

**FOR SALE**

**2515 HEMLOCK STREET**  
VANCOUVER, BC



**Redevelopment opportunity at Broadway & Hemlock**  
High exposure on-transit tower site with assembly potential,  
and existing in-place income





**OPPORTUNITY**

Cushman & Wakefield ULC (“C&W”) is pleased to present to the market the opportunity to acquire a one hundred percent freehold interesting 2515 Hemlock Street, Vancouver, BC (the “Property”). Totalling 12,500 square feet with 100 feet of frontage along West Broadway the Property offers the opportunity to build up to 153,223 square feet of residential density with retail at grade. This is a highly desirable on transit location less than a block away to the new Broadway Corridor Subway Line.

**ASSEMBLY POTENTIAL**

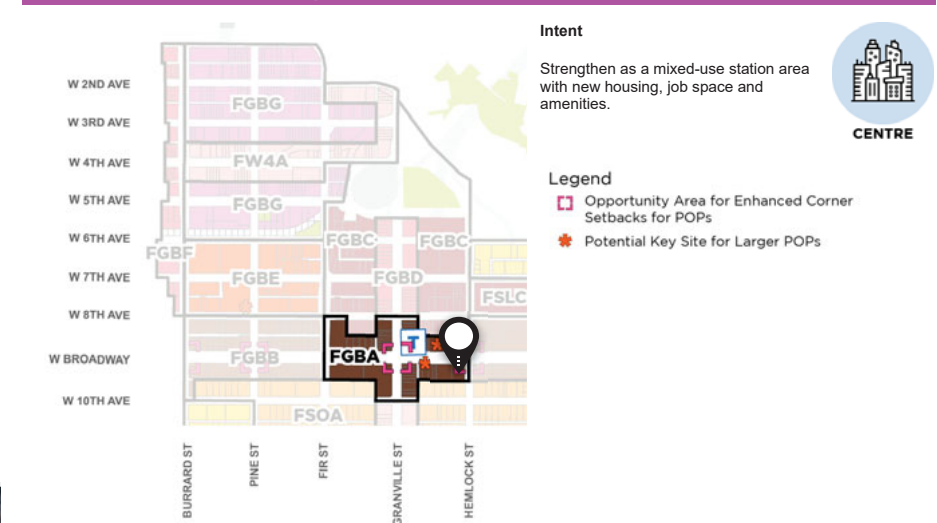
Assembly potential with a neighbouring property to the west (1424 - 1448 West Broadway), which would result in a large scale, mixed-use redevelopment opportunity with 250 ft of frontage along West Broadway.

**SALIENT DETAILS**

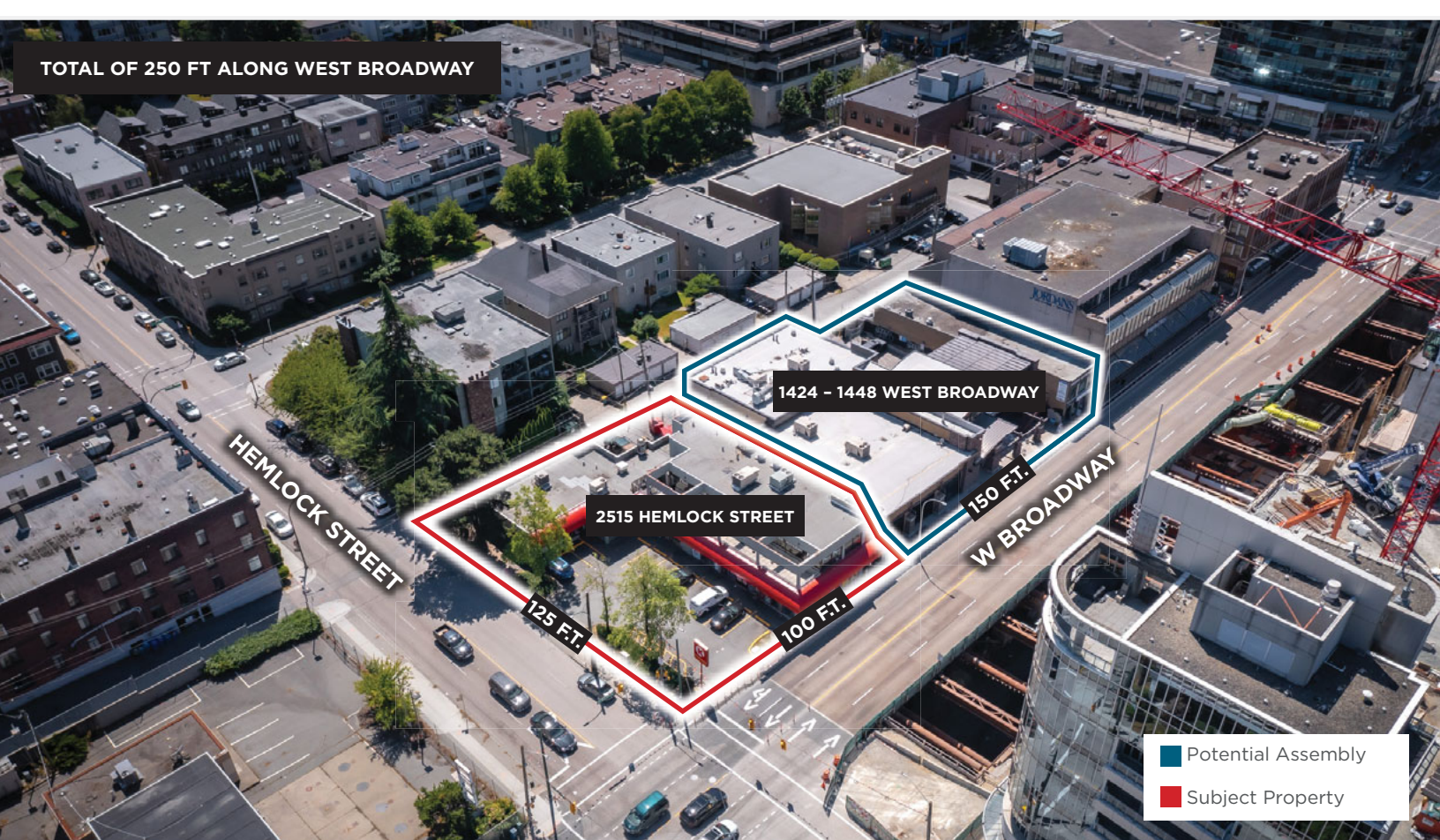
**Address** 2515 Hemlock Street  
**PID** 015-185-885  
**Legal Description** LOT A, BLOCK 351, PLAN VAP590, DISTRICT LOT 526, NEW WESTMINSTER LAND DISTRICT  
**Site Area** 12,500 SF (100' x 125')  
**Zoning** C-3A Commercial  
**OCP** Broadway Plan - Granville/Burrard Slopes Area A - FGBA  
**Gross Taxes (2022)** \$192,618  
**NOI** Please contact listing agents  
**Asking Price** Please contact listing agents

