

Goodman:

FOR SALE

COLLINGWOOD MIXED-USE RENTAL DEVELOPMENT SITE

\$167/SF buildable

3070 Kingsway, Vancouver

Plans in place—zoning enactment May 2019

KINGSWAY

RUPERT ST



Approved 42-unit six-storey development

JOYCE ST



JOYCE-
COLLINGWOOD

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MIXED-USE MULTI-FAMILY RENTAL DEVELOPMENT SITE

Address	3070 Kingsway, Vancouver
PIDs	011-986-565, 011-986-549
Legal	Lot 1 & 2, Except Part In Reference Plan 2424, Block 16 District Lot 37 Plan 3952
Zoning	CD-1 (Comprehensive Development) enactment set for May 28, 2019
Lot size	10,676 SF
Development potential	Six-storey mixed-use building with 41 rental suites with at grade commercial

PROPOSED SUITE MIX

Type	Units	Avg. size (SF)	*2019 Avg. rent (\$)
Studio	12	466 SF	\$1,688
1 bedroom	15	512 SF	\$1,964
2 bedroom	10	743 SF	\$2,581
2 bedroom TH	1	822 SF	\$2,581
3 bedroom TH	3	1,292 SF	\$3,400
Commercial**	1	3,090 SF	\$6,953
Total	42	28,485 SF	

* from housing agreement
 ** can be demised

Parking	24 underground parking
Storeys	6
Buildable area	34,068 SF (3.14 FSR)

Price	\$5,700,000
Price/SF (land)	\$534/SF
Price/SF (buildable)	\$167/SF

This communication is not intended to cause or induce breach of an existing listing agreement. The information contained herein has been obtained from sources deemed reliable. While we have no reason to doubt its accuracy, we do not guarantee it. It is your responsibility to confirm its accuracy and completeness independently.



OPPORTUNITY

Rare opportunity to acquire a C-2 zoned lot improved with an existing one-storey commercial building in Vancouver's Collingwood neighbourhood. Rezoning has been approved to CD-1 for a six-storey mixed-use building with a three-storey townhouse development at the lane.

Redevelopment highlights:

- 41 affordable market rental units
- Commercial use at grade
- FSR of 3.14
- Buildable area of 34,068 SF
- Net rentable area 28,485 SF
- Max building height of 60'
- 24 parking spaces

Available reports:

- Environmental & Geotechnical Reports
- Architectural plans
- Report to Council
- Underpinning and crane swing agreements
- Cost to date summary



- **Rezoning application**
 - 2017
 - Submitted Nov, 2017
 - 2018
 - Community open house Feb 5, 2018
 - Urban Design Panel Feb 21, 2018
 - Urban Design Panel March 21, 2018
 - **Rezoning approvals**
 - 2019
 - Public Hearing on July 31, 2018
 - Zoning Bylaw Enactment by May 2019
 - **Development permit approvals**
 - 2020
 - DP submission by July 2019
 - DP "prior-to" letter by Nov 2019
 - DP issued by Jan 2020
 - **Building permit approvals**
 - 2020
 - Building permit submission by Dec 2019
 - Building permit issued by Apr 2020
 - **Anticipated construction date**
 - Apr 2020

