the approved Broadway Plan
- › Close proximity to Hemlock Street Viaduct providing quick access to downtown
- › Prestigious Lower Shaughnessy location, two blocks east of South Granville Shopping District including restaurants, fashion forward boutiques and the renowned Stanley Theatre
- › Short walk to the False Creek waterfront and Granville Island

Site Plan



Salient Facts

Civic Address	1316, 1330 & 1336 W 14 Avenue, Vancouver, British Columbia
PIDs	014-665-441, 014-665-433, 003-673-472
Legal Address	LOT 7,8,9, BLOCK 452, PLAN VAP1276, DISTRICT LOT 526, NEW WESTMINSTER LAND DISTRICT
Site Area	18,750 SF
Location	Fairview Neighbourhood in Vancouver’s West Side
Improvements	3 Multi-Family Apartment Buildings built between 1955 and 1959 with 33 units
Stabilized NOI	\$355,428
Current Zoning	RM-3 - Multiple Dwelling
OCP	Fairview South Area B (FSOB)
Max FSR	6.5
Gross Buildable Area	121,875 SF
Gross Tax (2022)	\$39,089.30
Total Assessed Value (2023)	\$13,729,000.00
Asking Price	Please contact listing agents



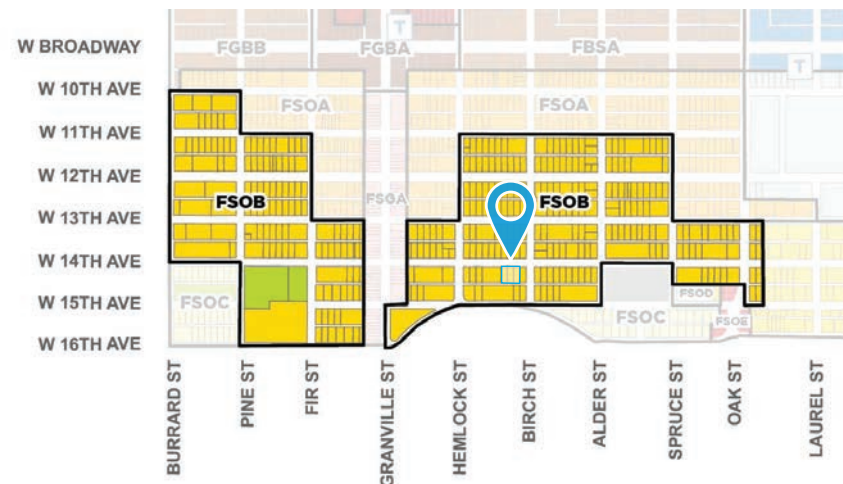
Redevelopment Potential & Land Use

Policy Area	Fairview South - Area B (FSOB)
Option	Secured Market Rental Housing - Tower Form
Max Height	20 Storeys
Max Density	6.5 FSR
Min Frontage	45.7m (150 ft)
Notes	A minimum of 20% of the residential floor area is required to be secured at below-market rent

Secured Market Rental Housing

There will be a maximum of two towers per block (street to street, including any laneways). On blocks with two or more existing towers constructed prior to adoption of the Broadway Plan, one additional tower will be considered. There will be a maximum of one tower on the block face on the south side of West 14th Avenue between Oak and Spruce streets. For the areas east of Oak Street, number of towers per block shall be counted in conjunction with the remainder of the block located in Uptown South.

9.10 Fairview South - Area B FSOB



Intent
Support the long-term renewal of the older residential buildings, while preserving existing rental housing affordability levels and providing strengthened tenant protections.



Development Guidelines

Building Height

Mid- to high-rise residential apartment typologies will be considered between 12 - 20 storeys.

A consistent 4-storey podium should be provided in residential areas to create a consistent street wall that is compatible with existing neighbourhood character and preserves solar access across the street.

Where it can be demonstrated that a relocation of density to the podium will improve solar access to nearby key public spaces (parks, public school yards, and village shopping streets/plazas) podium heights up to 6 storeys in height may be considered.

Additional height will be considered for floor-to-floor height increase with ground level commercial uses.



