

CURRENT LISTINGS



2045 Old Dollarton Road, North Vancouver

- Zoning Certainty - Maplewood Community Plan adopted in November 2017
- Short Commute - less than 15 minutes to downtown Vancouver
- 31,400 buildable SF
- Holding Income - \$78,000 Net Operating Income
- Asking Price: \$6,198,000



2331 Granville Street, Vancouver

- Rare South Granville corner location
- 10,800 SF site, ±10,150 SF leasable area
- 35,640 buildable SF
- Steps from future Millennium Line Broadway Station
- Short-term leases
- Asking Price: \$25,800,000



1101-1121 Austin Avenue, Coquitlam

- High-rise mixed-use development site
- Opportunity to build two 25-storey towers
- 342,540 buildable SF
- Holding income from existing retail centre
- Austin Heights Village location
- Zoning certainty in Austin Heights Neighbourhood Plan
- Contact Listing Agents for pricing guidance



1502-1508 Columbia Street, Port Coquitlam

- Mixed-use residential and commercial building
- 8,400 SF site on a corner location
- Immediate access to the Trans Canada Highway 1
- Approx. 5,400 SF of leasable area
- Stabilized NOI: \$83,000
- 950 SF of vacant retail ideal for owner user
- Asking Price: \$1,890,000

FEATURED LISTING

Metrotown High-Rise Development Site



4275 GRANGE STREET, VANCOUVER

- › Transit-oriented 45,668 SF high-rise development site
- › Highly desirable Metrotown location with stunning, unobstructed views of the North Shore mountains
- › Immediate proximity to Metropolis at Metrotown
- › Zoning certainty under the newly approved Metrotown Downtown Community Plan
- › Five-minute walk to Patterson SkyTrain Station
- › Strong potential holding income

For more information, please contact:



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Investment & Land in Metro Vancouver



CHANGES TO THE REGULATIONS

The Stage 10 (Omnibus) amendments to the Contaminated Sites Regulation (CSR) and the Stage 11 (Housekeeping) amendments to the CSR were approved on October 31, 2017. The Stage 11 amendments corrected errors in the Stage 10 amendments coming into legal force on November 1, 2017. A few of the changes are summarized below.

New Land Use Standards

Residential land use will now be split into two categories: High Density and Low Density residential land use standards.

High density residential land use will encompass multiple-unit residential units with three or more storeys. Low density residential land use will encompass a single residence or a multi-unit residence facility of less than 3 storeys.

There is a new Wildland use standard which is further separated into Natural Wildland standards (wildland areas protected under specific statutes for their high conservation value) and Reverted Wildlands (wildlands lacking designated statutory protection including land previously used for industrial uses, which have or will revert to wildlands land use).

Parkade Vapour Standard

Generally, vapour standards for the new parkade vapour standard is less stringent than the previous residential land use standards. This is a welcome relief for developers.

Emerging Contaminants

The Stage 10 amendments include a number of new substances added as "Contaminants of Emerging Concern" to the water and soil standards schedule. Examples of substances included are perfluorinated compounds (e.g., PFOS) and specified additives to natural gas processing (e.g., sulfolane).

Repeal of Schedule 7

The Stage 10 Amendments will repeal the CSR Schedule 7 and the CSR Part 8. The use of the new soil and vapour standards will streamline soil relocation. The details of the new soil relocation rules will be issued in the near future.

Updates Every Five Years

The ministry has adopted a mandatory review of the environmental quality standards in the CSR on a fixed term cycle of every five (5) years. The new fixed term cycle will work towards ensuring a regime that is up to date with the relevant science.

We would like to thank Keystone Environmental Ltd. for their insights into this edition of The Buzz.

For further information on how contaminated sites may affect the development potential or value of your property, please feel free to contact us 604 318 6892

CONTAMINATED SITE EXPERIENCE



4811 Main Street, Vancouver

- › Site was contaminated with hydrocarbons from a former service station
- › Located in the Riley Park neighbourhood of Vancouver
- › Was redeveloped as a four-storey mixed use commercial and residential building
- › Sold November 2013



1926-1970 East Broadway, Vancouver

- › Site was contaminated with hydrocarbons from a former gas station
- › Located in the Grandview-Woodland neighbourhood of Vancouver
- › Zoned for commercial and residential dwelling, within 350 metres of the SkyTrain station
- › Sold June 2015



1520-1554 West 6th Avenue, Vancouver

- › Site was contaminated with solvents from metal plating business
- › Located in the South Granville neighbourhood of Vancouver
- › Currently zoned C3-A commercial with potential for a maximum height of 100 feet
- › Sold January 2018



4413 Main Street, Vancouver

- › Site was contaminated with perchloroethylene from former drycleaner
- › Located in the Riley Park neighbourhood of Vancouver
- › Zoned as C-2 Commercial
- › Sold August 2016



602 Clarke Road, Coquitlam

- › Site was contaminated with perchloroethylene from former drycleaner
- › Located in the Burquitlam neighbourhood of Coquitlam
- › Zoned for high-density development
- › Sold February 2018



4902-4946 Joyce Street, Vancouver

- › Site was contaminated with perchloroethylene from former drycleaner
- › Located in the Joyce-Collingwood neighbourhood of Vancouver
- › Currently zoned RM-4N multiple family dwelling with future land use designation for towers on site with a 5.0 FSR
- › Sale Pending