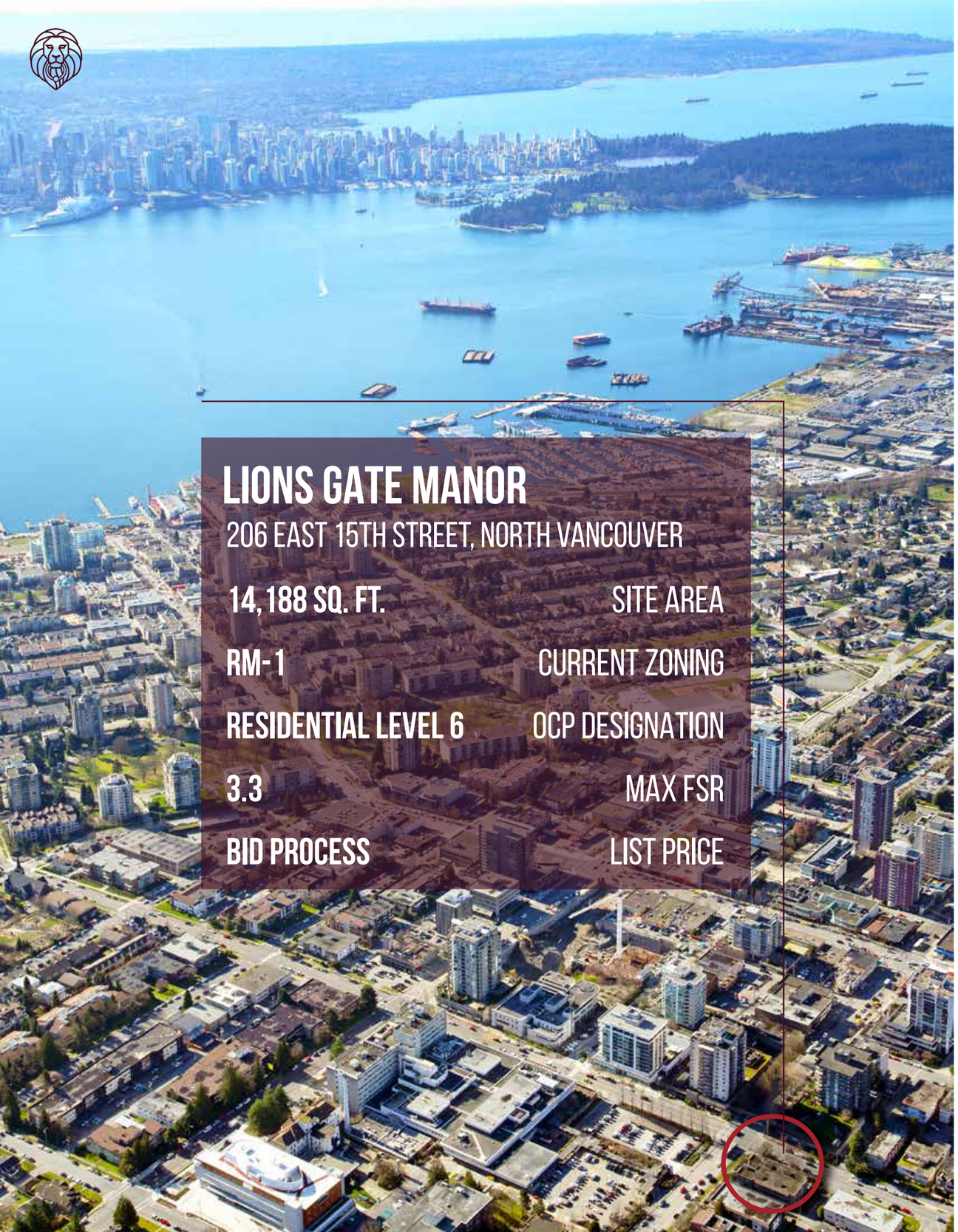
LIONS GATE MANOR

HIGH DENSITY REDEVELOPMENT OPPORTUNITY

CBRE



THE OFFERING

On behalf of the owners of the **Strata Corporation VR 318** (collectively the "Vendor"), CBRE Limited (CBRE) (the "Agent") is pleased to offer for sale 206 East 15th Street, North Vancouver BC (the "Property").

Covering a large 14,188 Square Foot corner site, existing improvements include a 3-storey condominium building comprising 24 stratified units. The site is exceptionally located, directly across from Lions Gate hospital and steps from the thriving Central Lonsdale Corridor within the City of North Vancouver. The Property is considered to be a trophy redevelopment opportunity for a Purchaser to construct a high-end boutique multi-family project.

