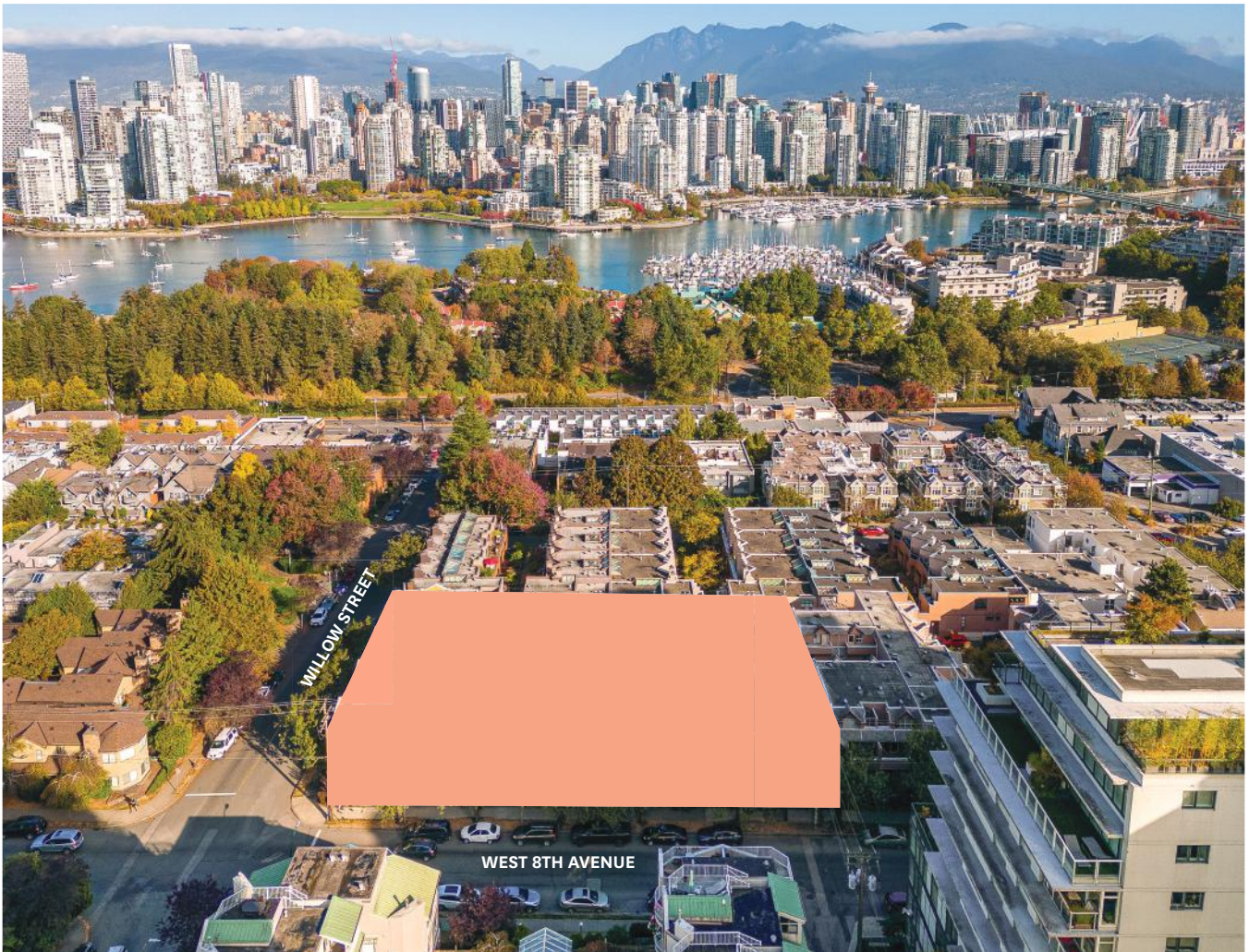


FOR SALE

# development opportunity

795 WEST 8TH AVENUE, VANCOUVER



**JASON LAI**

PERSONAL REAL ESTATE CORPORATION

rennie & associates realty ltd.

# the opportunity

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Located at the northeast corner of Willow Street and West 8th Avenue, this 19,779 sq.ft development opportunity is strategically located just blocks from the commercial and healthcare hub at Cambie and West Broadway. Primed for rapid growth, the subject property is located in the heart of the future Broadway Plan which will see an influx of new commercial and residential developments leading to growth in population.

The Central Broadway area is the second largest employment centre in the province supporting the city and its residents with businesses, education, healthcare, government as well as industrial operations. Fueled by the construction of the \$2.83 Billion dollar Broadway Subway, this subject property is primely located in a rapidly changing area.



