

Twin towers include 679 rental units near Joyce-Collingwood station



The unconventional shape and facade of the towers are inspired by the area's urban environment.

Twin towers, 30 and 33 storeys, have been approved for development at 3352-3386 Vanness Ave. and 3347 Clive Ave, near the Joyce-Collingwood SkyTrain station.

The development will include 679 secured purpose-built rental homes, with 68 units (10% of the residential floor area) set aside for below-market rental units and the remainder as market rental units. The unit size mix is 372 studio units, 70 one-bedroom units, 237 two-bedroom units, and 31 three-bedroom units.

This project replaces a 1993-built, 12-storey "leaky" condominium building on the site, which is immediately south of the transit hub. The existing building's residential and retail strata owners are selling their property for its redevelopment potential and to avoid a repair bill of \$75,000 to \$100,000 per unit.

In addition to the rental housing, there will be a 4,600 sq ft childcare facility on the ground level with a large outdoor amenity space fronting Clive Avenue. Nearly 9,000 sq ft of retail/restaurant uses on the ground level will activate the building's frontage with Vanness Street.

According to the architects, the unconventional shape and facade of the towers are inspired by the area's urban environment. The V-shaped, tapered gap between the towers is based on the artificial valley-like urban form of the

growing number of towers that line the elevated guideway of the SkyTrain Expo Line, particularly when viewed from the front of the train.

Four underground levels will contain 214 vehicle parking stalls and nearly 1,300 bike parking spaces.

In exchange for the density and uses, Intracorp Homes is providing nearly \$24 million in public benefits, including \$7.75 million from the in-kind value of the on-site childcare facility, \$500,000 as a cash community amenity contribution (CACs), \$14.9 million in development cost levies, and \$864,000 in public art.

This is the second major secured purpose-built rental housing project for the immediate area around the transit hub, with Westbank currently well into the process of constructing their 36-storey tower with 360 rental units at 5055 Joyce St. immediately north of the station, replacing the YMCA facility.

Proposed condo tower would provide new home for Collingwood Library

A 32-storey condo tower proposed for 5163-5187 Joyce St., just south of SkyTrain's Joyce-Collingwood Station would include a new location for the Collingwood Branch Library.

The mixed-use redevelopment envisions 293 condominium homes, with a unit mix of 177 one-bedroom units, 87 two-bedroom units, and 29 three-bedroom units.

The site is currently occupied by two-storey retail and residential buildings constructed in the early 1970s.

The tower's first two floors will be dedicated to commercial and public uses, including 5,200 sq. ft. of retail and restaurant space on the ground level, and 14,600 sq. ft. of public library space largely on the second level.

The inclusion of a public library near the transit hub is guided by the city's Joyce-Collingwood Station Precinct Plan, and would replace VPL's aging Collingwood branch location at 2985 Kingsway.

Six underground levels contain 228 vehicle parking stalls and 588 bike parking spaces.

Just to the north of this development at 4902-4946 Joyce St and 3510 Wellington Ave., another mixed-use, 12-storey condo tower is proposed.

The proposal calls for nine replacement rental units and 104 strata condominium units. The unit size mix is 25 studios, 40 one-bedroom units, 33 two-bedroom units, and 15 three-bedroom units.

The development would replace a number of small older two-storey, mixed-use buildings containing nine rental

apartments and small businesses, such as Panaderia Latina Bakery, Joyce Way Food Market, RNZ Grocery Meat & Restaurant, Lovely Uyghur, and Sushi Taku.

On the ground level, there will be 8,879 sq ft of retail/restaurant space — representing a net gain compared to the existing buildings — across nine small commercial units.

Three underground levels will contain 107 vehicle parking stalls and over 200 bike parking spaces.



The public library space proposed for this development would largely be on the second level and encompass 14,600 sq. ft.

Mable Elmore, MLA VANCOUVER-KENSINGTON

CONSTITUENCY OFFICE:
6106 Fraser Street,
Vancouver, BC V5W 3A1

HOURS:
Mon. to Thurs. – 10am to 4:30pm
Friday by appointment only.

Phone: 604-775-1033
Mable.Elmore.MLA@leg.bc.ca



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