Site Requirements

Minimum frontage: 4.7 m (150 ft.).

Minimum lot depth: 33.5 m (110 ft.); rear laneway required

Setbacks

Setbacks for mid- to high-rise residential buildings should balance the liveability of new homes (usable outdoor space, daylight and ventilation) with those of the broader community (minimizing overlook and shadowing).

Podium

Front yard setbacks should be a minimum of 3.7 m (12 ft.). Where possible, larger front yard setbacks that better align with adjacent buildings and provide more usable outdoor space for ground floor units are desirable.

Underground parking structures should be set back from the front property line to ensure adequate soil depth for healthy trees.

Side yard setbacks for the podium should be a minimum of 2.4 m (8 ft.).

Rear yard setbacks should allow for usable ground floor outdoor space, support the liveability of residential units, and consider solar access and overlook for adjacent properties.

Tower Floor Plates

For lot depths of 36.6 m (120 ft.) or greater, maximum tower floor plates of 604 m² (6,500 ft.²) are recommended.

For lot depths less than 36.6 m (120 ft.), tower floor plates less than 604 m² (6,500 ft.²) will be recommended to ensure adequate setbacks and solar access.

**Broadway Plan Referral Report



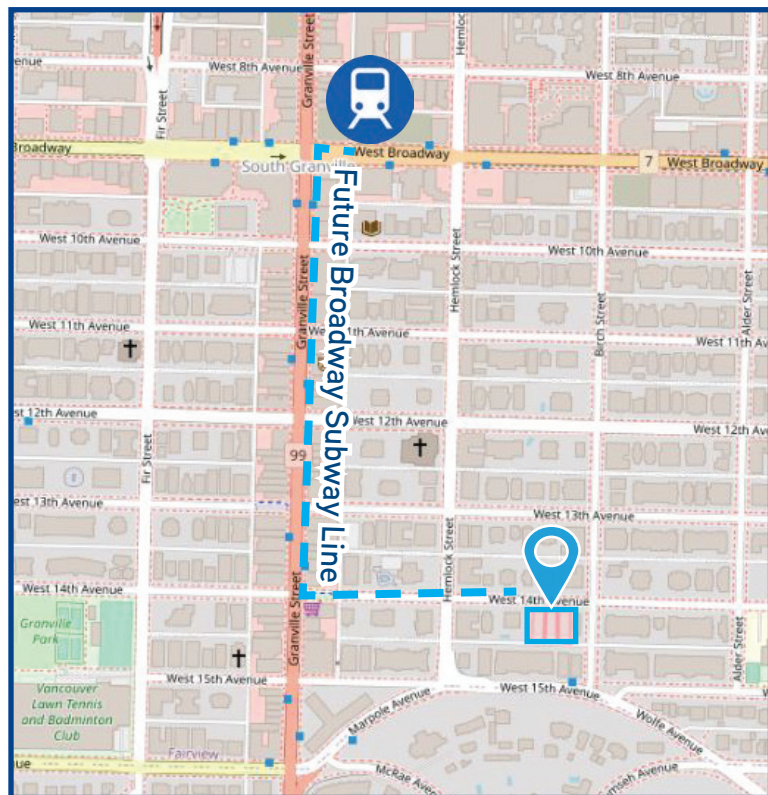
Broadway Subway Project

The Broadway Subway Project is a 5.7 km extension of the Millennium Line, from VCC-Clark Station to Broadway and Arbutus. It will provide fast, frequent and convenient SkyTrain service to B.C.'s second largest jobs centre, world-class health services, and emerging innovation and research hub, and growing residential communities.

- > 700 metres will be elevated, extending from VCC-Clark Station to a tunnel portal near Great Northern Way.
- > Five kilometres will be tunneled below the Broadway Corridor from Great Northern Way to Arbutus Street.
- > Six underground stations will connect communities and the region, including a direct underground connection to the Canada Line at Cambie Street.
- > The 99 B-Line bus service will connect from Arbutus Street to the University of British Columbia.

