

# For Sale

High-Exposure Redevelopment  
Assembly in Vancouver's Vibrant  
Gastown Neighbourhood

## 327 & 365 West Hastings Street Vancouver, BC

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# The Opportunity

*Opportunity to purchase a redevelopment assembly in Vancouver's Gastown neighbourhood, steps from Waterfront Station and Downtown Core*

Colliers is pleased to present a high-exposure redevelopment assembly in the heart of Downtown Vancouver's vibrant Gastown neighbourhood. This 12,000 SF assembly is located on West Hastings Street between Cambie and Homer Streets, and is steps from transit, multiple bars and restaurants, the cruise ship terminal, university campuses, and the tech/creative office district.



High exposure property located on West Hastings Street between Cambie and Homer Streets



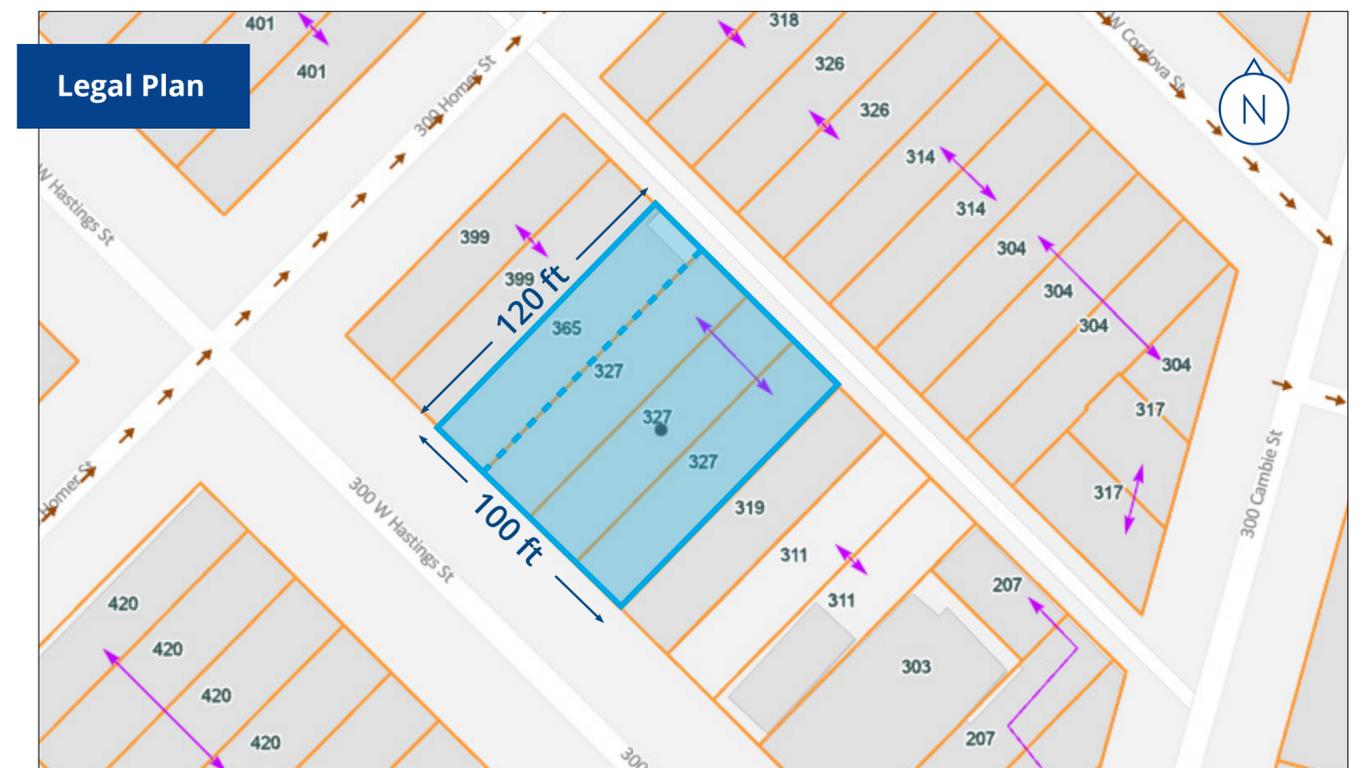
Precedent for medium-density redevelopment with multiple applications in the surrounding area



