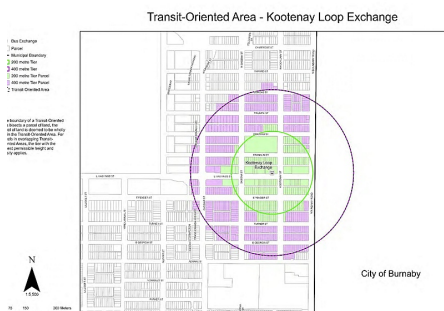


375 Skeena Street, Vancouver

\$5,000,000



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® R2929193
Residential Detached
Hastings Sunrise
2 Bedrooms
1 Bathroom
1,855 SF
4,026 SF Lot

FEATURES

Year Built: 1958
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 regarding the proposed height and density, this policy prevails.
- 4.2 Additional specific policies which address concerns on height and density should be used for the control of the height and density in the zoning policy, except for mass transit projects, which can be completed in accordance with the Urban Transit Policy for Recreables and for which height and density may exceed those set forth in the zoning policy.

5 POLICIES

5.1 Height and Density

Resolving applications will be considered based on the type of transit station and corresponding lot, as outlined in the table below. The Tier 1 policy, densities up to 5.0 FSR with the corresponding increase from the 3.0 FSR provided by the Province to meet accessibility when appropriate form of development. Since the specified FSR and building height may not directly correspond to one another, the first or whichever is addressed first.

Table 1 - Light Rail Station	Table 2 - Bus Exchange		
Tier	Collocation Area (Distance from station)	Height	Density
Tier 1	0-200m	Up to 10 stories	Up to 5.0 FSR
Tier 2	200-400 m	Up to 10 stories	Up to 4.0 FSR
Tier 3	400-600 m	Up to 8 stories	Up to 3.0 FSR*
Tier	Collocation Area (Distance from station)	Height	Density
Tier 4	0-200 m	Up to 10 stories	Up to 4.0 FSR
Tier 5	200-400 m	Up to 8 stories	Up to 3.0 FSR*

*A maximum density of 3.0 FSR will be considered for mixed-use development projects providing residential and ground commercial use, provided all other requirements of this policy are met.