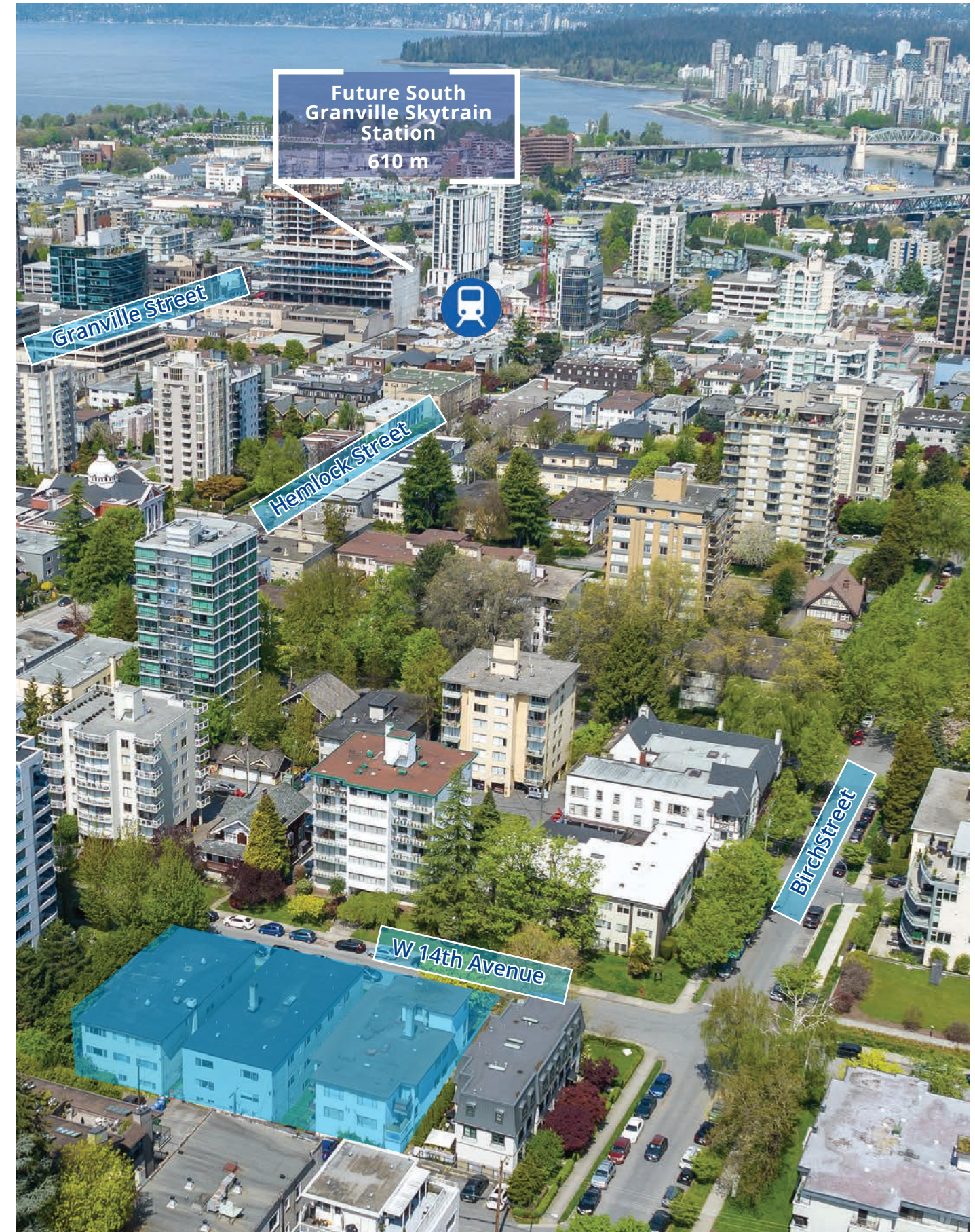
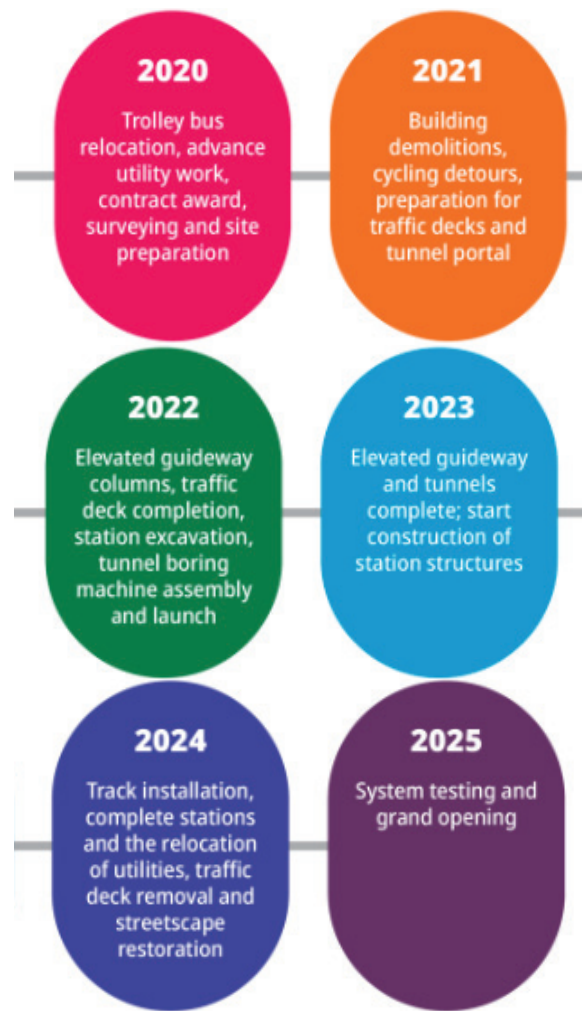
The project is on schedule for the new line to open in 2025.

