

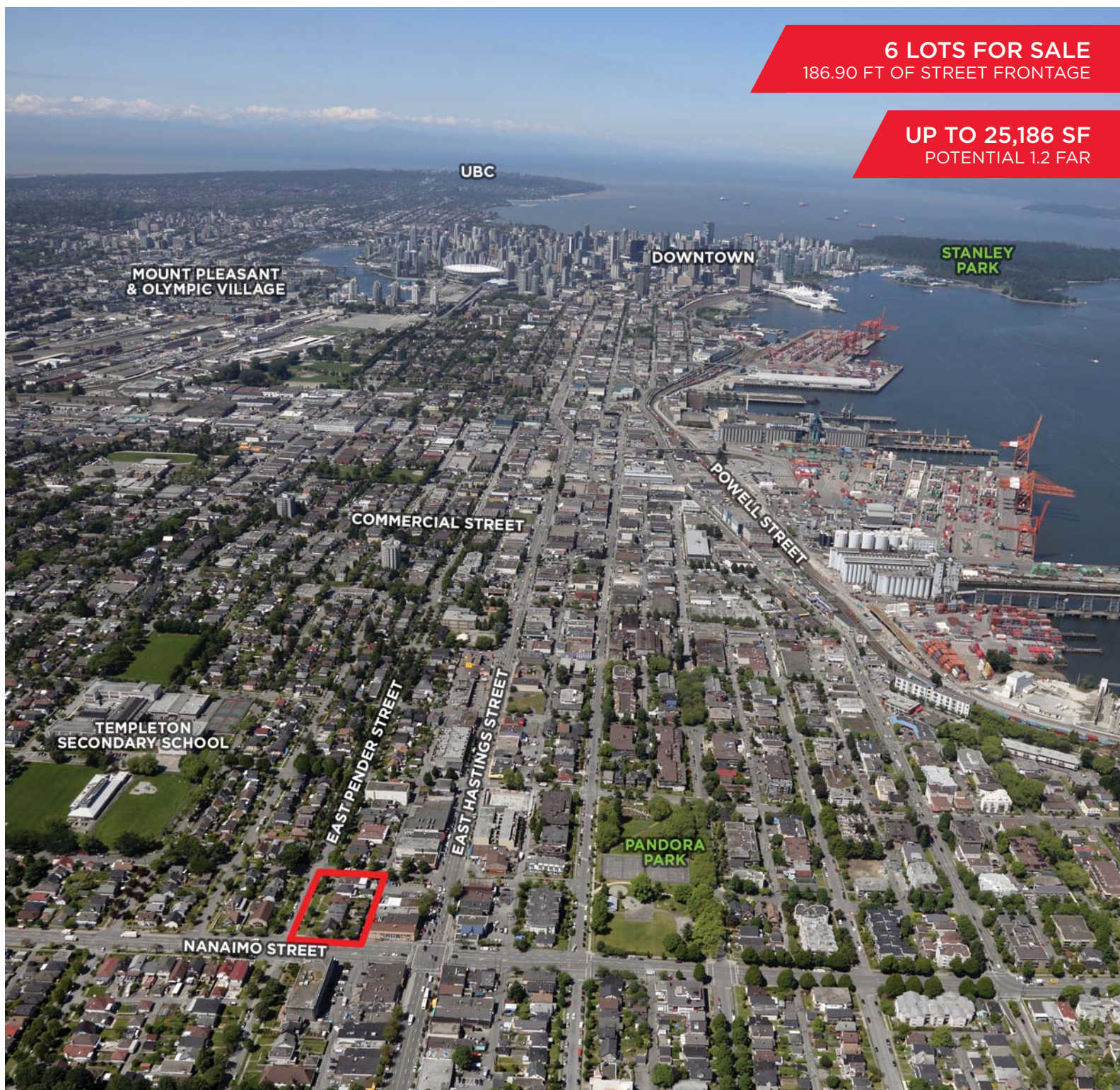


DEVELOPMENT OPPORTUNITY

PROPOSED TOWNHOME DEVELOPMENT SITE
2309 - 2387 EAST PENDER ST
VANCOUVER, BC

6 LOTS FOR SALE
186.90 FT OF STREET FRONTAGE

UP TO 25,186 SF
POTENTIAL 1.2 FAR



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LOCATION

The property is situated in the historic Grandview-Woodlands neighbourhood. It is a culturally diverse neighbourhood that promotes unique businesses that represent the eclectic attitude of East Vancouver. You'll find many breweries, artist studios, galleries and new restaurants within the area.

