

FOR SALE

5511-5561 HEATHER STREET, VANCOUVER, B.C.

18-STOREY DEVELOPMENT SITE STEPS FROM OAKRIDGE

NEW PRICE \$23,940,000

*\$168/BUILDABLE

DEVELOPER FRIENDLY TERMS AVAILABLE



*Assuming 6.27 FSR. Call Andrew to discuss.

Andrew Hutson
Personal Real Estate Corporation
(604) 339-4272
Andrew.Hutson@marcusmillichap.com

Angela Huo
Personal Real Estate Corporation
(778) 926-8368
AngelaH@remax.net

Marcus & Millichap

RE/MAX
Westcoast

OPPORTUNITY

Marcus & Millichap and Remax Westcoast are pleased to present the opportunity to purchase a potential 18-storey residential tower site on a quiet, tree-lined street, centred around some of the largest and most anticipated developments in the west side of Vancouver. The 22,701 SF corner site allows for the potential of a strata or rental tower development in the phase 3 of the Cambie Corridor Plan. The site is on the corner of W 39th Avenue and Heather Street, which will be the highly active connection between the Heather Lands Project and the New Oakridge Town Center. The site is less than a 400 metre walk to Oakridge and the Oakridge SkyTrain Station. Developer friendly terms will be considered.

SALIENT DETAILS



Addresses: 5511, 5537, and 5561 Heather Street, Vancouver, B.C.

PIDs: 009-430-369, 009-430-351, 009-430-342

Zoning: RS-1

Lot Size*: 22,701 SF

Potential Built Form*:
18-Storey Rental
80% Market; 20% Below Market
18-Storey Condominium
70% Market; 30% Social Housing

Assumed Potential FSR*: 5.82 FSR - 6.27 FSR

Potential Rental Density*: 132,120 SF - 142,310 SF

Dimensions*: 171.07' W x 132.07' D

**Purchaser to verify.*

LAND USE POLICY

4.3.4 Heather Street (local shopping street): 37th-41st Ave

Heather Street is envisioned as a key connection between Oakridge Centre and the Heather Lands. This unique connection will have a “car-light” design with a focus on pedestrian and cycling integration with local serving commercial at-grade in areas.

