

FOR SALE

Transit Oriented Area **Corner Development Site**

3514 Price Street - 4822 Joyce Street,
Vancouver, BC



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REAL ESTATE GROUP

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Macdonald
COMMERCIAL

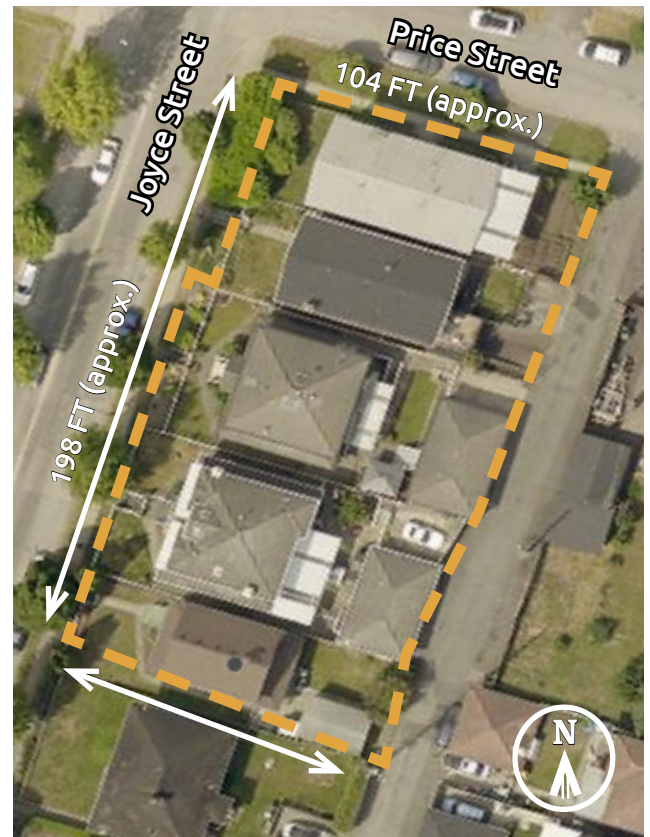
LOCATION

Renfrew-Collingwood, located in the eastern part of Vancouver, British Columbia, is a rapidly evolving neighborhood marked by significant real estate development. Historically a quiet, working-class area, it has undergone substantial transformation in recent years as developers respond to Vancouver's housing demands. High-rise condominiums and modern townhomes are increasingly dotting the landscape, particularly near key transit hubs like the Joyce-Collingwood SkyTrain Station. These developments are reshaping the skyline and attracting a diverse influx of new residents.

With this surge in housing projects, the neighborhood's population has been steadily growing. Young professionals and families are drawn by the relatively affordable options compared to Vancouver's core, as well as the convenient access to public transit, parks, and community amenities. As a result, Renfrew-Collingwood is becoming more densely populated, and local businesses are adapting to cater to the evolving demographic.

In parallel with real estate growth, the neighborhood is seeing a rise in average incomes. The influx of professionals and the development of higher-end residential projects have contributed to a gradual increase in property values, further boosting the economic profile of the area. While it retains a mix of long-time residents and newcomers, Renfrew-Collingwood is increasingly reflecting the broader trends of urban growth and economic change seen throughout Vancouver.

