

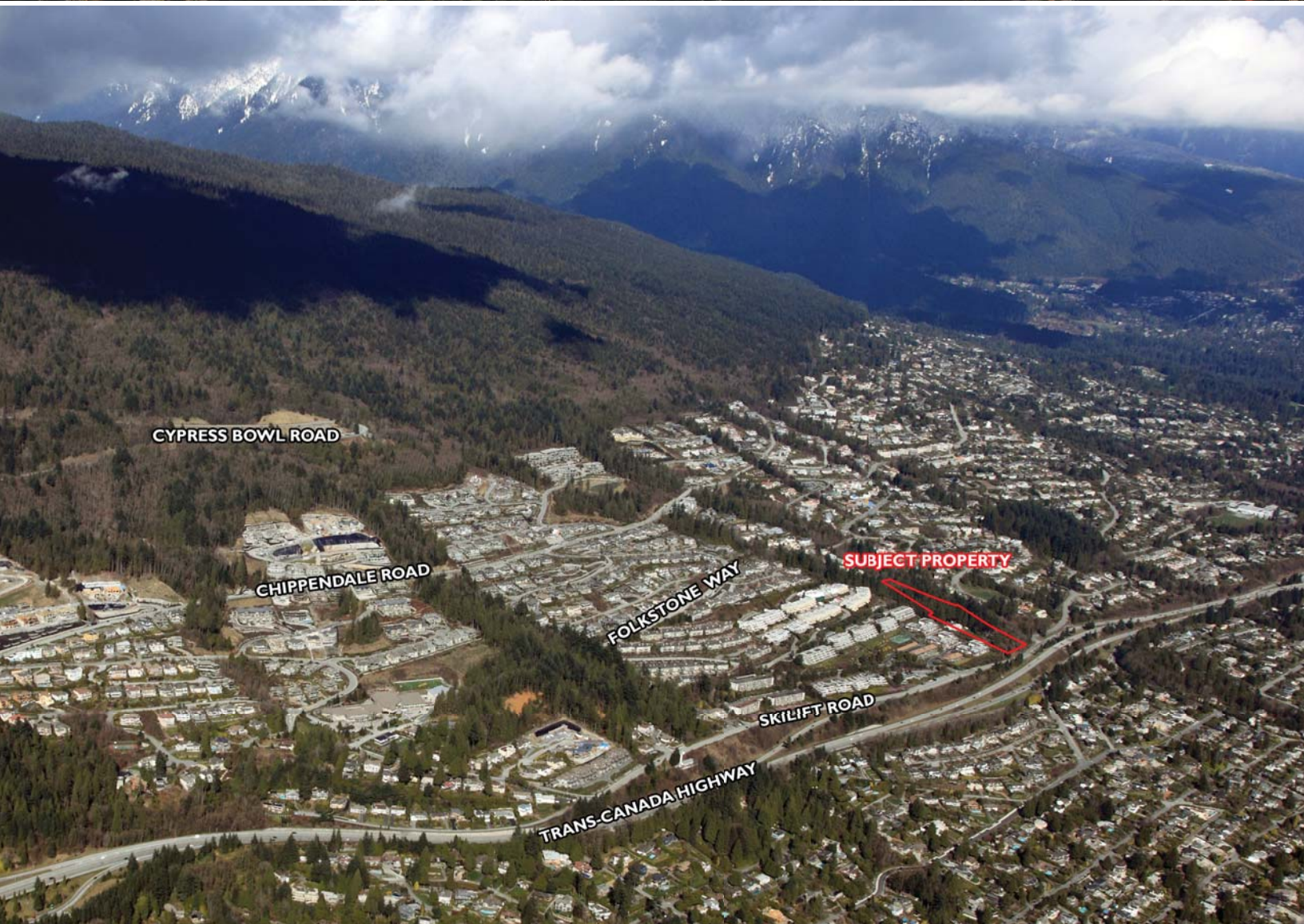
# CAMELOT ESTATES

WEST VANCOUVER, BC



ZONED & APPROVED  
RESIDENTIAL DEVELOPMENT SITE

FOR SALE



## R. PETER GIBSON\*

SENIOR VICE PRESIDENT  
CAPITAL MARKETS GROUP  
604.640.5830

[peter.gibson@ca.cushwake.com](mailto:peter.gibson@ca.cushwake.com)

