BOSA WATERFRONT CENTRE

World-Class Office Building
Unit 340 & 350
320 Granville Street, Vancouver

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RE/MAX COMMERCIAL

340 & 350 - 320 Granville Street, Vancouver

Must see! Brand new 2 side by side office units are available in Downtown of Bosa Waterfront Centre, which is a 30 storeys AAA office building with ground-level retail centrally. Approx. 2,723 SqFt space on the 3rd floor. Located on the corner of Granville St and W Cordova St with stunning views, face to Waterfront Station offers exceptional access to public transit. Near major Transit Hub, Convention Centre District, Downtown Financial District, Restaurant & Entertainment District, and luxury shopping. Designed by renowned architecture firm Kohn Pedersen Fox. It's a rear opportunity for those who want to connect their business to global in Western Coast Financial Centre. Under CD-1 zoning, lots of usage. Each unit come with 1 designated parking space. A rare opportunity for people who are looking for professional office for own usage. **Call now for more information!**

Brand New AAA Strata Office Units on 3rd Floor

For Sale

340 & 350 - 320 Granville St, Vancouver

Property Information

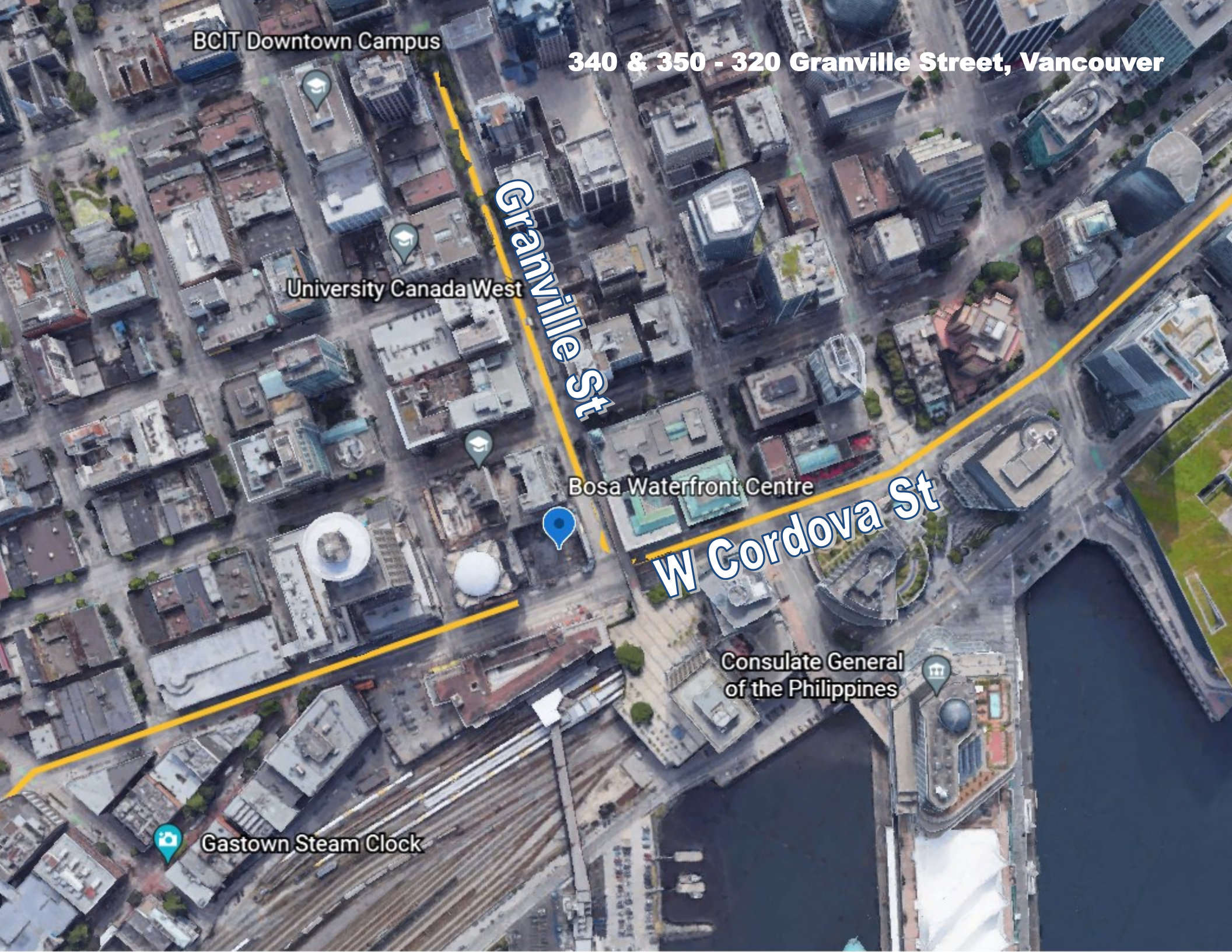
Address:	340 & 350 - 320 GRANVILLE ST, VANCOUVER
Legal:	STRATA LOT 4 & 5, PLAN EPS8733, DISTRICT LOT 541, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
P.I.D.:	031-889-425 & 031-889-433
Zoning:	CD-1 (702) COMPREHENSIVE DEVEL
Built Year:	2023

