

FOR SALE

5019, 5023, 5029, 5033 Payne Street
14,256 SF TRANSIT ORIENTED DEVELOPMENT SITE



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SITE HIGHLIGHTS

- Located in the Joyce Collingwood Plan
- TOA Tier 1 Development Site with Excellent Holding Income
- Excellent views of North Shore mountains & downtown
- Total Site Frontage of 144'
- Lot Depths of 99'
- Total Site Area of 14,256 SF
- Total Assessed Value of \$7,441,700
- Minimal TRPP Requirements < than 4 tenants
- CoV notes a 10' Road Widening Dedication on Payne Street

OPPORTUNITY HIGHLIGHTS

The City recognizes that strengthening the economic feasibility of development in East Vancouver is vital, and that enabling greater building heights and densities through rezonings creates the conditions for success.

Recent Rezoning Approval:

<https://shapeyourcity.ca/4975-4997-Joyce-St>

Subject Site Massing Potential

Yields Strong Development Potential

- Smaller mid block site
- Same Designation as Subject Site in the JC Plan.

Applying JC Plan setbacks with a minor relaxation:

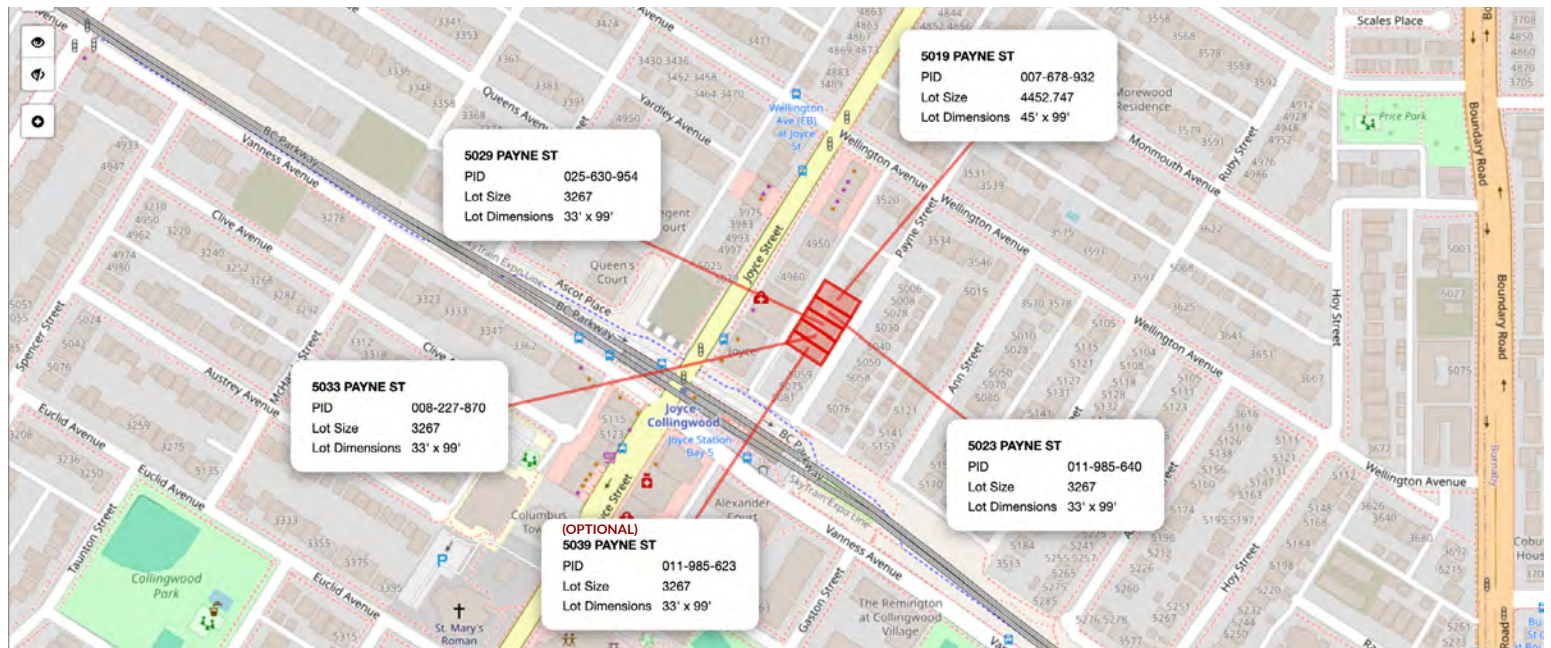
- Tower floor plates of 104' x 60'
- Tower height up to 30 Storeys

Buildable area:

- +/- 190,000 SF
- Density: +/- 13.3 FSR
- Land Cost: +/- \$70 per buildable SF
- Unit Yield: 300+ homes



PROPERTY DETAILS



LOCATION

A half block north of Joyce Skytrain Station, on Payne Street

LOT DIMENSIONS

5019, 5023, 5029 & 5033 Payne Street

5019 Payne: 45' x 99' = 4,455 Sq Ft.
 5023 Payne: 33' x 99' = 3,267 Sq Ft.
 5029 Payne: 33' x 99' = 3,267 Sq Ft.
 5033 Payne: 33' x 99' = 3,267 Sq Ft.