\* Personal Real Estate Corporation

## KEVIN MEIKLE\*\*

K.H.M. REALTY LTD.  
SENIOR VICE PRESIDENT  
MANAGING DIRECTOR CANADA,  
CAPITAL MARKETS GROUP  
604.640.5834

[kevin.meikle@ca.cushwake.com](mailto:kevin.meikle@ca.cushwake.com)

## EDGAR BUKSEVICS

SALES ASSOCIATE  
CAPITAL MARKETS GROUP  
604.640.5859

[edgar.buksevics@ca.cushwake.com](mailto:edgar.buksevics@ca.cushwake.com)

# CAMELOT ESTATES, WEST VANCOUVER, BC

## Zoned & Approved Residential Development Site

### HIGHLIGHTS

- Fully zoned site (predominantly RS7)
- Obtained Development Permit and a Preliminary Layout Approval from the District of West Vancouver
- Subdivision for 12 individual lots
- Available detailed engineering plans and associated costs

### OPPORTUNITY

Charpac Properties Ltd. (the "Vendor") has engaged Cushman & Wakefield Ltd. on an exclusive basis to arrange the sale of a future development site currently comprised of 3 legal parcels just off Camelot and Union Avenues in West Vancouver, BC ("Property"). The Property represents a rare opportunity to acquire one of the last West Vancouver acreages with spectacular views of downtown Vancouver and the ocean.

### CIVIC ADDRESS & SIZE

2190 Camelot Avenue	3.385 acres
2185 Union Avenue	1.006 acres
2100 Block Union Avenue	1.043 acres
<b>Total</b>	<b>5.434 Acres</b>

### LOCATION

The property is located in the District of West Vancouver, one of the highest income per capita cities in Canada and a sought-after residential location. Situated at the top of 21st Street just north of the Upper Levels Highway, the property has spectacular city and water views, qualifying it as one of Canada's most impressive properties. The Property also provides easy access to downtown Vancouver and the rest of Metro Vancouver, Whistler Blackcomb Ski Resort (one of the world's top ranked four season destinations), and connections to the Sunshine Coast and Vancouver Island via the nearby Horseshoe Bay ferry terminal.

### LAND USE CONTROLS

The Property is zoned for single family use (predominantly RS7) and the Vendor has obtained a Development Permit and a Preliminary Layout Approval from the District of West Vancouver for a 12 lot single family subdivision of the Property. The Vendor has applied for a Section 80 road from the Provincial Government for the subdivision, although the Vendor has a temporary road permit already.

The subdivision will create 12 individual building lots, ranging in size from 0.26 to 0.71 acres. There is a waterway on the site, so some of the lots will be subject to a creek setback zone. To ensure a high quality character of design and form, the buyer, at their option, can implement a Statutory Building Scheme that will govern the size and character of houses to be built on the lots.

