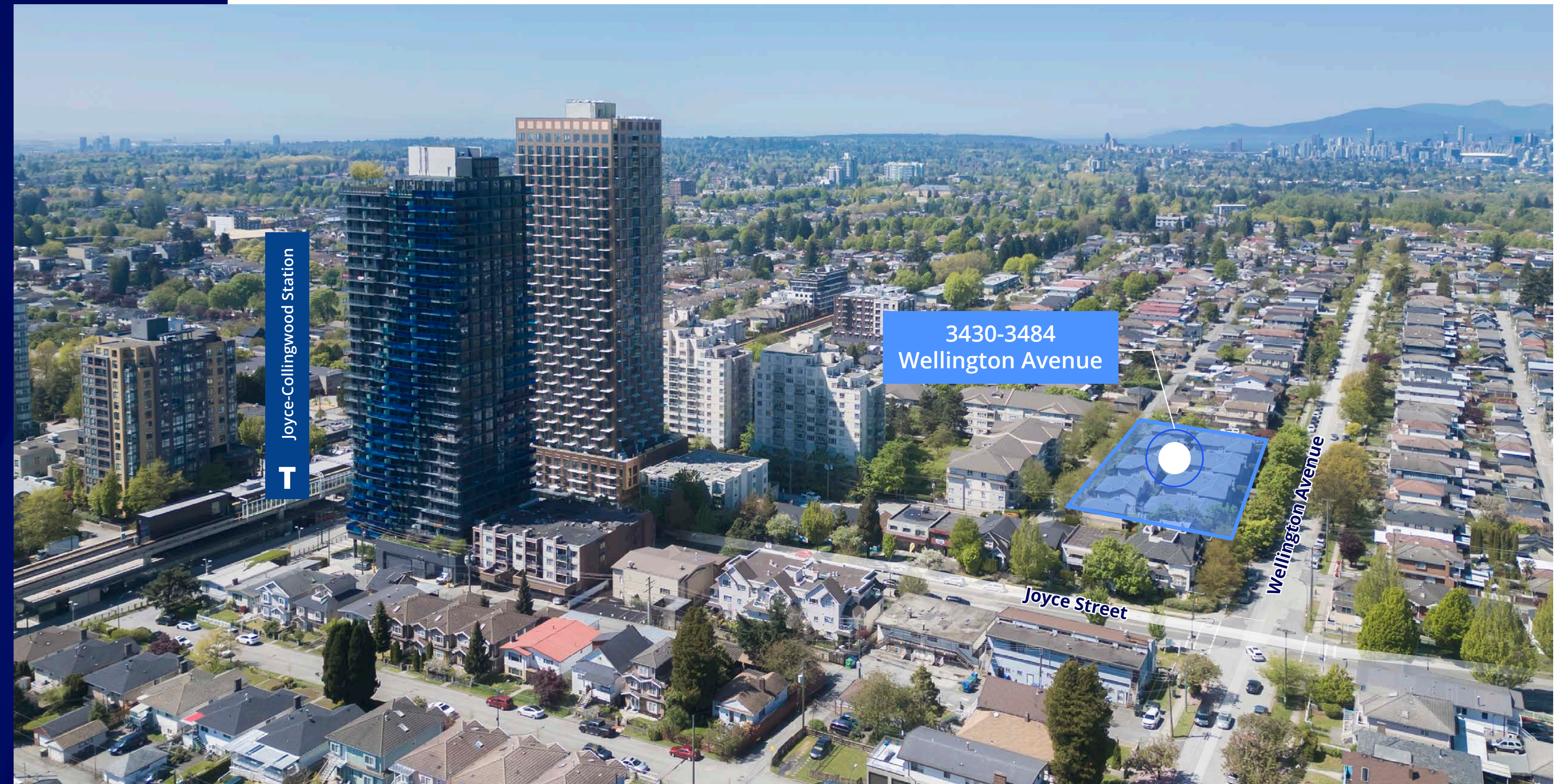


FOR SALE

3430-3484
Wellington Avenue
VANCOUVER, BC

44,402 SF Transit-oriented
development site with
strong holding income



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Property Highlights

3430-3484 Wellington Avenue, Vancouver

Colliers is pleased to present the opportunity to acquire a 44,402 SF (+1 acre) development site steps from Joyce-Collingwood Station.