3070 KINGSWAY, VANCOUVER

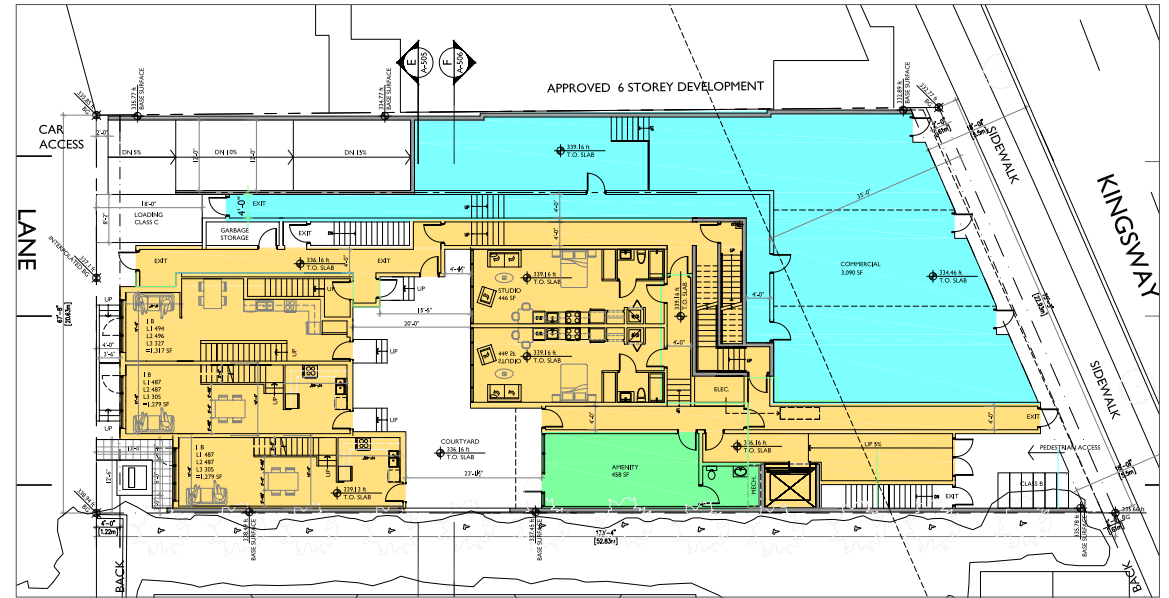
LOCATION

The site is located in East Vancouver's Collingwood neighbourhood on the south side of Kingsway between Rupert and Kerr Street, just north of E. 41st Avenue. There is direct bus access on Kingsway and the Joyce-Collingwood Skytrain Station is only a 13 minute walk away ensuring easy transportation to Downtown and Metrotown. Collingwood Park is a 6 minute walk, and two blocks to the east along Joyce Street are numerous amenities such as London drugs, Safeway and many cafes and restaurants. There will be a new rapid-service B-Line bus route launching in 2019 to service this area, as part of Phase One of the Mayors' Council 10-Year Vision.

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.

ARCHITECTURAL DRAWING



Joyce-Collingwood Skytrain Station



Vancouver Public Library



Collingwood Park

RECENT AND UPCOMING DEVELOPMENTS IN THE NEARBY AREA



JOYCE
by Westbank
256-suite high-rise



BLUESKY METROTOWN
By BlueSky Properties
299 suites + 66 rental units



THE WINDSOR
By Imani Development Corp
12-storey concrete tower



WALL CENTRE CENTRAL PARK
By Wall Centre Financial
332 suites completed in 2017



ACORN
By Citrine Homes
30-suite wood-frame condo

Goodman:



DOWNTOWN VANCOUVER

JOYCE-COLLINGWOOD SKYTRAIN

MILLENNIUM SKYTRAIN

BOUNDARY ROAD

VICTORIA DR

Future B-Line

KINGSWAY

EXPO LINE SKYTRAIN

CENTRAL PARK

METROTOWN

SUBJECT

SHOPPING & RESTAURANTS	EDUCATION & COMMUNITY	PARKS
01 Kensington Gardens, Dollarama, Shoppers Drug Mart, RBC	06 John Norquay Elementary	11 Earles Park
02 Purdy's Chocolatier	07 George T. Cunningham Elementary	12 Slocan Park
03 Domino's, 7-11, London Drugs, Vancity, BMO, CIBC, RBC	08 Dr. George M. Weir Elementary School, Killarney Secondary School, Killarney Pool & Community Centre, Running Track, figure Skating Club	13 Renfrew Ravine Park
04 Safeway, Canada Post, Starbucks, BC Liquor Store, Panago Pizza	09 Vancouver Public Library	14 Gaston Park
05 Subway, Freshslice Pizza	10 DR H N Maccorkindale Elementary	15 Collingwood Park
		16 Killarney Park, Nanaimo Park
		17 General Brock Park

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