**BROADWAY PLAN DESIGNATION**

9.1 Granville/Burrard Slopes - Area A FGBA



Policy Area	Granville/Burrard Slopes - Area A	FGBA
Uses	Retail/service, office, residential, cultural	
Option/Tenure	Secured market and below-market rental housing	Office/hotel* development Strata ownership housing
Max Height	40 storeys	32 storeys 30 storeys
Max Density	12.25 FSR	12.25 FSR 8.5 FSR
Min Frontage		45.7 m (150 ft.)
Notes	<ul style="list-style-type: none"> <li>A minimum of 20% of the residential floor area is required to be secured at below-market rents (see Housing (Chapter 12) for details).</li> <li>A minimum of three levels of non-residential uses (job space) above the ground floor is required.</li> <li>A component of strata ownership housing (up to 3.0 FSR) may be considered within the overall maximum density where there are contributions towards on-site open space and/or other community amenities.</li> <li>See Land Use (Chapter 7) for cases where lesser site frontage may be considered at the discretion of the Director of Planning.</li> </ul>	<ul style="list-style-type: none"> <li>*Hotel maximum height per maximum height for secured rental.</li> <li>A minimum of three levels of non-residential uses (job space) above the ground floor is required.</li> <li>Development should contribute towards community amenities.</li> </ul>



**INVESTMENT HIGHLIGHTS**

ON TRANSIT SITE AT BROADWAY & HEMLOCK

HIGH EXPOSURE CORNER LOT

CARRYING INCOME IN PLACE ALL TENANTS HAVE DEMOLITION CLAUSES

**ADDITIONAL POLICIES**

**9.1.2** Require continuous active ground floor retail/ service uses along Broadway and Granville Street.

**9.1.3** Support retention of and opportunities for new cultural, entertainment and nightlife venues.

**9.1.4** Development on larger sites where two or more towers can be accommodated can include a mix of non-residential and residential uses and/or housing tenures (minimum job space component required). The height and density for each tower component would be equivalent to that indicated for a given option/tenure.

**9.1.5** Full overbuild of the airspace above the station entrance is required for rezoning of properties including and connected to the South Granville Station site. Other transit supportive urban design and mobility enhancements will also be required.

**9.1.6** For development at 1470 West Broadway, provision of a secondary station entrance is strongly encouraged. At a minimum, the secondary station entrance should provide an up escalator, as well as an elevator as a part of the overall vertical circulation provision. A bike mobility hub (safe, secure bike parking with end-of-trip facilities) should be incorporated within the secondary station overbuild development footprint.

**9.1.7** Encourage provision of on-site public open space (i.e. larger POPs or enhanced corner setbacks) at locations indicated on the FGBA key map (see Public Realm Framework Chapter 15 for more details).

**9.1.8** There will be a maximum of three towers per block face. Where there are two or more towers on a block face prior to adoption of the Broadway Plan, one additional tower can be considered.



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