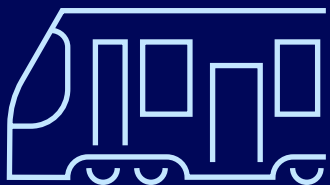
The site is currently improved with Wellington Mews (LMS 751) (the “Property”), a residential strata consisting of 24 townhouse units over 9 buildings.

The Property has been well maintained, including attractive landscaping, and provides convenient access to rapid transit, parks and amenities.



Excellent Development Scale

The Property boasts over 44,000 SF of land, providing ample area for scale and flexibility of tower design and placement.



Transit-Oriented Advantage

Located less than 200 meters from Joyce-Collingwood Skytrain Station offering exceptional connectivity to downtown Vancouver, Burnaby, and all parts of the Lower Mainland.



Neighbourhood Amenities

Close proximity to essential services, including cafes, grocery stores, pharmacies, banks, community centres, schools, parks and shopping centers like Metropolis at Metrotown

Salient Facts

Property	3430-3484 Wellington Avenue, Vancouver
Legal Description	24 separate PID's
Strata Plan	LMS 751
Property Size	44,402 SF (+1 acre)
Frontage	336.50 feet - Wellington Avenue 132.18 feet - McGreer Street
Zoning	CD-1 (222)
Area Plan	Joyce-Collingwood
Proposed Building Height	Minimum 20 storeys under the TOA designation
Proposed Density	Minimum density of 5.0 FSR under the TOA designation
Gross Buildable Area	222,000+ BSF
Current Land Use	9 townhome style apartment buildings with 24 individual strata titled units
Gross Taxes	\$66,997.64 (Combined)
Sales Price	Contact Listing Agents



FOR SALE

3430-3484
Wellington Avenue
VANCOUVER, BC



Assessed Value
(2025)

Land
\$19,008,000

Improvement
\$4,403,000

Total Assessed Value
\$23,411,000

WELLINGTON MEWS - BUILDING DETAILS

Current Improvements	9 townhome style apartment buildings totaling 24 individual strata titled units
Site Size	44,402 SF (1.02 acres)
Property Taxes (2024)	\$66,997.64
Year Built	1992
Suite Mix	24 x 3-bedroom units
Average Unit Size	1,077 SF 3 level units
Parking	Secured Underground parking garage