## THE DEMOGRAPHICS

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### Vancouver West – Fairview Slopes

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Median Age	39.1
Average Household Income	\$104,890
Average Household Size	2.0

# development details

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## SUBJECT PROPERTIES

795 West 8<sup>th</sup> Avenue, Vancouver

## LOCATION

Located at the northeast corner of West 8<sup>th</sup> Avenue and Willow Street, this property is improved with five (5) two and three story townhouse buildings with thirty-six (36) residential units above a common parkade.

## LEGAL DESCRIPTION

Strata Lot 1 to 36 Plan VAS1554 District Lot 526  
Land District 36

## MUNICIPALITY

Vancouver

## CURRENT ZONING

FM-1

## LOT DIMENSIONS (APPROX.)

Frontage along West 8<sup>th</sup> Avenue: 180 ft  
Depth along Willow Street: 110 ft

## LOT SIZE (APPROX.)

19,779 SF / 0.45 Acres

## YEAR BUILT

1985

## NUMBER OF UNITS

36 strata lots

## LAND USE DESIGNATION

FAIRVIEW SLOPES - AREA C (FSLC)  
Retail/Service, Office, Residential

### Scenario 1:

18 Storeys (7.0 FSR) on sites with minimum frontages of 150 ft.  
Notes: Minimum of 20% of the net residential floor area must be secured at below-market rents.

### Scenario 2:

18 Storeys (7.0 FSR) on sites with minimum frontages of 150 ft.  
Note: A minimum of 20% of the residential floor area is required to be delivered as turnkey social housing units to the City.

### Additional Policies:

A minimum of 0.25 FSR of retail/service or office uses is required.

## GROSS PROPERTY TAXES 2021

\$81,623.84

## BC ASSESSMENT VALUE 2023

Total Assessment Value: \$30,310,400

## ASKING PRICE

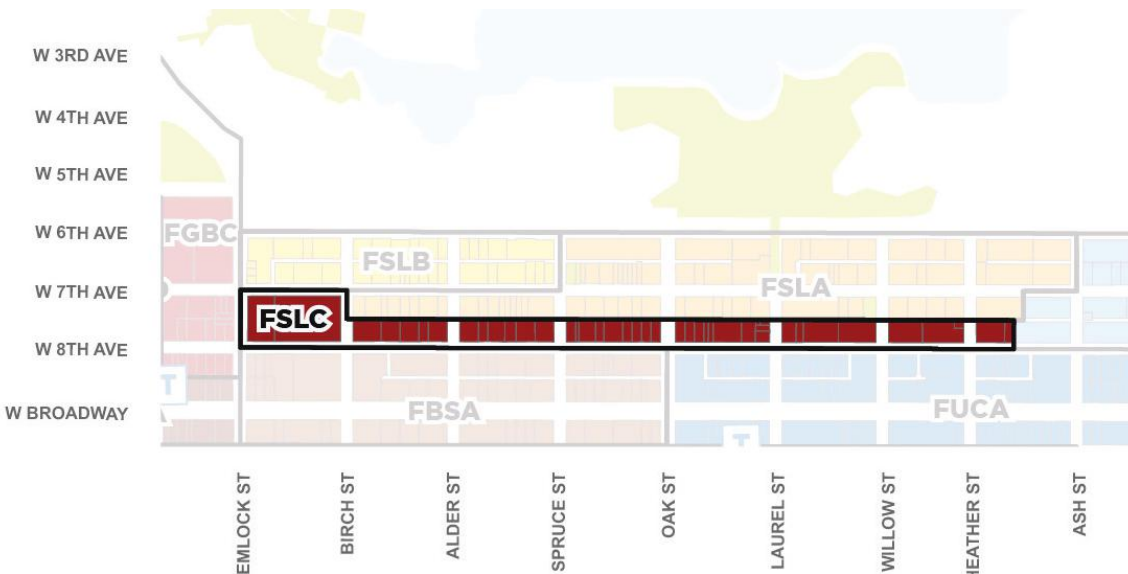
Please contact listing agents



# zoning & land use

## 9.17 Fairview Slopes – Area C

FSLC



### 9.17.1 FSLC Policy Summary Table

Policy Area	Fairview Slopes – Area C	FSLC
Uses	Retail/service, office, residential	
Option/Tenure	Secured market and below-market rental	Strata ownership housing
Max Height	20 storeys	
Max Density	7.0 FSR	
Min Frontage	45.7 m (150 ft.)	
Notes	<ul style="list-style-type: none"> <li>A minimum of 20% of the residential floor area is required to be secured at below-market rents (see Housing (Chapter 12) for details).</li> <li>See Land Use (Chapter 7) for cases where lesser site frontage may be considered at the discretion of the Director of Planning.</li> </ul>	<ul style="list-style-type: none"> <li>A minimum of 20% of the residential floor area is required to be delivered as turnkey social housing units to the City.</li> </ul>