Cluster of universities and colleges creates strong demand for housing



Centre-city location with proximity to central business district as well as Waterfront Station



# Building Overview

## Salient Facts

Address: 327 & 365 West Hastings Street, Vancouver

Site Area:

327 West Hastings	9,000 SF
365 West Hastings	3,000 SF
<b>Total</b>	<b>12,000 SF</b>

(100' x 120')

Zoning: DD (Downtown District)

Improvements:

327 West Hastings is improved with a three-storey mixed-use building with one basement level.

365 West Hastings is improved with a three-storey mixed-use building with two basement levels.

Gross Taxes (2024):

327 West Hastings	\$106,240.00
365 West Hastings	\$46,691.80
<b>Total</b>	<b>\$152,931.80</b>

Leasable Area:

327 West Hastings	28,920 SF
365 West Hastings	8,707 SF
<b>Total</b>	<b>37,627 SF</b>

Asking Purchase Price: Contact listing agents



 **98**  
Walk Score

 **100**  
Transit Score

 **86**  
Bike Score

# The Neighbourhood

*327 & 365 West Hastings Street is located in downtown Vancouver's Gastown neighbourhood, one of the city's most historic and vibrant neighbourhoods, known for its charming cobblestone streets and distinctive early 20th-century architecture.*

Within walking distance is Victory Square, a prominent public space in Gastown, celebrated for its historical significance and memorial features. The surrounding area, marked by its stately monuments and well-maintained green spaces, provides a serene contrast to the bustling city environment.

The area is rich with coffee shops, bookstores, and local boutiques, with easy access to public transit. Victory Square also serves as a venue for various community events and ceremonies, reinforcing its role as a place of both historical reverence and communal gathering.

Walking Distance to Rapid Transit Station:

