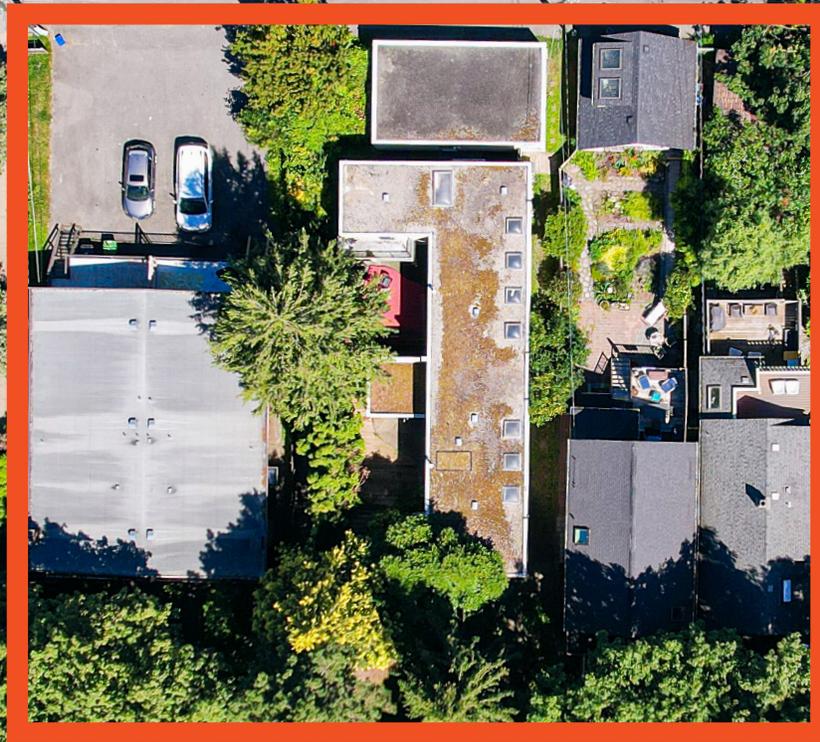


For Sale: Development Land

2175-2197 West 13th Avenue

Arbutus High Density Tower Site



Lennard:

520-800 West Pender Street, Vancouver
604.636.2620
lennard.com

**LONDON
PACIFIC**

3660 Charles Sreet, Vancouver
604.420.2600
londonpacific.ca

2175-2197 West 13th Avenue



Arbutus Subway Station
New line opening in 2027

Subject Property

West 13th Avenue

Yew Street

Opportunity

London Pacific and Lennard are pleased to exclusively present to market 2175 – 2197 West 13th Avenue, Vancouver, B.C. (the “Property”).

The Property is a development site in the Broadway Corridor Plan – Kitsilano South Area B (KKSB), consisting of four parcels: 2 single family homes and two 2 duplexes with site dimensions of 150 x 125 ft (18,750 SF). Ownership of the Property have undergone a Letter of Enquiry process with the City of Vancouver garnering support for a 18-storey tower with 172 secured rental units.

Salient Facts

Address

2175, 2177, 2185, 2187, 2195, 2197
West 13th Avenue Vancouver, BC V6K 2S2

PID

010-113-240, 013-891-707, 005-463-394,
005-463-408, 002-572-052, 002-572-001

Asking Price

Contact Listing Agent

Gross Site Area

± 18,750 SF / 0.43 acre

Dimension

± 150 x 125 ft

Base Density

5.5 FSR

Maximum Allowable Density

5.8 FSR

Improvements

Two (2) single family homes
Two (2) duplexes

Gross Taxes (2024)

\$44,588.22

Tenure

2 Owner Occupied
5 Tenancies
1 Vacant

Property Highlights



Fully assembled development site in Kitsilano (KKSB) allowing for secured market rental use and retail/service at grade



Prior vendor submitted LOI approved by City and including: 18 storeys structure, 6.1 FSR, 172 secured rental units, 1 commercial space and 1 heritage revitalization



NOW - City adopted Broadway Rezoning in effect subject to R5-2



Corner lot with 150 feet of frontage and 125 feet of depth, allowing for an exceptional development with efficient dimensions



Minimal tenant relocation with current low-density improvements (5 tenancies)



Less than 450M from future Broadway Subway (Arbutus Station)

