

For Sale: Land

3014-3054 East 14th Avenue

High Density Tower Site

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3014-3054 East 14th Avenue



Lennard and London Pacific are pleased to present 3014, 3028, 3036 and 3054 East 14th Avenue, Vancouver — an exceptional high-density development opportunity in the newly adopted Rupert and Renfrew Station Area Plan. Spanning 21,507 SF, this site consists of four single family homes with a total site dimension of approximately 205 ft x 105 ft.

Strategically positioned in Station Area B, this prime location allows for up to 9.5 FSR (204,000+ B/SF), providing developers the opportunity to construct a landmark residential or mixed-use tower up to 40 storeys. With superior transit accessibility and proximity to Renfrew and Rupert SkyTrain Stations, this site offers excellent potential in a high-demand, transit-oriented hub.



3014-3054 East 14th Avenue



Property Highlights

- Rupert Renfrew Station Area Plan allows for residential strata development at 5.5 FSR or purpose-built rental development from 7.5 – 9.5 FSR
- Policy supports up to 40 stories of height
- Surrounded by key amenities including shopping centers, restaurants and parks, enhancing lifestyle appeal for future residents.
- Properties located in the Groundwater Protection Zone, limiting underground parkade, and making construction less expensive
- Close to major transportation routes, including Grandview Highway, Highway 1, and Lougheed Highway, ensuring seamless regional access.
- Prime transit-oriented location less than 800m from Renfrew and Rupert SkyTrain Stations, providing exceptional connectivity to Downtown Vancouver and Metro Vancouver



PID

008-798-419, 008-798-443, 008-798-478, 008-798-516



Gross Site Area

± 21,507 SF
/0.49 acre

FSR

Up to 9.5

Dimension

205 ft x 105 ft

Total Buildable (SF)

± 204,317 SF



Proposed OCP Designation

Rupert Renfrew Plan
Station Area B



Gross Taxes (2025)

\$35,927.35

Price

\$15,200,000 (\$74.39/BSF)

