



Colliers

Downtown Vancouver

Kitsilano Beach

FOR SALE

2220-2238 West 7th Avenue
Vancouver, BC

Rental Tower Development
Opportunity in The Heart of Kitsilano

West 4th Avenue

Yew Street

West 7th Avenue

Accelerating success

Key Highlights



Designated for secured market rental development within the KKNA sub-area of the approved Broadway Plan with density up to 7.15 FSR (with heritage retention) and height of 20 storeys



An irreplaceable west side location with immediate access to destination retail, a vibrant business district and award winning restaurants



Less than a 5-minute walk to the future Arbutus Station and a short 12-minute walk to Kitsilano Beach



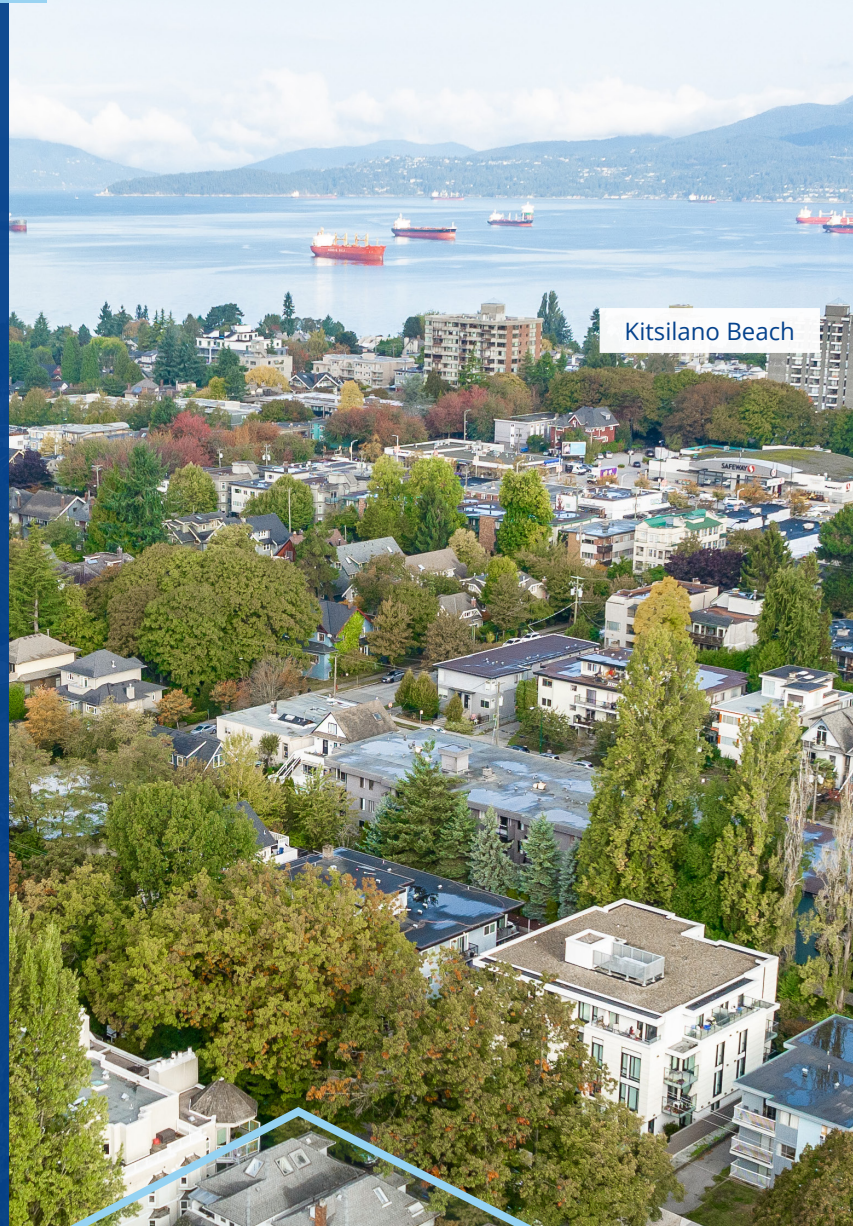
Well maintained 20-unit apartment building and two single-family homes with strong in-place rental income



The property will offer panoramic views of Downtown and English Bay from almost every floor