Site Plan

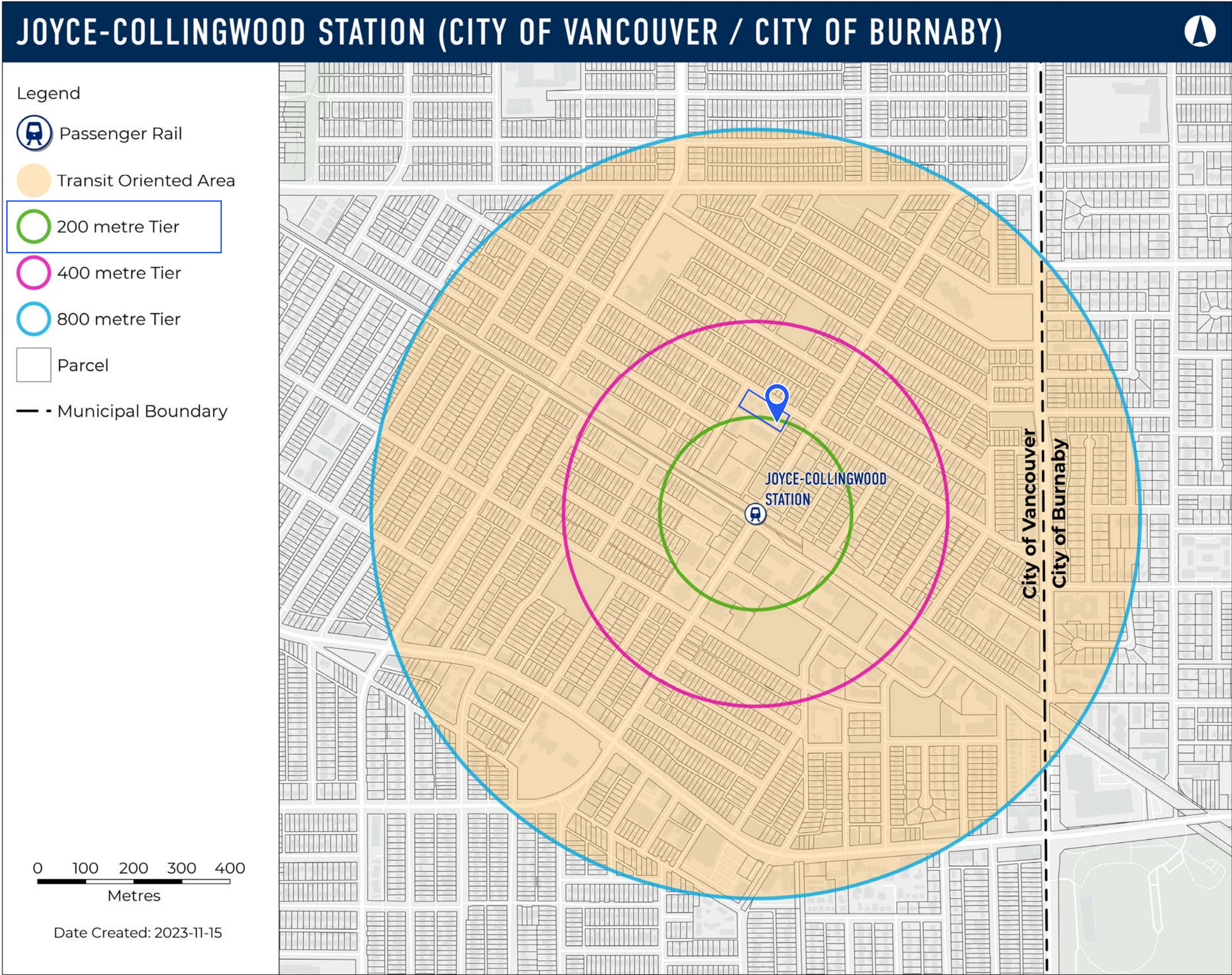


Land Use Designation

TOA Designation

The Property is located within 200m of the Joyce-Collingwood Station and will qualify for minimum density of 5.0 FSR under the Provincial Transit Oriented Areas (TOAs) policy. The TOA policy was brought into legislation in December 2023 by the provincial government and prescribes minimum height and density for development near transit hubs to help achieve the goals of transit-oriented development.

MINIMUM ALLOWABLE DENSITY FRAMEWORK (FAR/FSR AND BUILDING HEIGHT)				
TOA Type	Tier	Prescribed Distance	Minimum Allowable Density (FAR/FSR)	Minimum Allowable Height (Storeys)
SkyTrain	1	Less than 200	Up to 5.0	Up to 20
	2	200-400	Up to 4.0	Up to 12
	3	400-800	Up to 3.0	Up to 8
Bus/WCE	4	Less than 200	Up to 4.0	Up to 12
	5	200-400	Up to 3.0	Up to 8



Neighbourhood Context

Despite the minimum density threshold established by the provincial TOA policy, the Joyce Collingwood Precinct is home to significant high-density development and recent City of Vancouver approvals.

An overview of the heights and densities achieved or in progress are highlighted below.