LOCAL AREA PLAN

See Joyce-Collingwood Station Precinct Plan, T1 Sub-area:
 Joyce-Collingwood Station Precinct Plan Chapters 5 & 8 for massing guidelines

PROPERTY TAXES AS OF 2025

5019 Payne = \$8,267.23
 5023 Payne = \$9,207.36
 5029 Payne = \$8,139.32
 5033 Payne = \$8,236.03

PIDs

5019 – 007-678-932
 5023 – 011-985-640
 5029 – 025-630-954
 5033 – 008-227-870

JOYCE COLLINGWOOD REZONE POLICY

<https://guidelines.vancouver.ca/policy-plan-joyce-collingwood-station-precinct.pdf>

LEGAL ADDRESSES

5019 Payne

LOT K, BLOCK 16&50, PLAN VAP15377, DISTRICT LOT 36, GROUP 1, NEW WESTMINSTER LAND DISTRICT

5023 Payne

LOT 10, BLOCK 15, PLAN VAP3965, DISTRICT LOT 36, NEW WESTMINSTER LAND DISTRICT, & DL 51

5029 Payne

LOT A, BLOCK 15, PLAN BCP4656, DISTRICT LOT 36, NEW WESTMINSTER LAND DISTRICT, OF LOT 9, & DL 51

5033 Payne

LOT 8, BLOCK 15, PLAN VAP3965, DISTRICT LOT 36 & 51, NEW WESTMINSTER LAND DISTRICT

THE NEIGHBOURHOOD

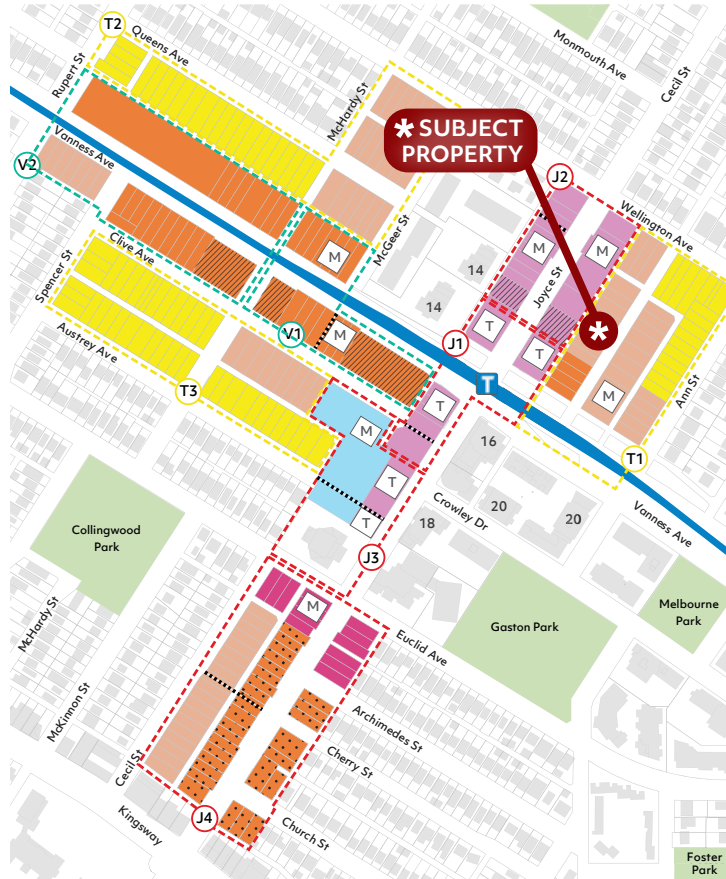
144' frontage on Payne
Option for additional lot

Busy transit hub on the Expo
Line, 30,000 passengers daily

Central location, only 20
minutes to downtown by car
or Skytrain

8 minutes to BCIT or Burnaby
General Hospital

7 parks within 10-minute walk



MAP RETRIEVED FROM FIGURE 5.2 IN JOYCE-COLLINGWOOD
PRECINCT PLAN (CITY OF VANCOUVER)

Transit-Oriented Area - Joyce - Collingwood

TOA DESIGN GUIDELINES

20 Storey minimum
tower height if rental

Below market rental units
Negotiable

CAC Exempt if rental

TOA Rezoning Policy

Site exceeds
140' frontage requirement

Joyce Collingwood Plan
completed in 2016

TI Sub Area