THE OFFERING PROCESS

The Vendor is a strata corporation. Any offer to purchase all 24 strata lots and common property comprising Strata Plan VR 318 is subject to the provisions of the Strata Property Act. All prospective purchasers will be advised of an offer submission date after an initial marketing period.

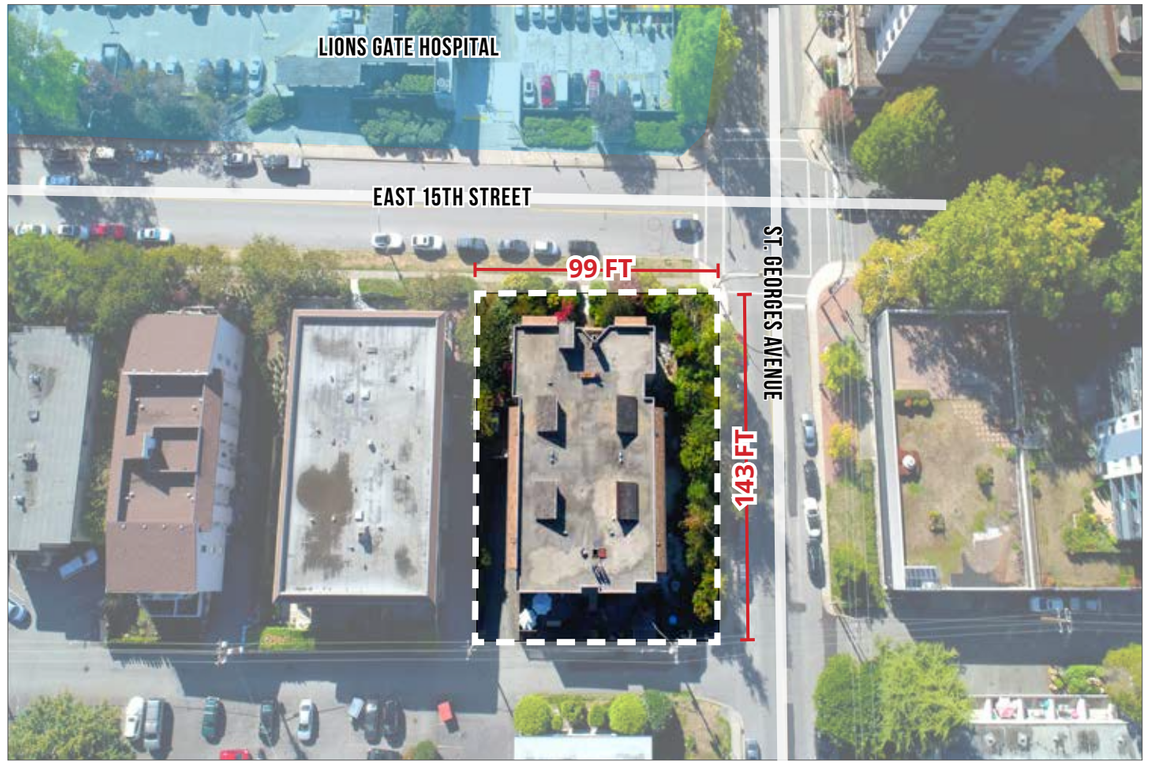
SUBMISSION GUIDELINES

The Vendor has adopted an unpriced, modified bid process. Interested parties are invited to submit an offer in the form of a Letter of Intent (the form of which will be provided upon request) that addresses the requirements below:

1. Purchase Price and confirmation of the deposits payable for the Property;
2. Name of the prospective Purchaser(s) and contact information;
3. Terms and conditions of closing;
4. Schedule of timing and events to complete Closing and;
5. Confirmation that the Property is being purchased on an "as-is" basis

BID SUBMISSIONS DATE

To be announced following the full marketing process.

