

# West End Development Opportunity

1057 Barclay Street  
Vancouver, BC



COLLIERS INTERNATIONAL  
200 Granville Street, 19th Floor  
Vancouver, BC V6C 2R6  
604 681 4111  
[www.collierscanada.com](http://www.collierscanada.com)

**SIMON LIM\***  
*Executive Vice President*  
604 661 0882  
[simon.lim@colliers.com](mailto:simon.lim@colliers.com)

**JAMES LANG**  
*Senior Associate*  
604 661 0868  
[james.lang@colliers.com](mailto:james.lang@colliers.com)

**JESSICA HATHAWAY**  
*Associate*  
604 694 7227  
[jessica.hathaway@colliers.com](mailto:jessica.hathaway@colliers.com)





## Opportunity

Colliers is pleased to offer an exceptional opportunity to acquire an 8,646-SF development site in the sought-after West End neighbourhood.

Steps from numerous shops, restaurants, services and amenities, 1057 Barclay offers an opportunity to be “centre ice” in Canada’s most desirable residential market.

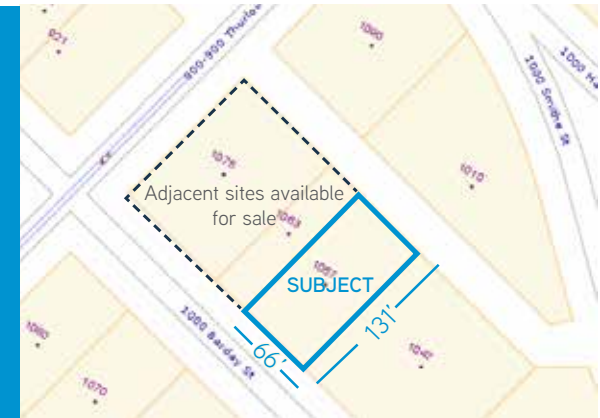
## Key Highlights

- › *One of the last remaining development sites in the Burrard Corridor sub-area of the West End Commercial Plan*
- › *8,646-SF site with 66 feet of frontage on Barclay Street*
- › *Strong income provided by the 29 well-maintained apartment units*
- › *Potential assembly with neighbouring properties provides for a larger redevelopment opportunity*



# LOCATION

*This Property is situated mid-block on the north side of Barclay Street between Burrard and Thurlow Streets in the Burrard Corridor of the West End Community Plan. The Property's West End location is second to none, with the world-renowned Stanley Park, English Bay beach and downtown business district all within walking distance. The area is highly desirable for residents who seek the best that the city has to offer.*



## Salient Facts

Civic Address: 1057 Barclay Street, Vancouver, BC

Legal Address: Lot 12 Block 6 District Lot 185 Plan 92

Site Area: 8,646 SF

Site Dimensions: 66 feet of frontage along Barclay Street and 131 feet of depth.

OCP: West End Community Plan: Burrard Corridor Sub-area E, which provides for high-density residential development up to 550 feet in height (subject to the impacts of shadowing on Robson Street) and maximum floorplates of 7,500 SF. New developments must provide 25% of floor space as social housing and are subject to the City's Community Amenity Contribution Policy. Given the Property's small site size, it must be assembled with neighbouring properties in order to be developed to its highest and best use.

Current Zoning: RM-5B Multiple Family Dwelling

Current Improvements: 29-unit apartment building built circa 1954 and extensively renovated in 2007. The building offers 13 covered parking stalls and 3 surface parking stalls for rent.

Property Assessment (2017):	Land	\$ 28,531,000
	Improvements	\$ 33,400
	Total	\$28,564,000





## 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 E, rezoning applications will be considered for new towers up to 550 feet in height subject to impact shadowing of Robson Street. Social housing will be a required component of any development application and all applications are subject to urban design principals and limitations.*