Government Assessment (2026)

Address	340	350
Land	$1,036,000	$1,394,000
Improvement	$345,000	$464,000
Total	$1,371,000	$1,858,000
Tax :	$17,496.40	$23,583.70

Building Information

Address:	340	350
Asking price:	**$1,123,000**	**$1,600,000**
Unit Size:	1,123 SqFt	1,600 SqFt
Strata Fee:	$1,429.68	$2,048.29


340 & 350 - 320 Granville Street, Vancouver
BCIT Downtown Campus
Granville St
University Canada West
Bosa Waterfront Centre
W Cordova St
Consulate General
of the Philippines
Gastown Steam Clock

LEVEL 3 (AIR SPACE PARCEL 1)

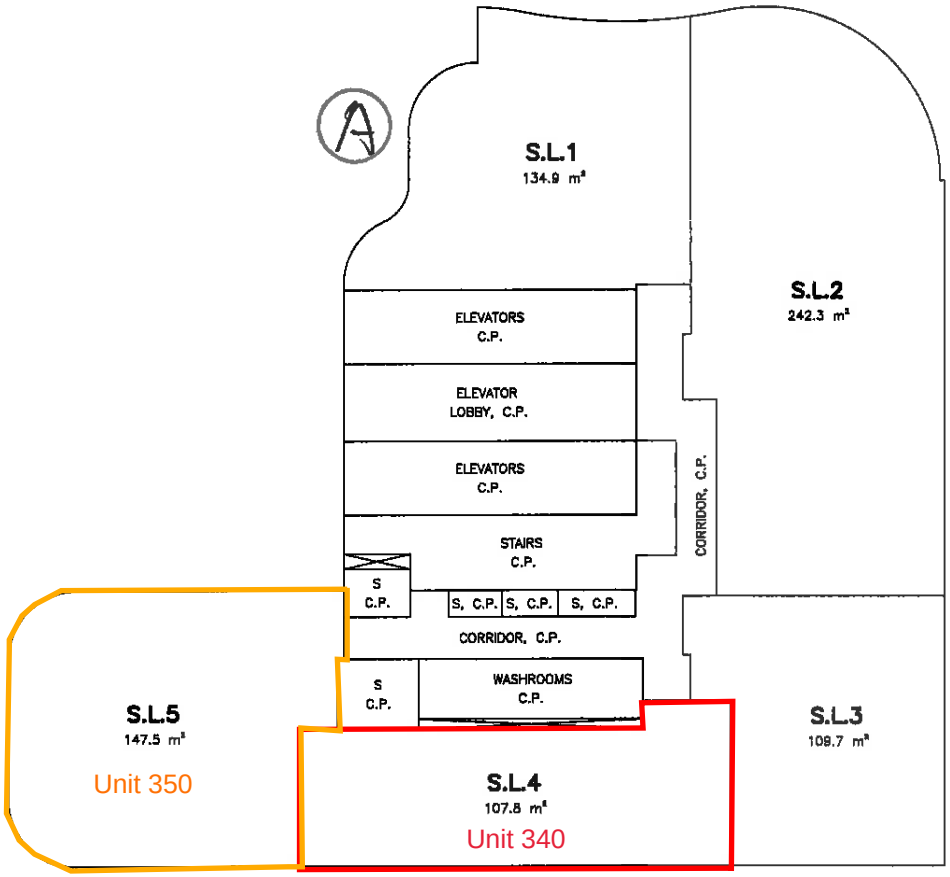
STRATA LOTS 1 TO 5

SL 1 UNIT 300

0 5 10 15m

All distances are in metres and decimals thereof unless otherwise indicated

The intended plot size of this plan is 280mm in width by 432mm in height (sheet size B) when plotted at a scale of 1:200.



B.C.L.S.

October 20th,2017.

