



TEAM MICHELLE YU
RE/MAX REAL ESTATE SERVICES Independently Owned & Operated



Land Assembly

3368, 3374, 3382, 3386

Queens Avenue, Vancouver BC



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Description

An opportunity for a high-rise redevelopment site in the heart of Vancouver's thriving Joyce-Collingwood district, strategically positioned mere steps from the Joyce-Collingwood Skytrain station, providing unparalleled connectivity to the city's transit network.

Convenience is key, with the bustling Metropolis at Metrotown just a short drive away or a swift two-stop Skytrain journey, ensuring residents have access to an array of shopping, dining, and entertainment options.

Surrounded by green spaces like Collingwood Park and Gaston Park, and situated within the sought-after catchment area of esteemed educational institutions including Sir Wilfred Grenfell Elementary and Windermere Secondary School, this property caters to both leisure and family needs.

With an impressive Walk Score of 86, denoting its status as a pedestrian paradise, every amenity and necessity are conveniently within reach. This property represents a compelling investment opportunity within one of Vancouver's most dynamic neighborhoods, poised for growth and development.

Property Details

Address	PID	Frontage (ft)	Depth (ft)	2024 BC Assessment
3368 Queens Ave	012-036-226	56	139	\$2,865,800
3374 Queens Ave	012-036-269	43	139	\$3,480,000
3382 Queens Ave	004-583-094	33	139	\$1,924,000
3386 Queens Ave	012-036-277	33	139	\$1,934,000

Land Use Plan:	Transit Oriented Development Area – Tier 1
Potential Density:	5.5 FSR
Height:	Up to 20-Storeys
Site Area:	Approx. 22,935 sqft
Site Dimension:	165' x 139'

Height and Density

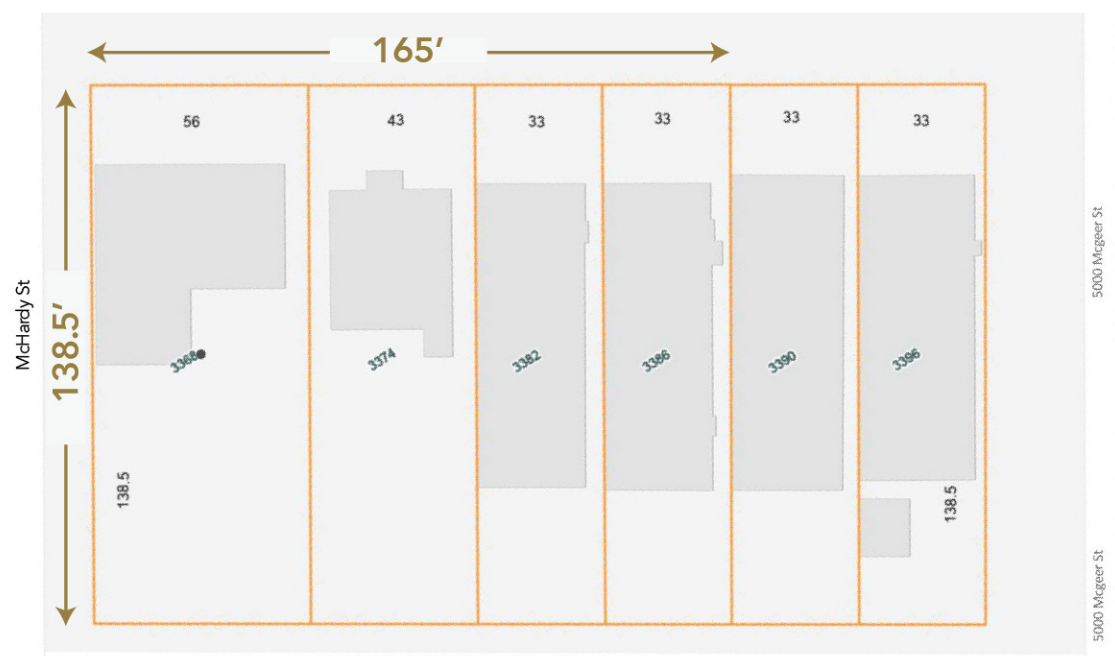
Rezoning applications will be considered based on the type of transit station and corresponding tier, as outlined in the two tables below. For Tier 1 sites, densities up to 5.50 FSR will be considered (an increase from the 5.00 FSR prescribed by the Province) to more accurately reflect achievable form of development. Since the specified FSRs and building heights may not directly correspond to one another, the limit is whichever is achieved first.