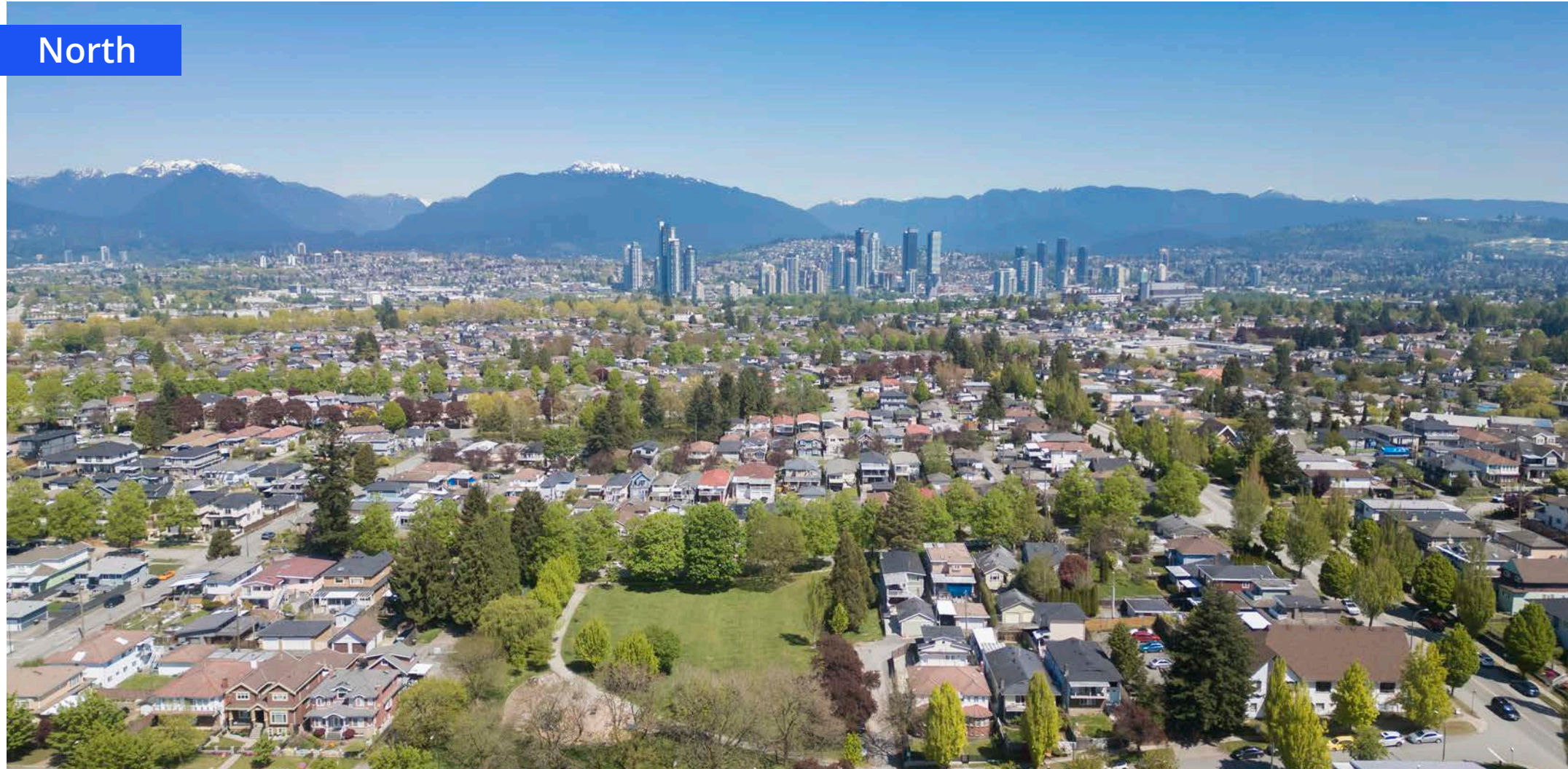
	Address	Density FSR	Height Storey	Status
1	5055 Joyce Street	16.1	36	Complete
2	5050 – 5080 Joyce Street	15.37	29	Complete
3	3362-3384 Vanness Avenue	11.34	30 & 33	Approved
4	4975 – 4997 Joyce Street	18.89	38	Submitted
5	5163 – 5187 Joyce Street	13.10	32	Submitted