2175-2197 West 13th Avenue

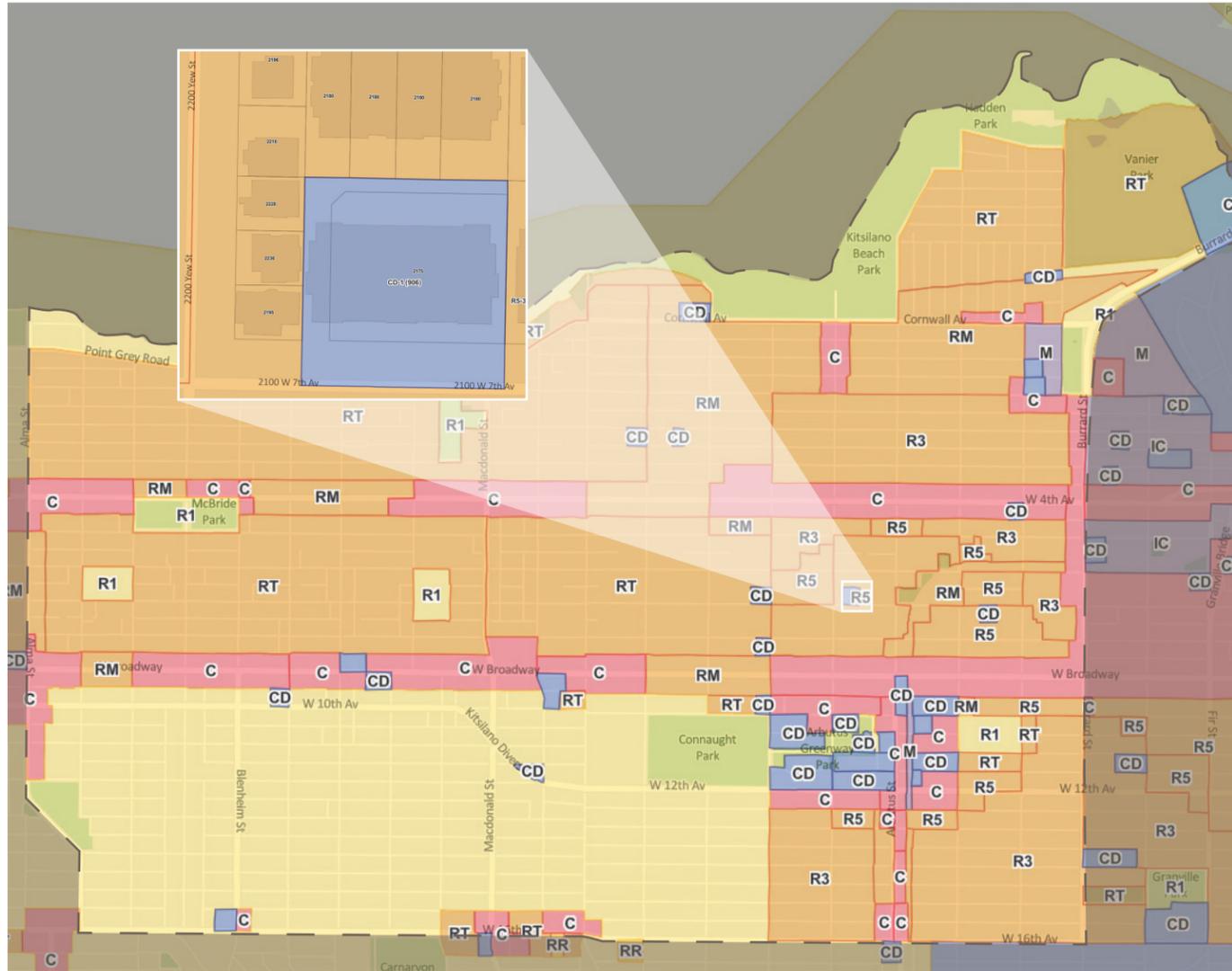
Development Proposal

Ownership has gone through an entire letter of enquiry process with the City of Vancouver, envisioning an 18-storey tower with 172 secured rentals, commercial space and a heritage retention component. The drawings propose indoor and outdoor amenity spaces, plus 139 storage lockers and 108 parking stalls. For further details, please view the Due Diligence materials.