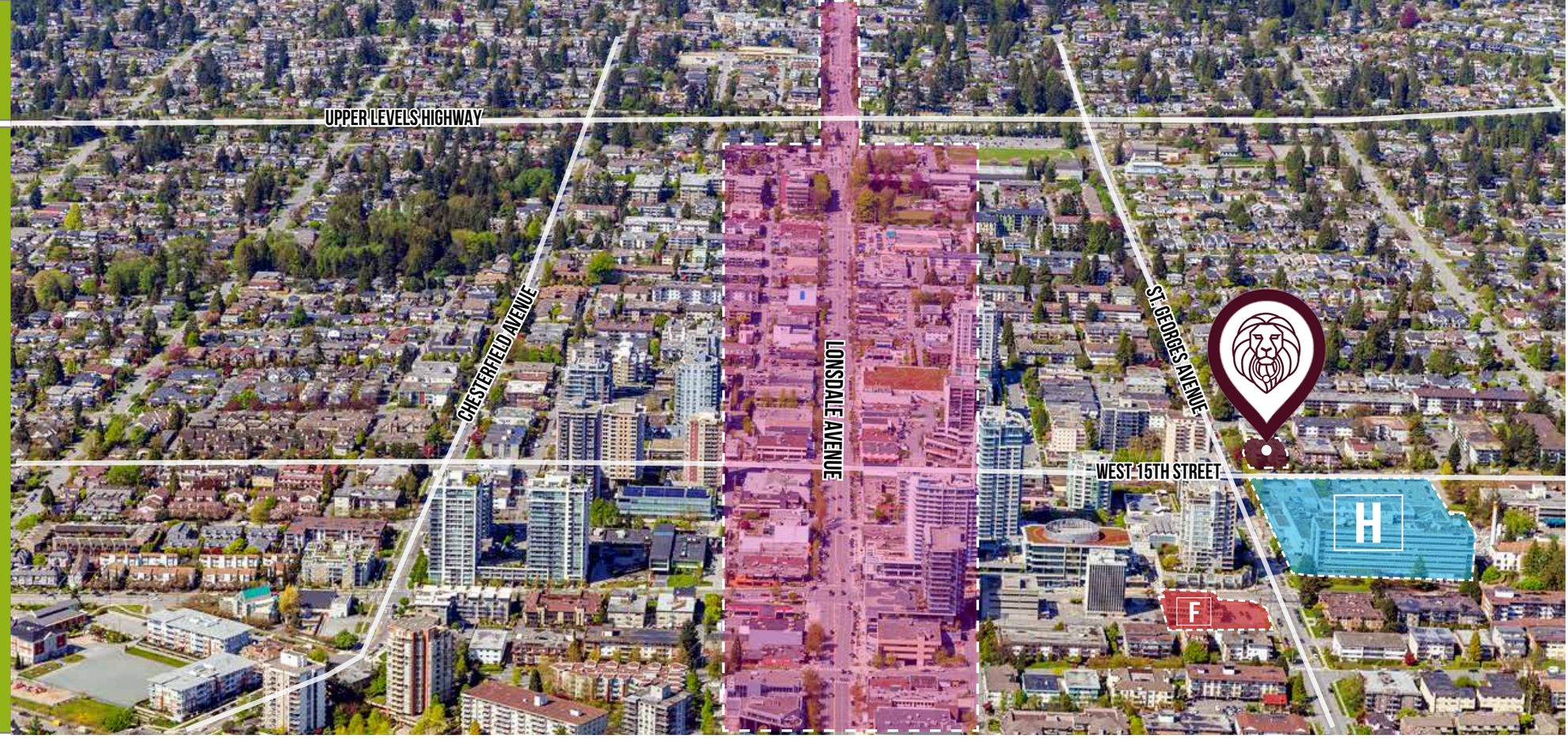


PROPERTY SUMMARY

ADDRESS	206 E 15th Street, North Vancouver, BC
YEAR BUILT	1976
CURRENT IMPROVEMENTS	24 Stratified Units
SITE SIZE & DIMENSIONS	14,188 SF *(Approx)* 99' X 143' *(Approx)*

All measurements are approx. & subject to verification by the Purchaser

EXISTING BUILDING AREA	16,172 SF *(Approx)*
CURRENT ZONING	RM-1 (Medium Density)
OCP LAND USE DESIGNATION	Residential Level 6 (High-Rise Apartment - High Density)
OCP DENSITY	Up to 3.3x FSR
BUILDABLE AREA	Up to 46,822 SF *(Approx)*



PROPERTY PROFILE

Lions Gate Manor provides a unique opportunity to acquire a trophy redevelopment site occupying a large corner lot in the City of North Vancouver, directly across from Lions Gate Hospital and steps from the thriving Central Lonsdale Corridor. Currently, the property is improved with a 3-storey building consisting of 24 stratified units.

The area surrounding the subject property comprises a mix of apartment buildings and stratified condo & townhouse developments. The redevelopment of the Subject Property into a high-end boutique development would enhance the current housing options within the neighborhood.