### Additional Policies

9.17.2 A minimum 0.25 FSR of retail/service or office uses is required.

# development potential

## Maximum Building Height Determination – Vancouver General Hospital Heliport

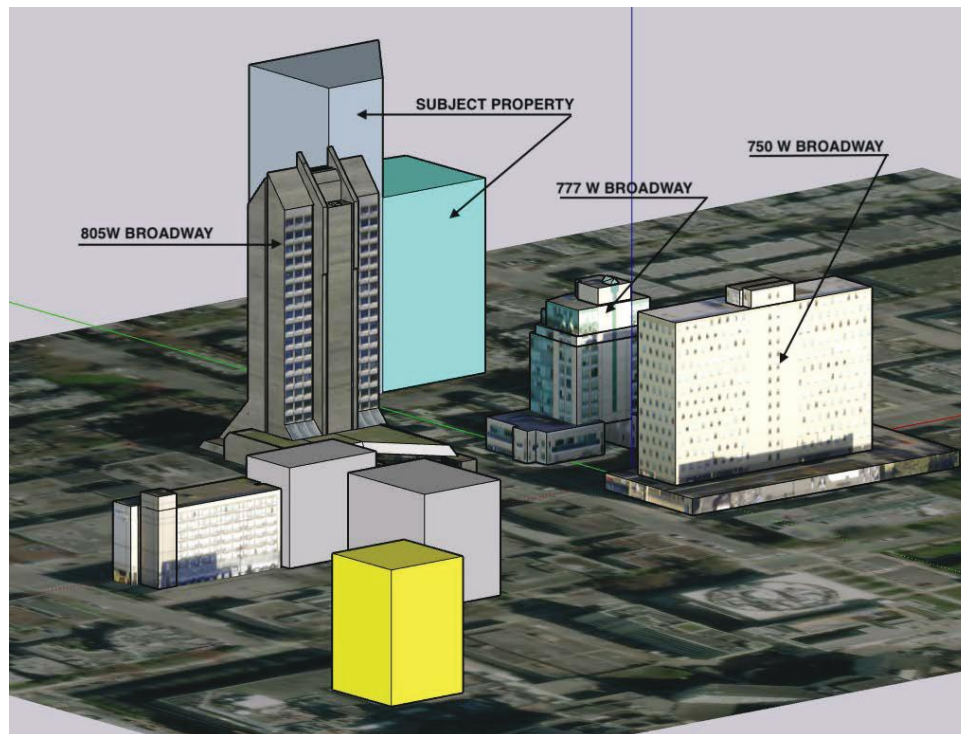
Based on the Helijet study, a prospective developer may have the ability to build up to an estimated 285.5 feet on the northwest portion of the property and an estimated 204.1 feet on the southeast portion of the property.

This ability to build up to this maximum height without impact to the air ambulance operations at Vancouver General Hospital would enable prospective developers a greater density to be achieved on site.

Based on this maximum building height, the achievable density is estimated at 10.2 FSR.

Subject Property (Calculated) Allowable Building Heights			
Portion of Subject Property	Calculations applicable to helicopter type	Building Height above sea level ASL	Building Height above ground level AGL
Northwest portion	Sikorsky S76C+	110.9m	285'5" (87.0m)
Southeast portion	Sikorsky S76C+	86.1m	204'1" (62.2m)