Table 1: SkyTrain Stations

Tier	Catchment Area (distance from station)	Height	Density
Tier 1	< 200m	Up to 20 storeys	Up to 5.50 FSR
Tier 2	200-400m	Up to 12 storeys	Up to 4.00 FSR
Tier 3	400-800m	Up to 8 storeys	Up to 3.00 FSR*

Form of Development

The minimum frontage required for all tower sites (12 storeys and above) is 45.7m (150 ft.), except for corner sites where the minimum frontage is 40.2 m (132 ft.).





Transit-Oriented Area - Joyce - Collingwood Station

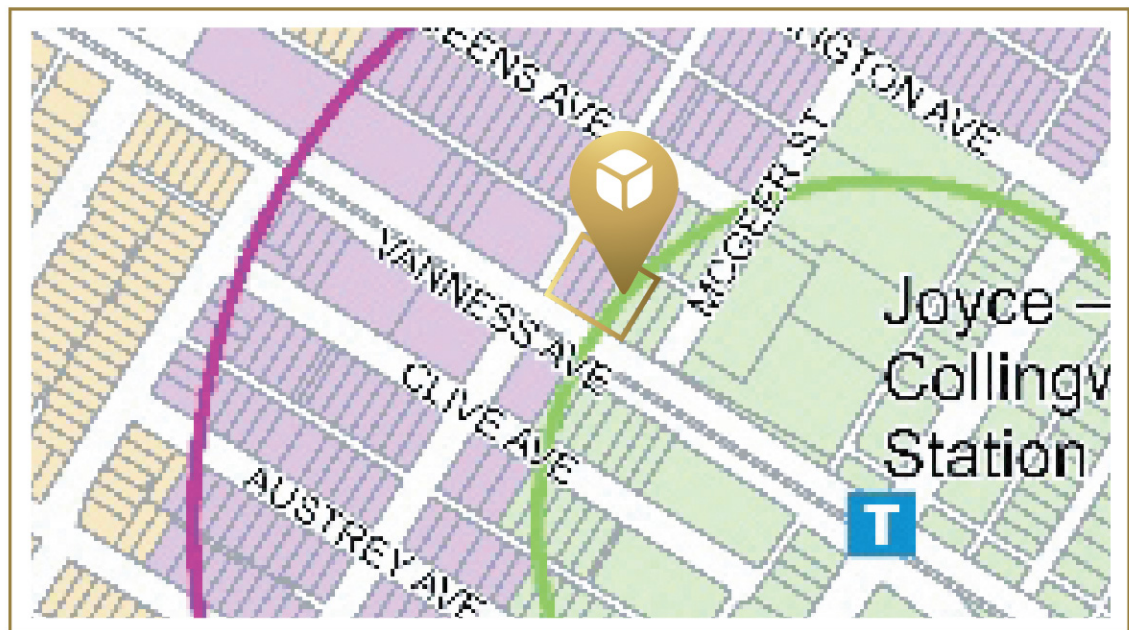
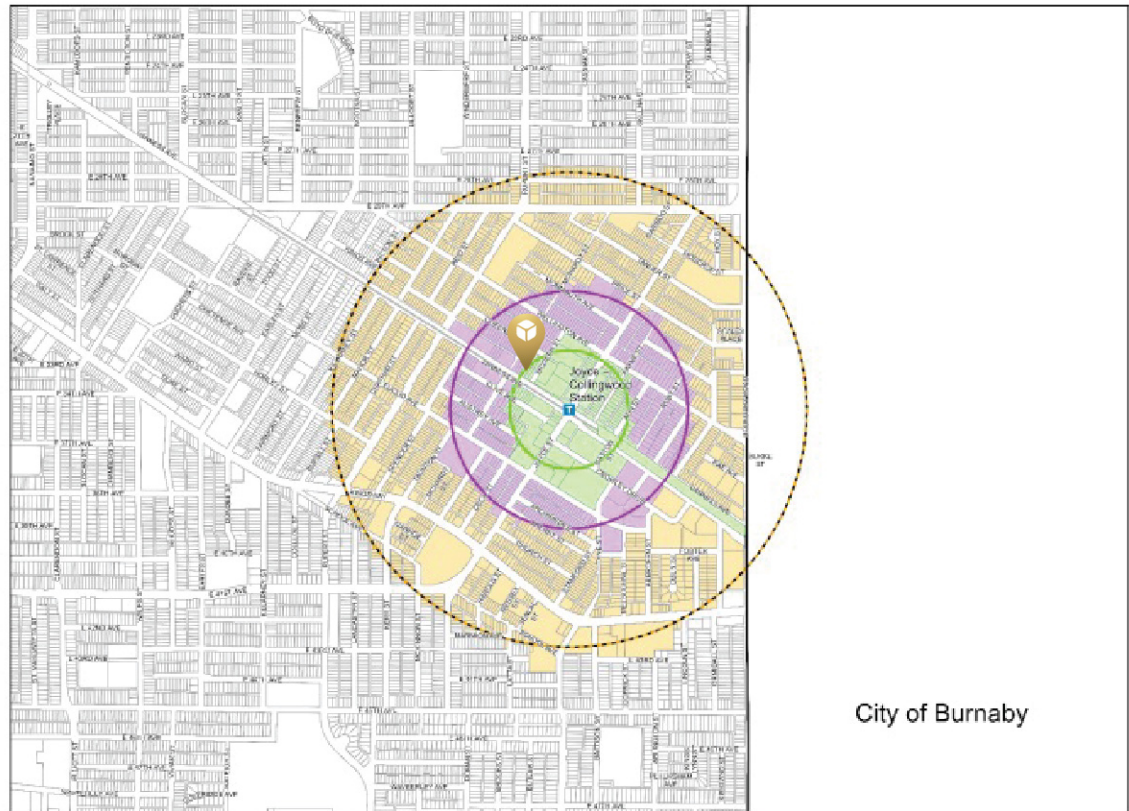
- Passenger Rail Station
- Parcel
- Municipal Boundary
- 200 metre Tier
- 400 metre Tier
- 600 metre Tier
- 200 metre Tier Parcel
- 400 metre Tier Parcel
- 600 metre Tier Parcel
- Transit-Oriented Area

