



1525

Robson Street
VANCOUVER | BC

WEST END
DEVELOPMENT
OPPORTUNITY

1525
Robson Street



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OFFERING PROCESS

Prospective purchasers are invited to submit Offers to Purchase the Property through Colliers for consideration by the Vendors. Any Offer to Purchase the Property (the “Offer”) is to be submitted to Colliers on the Vendors’ standard offering form or Letter of Intent; available upon request from Colliers.

Interested parties are invited to submit offers for 1525 Robson Street, Vancouver, BC on or before July 23, 2019 at 5:00 pm.

SALIENT FACTS

KEY HIGHLIGHTS

- › One of the last remaining development sites in the Lower Robson sub-area of the West End Community Plan, which provides potential for redevelopment up to 8.75 FSR
- › 16,354-SF site with 132 feet of frontage on Robson Street
- › Strong holding income provided by the existing office building on the property
- › No rezoning required - highest and best use consistent with current zoning

ADDRESS	1525 Robson Street, Vancouver, BC
LEGAL DESCRIPTION	Lot K Block 43 District Lot 185 Plan 21366 PID: 008-139-431
LOCATION	This Property is on the north side of Robson Street between Nicola Street and Cardero Street in Vancouver's West End neighbourhood.
SITE AREA	16,354 SF
EXISTING IMPROVEMENTS	Currently improved with a six-storey retail/office built in circa 1965
CURRENT ZONING	C6 (Commercial) <ul style="list-style-type: none"> • Height up to 300 feet (subject to the City's shadowing and view cone policies) • Density up to 8.75 FSR (minimum 1.2 FSR commercial) provided that 20% of the density is designated as social housing or 100% secured market rental housing • Potential to increase the density with a 10% heritage density transfer (maximum density of 9.625 FSR)
WEST END PLAN	Lower Robson - Area B (consistent with zoning - no rezoning required) <ul style="list-style-type: none"> • Maximum Tower Floorplates - 5,500 SF • Podium heights up to 3 storeys
TOTAL BUILDABLE AREA	143,098 SF (based on 8.75 FSR)
NET OPERATING INCOME	\$401,687.95

LOCATION

Located within Downtown Vancouver's coveted neighbourhood, West End/Coal Harbour, an established luxury district. With the world-renowned Robson Street, Stanley Park, English Bay beach and central business district within walking distance, the immediate area provides residents with countless amenities.



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 Lower Robson sub-area B. In this sub-area, rezoning applications will be considered for new towers with density up to 8.75 FSR and height up to 300 feet subject to view cones and the impact of shadowing on parks and West End "Village" shopping areas. The minimum frontage for a site that can be considered for a tower is 130 feet and the minimum distance between a tower and an interior property line must be at least 40 feet. The provision of either 20% social housing or 100% secured market housing will be a required component of any development application and all applications are subject to urban design principals and limitations.



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DEMOGRAPHICS



65,430
RESIDENTS



\$75,079 AVERAGE
HOUSEHOLD
INCOME



BURRARD STATION
WITHIN 700 METRES



ROBSON SHOPPING
SUNSET BEACH
STANLEY PARK

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