

3482 Franklin Street, Vancouver

\$3,000,000



Developer & Investor Alerts - 4 Lot Land Assembly and adding more soon. Within 200m of the Kootenay Loop Bus Exchange. Potential 12 Storeys, 4 FSR. Please verify with the City of Vancouver. Selling together 3474, 3482, 3484 Franklin St. & 375 Skeena St. (16,104 sqft). Potential 4 more lots can be added. call for details.

KEY INFORMATION

MLS® R2918540

Residential Detached

Hastings Sunrise

0 Bedrooms

0 Bathrooms

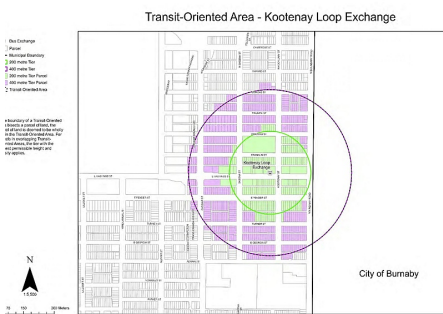
2,558 SF

4,026 SF Lot

FEATURES

Year Built: 1978

Listed By: Royal Pacific Realty (Kingsway) Ltd.



4.1 Proposals under this policy should adhere to all other relevant Council-approved policies, guidelines, and by-laws. Where conflicts exist relating to the prescribed height and density, this policy prevails.

4.2 Approved city-wide policies which allow modest increases in heights and densities should not be layered on top of the heights and densities in this rezoning policy, except for mass timber projects, which can be considered in accordance with the Mass Timber Policy for Rezoning and for which heights and densities may exceed those identified in this rezoning policy.

5 POLICIES

5.1 Height and Density

Rezoning applications will be considered based on the type of transit station and corresponding tier, as outlined in the two tables below. For Tier 1 sites, densities up to 5.50 FSR will be considered (an increase from the 3.00 FSR prescribed by the Provincial) to more accurately reflect achievable form of development. Since the specified FSRs and building heights may not directly correspond to one another, the limit is whichever is achieved first.

Table 1: SkyTrain Stations

Tier	Catchment Area (distance from station)	Height	Density
Tier 1	< 200 m	Up to 20 storeys	Up to 5.50 FSR
Tier 2	200-400 m	Up to 12 storeys	Up to 4.00 FSR
Tier 3	400-800 m	Up to 8 storeys	Up to 3.00 FSR*

Table 2: Bus Exchanges

Tier	Catchment Area (distance from station)	Height	Density
Tier 4	< 200 m	Up to 12 storeys	Up to 4.00 FSR
Tier 5	200-400 m	Up to 8 storeys	Up to 3.00 FSR*

*A maximum density of 3.40 FSR will be considered for mixed-use arterial sites providing continuous at-grade commercial use, provided all other requirements of this policy are met.