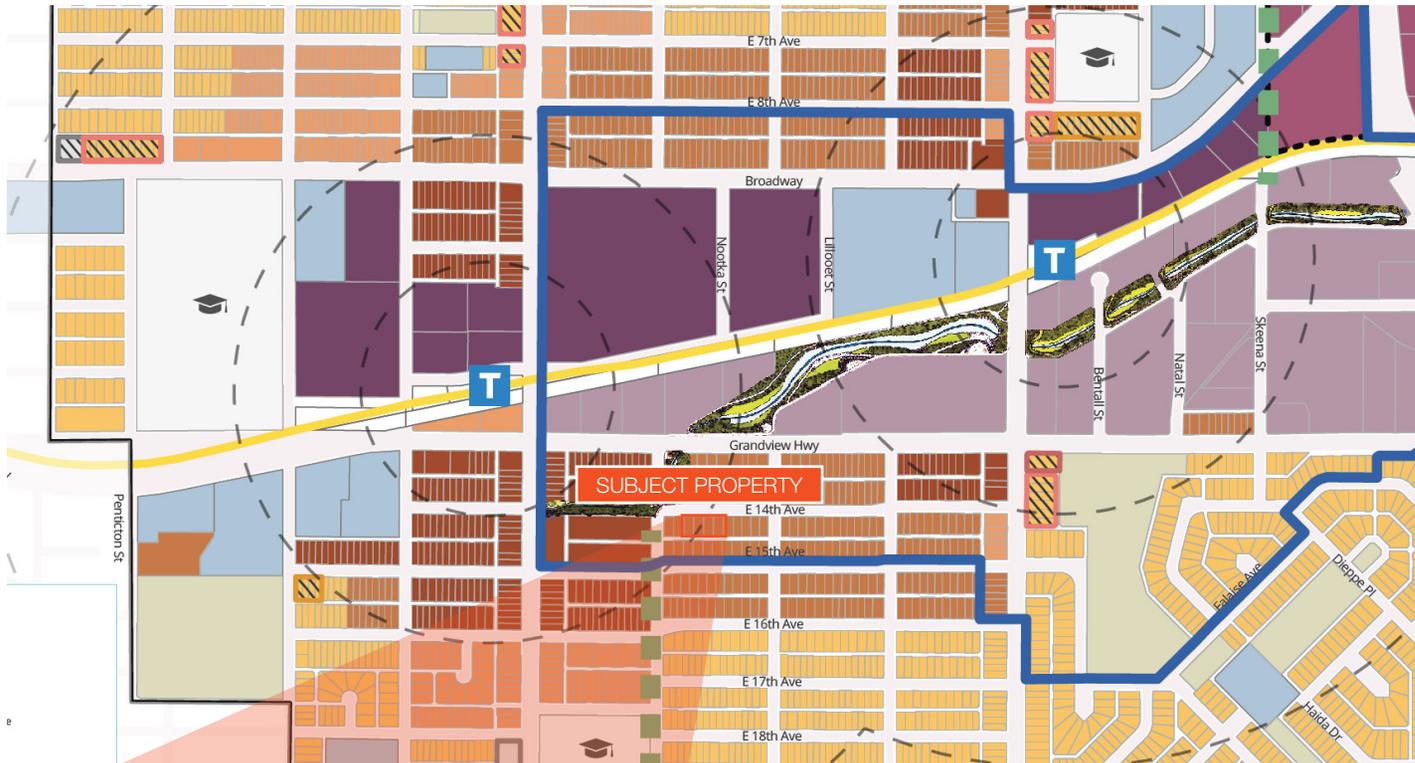


Improvements

Four (4) Single
Family Homes

3014-3054 East 14th Avenue

Land Use Map



Legend

- Rapid Transit Station
- Rapid Transit
- Still Creek Channel
- Still Creek Corridor
- Groundwater Protection Zone
- Provincial TOA Catchment
- Park
- Ecological Corridor
- Public School
- Renfrew Ravine Study Area
- Ground Level Retail
- Unique Site

High-Rise Residential Areas

- Station Area A (29-45 storeys)
- Station Area B (22-40 storeys)
- Station Area C (22-26 storeys)

Low-Rise Residential Areas

- Village Residential (6 storeys)*
- Village High Street (6 storeys)*
- Existing Commercial (6 storeys)*
- Off Arterial Commercial (5-6 storeys)*
- Small Apartment (4 storeys)
- Multiplex (3-4 storeys)*
- Existing Small CD-1*