STR – 1503

Site Map

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Scale: 1:2,257

0 0.02 0.04 0.07 km

Override 1

Public Street

One Way Streets

East

North

South

West

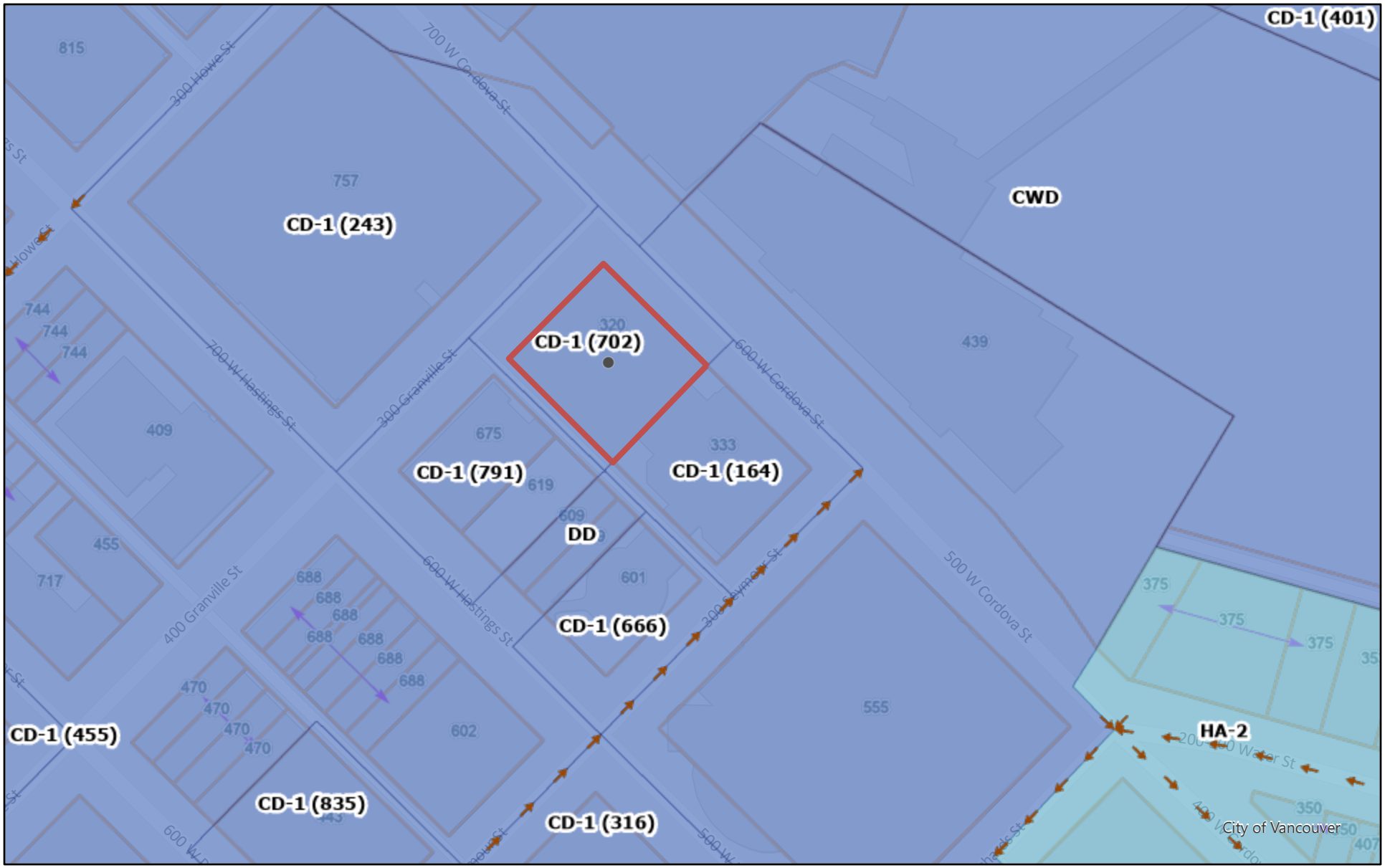
Property Parcels

Property Parcel Lines

Tie Lines

Property Address Numbers

Zoning Map



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Override 1

Public Street

One Way Streets

North

South

West

East

Zoning District

Comprehensive Development

Historical Area

Property Parcels

Property Parcel Lines

Tie Lines

Property Address Numbers

Scale: 1:2,257

0 0.02 0.04 0.07 km

City of Vancouver *Zoning and Development By-law*
Planning, Urban Design and Sustainability Department
453 West 12th Avenue, Vancouver, BC V5Y 1V4 | tel: 3-1-1, outside Vancouver 604.873.7000 | fax: 604.873.7100
website: vancouver.ca | email: planning@vancouver.ca | app: VanConnect

CD-1 (702)

320 Granville Street
By-law No. 12175

(Being a By-law to Amend By-law 3575, being the Zoning and Development By-law)

Effective July 24, 2018

Consolidated for Convenience Only

1 Zoning District Plan Amendment

This By-law amends the Zoning District Plan attached as Schedule D to By-law No. 3575, and amends or substitutes the boundaries and districts shown on it, according to the amendments, substitutions, explanatory legends, notations, and references shown on the plan marginally numbered Z-681 (b) attached as Schedule A to this By-law and incorporates Schedule A into Schedule D to By-law No. 3575.

2 Definitions

Bicycle Mobility Centre – "Bicycle Mobility Centre" means a facility provided to meet the end-of-trip needs of commuter cyclists, by providing storage for bicycles and change rooms, and ancillary uses including bicycle repair, bicycle rental, and the sale of bicycles and bicycle parts and accessories.

3 Uses

3.1 The description of the area shown within the heavy black outline on Schedule A is CD-1 (702).

