

TRANSIT-ORIENTED REDEVELOPMENT
OPPORTUNITY FOR SALE



LANGARA COURT

VANCOUVER, BC





DOWNTOWN VANCOUVER

BC CHILDREN'S
HOSPITAL



Ecole Secondaire
Jules-Verne

OAKRIDGE
CENTRE

12 MIN WALK

TISDALL
PARK



Annie B. Jamieson
School

QUEEN ELIZABETH
PARK

OAKRIDGE -
41ST AVENUE



LANGARA-
49TH AVENUE

4 MIN WALK



Sir William Van Horne
Elementary

YMCA

LANGARA
COLLEGE

LANGARA
GOLF COURSE

LANGARA
GARDENS

Langara Court is close to some of Vancouver Westside's most attractive parks, schools, and a variety of other amenities, including the Langara Golf Course, the YMCA, and the Langara College. Situated on a major arterial route and at the Langara-49th Avenue Canada Line Station, the Property is just a short transit ride to downtown (north) or the YVR Airport (south).

THE OFFERING

On behalf of the owners' of the Strata Corporation VAS 519, Cushman & Wakefield ULC ("C&W") is pleased to present Langara Court, a significant 1.87 acre site presently improved with 56 strata-titled apartments.

Langara Court is one of four existing strata properties originally developed under the 1975 Langara Estates Comprehensive Development (CD-1 (103)) zoning bylaw. Today, the Property is a key component of a designated special land use study area for the entire Cambie Corridor, which ultimately anticipates the Langara Court site and the surrounding Langara Estates Lands transition into a vibrant, diverse, transit-oriented mixed-use community.

Under the current offering, and subject to the provisions of the Strata Act, qualified purchasers' are offered an opportunity to acquire a major development site, and participate in the shaping of one of the last remaining true transit-oriented, master-planned urban communities in Vancouver's Westside.

PHYSICAL HIGHLIGHTS

Civic Address	333 Wethersfield Drive, Vancouver, BC
Legal	56 strata titles and common property
Current Zoning	Comprehensive Development CD-1 (103) Langara Estates
Current Permitted Density	0.75 FSR Residential
Land Area	1.87 acres / 81,310 square feet
Combined Existing Improvements	69,224 square feet of net floor area
Frontage	Approximately 190 feet on Alberta Street
Access	Alberta Street

ONCE-IN-A GENERATION REDEVELOPMENT OPPORTUNITY

Given the importance, major scale, and strategic location on rapid transit, the City of Vancouver Planning Staff recognize and have stated that the future redevelopment of the Langara Court and the surrounding Langara Estates Lands will require a separate planning program.

The Planning Staff's stated preference would be to identify a lead proponent or a consortium of proponents to lead the planning process anticipated to take approximately 18 months to complete. The resulting City-Council endorsed land use policy would then serve as a firm guideline for completion of the entitlement and permitting process.

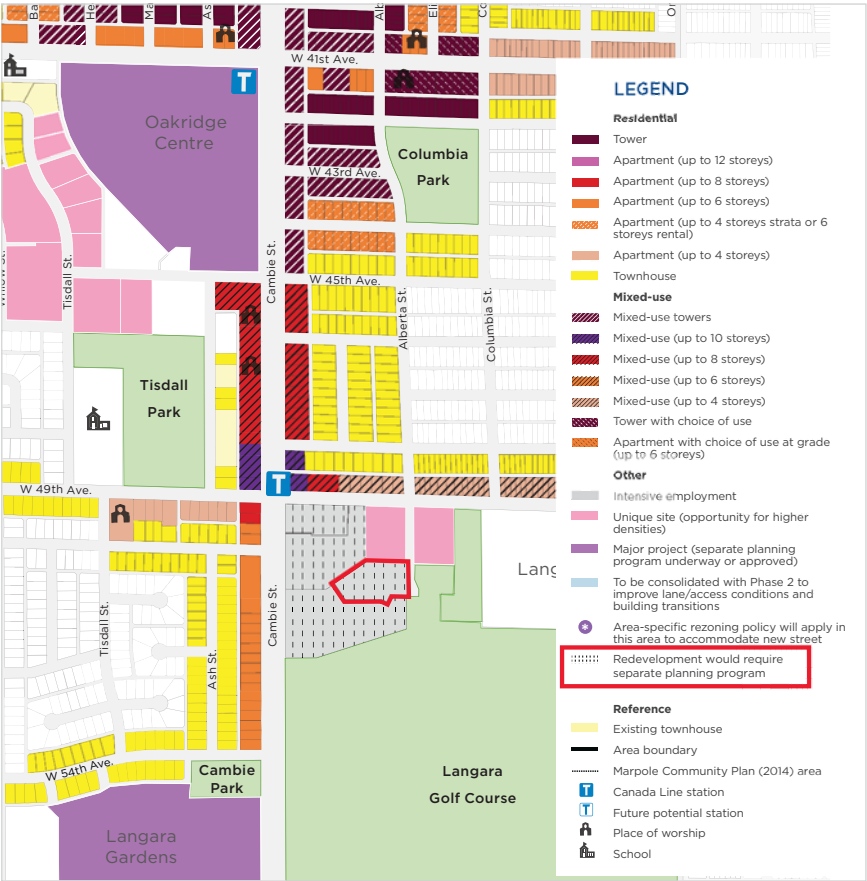
All four strata corporations comprising the Langara Estates Lands and the special planning program area currently listed for sale.

AMENDMENTS TO THE STRATA PROPERTY ACT

The Vendor is a strata corporation. Any offer to purchase all 56 strata lots and common property comprising Strata Plan VAS 519 is subject to the provisions of the Strata Act pursuant to, likely, an intended voluntary winding up of the strata corporation with a liquidator.

THE PROCESS

The Property is offered for purchase without a formal asking price. All interested parties are encouraged to execute and return the attached confidentiality agreement for access to additional Property information including a Confidential Information Memorandum and a virtual Data Room.



An unprecedented opportunity to assemble nearly **13-acres** of land on Vancouver's Westside, for one of the last major transit-oriented developments on Canada Line in Vancouver.



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* Kevin Meikle is licensed with K.H.M. Realty Ltd. and has a contractual relationship with Cushman & Wakefield ULC
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