

FOR SALE

TOWNHOUSE DEVELOPMENT SITE

HIGHLIGHTS

- Exceptional townhouse development opportunity
- Rarely available 5-lot assembly on quiet residential street
- 37,500 SF site (300 ft frontage x 125 ft depth)
- Site will be zoned townhouse (1.20 FSR) under Cambie Corridor Phase 3 Plan
- Enviable location, just 3-minutes' walk to King Edward Station

Downtown Vancouver

Cambie Street

King Edward Station



West King Edward Avenue

Ash Street

West 26th Avenue

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FOR SALE 533-581 West 26th Avenue | Vancouver | BC

SALIENT FACTS

Address:	533-581 West 26th Avenue, Vancouver
Legal Description	Lots 13-17 Block 680 Plan VAP6539 District Lot 526 Land District 36 PIDs: 007-972-873, 010-870-971, 010-870-989, 010-870-997, and 010-871-012
Location	The site is located on the north side of West 26th Avenue, half a block to Cambie Street. Block has recently received BC Hydro upgrade.
Total Site Area	37,500 SF
Site Dimensions	300 feet along West 26th Avenue and 125 of return depth
Current Zoning	RS-1 One Family Dwelling



NEW TOWNHOUSE ZONE

After nearly three years of planning work and community consultation, the City of Vancouver has released the final draft of the Cambie Corridor Phase 3 Plan.

The new townhouse zone will be implemented by the City (no rezoning required) and finalized this summer. Details include:

- Density up to **1.20 FSR**
- A CAC target of **\$65 per SF**
- Typically stacked townhouse form generally arranged along the street and the lane around a courtyard
- A portion of smaller townhouse units will be required – likely minimum 50% of units less than 1,130 SF in size
- Lock-off units, which may be rented, are permitted and encouraged
- Development proposals will include required public realm features
- On sites of sufficient size, townhouses will be allowed up to 3 storeys at the street and up to 2 and a partial third storey at the lane.

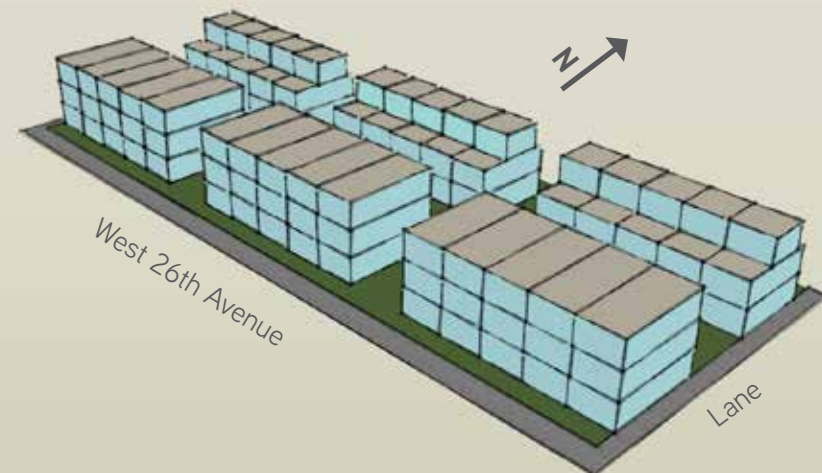
OFFERING PROCESS

Offers will be considered by the ownership group in early May 2018.

Please contact the listing agents to learn more about the offering process and for a detailed information package.



Potential Massing Concept



DEVELOPMENT PROJECTS IN THE AREA



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