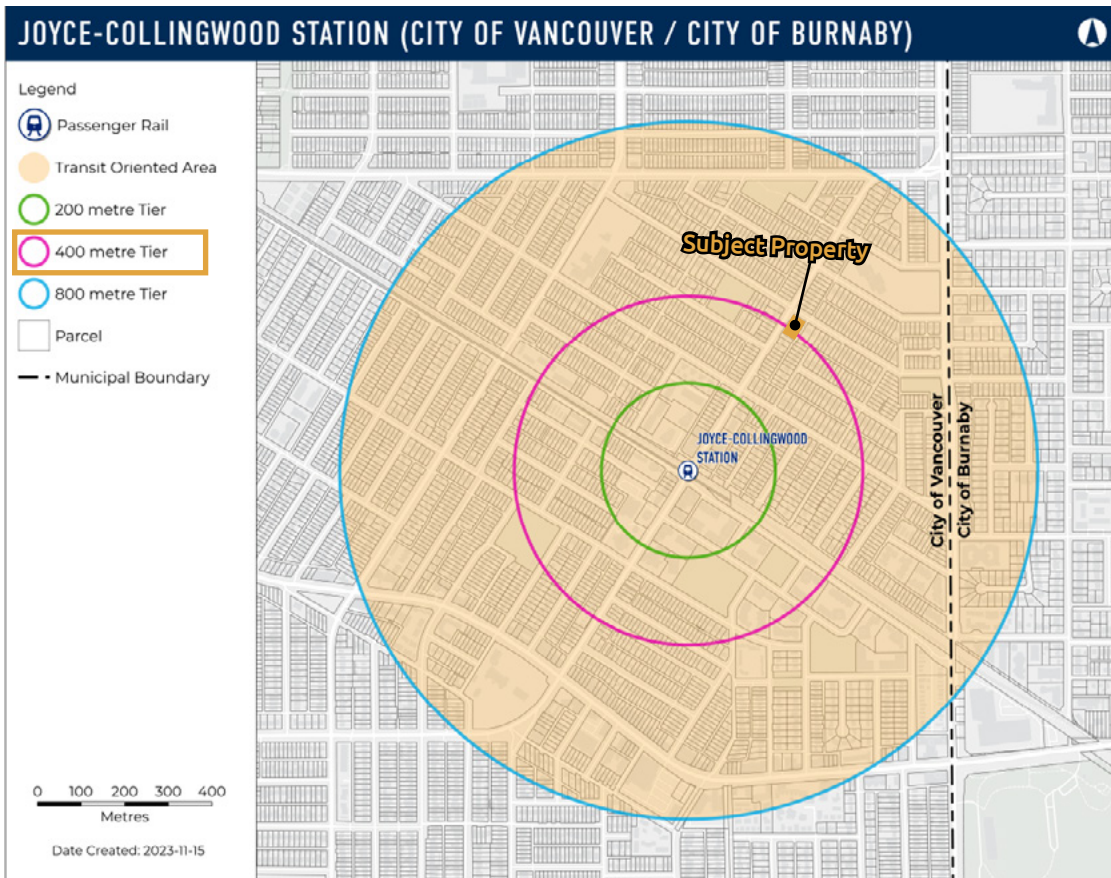
Lot Address:	3514 Price Street, 4804, 4808, 4814 & 4822 Joyce Street
Legal Description:	PID's (5 Lots): 007-980-892, 011-147-563, 007-980-922, 011-092-823, 014-000-555 LOT A, LOT B, EXCEPT PART IN EXPLANATORY PLAN 10887, BLOCK 84 DISTRICT LOT 36 PLAN 14070, LOT 2, EXCEPT PART IN EXPLANATORY PLAN LMP4214 OF LOT C BLOCK 84 DISTRICT LOTS 36 AND 51 PLAN 3318, LOT 3 EXCEPT PART IN PLAN LMP6544, BLOCK 84 DISTRICT LOTS 36 AND 51 PLAN 3318, LOT 6 BLOCK 84 DISTRICT LOTS 36 AND 51 PLAN 1975
Lot Size (approx.):	21,315 SF
Frontage:	+/- 198 FT
Depth:	+/- 104 - 112 FT
Density:	Up to 4.0 FSR
Height:	Up to 12 Storeys
Land Use:	Tier 2 TOA
Potential Buildable Density (approx.):	85,260 SF
Listing Price:	Contact Agents