## DEMOGRAPHICS\*



**65,430**  
residents



**\$75,079**  
Average  
household income

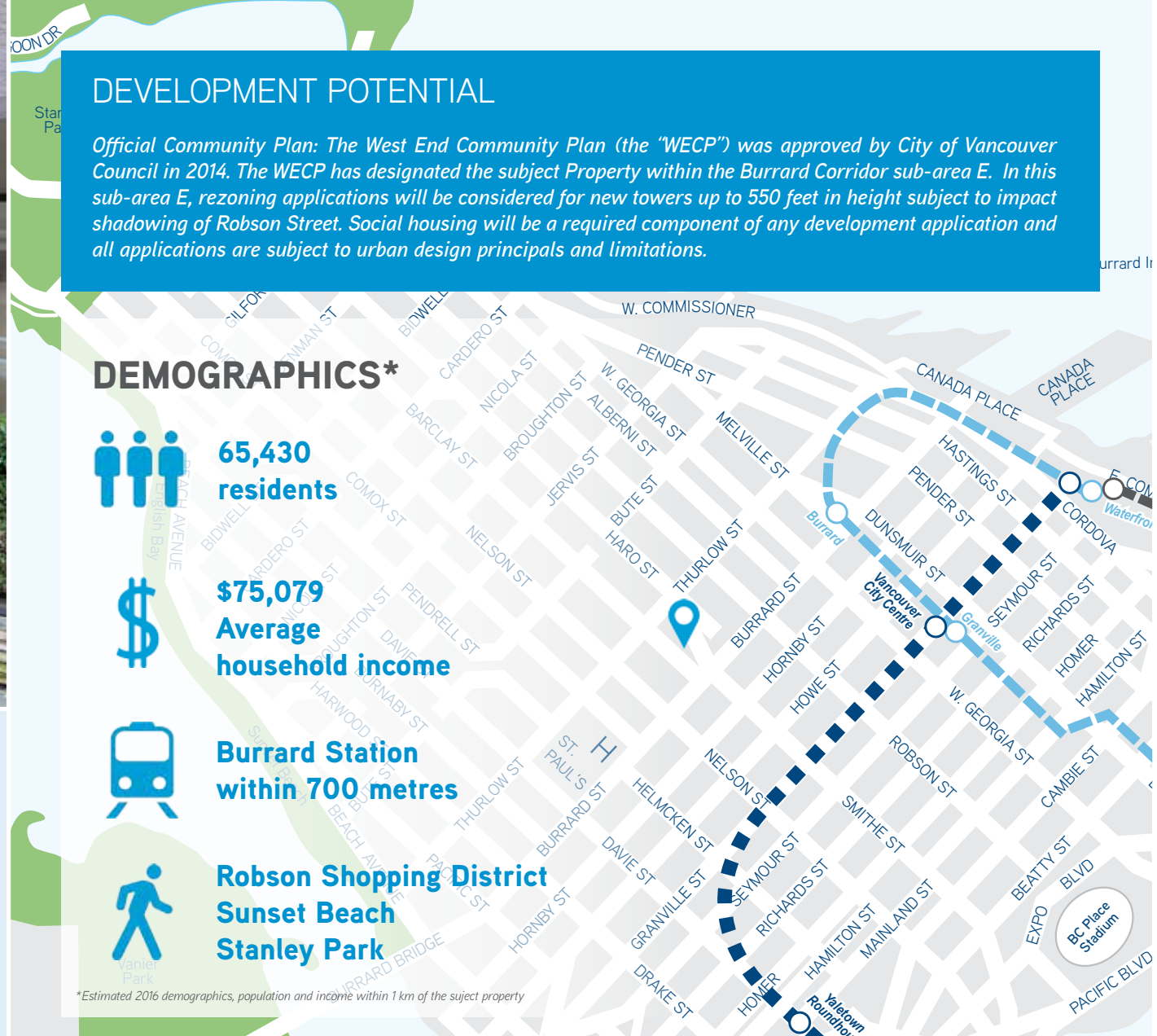


**Burrard Station**  
within 700 metres



**Robson Shopping District**  
**Sunset Beach**  
**Stanley Park**

\*Estimated 2016 demographics, population and income within 1 km of the subject property



## Contact Us

**SIMON LIM\***  
604 661 0882  
[simon.lim@colliers.com](mailto:simon.lim@colliers.com)

**JAMES LANG**  
604 661 0868  
[james.lang@colliers.com](mailto:james.lang@colliers.com)

**JESSICA HATHAWAY**  
604 694 7227  
[jessica.hathaway@colliers.com](mailto:jessica.hathaway@colliers.com)



COLLIERS INTERNATIONAL  
200 Granville Street, 19th Floor  
Vancouver, BC V6C 2R6  
604 681 4111  
[www.collierscanada.com](http://www.collierscanada.com)

This document/email has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and /or its licensor(s). © 2017. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Macaulay Nicolls Brokerage Inc. (Vancouver). \*Personal Real Estate Corporation. JS 01/2017