

**AVISON  
YOUNG**

**For Sale**  
**2578 Burrard Street**  
Vancouver, BC



High density development site with assembly potential located in Vancouver's highly desirable Fairview neighbourhood.

**Jake Luft\***, Principal  
604 647 1340  
[jake.luft@avisonyoung.com](mailto:jake.luft@avisonyoung.com)  
*\*Jake Luft Personal Real Estate Corporation*

**Michael Buchan\***, Principal  
604 647 5079  
[michael.buchan@avisonyoung.com](mailto:michael.buchan@avisonyoung.com)  
*\*Michael Buchan Personal Real Estate Corporation*



# Property details

**ADDRESS**  
2578 Burrard Street, Vancouver BC

**PROPERTY IDENTIFIER**  
014-191-351

**LEGAL DESCRIPTION**  
Lot 20, Except The West 7 Feet Now Road,  
Block 348 District Lot 526 Plan 1949

**SITE DIMENSIONS**  
125 ft (Burrard St.) x 43 ft (W 10th Ave.)

**SITE AREA**  
5,377 sf

**ZONING**  
C-2 Commercial

**BUILDING AREA**  
3,541 sf

**YEAR BUILT**  
1958

**PROPERTY TAX (2021)**  
\$51,439.40

**NET OPERATING INCOME**  
Contact Listing Agents

**SALE PRICE**  
Contact Listing Agents

## Location

The property is conveniently located at the northeast corner of Burrard Street and West 10th Avenue in Vancouver's Fairview neighbourhood. This location is steps from amenity rich West Broadway and is highly accessible by all forms of transportation including the 10th Avenue bicycle lane and Millennium Line Subway Extension with stations planned at Arbutus Street and South Granville.

**95** **WALKER'S PARADISE**  
Daily errands do not require a car

**76** **EXCELLENT TRANSIT**  
Transit is convenient for most trips

**95** **BIKER'S PARADISE**  
Daily errands can be accomplished on a bike

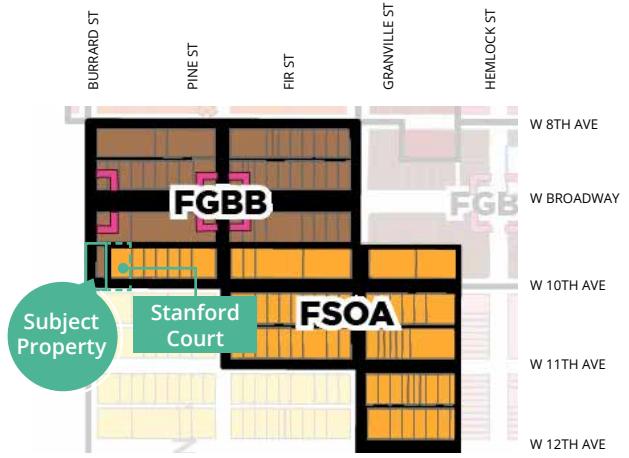
## Assembly potential – Stanford Court

Adjacent to the property at 2578 Burrard Street is a low-rise, 21-unit (strata) residential building located at 1775 West 10th Avenue named Stanford Court. Stanford Court was constructed in 1984 and sits on a site area of 12,479 sf (99.8 ft x 125 ft) with a total condo area of 14,265 sf. The strata council at 1775 West 10th Avenue is in favour of a disposition and the property is currently available in the marketplace and is listed for sale with Colliers.



## Development Potential

The property itself falls within the Granville/Burrard Slopes – Area B (FGBB) of the Broadway Plan. The planning intent for this area is to introduce new opportunities for housing (particularly market and below-market rental) and job space, with active retail/service uses along Broadway.