Proximity from Subject Property



**Broadway Subway Project Plan

Construction Timeline





Location - South Granville

The Property is located in the esteemed South Granville neighbourhood in Vancouver's Westside. Renowned for its dining, unique boutiques, fashion forward shopping and famous Stanley Theatre it is a central part of Vancouver's retail fabric. With the new Broadway Subway Project under construction and the new South Granville Station, at the intersection of Broadway and Granville, set to open in 2025, South Granville is sure to become even more prominent.





South Granville Amenities

RESTAURANTS & COFFEE SHOPS

- 1 Blenz Coffee
- 2 McDonald's
- 3 Starbucks
- 4 Tim Hortons
- 5 Cactus Club Cafe
- 6 Heirloom Vegetarian
- 7 Freshii
- 8 Jitlada Thai Restaurant
- 9 Fresh Slice
- 10 Express Pho
- 11 Trees Organic Coffee
- 12 Suika Japanese Restaurant
- 13 Boston Pizza
- 14 Subway
- 15 Una Volta by Fiore Famiglia

SERVICES

- 16 Vancouver Public Library
- 17 CTBC Bank of Canada
- 18 Bank of Montreal
- 19 RBC Royal Bank
- 20 TD Canada Trust
- 21 Scotiabank
- 22 Manulife Bank
- 23 National Bank Financial
- 24 Vancouver General Hospital
- 25 Pharmasave
- 26 Shoppers Drug Mart
- 27 L'École Bilingue

RETAIL

- 28 Chapters Indigo
- 29 Staples
- 30 The Brick
- 31 Pottery Barn
- 32 Bed Bath and Beyond
- 33 Jak's Beer Wine Spirits

PARKS & ENTERTAINMENT

- 34 Fifth Avenue Cinemas
- 35 Ian Tan Art Gallery Vancouver
- 36 Granville Loop Park
- 37 6th and Fir Park Playground
- 38 Granville Park
- 39 Shaughnessy Park
- 40 Stanley Theatre
- 41 False Creek
- 42 Fishermans Wharf
- 43 Vancouver Lawn & Tennis Club