LOCATION OVERVIEW

Lions Gate Manor is located on the Northeast corner of 15th Street and St. Georges, across from Lions Gate Hospital in North Vancouver's Central Lonsdale area. The Lonsdale Corridor, namely Central Lonsdale, is an established and vibrant area that has experienced significant growth with the recent construction of numerous mixed-use developments and a multitude of supporting amenities.

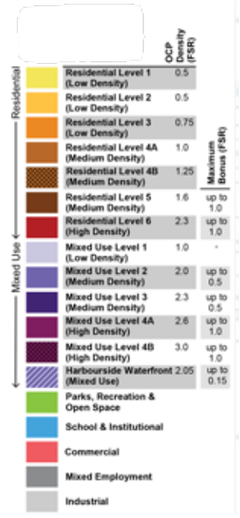
Residents of Central Lonsdale enjoy being steps from a host of amenities including: Loblaws City Market, London Drugs, RBC, HSBC and TD Banks. Public amenities nearby include: North Vancouver City Hall and Library Complex, Harry Jerome Community Centre and the Lonsdale Quay Market.

The Lonsdale Corridor affords residents with convenient transit access to most areas throughout North Vancouver including: Grouse Mountain and Capilano University, while the Sea Bus Station at Lonsdale Quay provides convenient access to Downtown Vancouver. Furthermore, Central Lonsdale is highly accessible to the Upper Levels Highway, located only five minutes away, with direct access to the Second Narrows and the Lions Gate Bridges.

CURRENT ZONING

The property is currently zoned RM-1 (Medium Density). The intent of the RM-1 zoning bylaw is to permit medium density development in the form of low-rise apartment buildings.

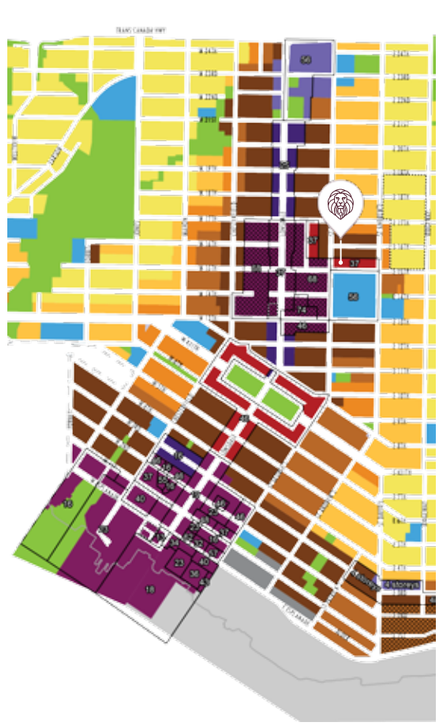
The maximum height under the RM-1 bylaw is 42.65 feet or 3-storeys for Multiple-Family apartment buildings. After discussions with the Planning Department, any additional density would require rezoning of the property.

