



Oakridge Park
Langara 49th Station

Langara Golf Course

Cambie Gardens

West 59 Avenue

Cambie Street

Winona Park



For Sale by Court Order

6-storey Development Opportunity with Zoning Bylaw Enacted

7510 Cambie Street, Vancouver, BC

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Key Highlights



Enacted CD-1 zoning bylaw allows for two 6-storey mixed-use buildings with a density of 2.93 FSR



Prominent Cambie Corridor location in close proximity to amenities and transit will support increased condo values



Retail units at grade present strong opportunity within robust residential neighbourhood



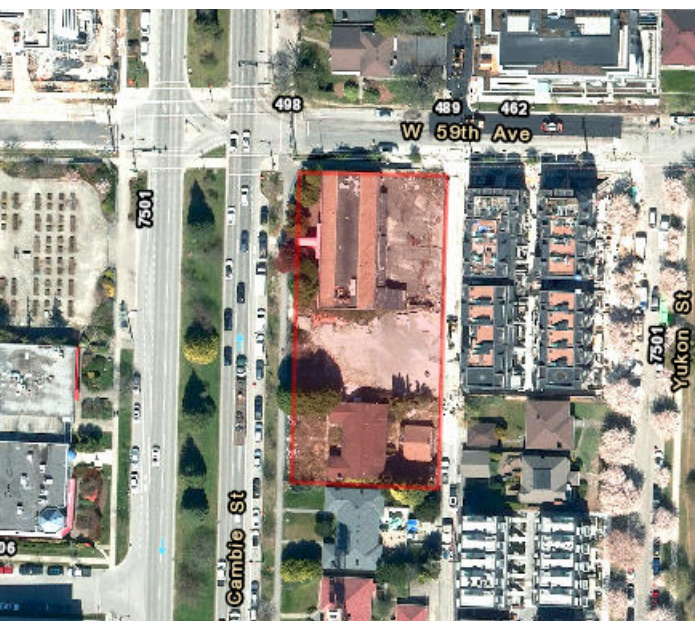
Located across the street from the Cambie Gardens development and only blocks from Oakridge Centre



Phenomenal views to the south from top floors



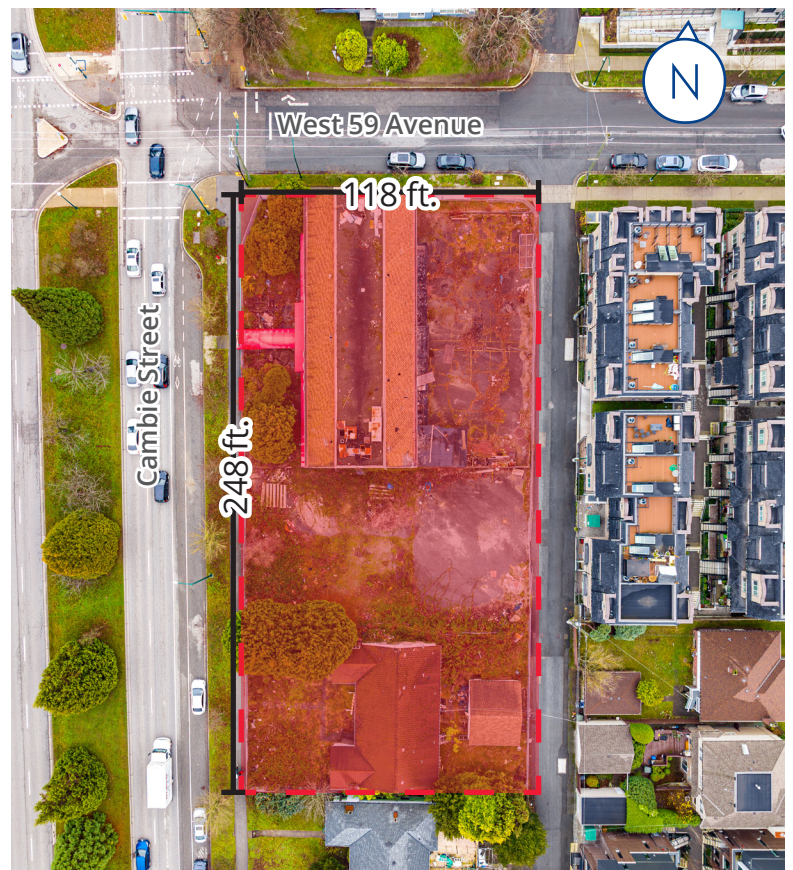
Approved and enacted zoning bylaw mitigates permitting risk on the site and provides immense time savings