**400**  
metres

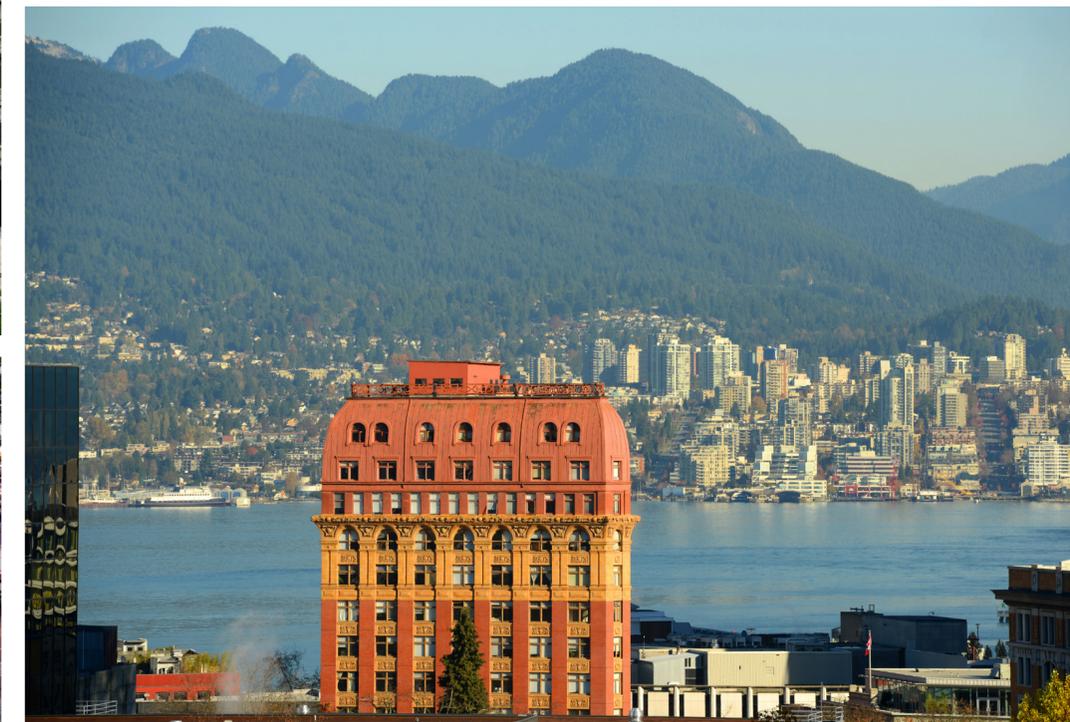
to Waterfront Station

**500**  
metres

to Stadium-  
Chinatown Station

**600**  
metres

to Granville Station



# Surrounding Amenities

## RESTAURANTS & BARS

1. La Taqueria Pinche Taco
2. Nuba in Gastown
3. Water St. Café
4. The Cambie Bar & Grill
5. Steamworks Brewpub
6. Momo Sushi
7. Pourhouse
8. Brioche Restaurant & Catering
9. Alouette Bistro
10. ARC Restaurant
11. Miku Restaurant
12. Hawksworth Restaurant
13. The Keg
14. Gotham Steakhouse
15. Malone's Taphouse
16. Koko Tokyo Mazesoba
17. Pholicious
18. Glowbal
19. Cactus Club Cafe
20. JOEY Bentall One

## CAFE'S

1. Revolver
2. Deville Coffee
3. Nemesis Coffee Gastown
4. Café Kitsuné
5. Starbucks
6. Saunter Coffee

## GROCERY & RETAILERS

1. Costco Wholesale
2. Loblaws City Market
3. Nesters Market
4. Meinhardt Fine Foods
5. T&T Supermarket
6. H-Mart Downtown
7. IGA

## PARKS & RECREATION

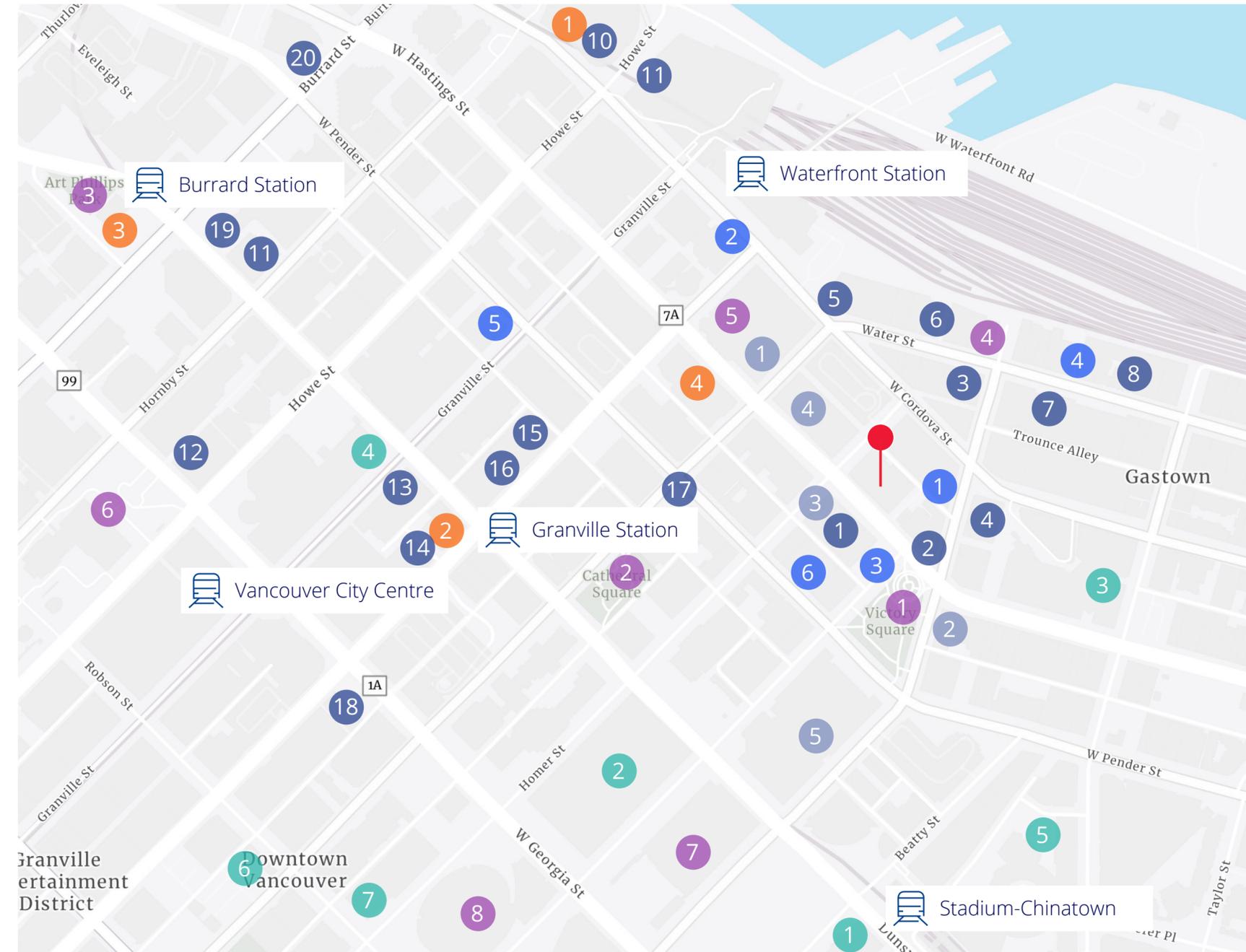
1. Victory Square Park
2. Cathedral Square
3. Art Phillips Park
4. Gastown Steam Clock
5. Vancouver Lookout
6. Vancouver Art Gallery
7. Queen Elizabeth Theatre
8. Vancouver Public Library