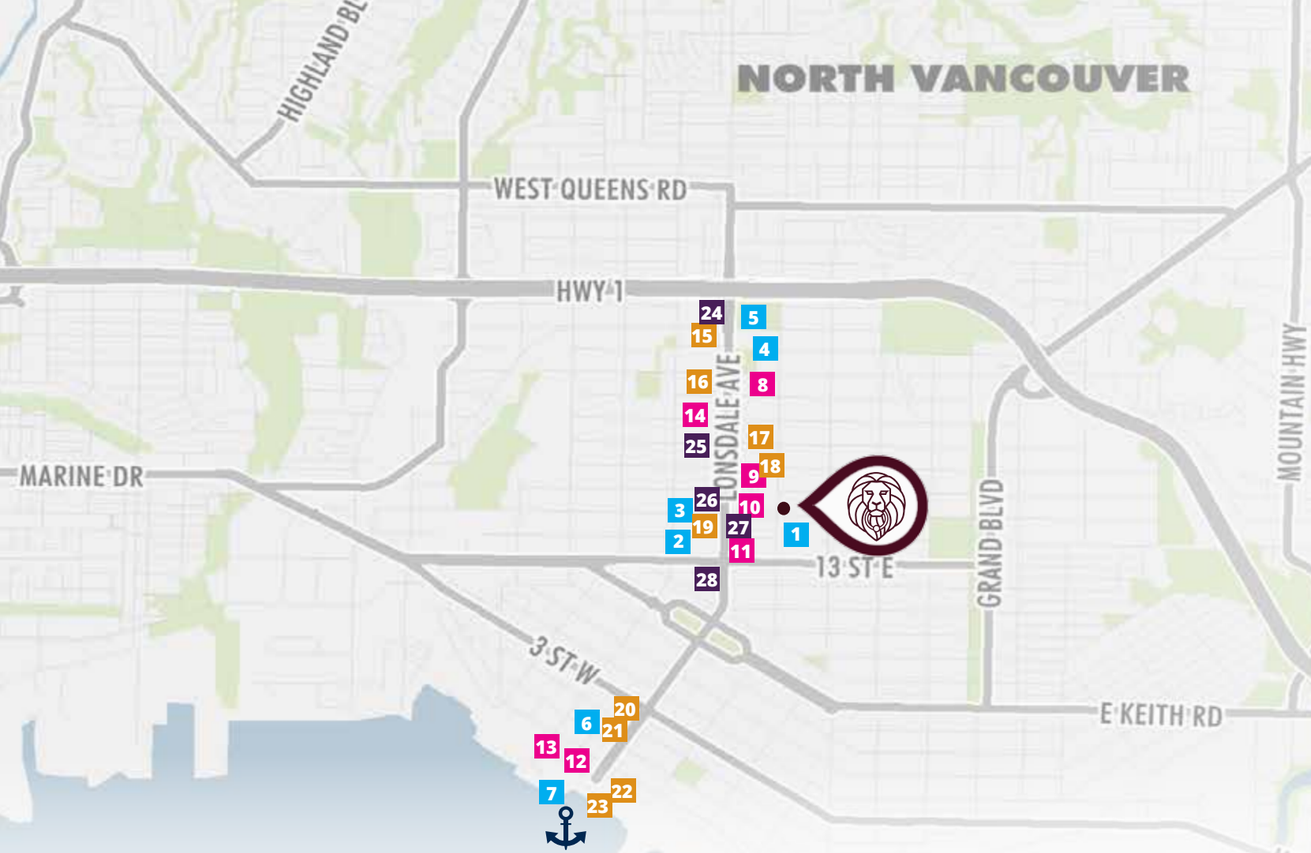


OFFICIAL COMMUNITY PLAN

The Official Community Plan for the City of North Vancouver designates the property as **Residential Level 6 - High-Rise Apartment (High Density)**. This designation allows for mid-rise and high-rise buildings up to a max density of 2.3 FSR This land-use also allows for potential bonus density of up to 1.0 FSR which would be considered when public benefits are provided as per Section 2.2 of the OCP.*

**Prospective Purchasers should consult with the planning department to discuss their individual development concepts.*





DEMOGRAPHICS *(Within 3 KM of the Subject Property)*

ESTIMATED POPULATION	MEDIAN AGE	HOUSEHOLD INCOME (2017)	HOUSEHOLD INCOME (2022)	% OF RENTERS	VACANCY RATE
83,703	42.1	$98,465	$113,592	38.1%	0.3%

NEIGHBORHOOD HIGHLIGHTS

1. Lions Gate Hospital
2. North Vancouver City Hall
3. Public Library
4. Harry Jerome Rec Centre
5. Centennial Theatre
6. John Braithwaite Rec Centre
7. Lonsdale Quay Market
8. London Drugs
9. Loblaws City Market
10. Shoppers Drug Mart
11. Future Whole Foods
12. BC Liquor Store
13. IGA & Shoppers Drug Mart
14. Bosley's Pet Supply
15. White Spot
16. McDonald's
17. Brown's Socialhouse
18. JJ Bean
19. Jack Lonsdale's Pub
20. Starbucks
21. Brown's Socialhouse
22. Future Joey's
23. Tap & Barrel
24. Chevron
25. RBC
26. Scotiabank
27. TD Canada Trust
28. Petro-Canada

LIONS GATE MANOR IS CONNECTED TO METRO VANCOUVER

- EASY CONNECTION TO THE UPPER LEVELS HIGHWAY /HIGHWAY 1
- QUICK ACCESS TO DOWNTOWN VANCOUVER VIA THE SEABUS AT LONSDALE QUAY
- LOCATED ON A MAJOR TRANSIT ROUTE PROVIDING ACCESS TO DOWNTOWN AND OTHER METRO VANCOVUER MUNICIPALITIES
- CLOSE TO SECOND NARROWS & LIONS GATE BRIDGES PROVIDING ACCESS TO MOST OF METRO VANCOUVER
- NUMEROUS PARKS, TRAILS AND RECREATIONAL FACILITIES LOCATED THROUGHOUT NORTH VANCOUVER

THE THRIVING LONSDALE CORRIDOR CREATES A DISTINCT SENSE OF A COMPLETE COMMUNITY









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