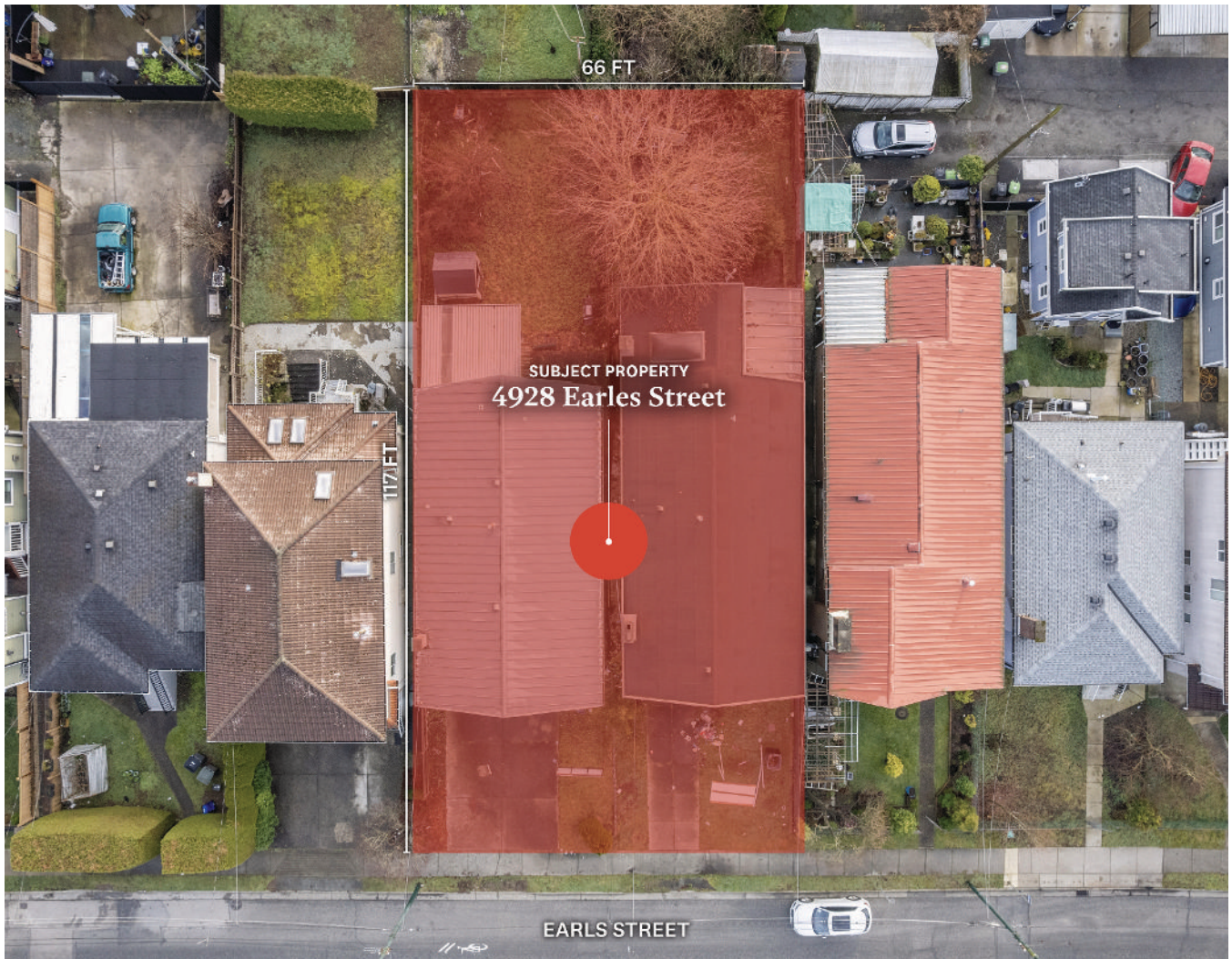


FOR SALE

4928 Earles Street, Vancouver

DEVELOPMENT OPPORTUNITY IN NORQUAY VILLAGE, VANCOUVER



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rennie

the opportunity

A rare opportunity to acquire a development site consisting of 2 contiguous single family homes within affluent Norquay Village in Vancouver. This offering features development approval in place for 10 efficiently designed strata-titled townhomes, including 2 lock-off unit options. Additional flexibility in development options include duplex and/or multiplex dwellings.

Situated in the heart of Renfrew Collingwood - Norquay Village, this development opportunity benefits from ease of accessibility to rapid transit, community parks, schools, and a variety of everyday amenities along the Kingsway corridor.

Norquay Village has a number of unique features. The neighbourhood benefits from excellent connectivity to the broader city and region (especially central Vancouver) via two major transportation corridors: Kingsway and the SkyTrain/BC Parkway corridor (Nanaimo and 29th Avenue SkyTrain stations are within close proximity to site).



site profile



SUBJECT PROPERTY

4928 Earles Street, Vancouver

SITE LOCATION

Located on the east side of Earles Street, north of Horley Street.

LOT SIZE (EST.)

7,722 SF

LOT DIMENSIONS (EST.)