Photo Gallery

Potential Views from Site | 20 Storeys

North



East



South



West

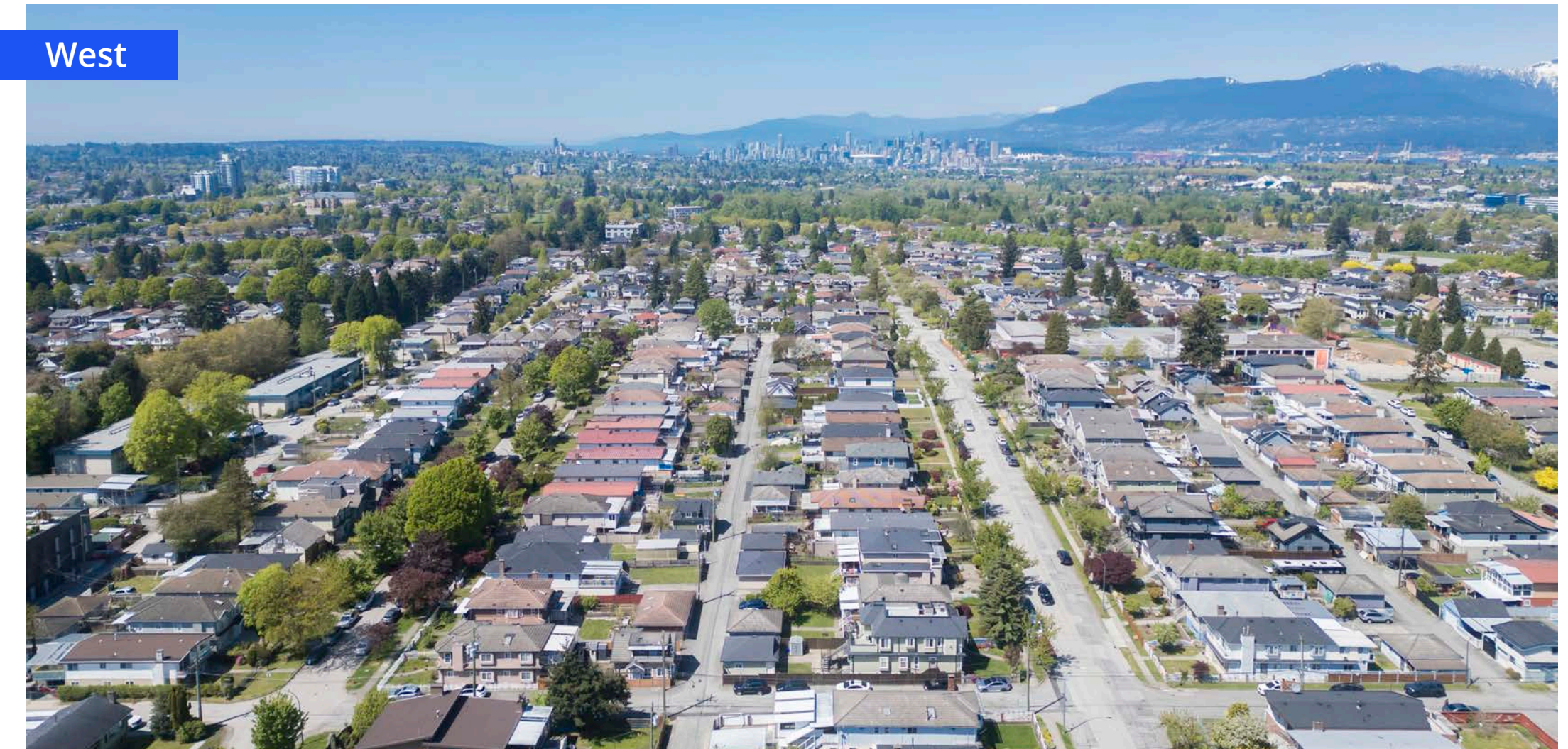


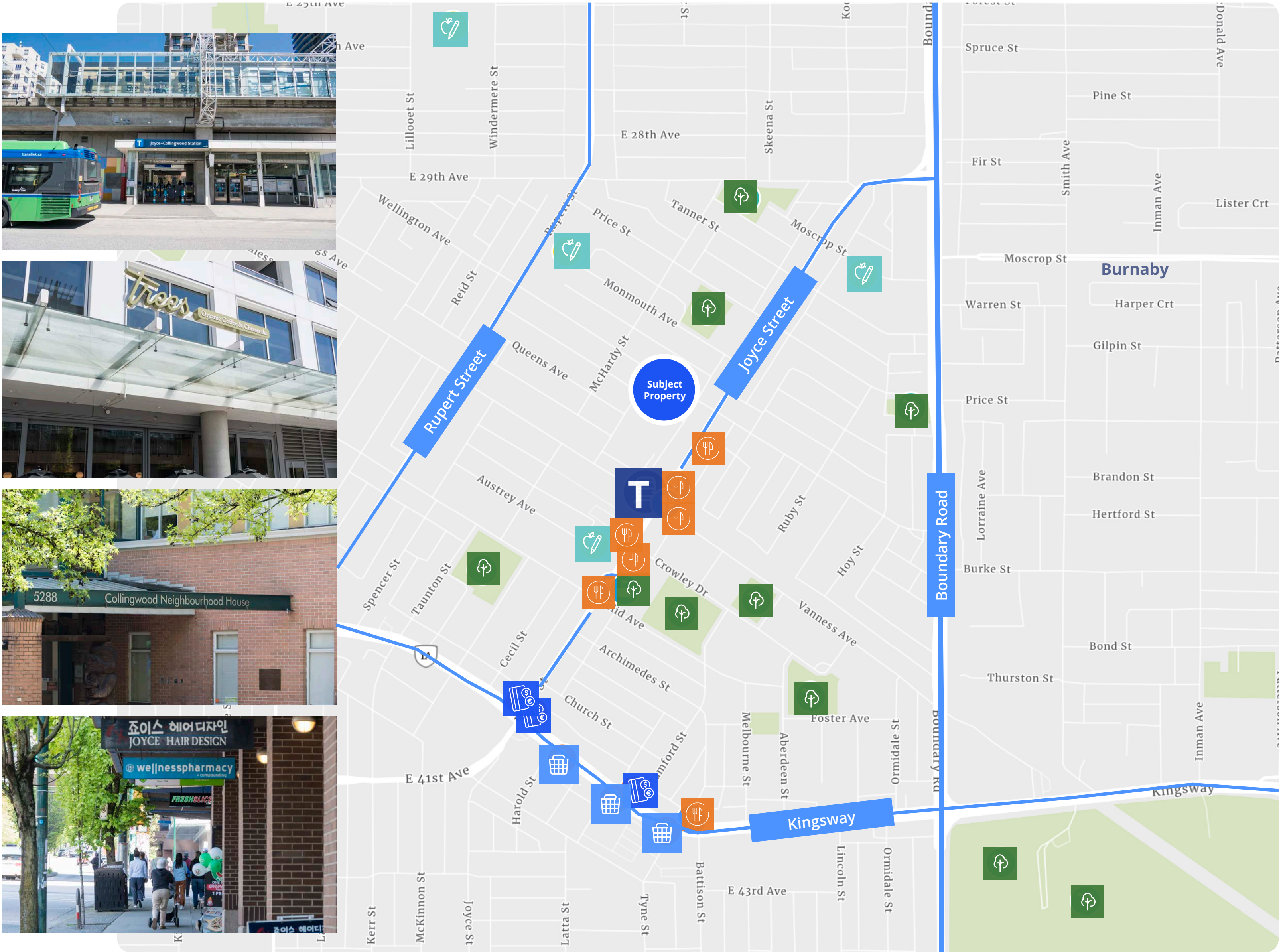
Photo Gallery

Wellington Mews - Grounds



Location Overview

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 to Metropolis at Metrotown, B.C.I.T., or Waterfront in under 15 minutes. The Joyce-Collingwood station is also a hub for several bus routes providing convenient access to bus lines servicing destinations such as Oakridge Shopping Centre and UBC.



85

Walk Score

Very Walkable

85

Transit Score

Excellent Transit

77

Bike Score

Very Bikeable

Offering Guidelines

Strata Wind-up Offering Guidelines

Prospective purchasers are invited to submit offers to purchase the Property for consideration by the Vendors. Offers should be presented in the form of offer preferred by the Vendors, a copy of which is available through the Listing Agents upon request.

The sale of the Property will be subject to the termination (wind-up) of Strata Plan LMS 751 in accordance with the applicable provincial legislation. Legislation will require the Approval of the offer by 80% of the Strata Owners at a Special General Meeting of the Strata Corporation and subsequent approval by the Supreme Court of British Columbia.

To receive further information about this Offering, after signing a Confidentiality Agreement access to an online data room will be provided.



SFU

Coquitlam

Metrotown

FOR SALE

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