

VANCOUVER WESTSIDE DP-READY TOWNHOUSE SITE

7425, 7441, 7487 Granville Street, Vancouver, BC

EXCLUSIVE LISTING



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Oakwyn Realty Ltd.



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PROPERTY DESCRIPTION:

LOCATION & LAND USE

The development opportunity is ideally located on Granville Street, in the heart of Vancouver's Westside. The area is well serviced by transit, and provides convenient access to Downtown Vancouver in only 20 minutes. Located within the Marpole area, this neighbourhood has seen significant development activity since adoption of the Marpole Plan in 2014. This is an rare opportunity to develop woodframe townhomes in this vibrant and growing community.

LAND USE

The subject site is designated "Townhouse/Rowhouse" in the Marpole Community Plan. Current RM-8N zoning allows for 3-storey townhomes at a density of up to 1.2FSR. Permitted forms of construction include slab-on-grade townhouse, traditional row townhouse with underground parkade, or stacked townhouse with underground parkade. The current Density Bonus Contribution Rate for RM-8N zoning in Marpole is \$21.84/sq.ft

CURRENT APPLICATION

The current owner has submitted a Development Permit application to the City of Vancouver and is proposing to redevelop the subject site with an efficiently designed 23-unit townhouse complex containing seven (7) one-bedroom units and sixteen (16) three-bedroom units over one level of underground parking.



**Marpole features
lower CAC rate**



CIVIC ADDRESS: 7425, 7441, 7487 Granville Street, Vancouver, BC

CURRENT ZONING: RM-8N
OCP: Marpole - Granville
LAND USE: Townhouse/Rowhouse (up to 3 storeys), up to 1.2 FSR

SITE AREA : 18,161 sq.ft.
UNIT COUNT: 23 Units
TOTAL GROSS (sf): 23,744.9 sq.ft.
CAC RATE: \$21.84/sq.ft





Oakwyn Realty Ltd. is pleased to present this exclusive opportunity at:

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Please contact the listing agent for further information and inquiries.



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