



SUBJECT

Barclay Street

Thurlow Street

Nelson
Park

For Sale

**High Density West End
Development Site**

1080 Barclay Street
Vancouver, BC

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High Density Development Site



English Bay

Davie Street

Robson Street

Burrard Street

Nelson Park

Robson Shopping District

SUBJECT

St. Paul's Hospital

YMCA

Scotiabank Theatre

Vancouver Art Gallery

UBC Robson Square

Nordstrom Building

Sheraton Wall Centre

1080 Barclay Street
Vancouver, BC

LOCATION

1080 Barclay Street is ideally situated in the heart of the downtown peninsula; bordering the West End, the Central Business District and the Robson Street fashion district.

The site's location offers a potentially unparalleled combination of convenience and panoramic views.



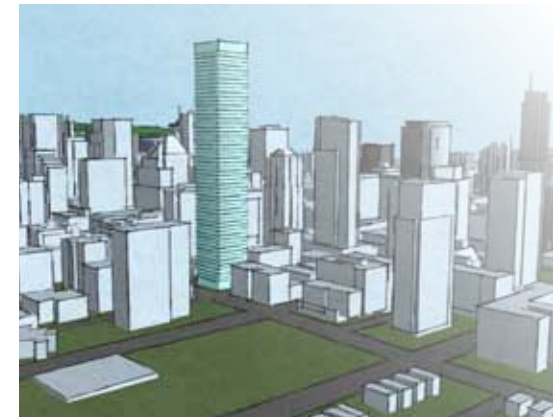
1080 Barclay Street, Vancouver, BC

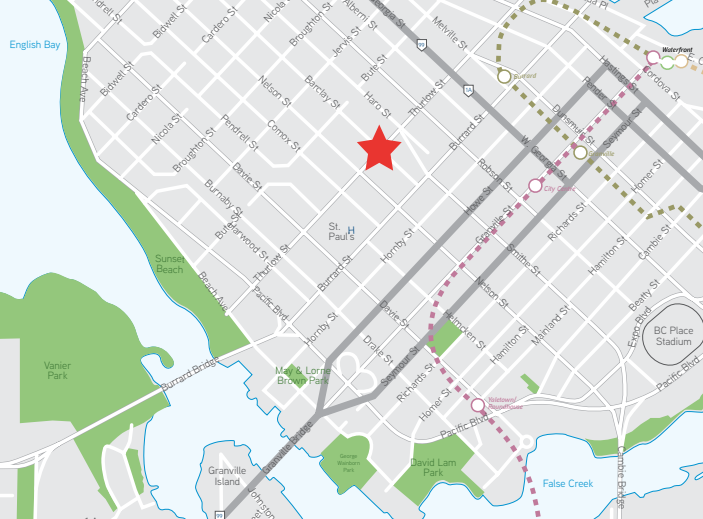
OPPORTUNITY HIGHLIGHTS

- > Exceedingly rare opportunity to build one of Vancouver's tallest residential towers
- > 8,646 SF site (66' x 131') with West End Community Plan rezoning designation to allow a residential tower up to 550 feet in height, if assembled with neighbouring property at 1070 Barclay Street (also available for sale)
- > Achievable density upwards of 24.0 FSR with allowable 7,500 SF floorplates. 25% social housing requirement.
- > Potential assembly of two separately owned apartment properties on a prominent corner at Barclay and Thurlow provides holding income during rezoning process
- > Capitalize on strong demand for condos in an established residential area of downtown, just steps to Robson Street
- > **Accepting offers on September 10th, 2015**

SALIENT FACTS

Municipal Address:	1080 Barclay Street, Vancouver, BC
Legal Description:	Lot 9 Block 7 District Lot 185 Plan 92 PID: 015-749-908
Location:	The site is located on the southeast corner of Barclay Street and Thurlow Street in Vancouver's West End neighbourhood.
Site Area:	1080 Barclay Street 8,646 SF 1070 Barclay Street* 8,646 SF Potential Total 17,292 SF <i>*Separate offering</i>
Frontage:	66 feet of frontage on Barclay Street (131 feet of depth)
Improvements:	1080 Barclay Street is improved with a 6-storey walk-up apartment building containing 50 units.
Current Zoning:	RM-5B – Multifamily zone allowing density of 2.75 FSR





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 E. In this sub-area, rezoning applications will be considered for new towers up to 550 feet in height where an application provides social housing.

Rezoning Policy: The Property falls within 'Area D' of the WECP, which allows rezoning for market residential where sites have greater than 130 feet in frontage. It further allows for floorplates up to 7,500 SF and requires that at least 25% of the total floor area is social housing.



CONTACT US

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