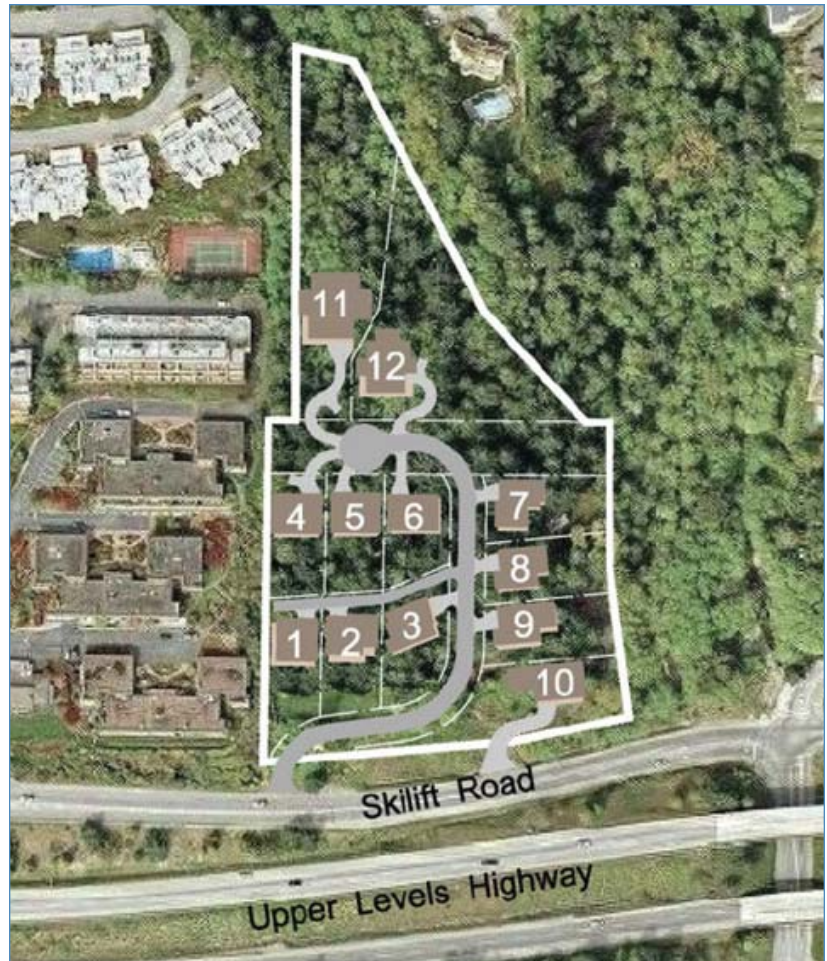
Upon completion of the subdivision into 12 lots, each lot will be assigned a new civic address on the newly named road called Union Court.

### ASKING PRICE

\$18,888,000

### DUE DILIGENCE SITE

<http://www.camelotestate.com>



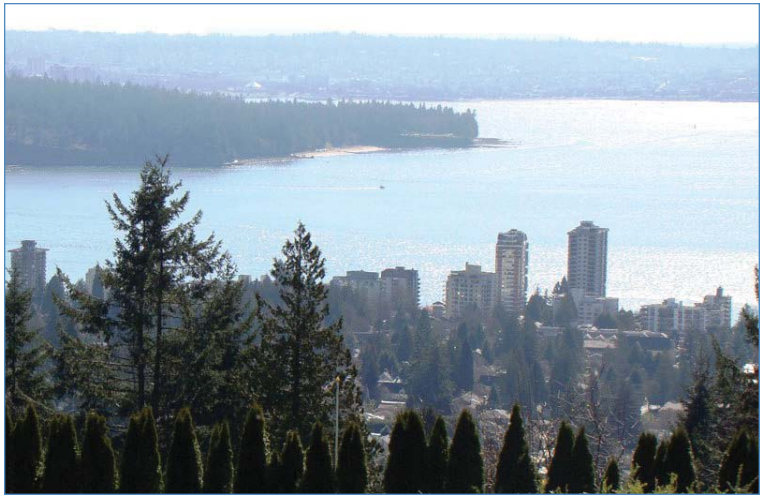
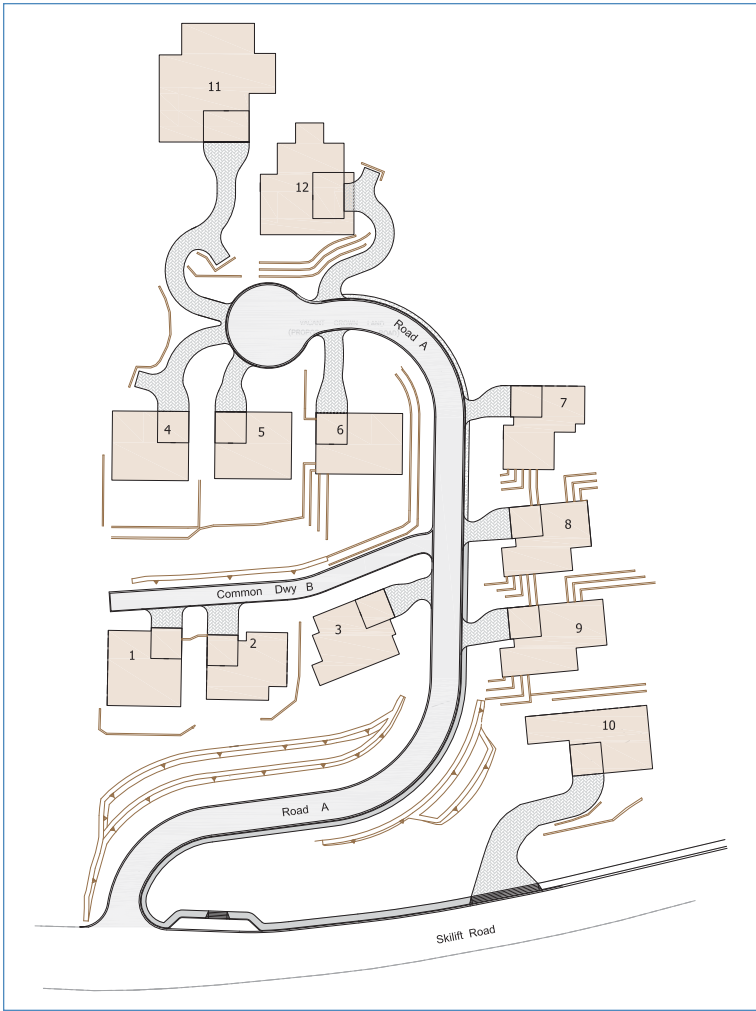
LOT #	CREEK RIPARIAN (SF)*	OUTSIDE RIPARIAN (SF)	TOTAL LOT (SF)	HOUSE (SF)**
LOT 1	-	12,519	12,519	7,080
LOT 2	-	11,314	11,314	6,900
LOT 3	-	12,251	12,251	6,050
LOT 4	-	11,267	11,267	5,540
LOT 5	-	10,873	10,873	6,000
LOT 6	-	10,550	10,550	4,860
LOT 7	3,212	8,066	11,278	4,360
LOT 8	3,347	8,308	11,655	4,100
LOT 9	3,131	9,189	12,320	4,200
LOT 10	3,445	16,310	19,755	7,430
LOT 11	11,728	19,271	30,999	15,840
LOT 12	12,742	12,920	25,662	14,300
<b>TOTALS</b>	<b>37,605</b>	<b>142,838</b>	<b>180,443</b>	<b>86,660</b>