Salient Facts

Address	7510 Cambie Street, Vancouver, BC
PIDs	029-788-897
Location	Located on the south east corner of Cambie Street and West 59th Avenue
Zoning	CD-1 (627)
OCF	Cambie Corridor Phase 3 - Mixed-use Cambie St 59th - 64th (2.5-3.0 FSR) up to 6 storeys)
Approval Status	Rezoning approved, zoning bylaw enacted and \$3.5M CAC paid to City of Vancouver
Approved Density	2.93 FSR (86,382 gross buildable SF)
Lot Area	29,482 SF (approx. 248 ft. x 118 ft)
Improvements	Currently vacant, previously a mixed-use building, parking lot and residential lot
Assessed Value (2023)	\$36,303,000

Asking Price \$32,000,000





The Property is located on the south east corner of Cambie Street and West 59th Avenue in the South Cambie Neighbourhood. The site offers convenient access to Oakridge and Marine Gateway providing residents of the area with a vast array of amenities and connection to Vancouver's rapid transit SkyTrain network.



In 2016, the site specific zoning bylaw for the property was approved by the City of Vancouver for the development of a two building mixed-use medium density development. This rezoning bylaw, as enacted, will allow a purchaser to streamline the development process and commence construction in a timely manner.



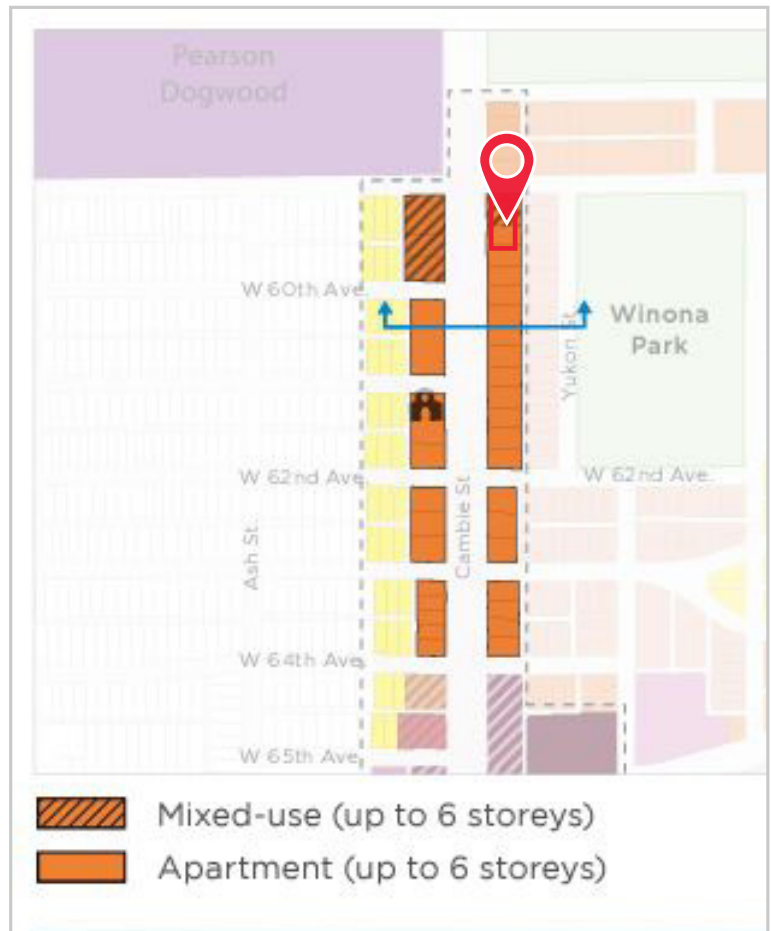
An opportunity to acquire and build an approved condo site.

This proposal is to allow for the development of a mixed use medium density development comprised to stratified condominiums and retail units at grade.

The project has a site specific zoning bylaw, CD-1 (627), which was enacted in April 2016 and complies with the property's designation under the Cambie Corridor Phase 3 Plan.

The previous Development Permit Application is no longer active but the required CAC was paid to the City of Vancouver at the time of zoning bylaw enactment. There is some flexibility in the final building design through the development permit application process.

Land Use Designation



Rendering from Original Development Permit Application



Previous Development Permit Application

Massings from the Previous Development Permit Application



Zoning	CD-1 (627)			
Unit Mix	Studio 18	2bed 40	3bed 12	Total 90
Potential Gross Buildable Area	Residential: Commercial Retail: Total FSR Area:		79,823 SF <u>10,343 SF</u> 90,306 SF	
Proposed FSR Area	2.93 FSR (86,345 SF)			
Site Size	29,482 SF			
Building Height	24.0 m (6 storeys)			
Proposed Number of Units	90 market strata units			
Proposed Parking & Biking Spaces	Parking allocation may have to be modified in future application given changes to parking bylaw. 122 vehicle parking spaces; 91 bicycle spaces			
Permit Status	<ul style="list-style-type: none"> Rezoning Approved February 2022 Development Permit expired, new submission will be required Enacted zoning bylaw provides certainty and reduces timeline New DP Application allows developer to modify proposed application as summarized above 			

Sample Floorplan

Proposed Level 6 Floorplan from 2022 Development Permit



Location Overview

Vancouver's Westside

The site is located within the Cambie Corridor area, which is currently undergoing significant transformation including the dramatic nearby redevelopment of Oakridge Vancouver and Cambie Gardens.

