



MAPLE CRESCENT

RAILWAY TRACKS

ARBUTUS CLUB

NANTON AVENUE

SUBJECT

ARBUTUS STREET

ARBUTUS VILLAGE SHOPPING CENTRE

FOR SALE

Future Development Opportunity

PRINCE OF WALES SECONDARY SCHOOL

2092 Nanton Avenue & 4330 - 4408 Arbutus Street

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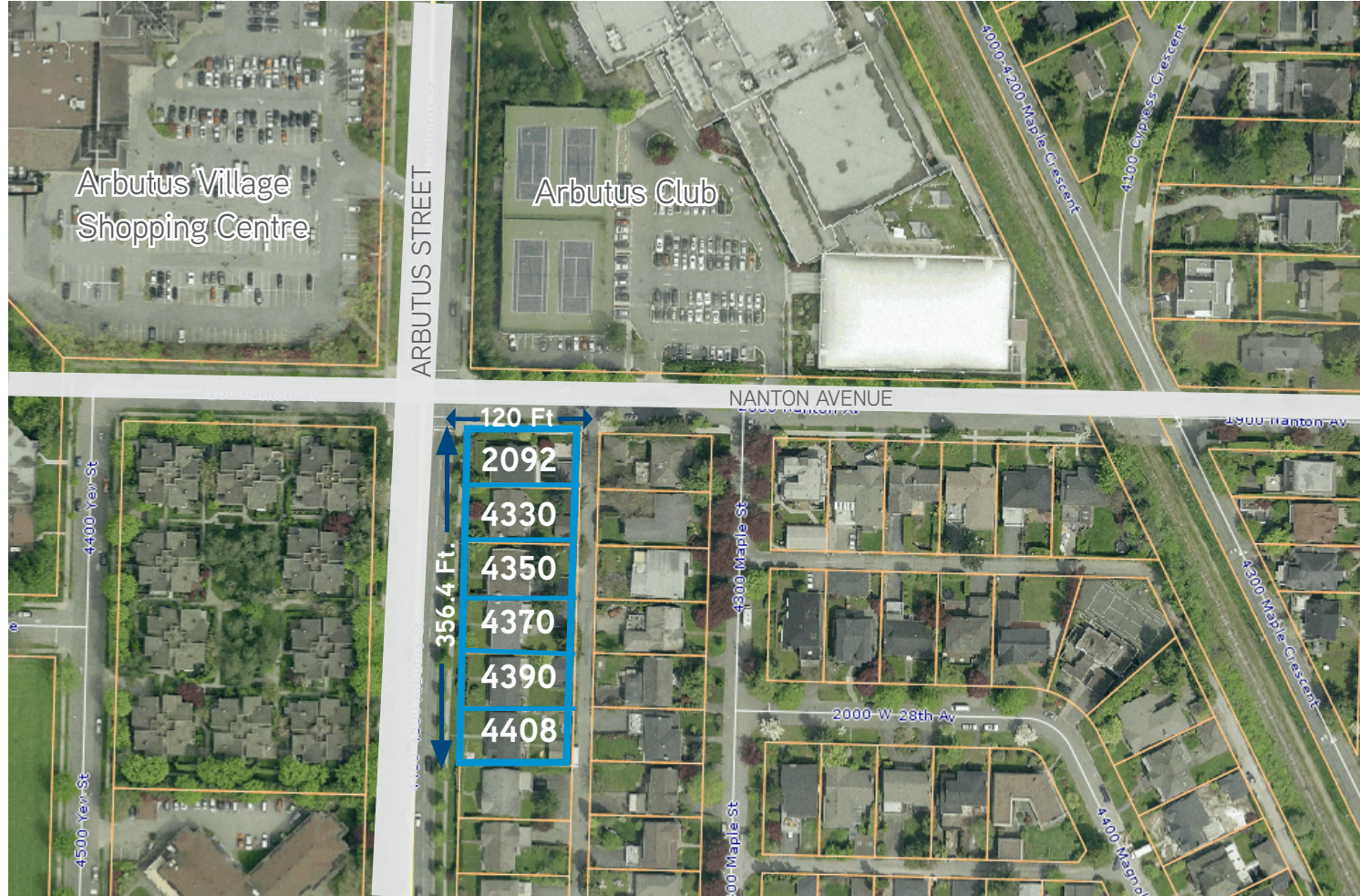


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OPPORTUNITY HIGHLIGHTS

- > Assembly of six single-family lots on Arbutus Street that represents strategic acquisition for the future
- > 42,773 SF site (356.4 ft frontage x 120 ft depth)
- > Enviable location at Arbutus Street and Nanton Avenue; directly adjacent the Arbutus Club and Arbutus Village Shopping Centre.
- > Strategic location for future growth. No current policy facilitating rezoning for multi-family residential; however, future planning policy work to occur in medium-term that will likely yield greater future density
- > Rezoning for rental or seniors housing may be supported under current City policy
- > Proposals based upon rezoning process, or "as-is" will both be considered

SITE PLAN



SALIENT FACTS

PIDs:	008-999-988; 007-922-477; 008-999-961; 008-999-945; 008-999-929; 008-999-902
Location:	Ideally located on Arbutus Street at Nanton Avenue. Across Nanton Avenue from Arbutus Club and Arbutus Village Shopping Centre.
Site Area:	42,773 SF
Frontage:	356.4 feet of frontage on Arbutus Street (120 feet of depth)
Improvements:	The property is improved with 6 single-family homes on six separately owned lots. All six owners have collectively agreed to sell.
Current Zoning:	RS-1 Single Family Dwelling
Assessed Value (2014):	\$9,535,000

PLANNING POLICY & DEVELOPMENT POTENTIAL

Planning policy relevant for the Property is limited to the Arbutus Kerrisdale Shaughnessy Community Vision (“ARKS”), which was adopted by City Council in 2005. This plan was developed to provide guidelines for new development and potential rezoning applications.

At present, the only definitive guideline under ARKS for rezoning the subject property would be for a seniors housing project.

A rental housing project may also be considered under the Interim Rezoning Policy for Affordable Housing due to the Property’s location on Arbutus, which is considered an arterial road by the City.

There are no other potential housing types that would be currently supported on rezoning in the ARKS plan.

Future planning for the area including a new ‘neighbourhood town centre’ plan around the Arbutus Village area may create potential for future rezoning; however, there is no timeline for this planning work to occur.

NEIGHBOURHOOD PHOTOS



Quilchena Park



ASKING PRICE

Contact Listing Brokers

CONTACT US

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Walkways through to Quilchena Park



St. George's Greek Orthodox Cathedral



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