\* Riparian area only counts 50% towards Floor Area Ratio of .35 to determine house size (except for lots 11 & 12 where a creek dedication was included in FAR calculation)

\*\* These are the maximum allowable house sizes for these lots



VIEW FROM LOT 9

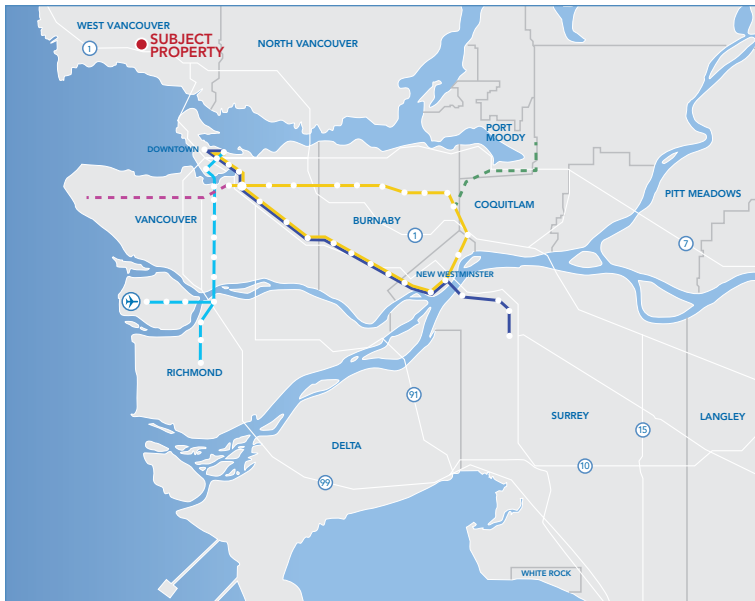


VIEW FROM LOT 11

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