

**FOR SALE**

# Transit-Oriented Development Opportunity

**4902-4946 Joyce Street  
Vancouver, BC**

## Highlights

- › Tower site at the corner of Joyce Street and Wellington Avenue
- › Steps from the Joyce-Collingwood SkyTrain Station
- › “Top of the Hill” location with panoramic views of the North Shore and Downtown Skyline
- › Rezoning certainty under the Joyce-Collingwood Station Precinct Plan
- › 89,925 buildable square feet
- › Steps from Westbank’s approved 30-storey tower

### CASEY WEEKS

Personal Real Estate Corporation  
TEL 604 661 0811  
casey.weeks@colliers.com

### KELVIN LUK

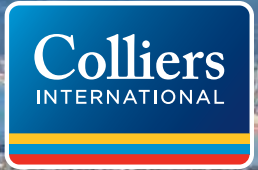
Personal Real Estate Corporation  
TEL 604 662 2616  
kelvin.luk@colliers.com

### MORGAN IANNONE

Personal Real Estate Corporation  
TEL 604 662 2654  
morgan.iannone@colliers.com

### WILLIAM MAUNSELL

TEL 604 661 0876  
william.maunsell@colliers.com



Downtown Vancouver

Vanness Avenue

Wellington Avenue

Joyce Street

Joyce-Collingwood  
SkyTrain Station

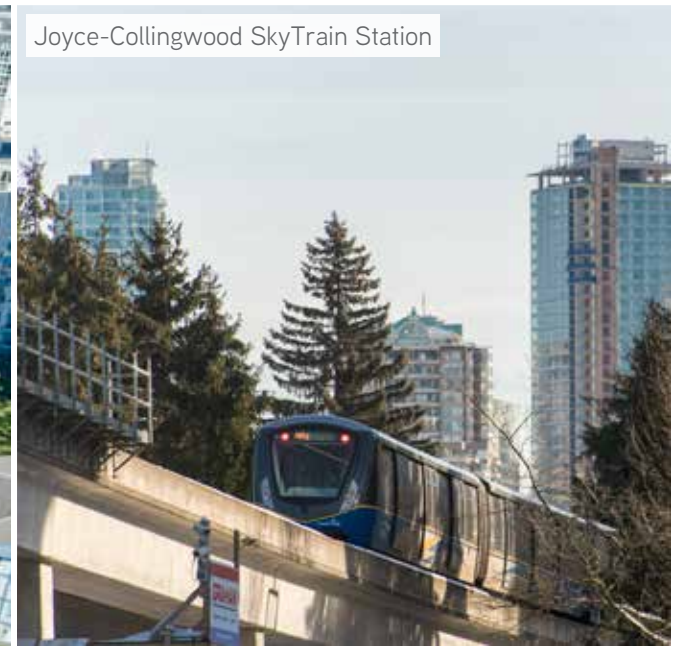
**SUBJECT**



Rendering of Building



Joyce-Collingwood SkyTrain Station



## Joyce-Collingwood

Distinctly positioned on the corner of Joyce Street and Wellington Avenue, the Property holds an unrivaled location in the Joyce-Collingwood neighbourhood.

The vibrant Joyce-Collingwood neighbourhood boasts a highly accessible and central location for both transit and vehicle oriented residents alike. Bordered by Boundary Road to the East, Kingsway to the South, and steps from the fourth busiest SkyTrain station (outside of downtown), Joyce-Collingwood Station, residents can ride or drive to Metropolis at Metrotown, B.C.I.T., or Waterfront in under 15 minutes.

Since the adoption of a new Official Community Plan in June 2016, the neighbourhood has begun to see an influx of investment and development activity. Most notably, Westbank received approval for a 30-storey tower at 5050 Joyce Street in December 2016.

With an abundance of public amenities such as parks, community centres and child care facilities, the neighbourhood is fast becoming one of the most desirable transit oriented communities in the City of Vancouver.