3.2 Subject to approval by Council of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in the By-law or in a development permit, the only uses permitted and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:

(a) Bicycle Mobility Centre;
(b) Cultural and Recreational Uses;
(c) Institutional Uses;
(d) Office Uses;
(e) Retail Uses;
(f) Service Uses; and
(g) Accessory Uses customarily ancillary to the uses listed in this section 3.2.

4 Building height

4.1 The building height, measured above base surface, must not exceed 111.2 m to the top of the roof slab.

4.2 Notwithstanding section 4.1 of this By-law, the Director of Planning may permit an increase in building height to a maximum of 114.8 m for parapets, mechanical rooms and elevator overruns only, provided that no development extends above a geodetic elevation of 127.9 m.

5 Floor area and density

5.1 Computation of floor space ratio must assume that the site consists of 1,450 m², being the site size at the time of the application for the rezoning evidenced by this By-law.

5.2 The floor space ratio for all combined uses must not exceed 24.24.

5.3 Computation of floor area must include all floors having a minimum ceiling height of 1.2 m, including earthen floor, both above and below ground level, measured to the extreme outer limits of the building.

5.4 Computation of floor area must exclude:

(a) patios and roof gardens only if the Director of Planning first approves the design of sunroofs and walls; and

(b) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment, or uses which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used, which are at or below the base surface, except that the exclusion for a parking space must not exceed 7.3 m in length;

5.5 Computation of floor area may exclude amenity areas, at the discretion of the Director of Planning or Development Permit Board, except that the total exclusion must not exceed the lesser of 20% of the permitted floor area or 929 m^2.

5.6 The use of floor area excluded under section 5.4 or 5.5 must not include any purpose other than that which justified the exclusion.