If the boundary of a Transit-Oriented Area bisects a parcel of land, the parcel of land is deemed to be wholly within the Transit-Oriented Area. For parcels in overlapping Transit-Oriented Areas, the tier with the highest permissible height and density applies.

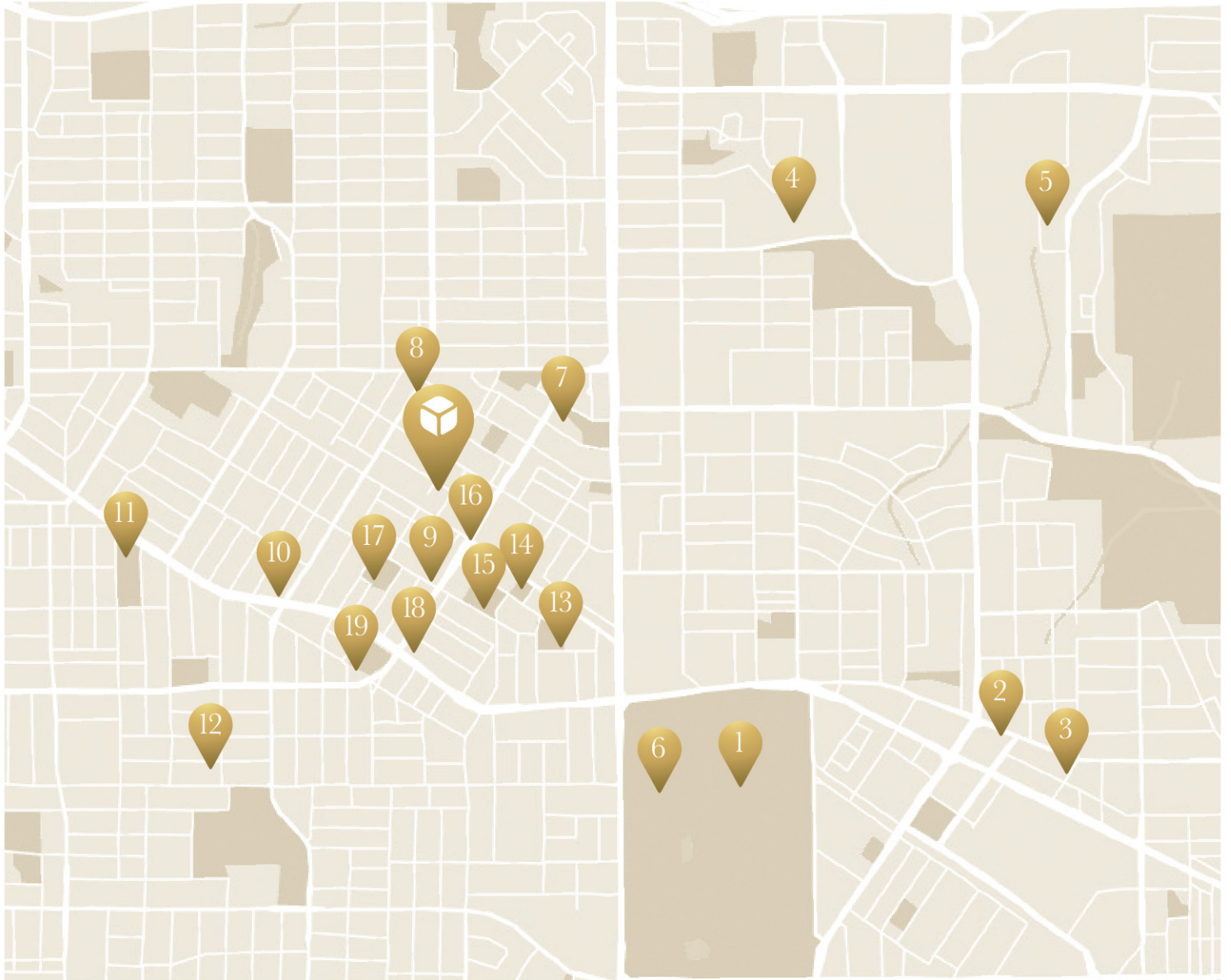


1:11,000

0 150 300 600 Meters



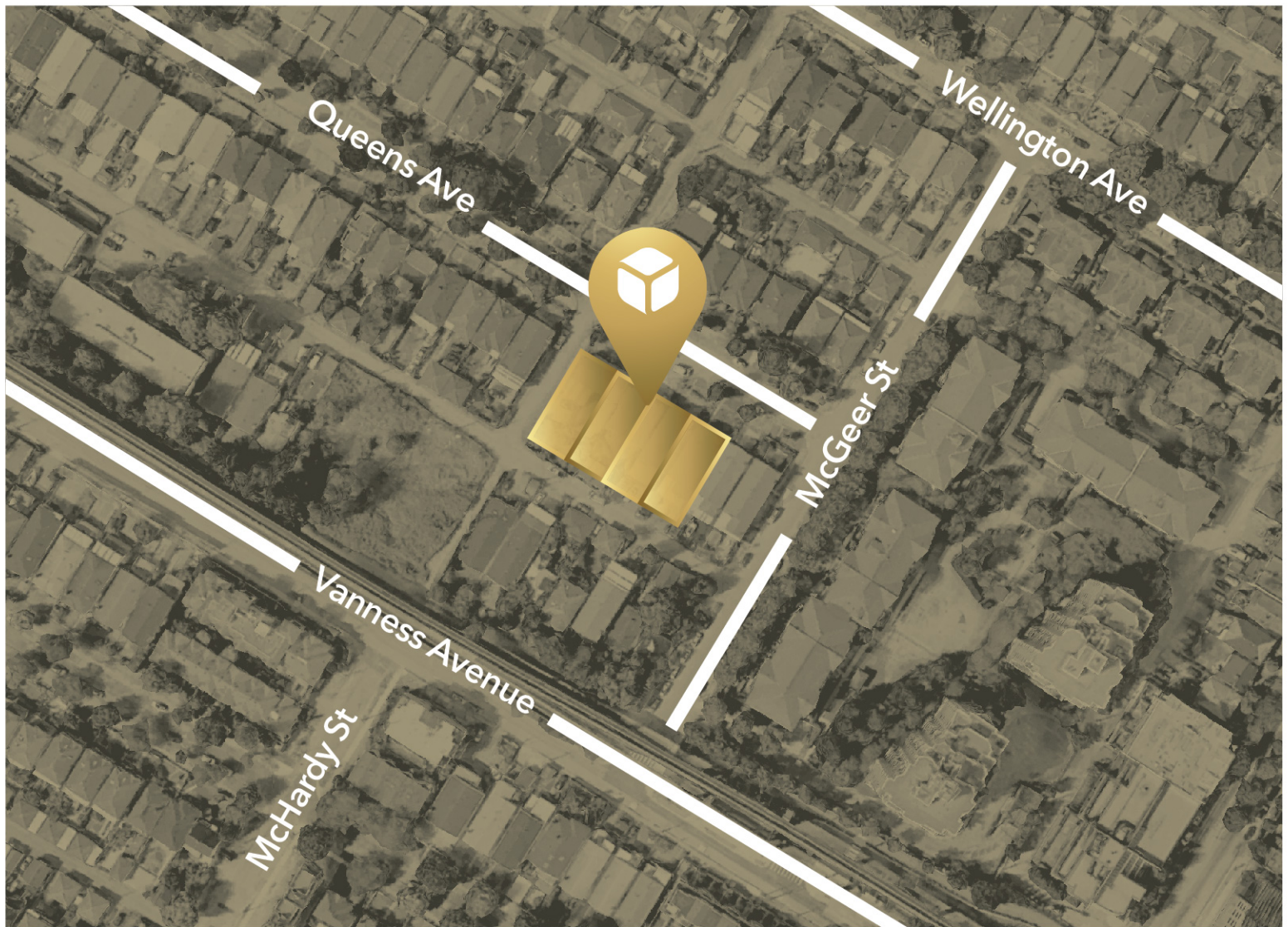
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3368, 3374, 3382, 3386 Queens Ave



- | | |
|---|---|
| 1. Central Park | 11. Norquay Park |
| 2. Crystal Mall | 12. Dr.George M. Weir Elementary School |
| 3. Metrotown | 13. Aberdeen Park |
| 4. Burnaby Hospital | 14. Melbourne Park |
| 5. British Columbia Inst of Technology | 15. Gaston Park |
| 6. Swangard Stadium | 16. Joyce Collingwood Station |
| 7. Graham D. Bruce Elementary School | 17. Collingwood Park |
| 8. Sir Wilfred Grenfell Elementary School | 18. Joyce St(NB) at Church St |
| 9. St. Mary's Parish | 19. Sir Guy Carleton Elementary School |
| 10. Vancouver Public Library | |



Offers: We invite developer's pricing, all offers must be received by the Vendor's exclusive agent Michelle Yu Personal Real Estate Corporation by email: offer@michelleyu.com

Team Michelle Yu Land Assembly division has over 50 years of combined experience in residential and commercial real estate transactions and her team consistently performs in the top 1% of realtors in the Greater Vancouver Real Estate Board.

Michelle and her team are committed to bringing their professional negotiation skills to each and every project so that both Buyer and Sellers are left feeling well served and satisfied.

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