- 15 minute drive to downtown Vancouver, Burnaby & North Vancouver
- The convenience of over 500 retail and service businesses within the neighbourhood
- Direct Bus access to Downtown, UBC, SFU and rapid transit lines

CURRENT ZONING

RS-7 One Family Dwelling

FUTURE PLANS

Proposed Zoning Change to RM-8A
(up to 3 storey townhouse/Rowhouse)
FAR: 1.2



SALIENT DETAILS

| ADDRESS | FRONTAGE | DEPTH | LOT SIZE | LEGAL DESCRIPTION | PID |
|-------------------------|-----------|----------|--------------|---|-------------|
| 2309 East Pender Street | 37.38 ft | 112.3 ft | 4,197.77 sf | PL VAP178 LT 12 BLK 43 DL 184 LD 36. | 011-832-789 |
| 2325 East Pender Street | 37.38 ft | 112.3 ft | 4,197.77 sf | PL VAP178 LT 11 BLK 43 DL 184 LD 36 | 006-178-201 |
| 2337 East Pender Street | 37.38 ft | 112.3 ft | 4,197.77 sf | PL VAP178 LT 10 BLK 43 DL 184 LD 36. EXC N 20 FT SHOWN ON PL 5590, NOW LANE | 002-429-900 |
| 2349 East Pender Street | 37.38 ft | 112.3 ft | 4,197.77 sf | PL VAP178 LT 9 BLK 43 DL 184 LD 36. EXC PRT IN PL 5590 | 013-499-327 |
| 2371 East Pender Street | 37.38 ft | 112.3 ft | 4,197.77 sf | PL VAP178 LT 8 BLK 43 DL 184 LD 36 | 008-907-595 |
| 2387 East Pender Street | 37.38 ft | 112.3 ft | 4,197.77 sf | PL VAP178 LT 7 BLK 43 DL 184 LD 36. EXCEPT PLAN 5590 | 015-675-289 |
| TOTAL | 224.28 ft | 112.3 ft | 25,186.62 sf | | |

PROPOSED ZONING CHANGE: REZONE TO RM-8A

- The intent of this new zone is to provide more housing options, in particular ground-oriented family housing in the form of 3-storey rowhouses and townhouses.
- RM-8A is very similar to existing RM-8 zone, but includes a requirement for a percentage of smaller units [50% of the total floor area must be used for units that do not exceed 1,130 sf is proposed - final number to be determined], and is anticipated to deliver townhouses at different price points, including less expensive townhouse units.
- A minimum frontage of 42 sf is required for townhouse development up to 1.2 FSR.
- The zone includes single lot options, such as duplexes and triplexes, and one-family dwellings.
- Secondary suites and lock-off units are permitted and allow for secondary rental and flexible housing choices.
- For more information, please refer to the existing RM-8 district schedule on the City's Zoning and Development Bylaw 3575 webpage www.vancouver.ca/your-government/zoning-development-bylaw

Legend

-  Plan area boundary
-  SkyTrain station
-  SkyTrain line
-  Park
-  School / Institutional
-  Townhouse / Rowhouse - Local Street
-  Townhouse / Rowhouse - Arterial Street
-  Townhouse / Rowhouse - Arterial Street (with at grade choice-of-use)
-  4-Storey Mixed-Use
-  4-Storey Residential
-  6-Storey Mixed-Use - Privately Initiated Rezoning
-  6-Storey Apartment - Privately Initiated Rezoning
-  Nanaimo Shopping Nodes
-  Blocks Under Review: Staff are reviewing options for these areas