Employment Lands

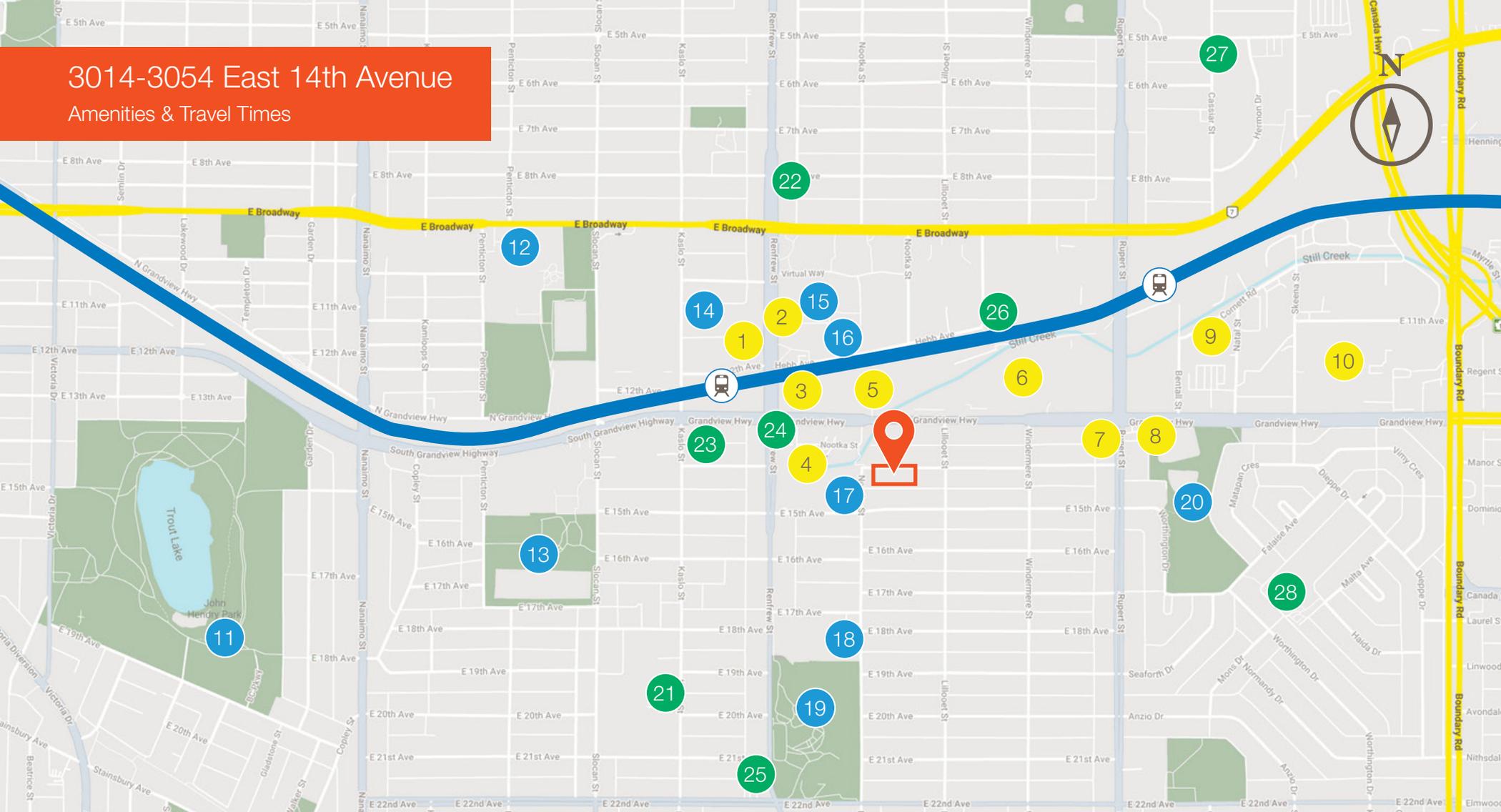
- Campus Mixed-employment
- Floodplain Industrial
- Still Creek Mixed-employment**

Sub-area	Station Area B			
Uses	Residential with Choice of Use, Mixed use (retail, service, office, healthcare office, etc.)			
Tenure	Market Rental w/ BMR*	Market Rental w/ childcare	Market Rental	Strata
Max. Density	Up to 9.5 FSR	Up to 8.0 FSR	Up to 7.5 FSR	Up to 5.5 FSR
Max. Height	Up to 40 storeys	Up to 33 storeys	Up to 31 storeys	Up to 22 storeys

*BMR: below-market rental
Note: Social Housing up to 10.5 FSR and up to 45 storeys

3014-3054 East 14th Avenue

Amenities & Travel Times



Walk Score



Walker's Paradise

Bike Score



Biker's Paradise

Retail/Convenience

- 1 Tim Hortons
- 2 Starbucks
- 3 McDonald's
- 4 Chevron
- 5 Staples
- 6 Superstore
- 7 BMO
- 8 7-Eleven
- 9 Canadian Tire
- 10 Walmart

Public Spaces

- 1 Trout Lake
- 2 Vancouver Technical Secondary School
- 3 Beaconsfield Park
- 4 LaSalle College
- 5 Coquitlam College
- 6 YMCA Daycare
- 7 St. Jude Elementary School
- 8 Nootka Elementary School
- 9 Renfrew Community Park
- 10 Falaise Park

Development Applications

- 1 3575-3655 Kaslo Street
- 2 2406-2484 Renfrew Street
- 3 2890 Grandview Hwy
- 4 2928-2930 Renfrew Street
- 5 3747-3761 Renfrew Street
- 6 3200 East Broadway
- 7 2108 & 2408 Cassiar Street
- 8 3496 Mons Drive

Transit Times

Trout Lake	7 Mins	30 Mins
Burnaby Hospital	7 Mins	23 Mins
Renfrew Community Park	2 Mins	13 Mins
Renfrew Station	3 Mins	10 Mins
Rupert Station	2 Mins	13 Mins
Downtown Vancouver	20 Mins	30 Mins
YVR (Vancouver Intl. Airport)	27 Mins	1 Hr

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