## SCHOOLS

1. Simon Fraser University
2. Vancouver Film School
3. VFS - Design Campus
4. VGC International College
5. Vancouver Community College

## HOTELS & ACCOMMODATIONS

1. Fairmont Waterfront
2. St Regis
3. Hyatt Regency
4. Delta Hotel



# Land Use



## Max Height

- Maintain Historic Area Height review conclusions that maximum height in the Victoria Square area should be in the range of approximately 100 feet.
- Through the development permit, support higher retail ceiling heights that are more compatible with the heritage character of the area, allow height up to a maximum of 75 feet (increased from 70 feet).
- Through development permit, allow additional height up to 105 feet for a minimum of 2/3 social housing or 100% secured market rental housing.
- Through rezoning, allow up to 105 feet for market projects for public benefits including social housing, secured market rental housing, and/or heritage building rehabilitation.

## Max Density

- Maintain current maximum density of 5.0 FSR, with a maximum of 3.0 FSR for residential floor area.
- Through development permit, allow additional bonus density up to 6.0 FSR total based on site context and urban design performance, for 2/3 social housing or 100 per cent secured market rental.
- Through rezoning, consider additional density for public benefits including social housing, secured market rental housing, and/or heritage building rehabilitation.
- Subject to retail continuity requirements, support relaxation of the maximum residential density of 3.0 FSR for projects that include a minimum of two-thirds social housing or 100 per cent secured or through rezoning for public benefit.

# Nearby Developments



**1**  
PROPOSED

**314-328 West Hastings St, Vancouver**  
**Lot Size:** 12,480 SF  
**Density:** 8.02  
**Height:** 12-storey  
**Market Rental Units:** 128



**2**  
PROPOSED

**430-440 West Pender St, Vancouver**  
**Lot Size:** 6,240 SF  
**Density:** 8.20  
**Height:** 12-storey  
**Market Rental Units:** 80



**3**  
COMPLETE 2024

**454 West Pender St, Vancouver**  
**Lot Size:** 6,240 SF  
**Density:** 8.56  
**Height:** 11-storey  
**Market Rental Units:** 68



**4**  
COMPLETE 2024

**424 West Pender St, Vancouver**  
**Lot Size:** 6,240 SF  
**Density:** 8.14  
**Height:** 11-storey  
**Market Rental Units:** 72