Unit Mix	Studio	1BR	1 BR + D	2 BR	2 BR + D	3 BR	Total
Level 1			6				6
Level 2	3	5	2	3			13
Level 3	3	5	2	4			14
Level 4	3	5	2	4			14
Level 5	2	4		2			8
Level 6	2	4	1	3			10
Level 7	2	4		4			10
Level 8	2	4		4			10
Level 9	2	4		4			10
Level 10	2	4		4			10
Level 11	2	4		4			10
Level 12	2	4		4			10
Level 13	2	4		4			10
Level 14	2	4		4			10
Level 15	2	4		4			10
Level 16	2	4		4			10
Level 17	1	2			2	2	7
Total Count Per Type	34	65	13	56	2	2	172
Mix Distribution (%)	19.8%	37.8%	7.6%	32.6%	1.2%	1.2%	100%
Total Units		65%			35%		172

Land Use Map



- Commercial
- Limited Agriculture
- Comprehensive Development
- Residential
- Historical Area
- Residential Inclusive
- Industrial
- Residential Rental

KKSB Policy Summary Table

Policy Area	Kitsilano South - Area B KKS	
Uses	Residential, Retail/Services	
Option/Tenure	Secured market and below-market rental housing	Secured rental housing
Max Height	24 Storeys	3-6 Storeys
Max Density	5.8 FSR	1.0-2.7 FSR
Min Frontage	45.7 m (150 ft)	Variable - refer to Built Form and Site Design (Chapter 11)
Note	<ul style="list-style-type: none"> A minimum of 20% of the residential floor area is required to be secured at CMHC market rents. To facilitate this development option, many sites located within 400 metres of a rapid transit station or located on a block without tower limits have been removed. For these sites, a rezoning application is not necessary and applicants may proceed through the development permit application process. 	<ul style="list-style-type: none"> Height and density allowances to vary based on lot conditions. To facilitate this development option, many sites have been rezoned to R5-2 or R3-2. For these sites, a rezoning application is not necessary and applicants may proceed through the development permit application process.

Additional Policy



Reduced Development Costs

- Temporary 20% Development Cost Levy (DCL) reduction and 40% reduction in public art cash-in-lieu.
- Temporary pause on the Transportation Demand Management (TDM) program, saving up to \$4,300 per unit.



Streamlined Approvals & Density

- Increased floor area exemptions for storage, balconies, and amenity space.
- Height and density relaxations.
- Allowed underground parking in setback areas.



Affordable Housing Focus

- BMR (Below Market Rental) unit requirements adjusted to CMHC average rents instead of 20% below.

2175-2197 West 13th Avenue

Location

Kitsilano—commonly known as “Kits”—is one of Vancouver’s most sought-after neighborhoods. This vibrant community is renowned for its blend of urban amenities and natural beauty, making it an ideal location for residential or mixed-use development.

The Property is strategically situated within walking distance to all shops and amenities making this area ripe for a development.

Kitsilano Beach, one of the city’s most popular destinations for outdoor recreation and relaxation, is a Vancouver landmark that can be accessed year-round. Residents can enjoy stunning views of the ocean and mountains, fostering an enviable lifestyle that balances city living with a connection to nature.

Kitsilano is home to a rich array of amenities, including:

- **Shopping and Dining:** The bustling West 4th Avenue features an eclectic mix of boutiques, cafes, and restaurants, catering to a diverse range of tastes and preferences.
- **Recreational Facilities:** In addition to the beach, the neighborhood boasts several parks, including Connaught Park and the popular Kitsilano Community Centre, offering sports facilities, fitness programs, and community events.
- **Transportation:** The site benefits from excellent public transit options, with easy access to bus routes and bike lanes and the future Arbutus Station, ensuring seamless connectivity to downtown Vancouver and beyond.
- Kitsilano attracts a diverse demographic, including young professionals, families, and retirees. Its vibrant community atmosphere, coupled with a strong emphasis on health and wellness, makes it an appealing destination for those seeking an active lifestyle.

The area is also home to a variety of educational institutions, adding to its family-friendly appeal.

Lennard:



