

# High Density West End Development Opportunity

1318 Thurlow Street, 1068 & 1080 Burnaby Street  
Vancouver, BC

Stanley Park

English Bay Beach

The Property

Thurlow Street

Burnaby Street

Granville Street



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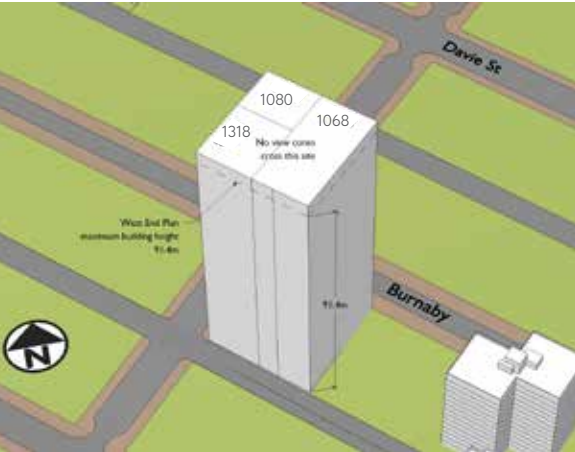
# LOCATION

*This property is situated at the corner of Thurlow and Burnaby in the Burrard Corridor of the West End Community Plan, offering one of the last remaining development sites in the corridor. The coveted West End location is second to none, with the world-renowned Stanley Park, English Bay beach and downtown business district all within walking distance. The area is highly desirable for those who seek the best that the city has to offer.*



# Salient Facts

Municipal Address:	1318 Thurlow Street, Vancouver	1080 & 1068 Burnaby Street, Vancouver
Current Zoning:	RM-5A Multiple Family Dwelling	
Improvements:	14-unit residential building	1080- two-level house 1068- three-storey apartment building
Total Units:	14 residential strata units	27 rental apartment units
Site Size:	4,950 SF	12,342 SF
Combined Site Size:	17,292 SF (131 feet by 132 feet)	
OCP Designated Density:	West End Community Plan - Burrard Corridor Area 'G'	



View cone analysis from the City of Vancouver

# Opportunity

Colliers is pleased to offer an exceptional opportunity to acquire a 17,292 SF assembled development opportunity in the sought-after West End neighbourhood.

The assembly consists of three separate parcels, with two ownership groups working together on the combined sale.

# Investment Highlights

- › *One of the last remaining development sites in the Burrard Corridor*
- › *17,292 SF site with frontage on both Thurlow and Burnaby Streets*
- › *West End Community Plan supports height to 300 feet subject to urban design principals which may include shadowing limitations*
- › *No view cone height limits associated with the site*

# Detailed Information Package

A full detailed information package is available to interested parties.

# Offering Process

Please note that offers will be accepted after **4:00 pm, November 15, 2016.**







## DEVELOPMENT POTENTIAL

*Official Community Plan: The West End Community Plan (the "WECP") was approved by City of Vancouver Council in 2014. The WECP has designated the subject Property within the Burrard Corridor sub-area G. In this sub-area G, rezoning applications will be considered for new towers up to 300 feet in height with a "tower in the park" building form, and 5,500 SF floorplates. Social housing will be a required component of any development application and all applications are subject to urban design principals and limitations.*

## Contact Us

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