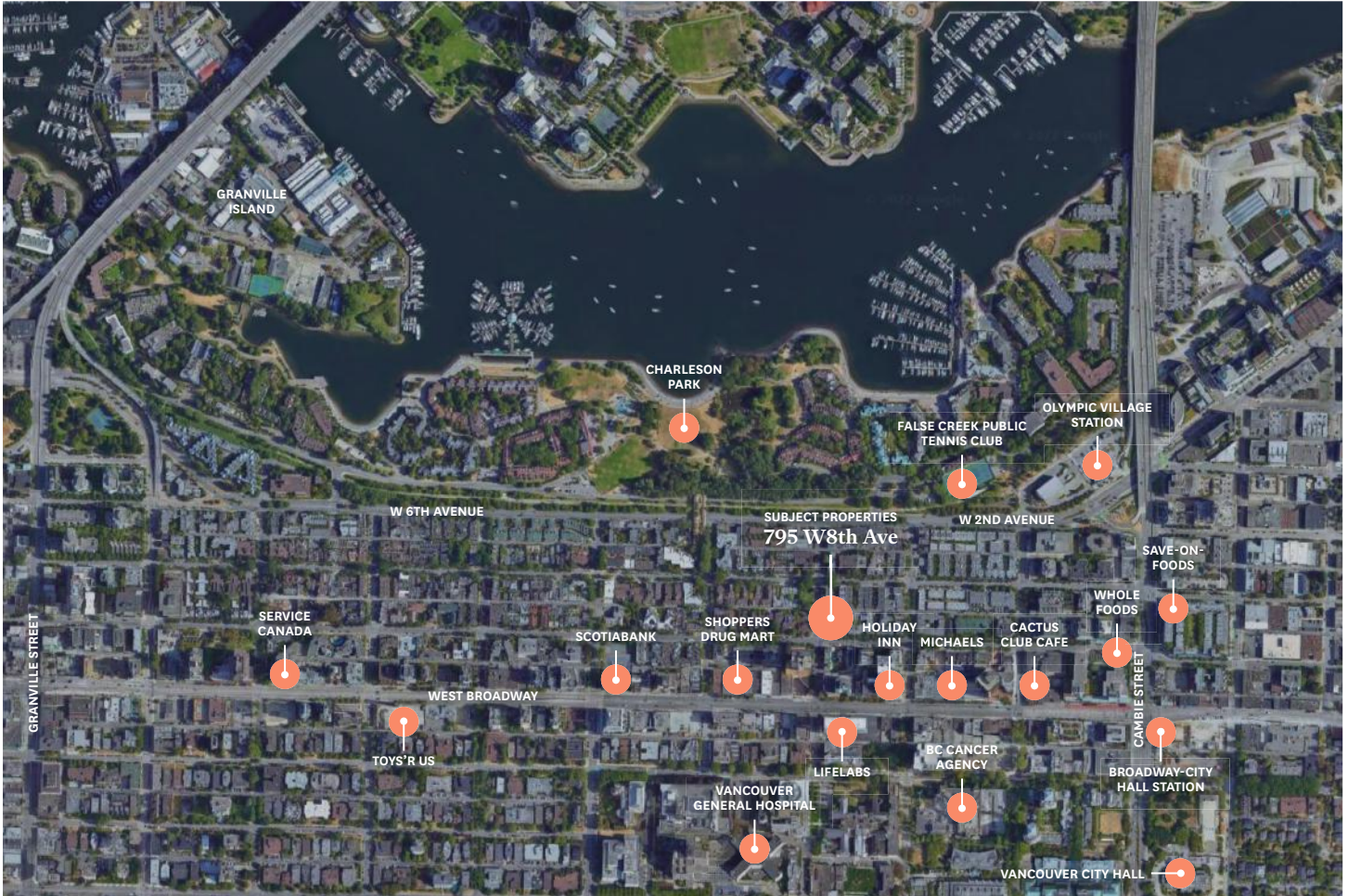
Subject Property Design Building Heights			
Portion of Subject Property	Number of Floors @ 2946mm floor/floor & 2743mm btwn slabs	Building Height above sea level ASL (higher + or lower -)	Building Height above ground level AGL
Northwest portion	28 + 2 penthouse	111.9 m (+1.0)	291'0" (88.7m)
Southeast portion	21	83.5m (-2.6m)	197'10" (60.3m)






Views from the VGH Heliport – aerial (above)

The following axonometric (3D) drawings were prepared to show a building "massing" option that depicts the maximum heights and building corners. The heliport is depicted in yellow. The views show the maximum elevation of a portion of the subject property equal to the maximum elevation of 805 West Broadway and a lower portion equal to the roof level of 777 West Broadway.

# site area



## WALK SCORE

 <b>94/100 Walker's Paradise</b> Daily errands do not require a car.	 <b>81/100 Excellent Transit</b> Transit is convenient for most trips.	 <b>82/100 Very Bikeable</b> Biking is convenient for most trips.
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## THE AREA

Exceptionally located at the intersection of West 8th Avenue and Willow Street, in the heart of the Central Broadway Corridor, this development opportunity is steps away from both Cambie and Broadway and Vancouver General Hospital. Located in equal proximity to both the Broadway-City-Hall Canada Line Station and the future Broadway Line station at Oak Street and Broadway the development opportunity has quick access to major employment centres such as Downtown Vancouver, Vancouver General Hospital, the Mount Pleasant tech hub, Emily-Carr and the Centre for Digital Media at Great Northern Way, University of British Columbia and many more.



# potential views

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**NORTHWEST**



**NORTHEAST**



**SOUTHWEST**



**SOUTHEAST**



**WEST**



**EAST**



# site photos

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