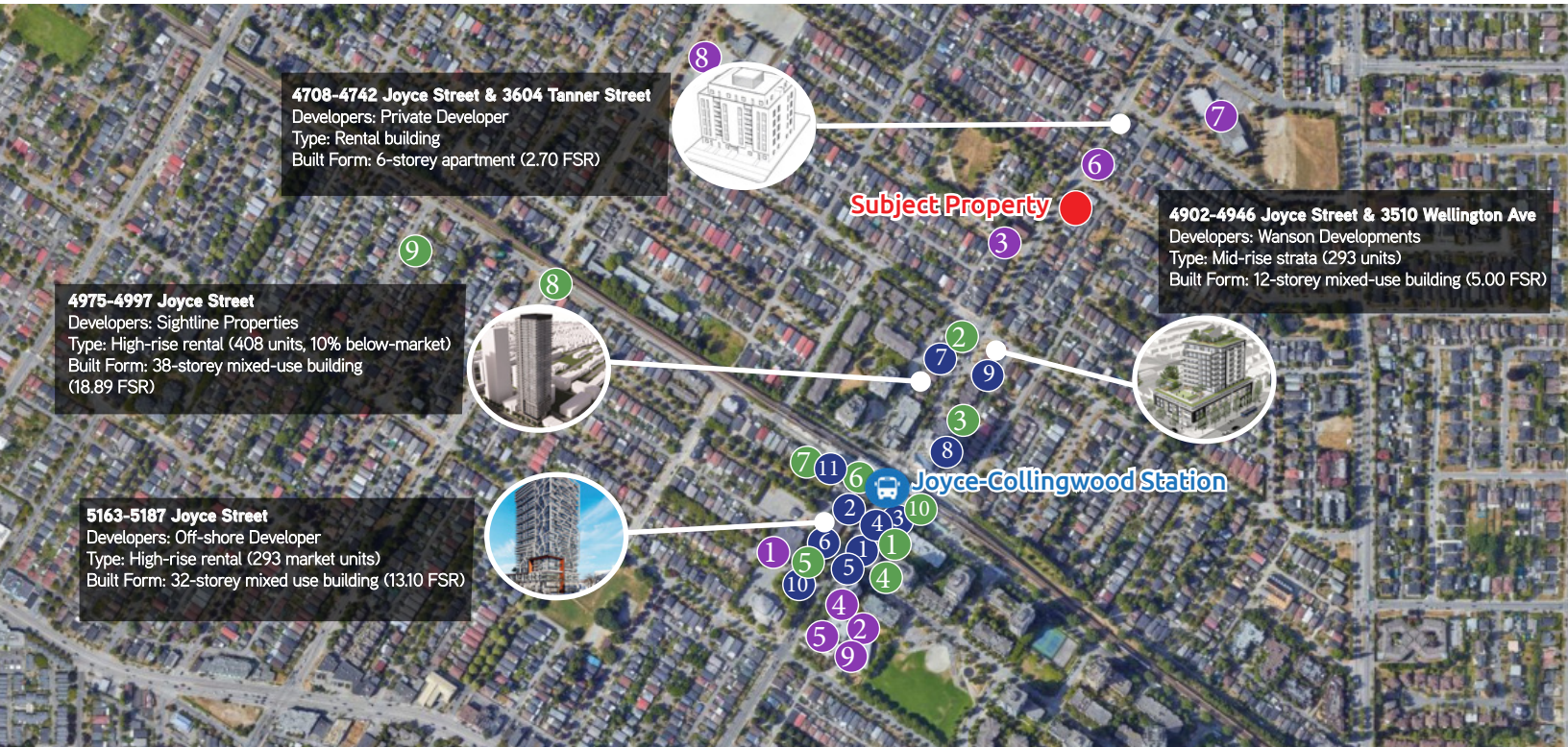
TRANSIT ORIENTED DEVELOPMENT LAND USE

Attachment 3: Bill 47 Transit-Oriented Development Areas Distances, Transit Stations and Densities by Category

Municipality	Transit Hub Type	Prescribed Distance	Minimum Allowable Density (FAR)	Minimum Allowable Height (Storeys)
Burnaby Delta Coquitlam Langley (City + Township) Maple Ridge North Vancouver (City + District) New Westminster Pitt Meadows Port Coquitlam Port Moody Richmond Surrey Vancouver	Sky Train/ Canada Line (Rapid Transit Stop)	200m or less	Up to 5.0	Up to 20
		200m – 400m	Up to 4.0	Up to 12
		400m – 800m	Up to 3.0	Up to 8
	Prescribed Bus Exchange or West Coast Express Station	200m or less	Up to 4.0	Up to 12
		200m – 400m	Up to 3.0	Up to 8



SURROUNDING DEVELOPMENTS & AMENITIES



4708-4742 Joyce Street & 3604 Tanner Street
 Developers: Private Developer
 Type: Rental building
 Built Form: 6-storey apartment (2.70 FSR)



4902-4946 Joyce Street & 3510 Wellington Ave
 Developers: Wanson Developments
 Type: Mid-rise strata (293 units)
 Built Form: 12-storey mixed-use building (5.00 FSR)



4975-4997 Joyce Street
 Developers: Sightline Properties
 Type: High-rise rental (408 units, 10% below-market)
 Built Form: 38-storey mixed-use building (18.89 FSR)



5163-5187 Joyce Street
 Developers: Off-shore Developer
 Type: High-rise rental (293 market units)
 Built Form: 32-storey mixed use building (13.10 FSR)



● RESTAURANTS/CAFES ● SHOPPING/SERVICES ● COMMUNITY SERVICES

1. Subway
2. Bao Bakery
3. A&W
4. Freshslice
5. Bistro Kamome
6. Sunflower Bubble Tea
7. 852 Kitchen
8. Trees Organic Coffee
9. Panaderia Latina Bakery
10. Plato Filipino
11. Donair Land

1. Wellness Pharmacy
2. Joyce Laundromat & Drycleaners
3. Joyce Station Tailors
4. Joyce Hair Design
5. Kay Market
6. Tomo Tomo Hair Studio
7. Joyce Grocery
8. YOUuniform Market
9. Skinbeauty Co.
10. Big Sisters of BC Lower Mainland Head Office

1. St. Mary's School
2. Collingwood Neighbourhood House
3. Collingwood Baptist Church
4. St. Mary's Parish
5. Urban Village Church
6. Swan Childare
7. Graham D. Bruce Elementary School
8. Sir Wilfred Grenfell Elementary School
9. Collingwood Neighbourhood School

Drive time to:

UBC	31 min
BCIT (Burnaby Campus)	8 min
Downtown Vancouver	27 min
Metrotown	11 min
Brentwood	14 min

Transit time to:

BCIT (Burnaby Campus)	23 min
Downtown Vancouver	19 min
Metrotown	11 min
Brentwood	29 min

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