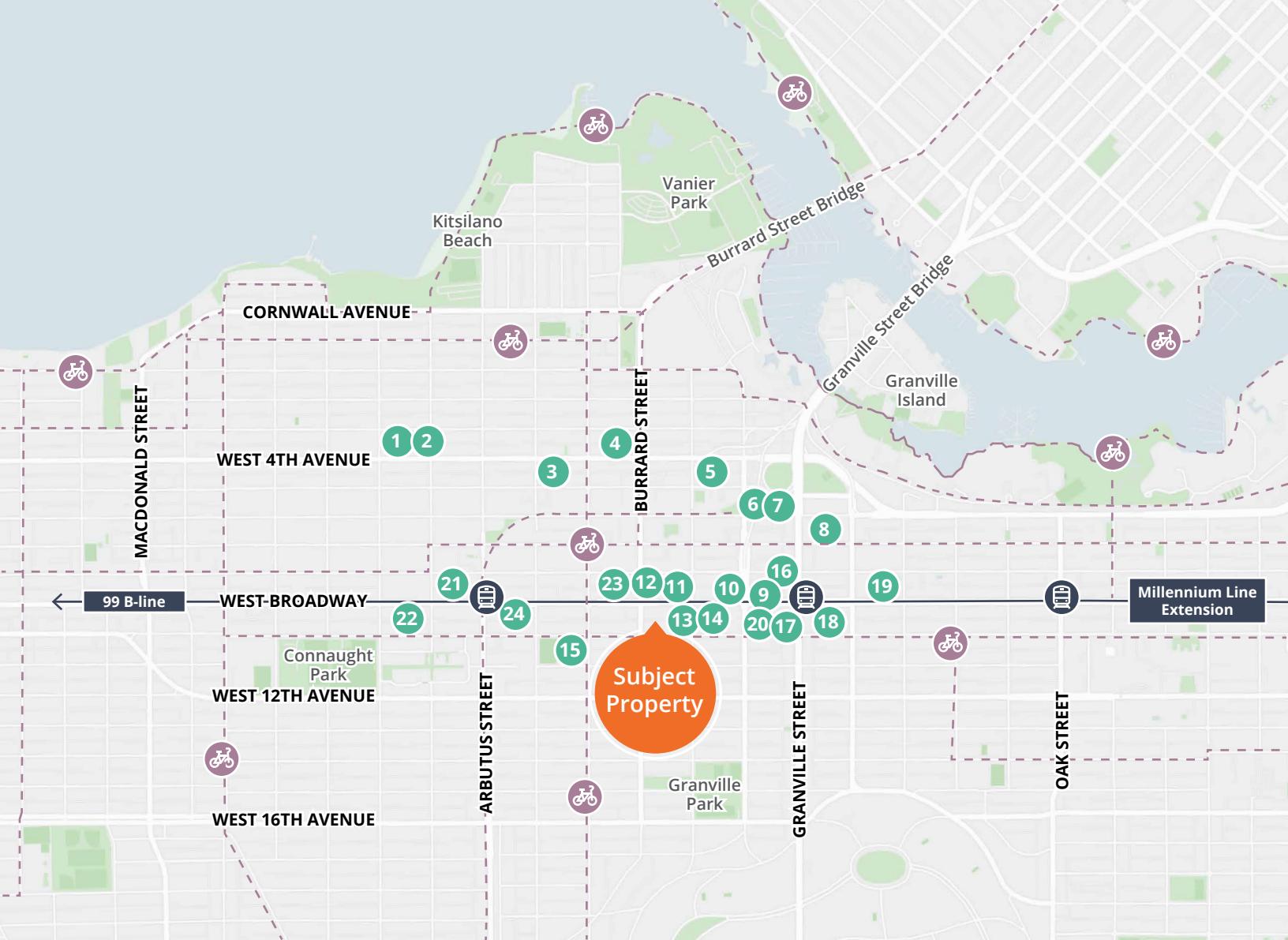
Policy Area	Granville/Burrard Slopes – Area B			
Uses:	Retail/service, office, residential, cultural and institutional uses			
Option/Tenure	Secured market and below-market rental housing	Secured market rental housing	Office/hotel* development	Strata ownership housing
Max Height	30 storeys	30 storeys	24 storeys	20 storeys
Max Density	10.0 FSR	8.5 FSR	9.0 FSR	5.5 FSR
Min Frontage	30.2 m (99 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>A minimum of one level of non-residential uses (job space) above the ground floor is required.</li><li>A minimum of one level of non-residential uses (job space) above the ground floor is required.</li></ul>	<ul style="list-style-type: none"><li>A minimum of one level of non-residential uses (job space) above the ground floor is required.</li></ul>	<ul style="list-style-type: none"><li>*Hotel maximum height per maximum height for secured rental. Up to 1.0 additional FSR for hotel can be considered.</li></ul>	<ul style="list-style-type: none"><li>A minimum of one level of non-residential uses (job space) above the ground floor is required.</li><li>Development should contribute towards community amenities.</li></ul>