Kitsilano Beach

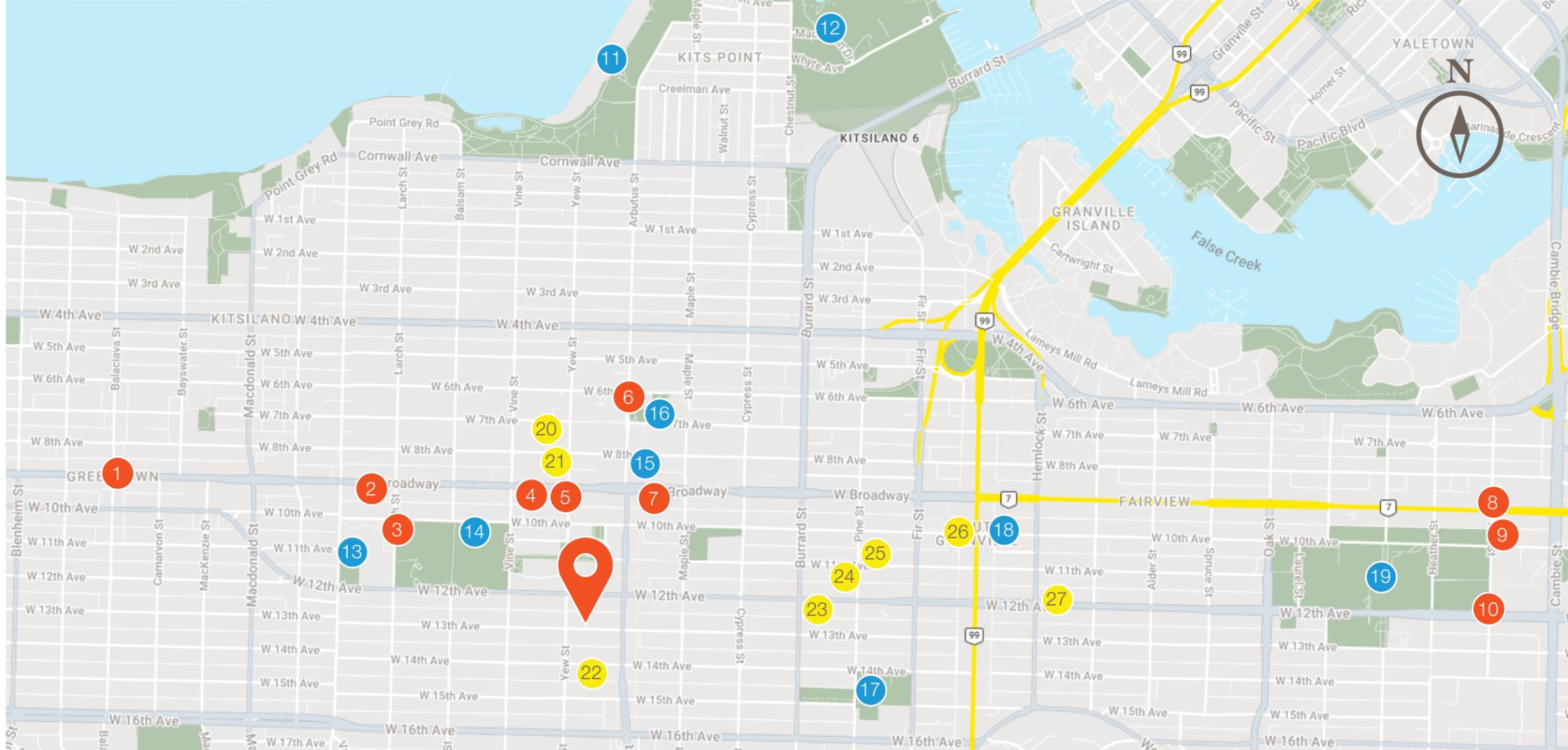


Arbutus Station



Kitsilano Community Centre

Kitsilano Community Centre



Walk Score



Walker's Paradise

Bike Score



Biker's Paradise

Retail	
1	Starbucks
2	White Spot
3	Kitsilano Farmers Market
4	IGA
5	London Drugs
6	Arbutus Coffee
7	BC Liquor
8	Cactus Club Cafe
9	Oxygen Yoga and Fitness
10	Fitness World

Public Spaces	
11	Kitsilano Beach
12	Museum of Vancouver
13	Kitsilano Secondary School
14	Connaught Park
15	Arbutus Station
16	Delamont Park
17	Granville Park
18	Vancouver Public Library
19	Vancouver General Hospital

Development Applications	
20	2225 W 8th Ave
21	2226 W 8th Ave & 2415-2421 Yew St
22	2156 W 14th Ave
23	1770 W 12th Ave
24	1726 W 11th Ave
25	1675 W 11th Ave
26	1540 W 10th Ave
27	1365 W 12th Ave

Transit Times		
Kitsilano Beach	8 Mins	25 Mins
Granville Island	9 Mins	23 Mins
Downtown Vancouver	13 Mins	25 Mins
VGH (Vancouver General Hospital)	9 Mins	22 Mins
UBC (University of British Columbia)	12 Mins	30 Mins
Whistler	2 Hrs	2 Hrs

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