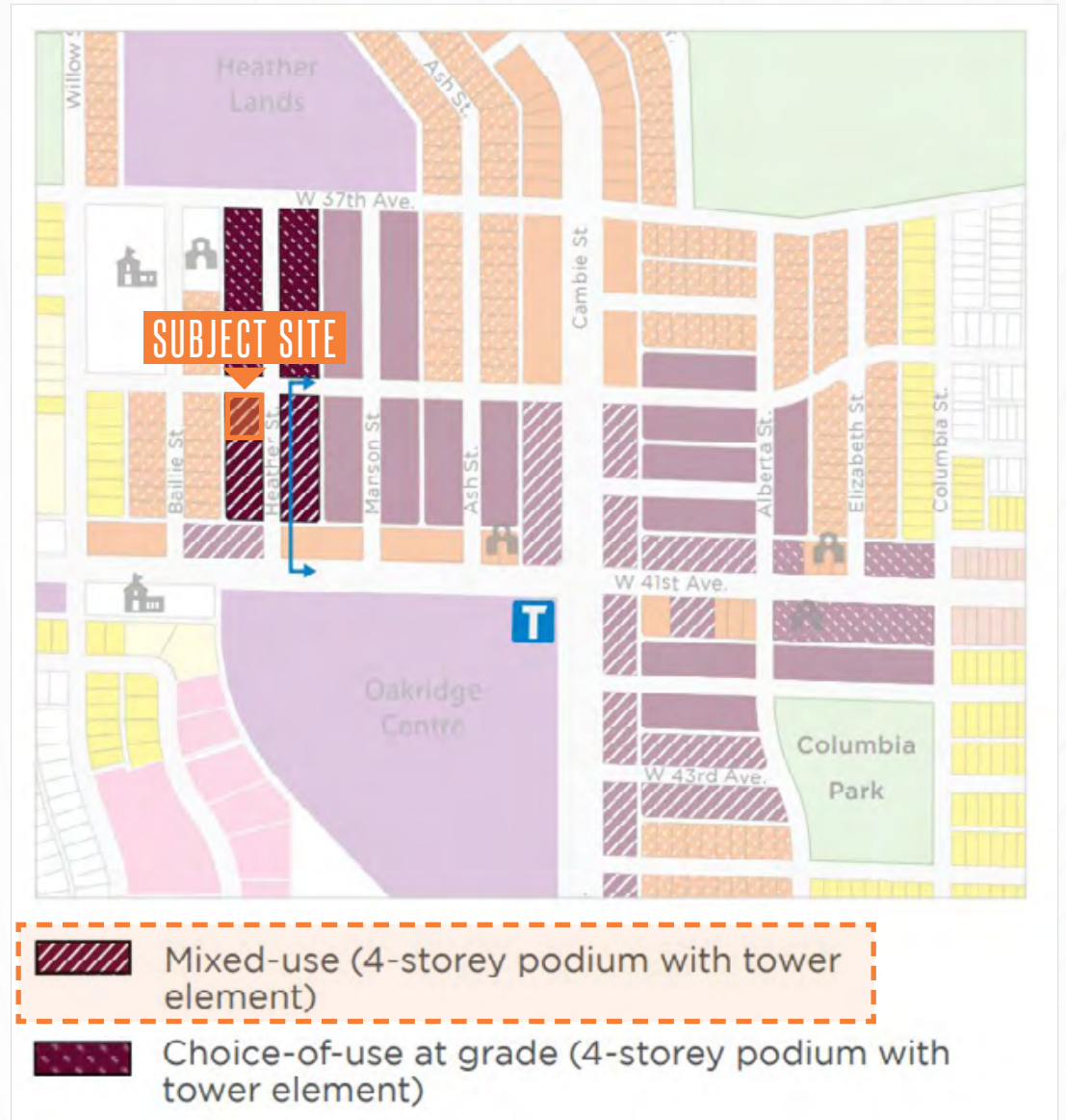
Uses: Mixed-use

Density: Varies with building performance

Height: Up to 18 storeys with site frontage requirement
Building type: Tower on podium

- Mixed-use buildings will be allowed up to 4 storeys with a minimum 15.2 m (50 ft) property frontage - see guidelines for high-density buildings in Section 5.6
- Mixed-use buildings will be allowed up to 18 storeys with a minimum 45 m (150 ft) property frontage, up to a maximum two towers per block, when either of the following conditions are
 - 100% of the residential floor area is secured rental with a minimum of 20% provided below market rental, or
 - A minimum of 30% of the residential floor area is provided as social housing

Refer to housing policy (Chapter 7) for further details.



[Click Here to View Cambie Corridor Policy Plan](#) page 81/275

[Click Here to View Built Form Guidelines](#) page 147/275

VIEWS FROM 18TH STOREY



SURROUNDING DEVELOPMENT POTENTIAL

18 18 STOREY MAX

4/6 4-6 STOREY MAX

TH TOWNHOUSE



UPCOMING DEVELOPMENTS



OAKRIDGE LANDS

OTC LANDS

18 STOREY DEVELOPMENT

SUBJECT SITE



18 STOREY DEVELOPMENT

HEATHER LANDS

SURROUNDING AREA & ACCESSIBILITY

- T Canada Line SkyTrain
- T Millenium Line SkyTrain
- T Expo Line SkyTrain



	
TRANSIT SCORE	BIKE SCORE
75	92
EXCELLENT TRANSIT	BIKER'S PARADISE

5511-5561 HEATHER STREET

For more details, please contact listing agents:

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Andrew.Hutson@MarcusMillichap.com

Angela Huo
Personal Real Estate Corporation
(778) 926-8368
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SPECIAL COVID-19 NOTICE

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