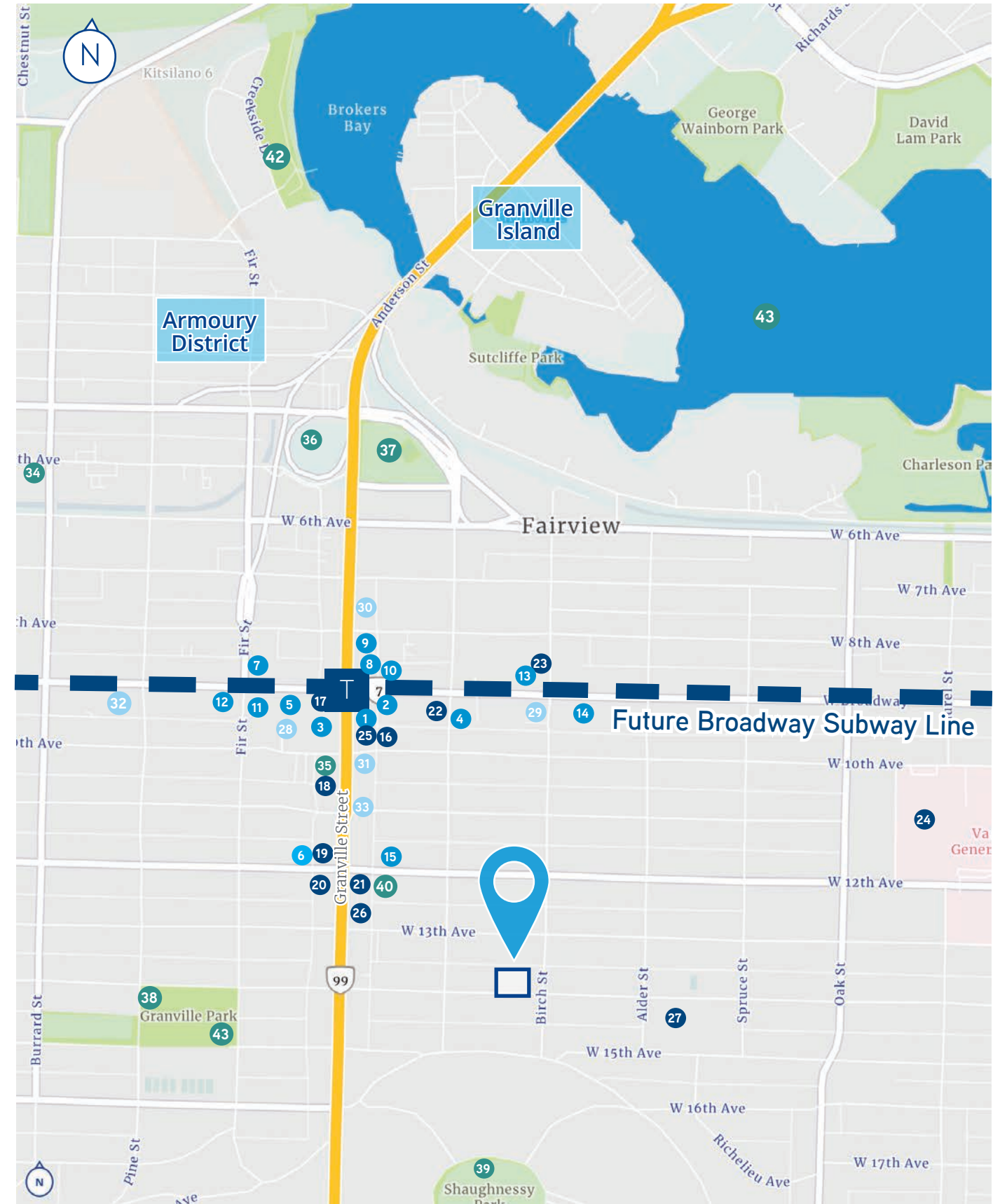
Walk Score

96



Bike Score

97





Offering Process

All prospective purchasers are invited to submit Offers to Purchase through Colliers for consideration by the Vendor.

After signing a Confidentiality Agreement (CA), qualified parties will be provided a Confidential Information Memorandum (CIM) and access to the data room which contains pertinent information and documents relevant to the Offering.

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