

Goodman:

FOR SALE

EXPO LINE SKYTRAIN



KINGSWAY

EARLES ST

HORLEY ST



DEVELOP SIDE-BY-SIDE CONDO PROJECTS IN EAST VANCOUVER—DP ISSUABLE FOR SITE 1 & CONCEPT AVAILABLE FOR SITE 2

**EAST VANCOUVER  
CONDO DEVELOPMENT SITES**  
5026–5076 EARLES STREET, VANCOUVER

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# 5026–5076 EARLES STREET, VANCOUVER

## Price

**\$31,900,000 (\$277/SF buildable)**

## Address

Site 1: 5056–5076 Earles Street, Vancouver

Site 2: 5026-5046 Earles Street, Vancouver

## PIDs

011-492-392, 011-492-384, 011-492-376,

011-492-431, 011-492-414, 011-492-406

## Legal Description

Lots 12–17, Except East 10 Feet Now Lane,  
Block 5, District Lot 37, Plan 4564

## Zoning

RM-9AN Apartment Transition Zone

## OCP

Low-Rise Apartment (three/four-storeys)

## Lot Size\*

58,821 SF (approx. 330' × 178')

## Architectural rendering (site 1)



\* Based on the drawings provided by the seller.



## OPPORTUNITY

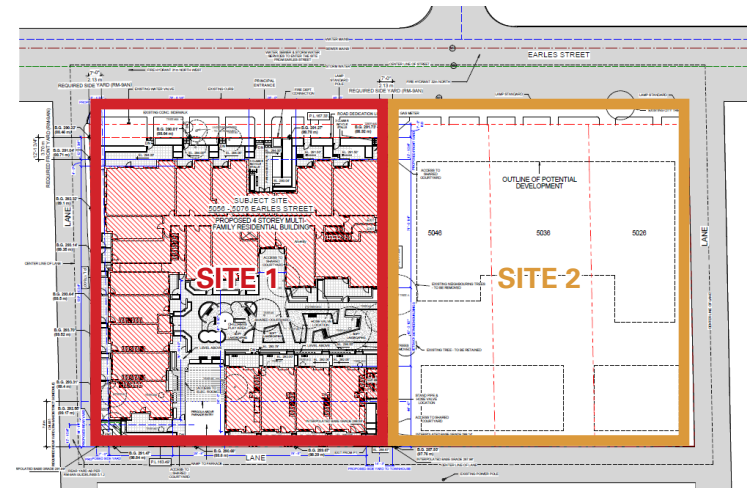
Purchase two side-by-side condo development sites totalling 58,821 SF (1.35 acres) with plans in place. Site 1 is DP ready, subject to a consolidation of the existing lots. Site 2 offers the opportunity to complete a second 'mirror' phase of the initial project. Efficiencies will be maximized in terms of timeline, construction crews, crane swing agreements and sales. Plans envision the construction of two 4-storey buildings comprising a total of 65 + 65 (total 130) market strata units over two levels of underground parking. Seller will entertain offers on one or both sites. Please call for details.

## Redevelopment highlights

- Two 4-storey, 65-unit projects
- Proposed FSR of 1.96 on each site
- Buildable area of 57,557 SF on each site
- Net sellable area 52,261 SF on each site
- Max building height of 13.7 m
- 89 parking stalls proposed on each site

## Available reports

- Environmental reports
- Architectural plans
- Underpinning and crane swing agreements
- Latest City correspondence



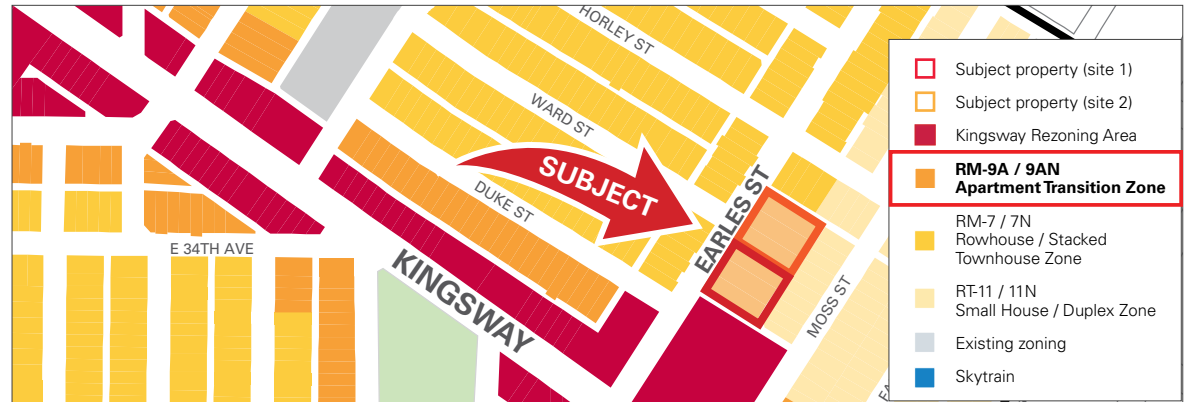
# SIDE BY SIDE EAST VANCOUVER MULTI-FAMILY DEVELOPMENT SITES

## LOCATION

The Norquay Village neighbourhood is located in East Vancouver, with Kingsway being the centre artery. Primarily a residential neighbourhood with single detached homes, the area will soon see rapid change with the addition of apartment projects due to the zoning amendments in 2016.

The 29th Avenue Skytrain Station is a 9 minute walk and ensures easy transportation to Downtown. John Norquay Elementary is a 5 minute walk. Located two blocks to the south along Kingsway are numerous amenities such as Shoppers Drug Mart, the Royal Bank and many cafés and restaurants. Just a few blocks away at 2220 Kingsway, Westbank's "Kensington Gardens" provides 428 new homes, a premium supermarket and other retail amenities.

## NORQUAY VILLAGE NEIGHBOURHOOD CENTER PLAN



## ARCHITECTURAL RENDERING (SITE 1)



EARLES STREET VIEW



SOUTH WEST LANE VIEW



SOUTH WEST LANE VIEW



NORTH WEST VIEW



COURTYARD



COURTYARD

# Goodman:



SHOPPING & RESTAURANT	EDUCATION & COMMUNITY	PARK
01 Kensington Gardens, Dollarama, KFC, Shoppers Drug Mart, RBC, Royal Bank	05 John Norquay Elementary	10 Norquay Park
02 Purdy's Chcolatier, Off The Grid Waffles	06 Gladstone Secondary School	11 Earles Park
03 London Drugs, Safeway, 7-11, TD Canada Trust, RBC Royal Bank, BMO, CIBC, The UPS Store, Tim Hortons, Starbucks, BC Liquor Stores	07 George T. Cunningham Elementary	12 Slocan Park
04 Commercial Drive shopping	08 Dr. George M. Weir Elementary School, Killarney Pool & Community Centre, Killarney Secondary School, Waverley Elementary School	13 Renfrew Ravine Park
	09 Vancouver Public Library	14 John Hendry Park, Trout Lake
		15 Collingwood Park
		16 Killarney Park, Nanaimo Park
		17 General Brock Park

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