With a successful assembly with 1775 West 10th Avenue, the planning direction becomes blended with Fairview South – Area A (FSOA).

Policy Area	Fairview South - Area A			
Uses	Residential, retail/service			
Option/Tenure	Secured market rental housing or social housing	Non-tower form	Strata ownership housing, limited to sites without existing purpose-built rental or social housing	Tower form
Max Height	20 storeys	3-6 storeys	20 storeys	3-6 storeys
Max Density	6.5 FSR	1.0-2.7 FSR	6.0 FSR	1.0-2.7 FSR
Min Frontage	30.2 m (99 ft)	Variable – refer to Built Form and Site Design (Chapter 11)	30.2 m (99 ft)	Variable – refer to Built Form and Site Design (Chapter 11)
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>For existing social housing sites, 100% of the residential floor area must be social housing.</li><li>For existing social housing sites, 100% of the residential floor area must be social housing.</li></ul>	<ul style="list-style-type: none"><li>Applies where a tower cannot be achieved due to lot conditions or policy 9.9.2.</li><li>Height and density allowances to vary based on lot conditions (see Built Form and Site Design (Chapter 11) and sections 11.2 and 11.3 for details).</li><li>"Existing purpose-built rental or social housing" refers to sites where rental housing replacement requirements apply per the Rental Housing Stock Official Development Plan.</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><li>Applies where a tower cannot be achieved due to lot conditions or policy 9.9.2.</li><li>Height and density allowances to vary based on lot conditions (see Built Form and Site Design (Chapter 11) and sections 11.2 and 11.3 for details).</li></ul>	<ul style="list-style-type: none"><li>Applies where a tower cannot be achieved due to lot conditions or policy 9.9.2.</li><li>Height and density allowances to vary based on lot conditions (see Built Form and Site Design (Chapter 11) and sections 11.2 and 11.3 for details).</li></ul>

Source: City of Vancouver Broadway Plan





## Amenities

- 1. Jam Cafe
- 2. Lululemon
- 3. Patagonia
- 4. Ramen Danbo
- 5. No Frills
- 6. Beaucoup Bakery
- 7. Cheesecake Etc
- 8. Wicked Cafe
- 9. Tim Hortons
- 10. Earls Kitchen & Bar
- 11. Denny's
- 12. Esso
- 13. Bed Bath and Beyond
- 14. Suika Japanese
- 15. Lord Tennyson Elementary School
- 16. Structube
- 17. Indigo
- 18. McDonald's
- 19. Boston Pizza
- 20. Cactus Club - West Broadway
- 21. Shell
- 22. London Drugs
- 23. Oxygen Yoga and Fitness
- 24. BC Liquor

## Contact for more information

**Jake Luft\***, Principal  
604 647 1340  
jake.luft@avisonyoung.com  
*\*Jake Luft Personal Real Estate Corporation*

**Michael Buchan\***, Principal  
604 647 5079  
michael.buchan@avisonyoung.com  
*\*Michael Buchan Personal Real Estate Corporation*

© 2022 Avison Young. All rights reserved. E. & O.E.: The information contained herein was obtained from sources that we deem reliable and, while thought to be correct, is not guaranteed by Avison Young Commercial Real Estate Services, LP ("Avison Young").

**AVISON  
YOUNG**



#2900-1055 West Georgia Street  
P.O. Box 11109 Royal Centre  
Vancouver, BC V6E 3P3, Canada

[avisonyoung.com](http://avisonyoung.com)