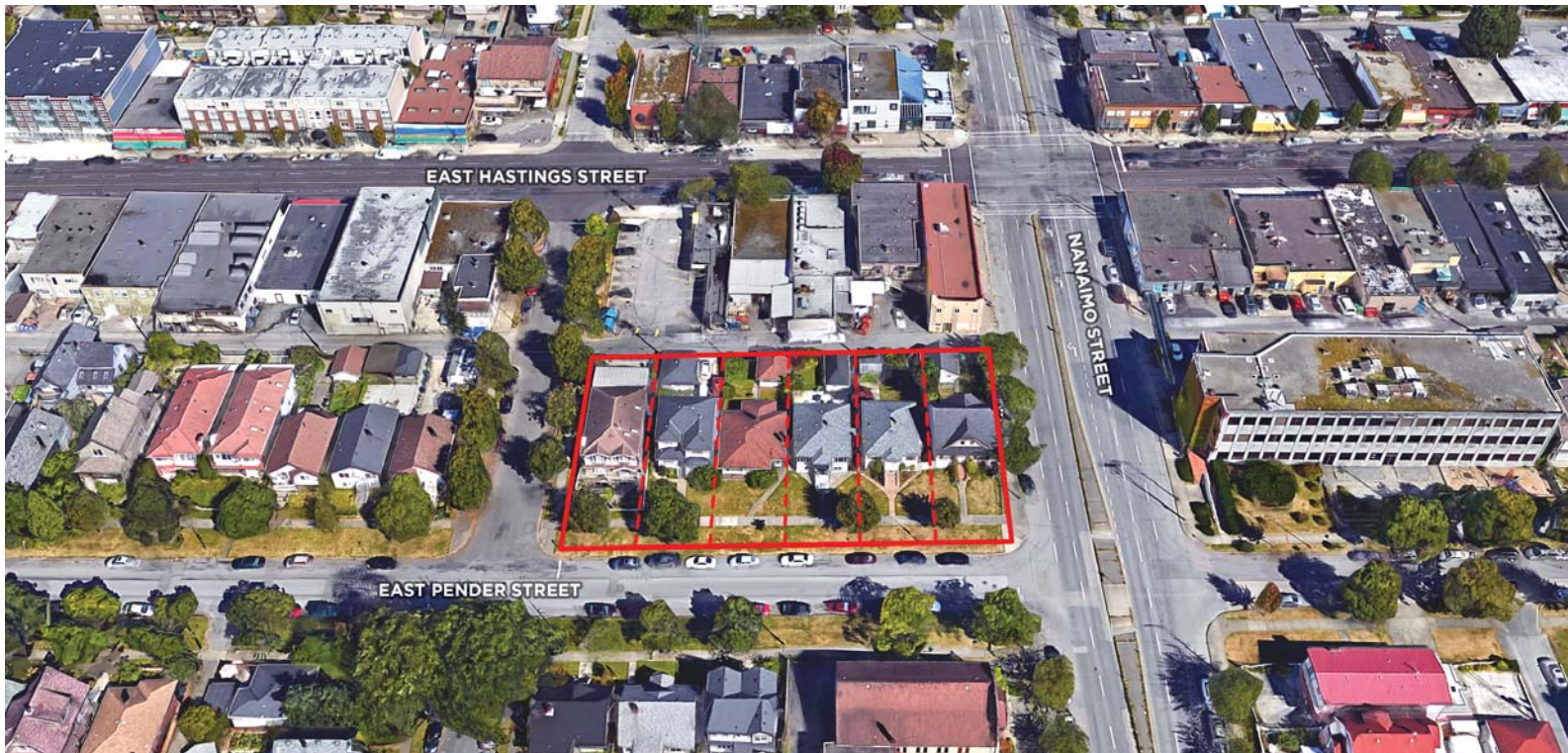
This map includes slight variations from maps in the Grandview-Woodland Community Plan due to boundary refinement for the proposed new zones.





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