Capitalize on government incentives including favorable financing and GST no longer being payable on purpose-built rental developments



Kitsilano Beach



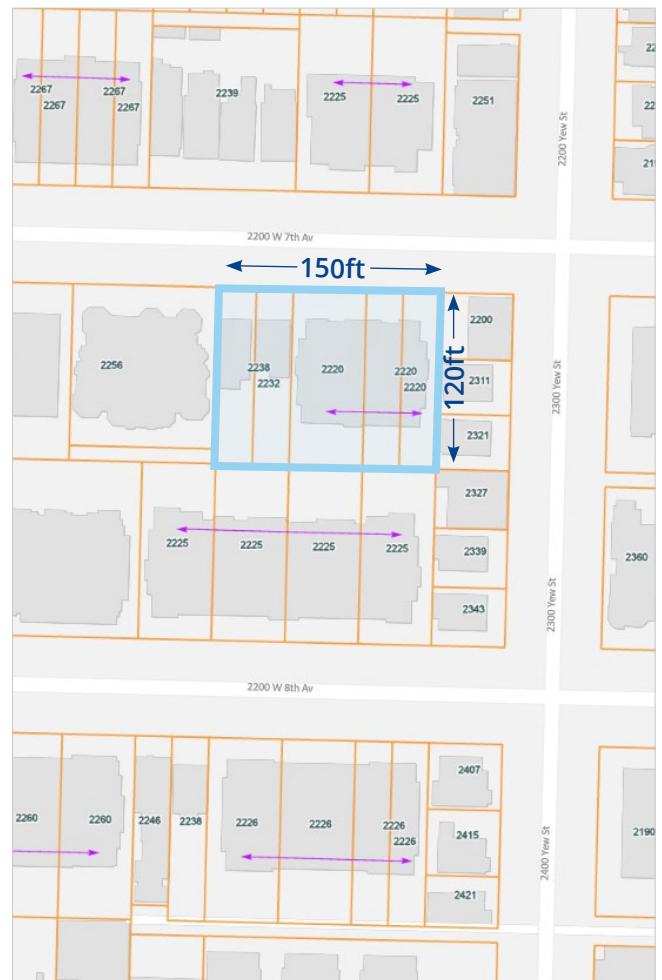
Salient Facts

Address	2220 W 7th Ave, Vancouver, BC 2232 W 7th Ave, Vancouver, BC 2238 W 7th Ave, Vancouver, BC
PIDs	006-209-408, 006-209-335, 006-209-271, 015-214-141, 015-214-150
Location	The Property is located on the south side of West 7th Avenue, between Vine Street and Yew Street
Lot Area	2220 W 7th Ave: 11,987 SF 2232 W 7th Ave: 3,000 SF 2238 W 7th Ave: 3,000 SF Total: 17,987 SF
Current Improvements	Three-storey apartment building with 20 tenanted units and two single family houses
Year Built	2220 W 7th Ave: 1967 2232 W 7th Ave: 1908 (Heritage C) 2238 W 7th Ave: 1908 (Heritage C)
Zoning	RM-4 - Multiple Dwelling
OCP	Broadway Plan - KKNA - Kitsilano North - Area A - Residential Apartment Areas - High-Rise
OCP Density	Up to 6.5 FSR Up to 10% additional density (0.65 FSR) for a total of 7.15 FSR when heritage is retained
Height Guidance	20 storeys
Maximum BSF	Up to 117,000 BSF based on 6.5 FSR Up to 129,000 BSF based on 7.15 FSR (with heritage retention)

Aerial



Site Plan





Location

Kitsilano stands out as one of Vancouver's most desirable residential districts, renowned for its tight-knit community, abundant social amenities, and a plethora of dining options. Embraced by beautiful beaches, shaded tree-lined streets, and lively parks, the neighborhood attracts many urban professionals, families and students alike with its captivating natural surroundings and extensive amenities.

Nestled within this vibrant location, the subject property sits a mere three blocks south from the bustling commercial heart of West 4th Avenue, granting easy access to a wealth of conveniences, including Safeway and Whole Foods.