## Opportunity

Colliers is pleased to present this rare opportunity to purchase a corner 13-storey mid-rise development site in Vancouver just steps from the Joyce-Collingwood SkyTrain Station. The property sits on 17,963 square feet of land and is currently improved with two, 2-storey mixed-use buildings which provide short-term holding income.

## Land Use Designation

Under the Joyce-Collingwood Station Precinct Plan, which was approved June 2016, the Property is designated as Sub-Area J2. It prescribes mixed-use buildings including towers above a four-storey building base on sites next to the SkyTrain station where a minimum frontage of 132 feet is achieved and to a maximum height of 130 feet or 13-storeys.

## CACs

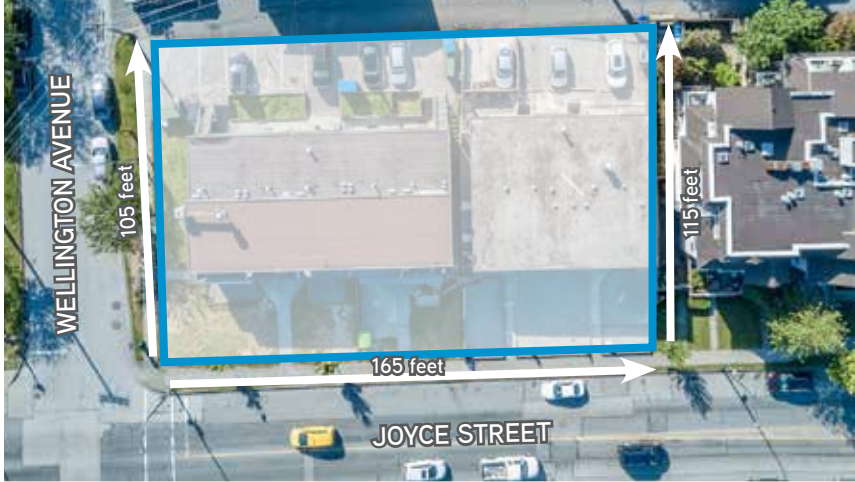
All Sub-Area J2 sites are subject to negotiated Community Amenity Contribution.



## Property Overview

Civic Address	4946 Joyce Street	4902 Joyce Street
Legal Address	Lot H (Reference Plan 184) Block 49 District Lots 36 and 51 Plan 849 PID: 015-097-137	Lots F+G (Reference Plan 184), Except the West 7 Feet and the East 3 Feet Now Highways Block 49 District Lots 36 and 51 Plan 849 PIDs: 015-097-129, 015-097-111
Dimensions	Width 66' x 115' Depth	Width 99' x 105' Depth
Site Area	7,590 SF	10,395 SF
Combined Site Area	17,985 SF	
Improvements	The Property is currently improved with one 2-storey mixed-use buildings.	The Property is currently improved with one 2-storey mixed-use buildings.
Stabilized Net Income	\$111,708.30	
Gross Taxes (2018)	\$22,776.27	\$31,460.93
Current Zoning	RM-4N Multiple Family Dwelling	
Land Use Designation	The Property is designated for mid-rise mixed-use development in the Joyce-Collingwood Station Precinct Plan, which allows for towers on sites surrounding the SkyTrain station.	
FSR (projected)*	5.0 FSR	
Estimated Buildable Area:	89,925 SF	

\*Consult the City of Vancouver to determine maximum FSR.





## Prospective Purchasers

For access to due diligence information and for details on the offering process, please contact the Listing Agents.

## Price

\$22,888,000

## Contact Us

### CASEY WEEKS

Personal Real Estate Corporation  
TEL 604 661 0811  
casey.weeks@colliers.com

### MORGAN IANNONE

Personal Real Estate Corporation  
TEL 604 662 2654  
morgan.iannone@colliers.com

### KELVIN LUK

Personal Real Estate Corporation  
TEL 604 662 2616  
kelvin.luk@colliers.com

### WILLIAM MAUNSELL

TEL 604 661 0876  
william.maunsell@colliers.com

## Site Plan



This document/email has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). © 2019. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Macaulay Nicolls Inc. MK032019