The Property offers excellent access to rapid transit with an 11 minute walk to Marine Drive Station or a less than a 15-minute walk to Langara/49th Avenue Canada Line Station, as well as Cambie Street bus stops, providing easy access to all parts of Metro Vancouver. Conveniently located close to parks, schools, amenities and a service rich neighbourhood that continues to grow with the area's redevelopment.



Walk Score

99



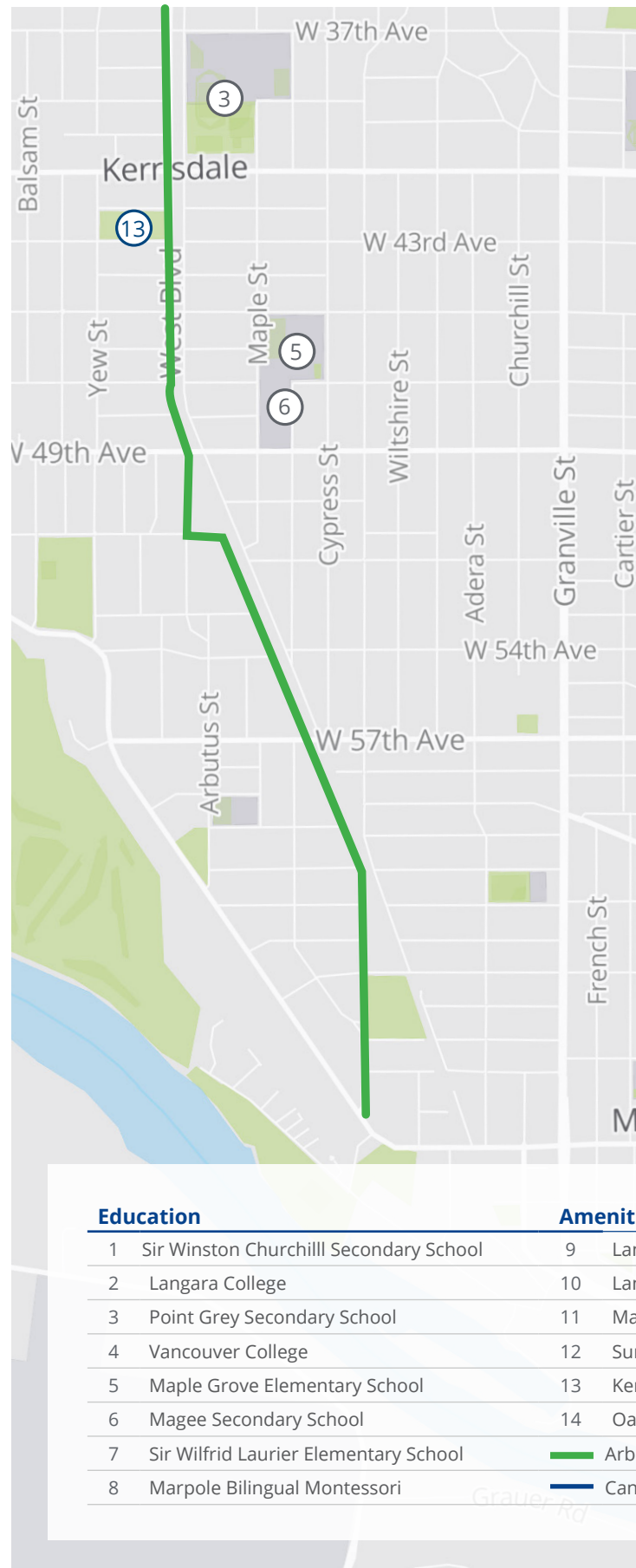
Transit Score

100



Bike Score

84



View Potential

Taken from 6 storeys



Potential view facing south



Potential view facing east



Offering Process

Prospective purchasers are invited to submit offers to purchase the Property for consideration by the Vendor. Once a Confidentiality Agreement (CA) has been signed, access to the Data Room will be provided where further detailed information on the offering will be available. Offers should be presented in the form of offer preferred by the Vendor, a copy of which is available through the listing agents, upon request.

Note that the sale of the Property will be subject to approval by the Supreme Court of British Columbia.



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Please contact listing agents for further information and to learn more about the offering process.

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