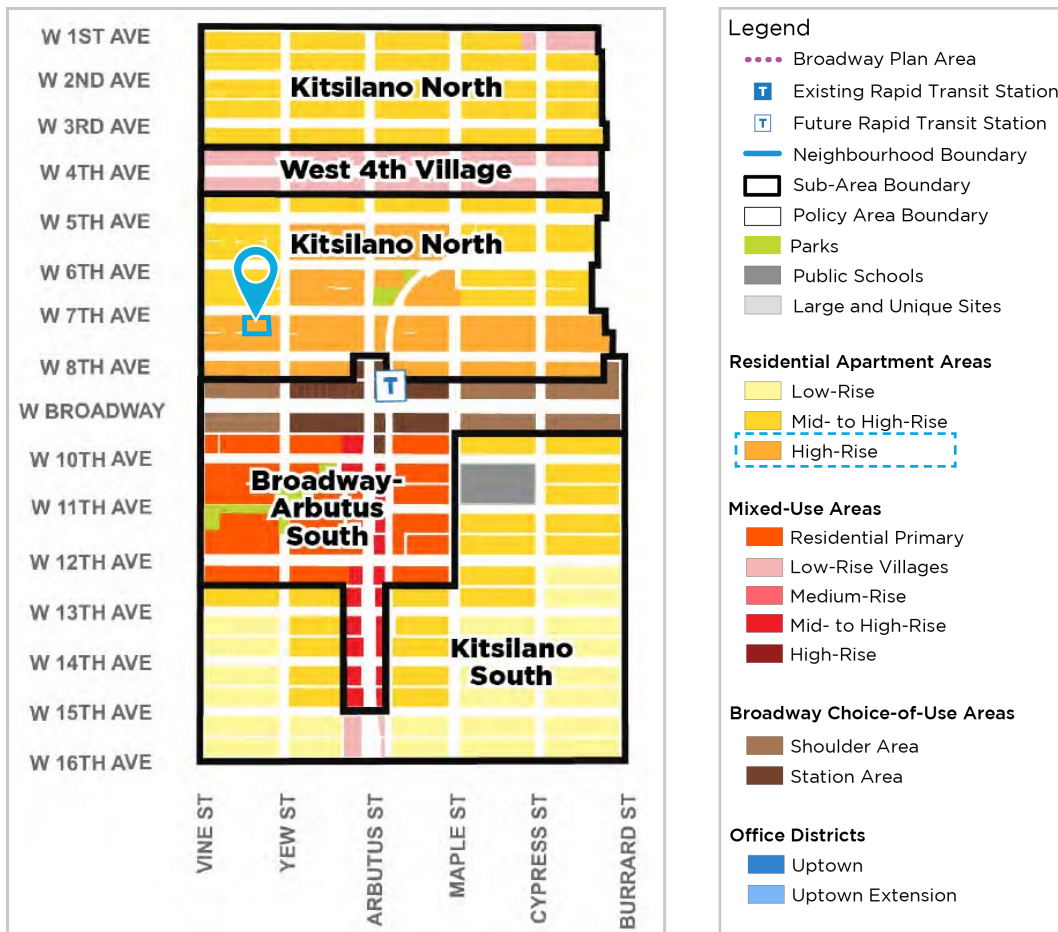
The location offers seamless connections to downtown Vancouver, the University of British Columbia (UBC), Granville Island, and the Vancouver International Airport, making it an ideal spot for those seeking both urban accessibility and a serene retreat within Kitsilano's charming ambiance. Additionally, the highly anticipated Arbutus Skytrain Station, a key component of the Millennium Line Broadway Skytrain Extension, is just steps away, enhancing the area's appeal to prospective residents and employers alike.



Redevelopment Potential & Land Use

The Broadway Plan

Policy Area	Kitsilano North - Area A - KKNA
Uses	Residential
Option	80% market rental and 20% moderate income rental apartments
Max Height	20 storeys
Max Density	6.5 FSR (7.15 FSR with heritage retention)
Min Frontage	45.7 m (150 ft.)
Notes	• Up to 0.65 additional FSR with heritage retention (7.15 FSR total)





Offering Process

Prospective purchasers are invited to submit offers to purchase the property through Colliers for consideration by the Vendor. Please contact the listing brokers for more information.

2220-2238 West 7th Avenue, Vancouver, BC

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