6 Severability

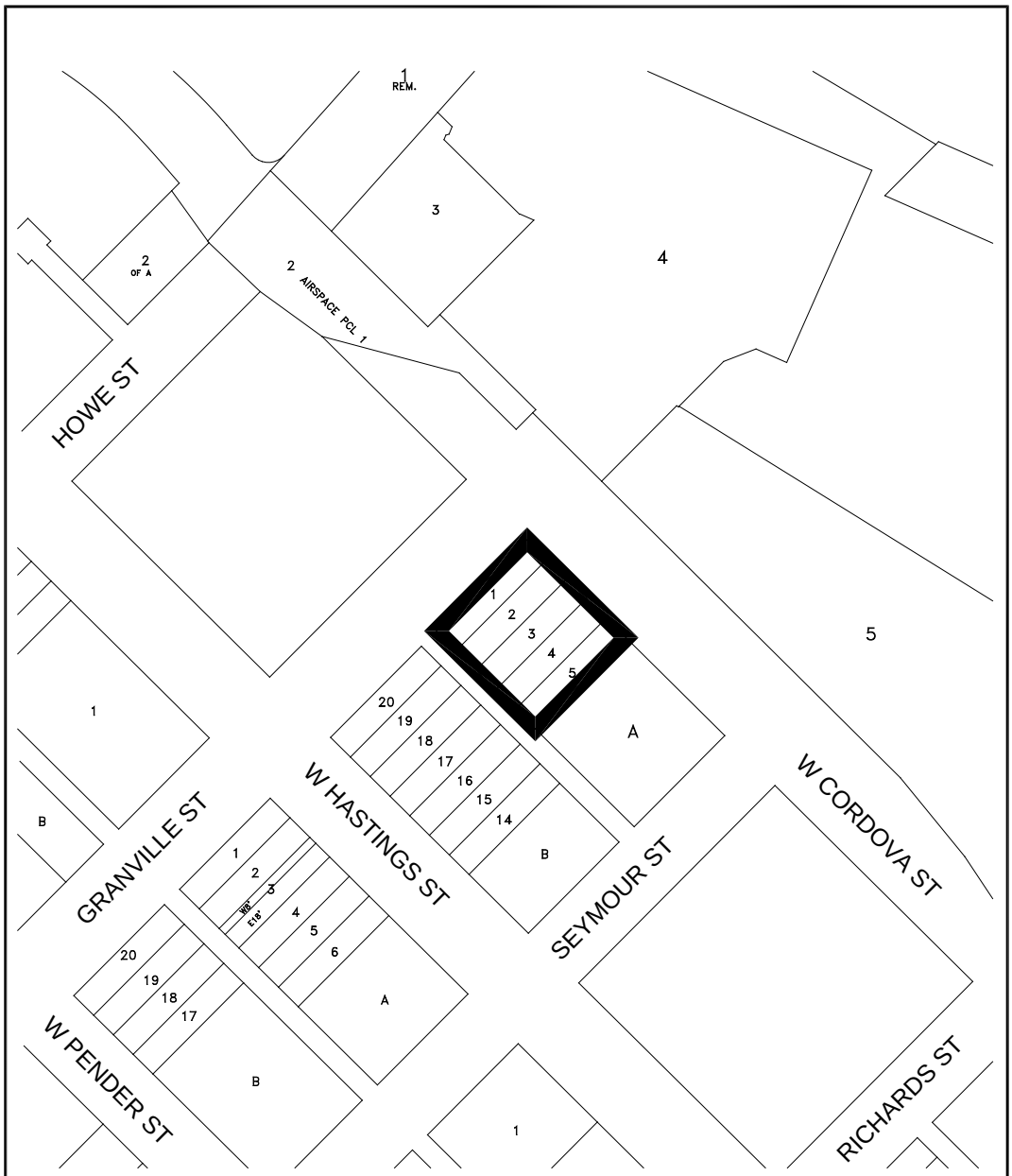
A decision by a court that any part of this By-law is illegal, void, or unenforceable severs that part from this By-law, and is not to affect the balance of this By-law.

7 Force and effect

This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this 24th day of July, 2018

Schedule A



RZ- 320 Granville Street	map: 1 of 1 scale: NTS
City of Vancouver	date: 2014-06-11