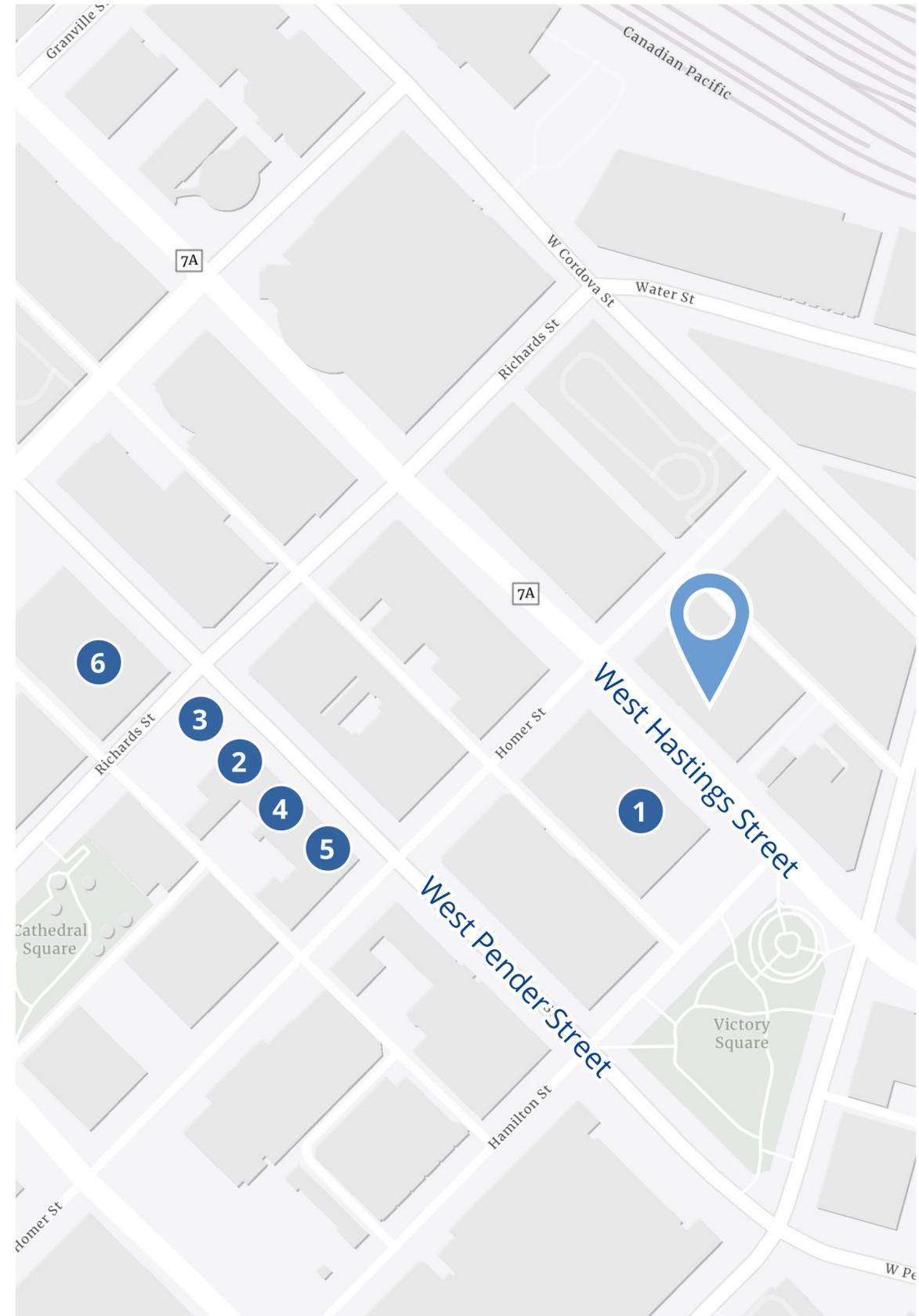
**5**  
PROPOSED

**414-420 West Pender St, Vancouver**  
**Lot Size:** 6,240 SF  
**Density:** 9.58  
**Height:** 12-storey  
**Market Rental Units:** 87



**6**  
PROPOSED

**516-534 West Pender St & 509 Richards St, Vancouver**  
**Lot Size:** 21,841 SF  
**Density:** 22.81  
**Height:** 32-storey  
**Units:** 578 hotel units





Accelerating success.

## Contact us for more information:

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