

5 minute Walk to Oakridge Mall and Canada Line
5 minute Walk to Queen Elizabeth Park

CONTACT



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FOR SALE | 4- Storey Strata Apartments or 6- Storey Rentals

- > Development site steps from Queen Elizabeth Park, Oakridge Mall, and the Canada Line
- > Site Area of 11040.00 sq. ft . on a quiet tree-lined street
- > Incremental and smaller lot development is supported
- > Centrally located - 15 minutes from Downtown Vancouver and 15 minutes to Vancouver International Airport
- > Close proximity to numerous services and amenities in Cambie Village, Cambie Corridor

KEVIN LAM
REAL ESTATE



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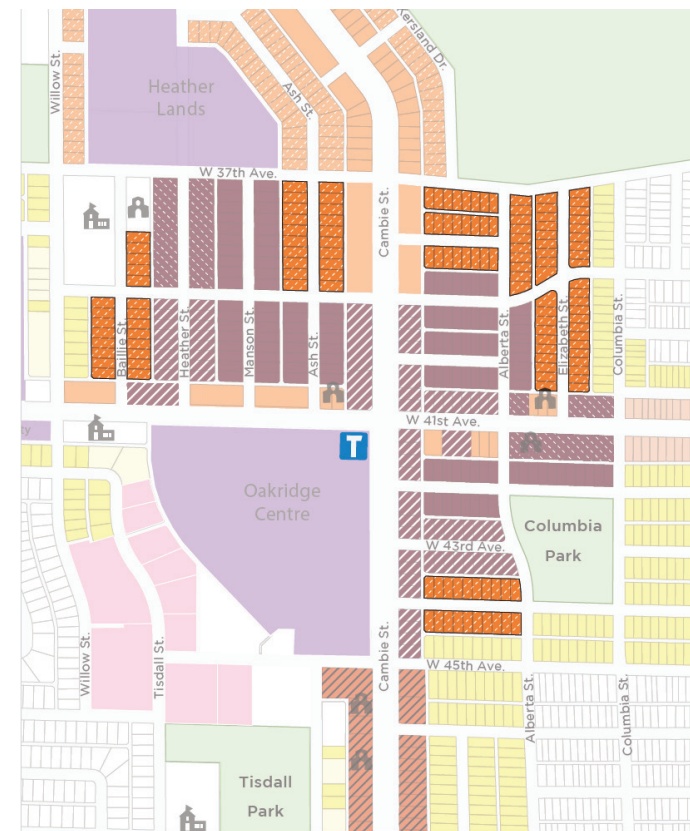
CAMBIE PHASE 3 PLAN


Two side by side lots in Phase 3 of the Cambie Corridor Plan. Just steps from Queen Elizabeth Park, Oakridge mall and the Canada line this location can't be beat. Residential buildings will be allowed up to 4 storeys (2.0 FSR) for strata and up to 6 storeys (2.5 FSR) for 100% secured rental. 4-storey and 6-storey residential buildings will create built form diversity and allow for a variety of housing tenures. Incremental and smaller lot development is supported; excessive building widths are strongly discouraged making this site ideal for redevelopment.

Alphabet forms are encouraged to provide architectural variety, diversity of street frontages, and units with more than one exterior wall. Residential buildings will be allowed up to 6 storeys for purpose-built rentals.

PROPERTY

Civic Addresses	5564 and 5578 Elizabeth Street
Location	This site is located South East of Queen Elizabeth Park
Site Area	11040.00 square feet
Total Buildable Area	Strata: 22,080 square feet Rental: 27,600 square feet
Current Zoning	RS-1
Draft 3 Designation	4 storey strata, 6 storey market rental
FSR	2.0-2.5



 Apartment (up to 4 storeys strata / 6 storeys rental)

LOCATION

5564 and 5578 Elizabeth Street are located on a quiet residential street in an increasingly desirable area near Vancouver's Queen Elizabeth Park. The site offers excellent access to public transit with less than a 5-minute walk to Oakridge Mall and Canada Line, providing easy access to all parts of Metro Vancouver. The site also features all of the locational amenities sought after by Cambie buyers – easy access to shopping, parks and schools.

OFFERING PROCESS

Detailed information package available upon request, please contact the listing agents to learn more about the offering process.

ASKING PRICE

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