Frontage: 66 feet
Depth: 117 feet

PROPERTY TAXES (2025)

\$13,245.70

BC ASSESSMENT VALUE (2025)

\$1,607,000

ZONING

RM-7(Multiple Dwelling)

LEGAL DESCRIPTION

LOT A BLOCK 115 DISTRICT LOT 37 GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP130041

LAND USE DESIGNATION

Norquay Village - Stacked Townhouse
• Proposed FSR: 1.2
• Proposed Height: 4-storeys (37.7 feet)

ASKING PRICE

\$4,800,000



land use

Norquay Village Neighbourhood Centre Plan 2010: Stacked Townhouse Zone

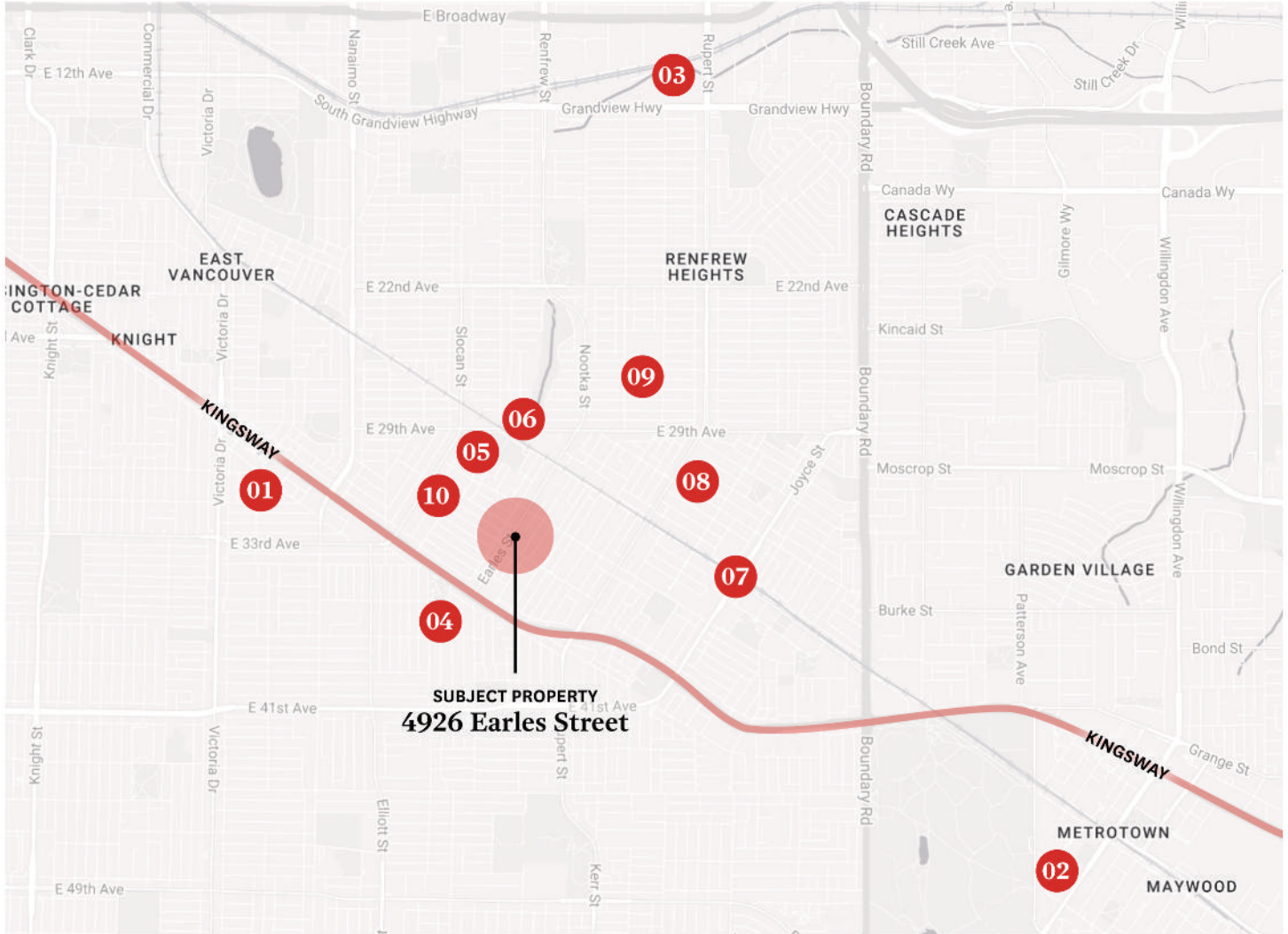


The Official Community Plan supports Stacked Townhouse development on the assembled site, enabling a low-rise, family-oriented housing form that integrates well within established residential neighbourhoods.


Currently Proposed Development Highlights


- 10 stratified townhomes with 2 lock-off units
- Total density of 1.20 FSR (approximately 10,375 sq. ft.)
- Proposed height of 4-storeys (approximately 37.7 ft)
- Surface parking spaces from lane


area map



WALK SCORE

 **85/100 Very Walkable**
Most errands can be accomplished on foot.

 **85/100 Excellent Transit**
Convenient for most trips.

 **78/100 Very Bikeable**
Biking is convenient for most trips.

URBAN CONVENIENCES

1. T&T Supermarket
2. Metrotown
3. Real Canadian Superstore

COMMUNITY & TRANSIT

4. Norquay Park
5. Slokan Park
6. 29th Avenue SkyTrain Station
7. Joyce–Collingwood SkyTrain Station

SCHOOLS

8. Sir Wilfred Grenfell Elementary School
9. Windermere Secondary School
10. John Norquay Elementary School



site area



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