

PROPERTY REPORT

1010-2220 KINGSWAY

Vancouver BC

V5N 2T7

Canada

PID: 030-606-438

FEBRUARY 17, 2021



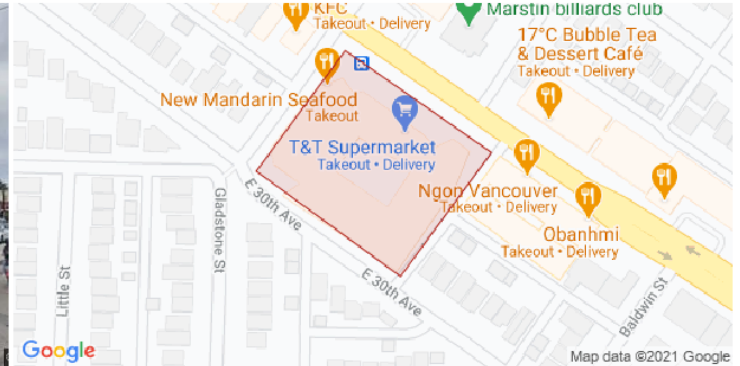
Shaun T. Carson
eXp Realty
701 W. Georgia St, Vancouver, BC
P: +1236-888-8898
shauntcarson@gmail.com
<http://www.shauntcarson.ca>







Shaun T. Carson
eXp Realty
 701 W. Georgia St, Vancouver, BC
 P: +1236-888-8898
 shauntcarson@gmail.com
 http://www.shauntcarson.ca



1010-2220 KINGSWAY Vancouver BC V5N 2T7

PID	030-606-438	Legal Description	STRATA LOT 333, PLAN EPSS134, DISTRICT LOT 393, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V				
Zoning	CD-1 (556), 2220 Kingsway	Community Plans(s)	NCP: Kensington-Cedar Cottage, LAP: Norquay Village - Kingsway Mid-rise, not in ALR				
Registered Owner	-						
Floor Area	880 Ft ²	Max Elevation	80.78 m	Year Built	2018	Transit Score	82 / Excellent Transit
Lot Size	-	Min Elevation	78.39 m	Bedrooms	2	WalkScore	83 / Very Walkable
Dimensions	-	Annual Taxes	\$2,416.61	Bathrooms	2	Structure	STRATA-LOT RESIDENCE (CONDOMINIUM)

MLS HISTORY

	Status (Date)	DOM	LP/SP	Firm
R2442159	Terminated 10/07/2020	69	\$799,000 / -	Nu Stream Realty Inc.
R2434975	Terminated 02/03/2020	21	\$799,000 / -	Oakwyn Realty Downtown Ltd.
R2429893	Terminated 30/01/2020	10	\$839,900 / -	Sutton Centre Realty

APPRECIATION

	Date	(\$)	% Change
Assessment	2021	\$811,000	37.48 %
Sales History	15/11/2018	\$589,900	

ASSESSMENT

	2020	2021	% Change
Building	\$276,000	\$281,000	1.81 %
Land	\$550,000	\$530,000	-3.64 %
Total	\$826,000	\$811,000	-1.82 %

SCHOOL CATCHMENT

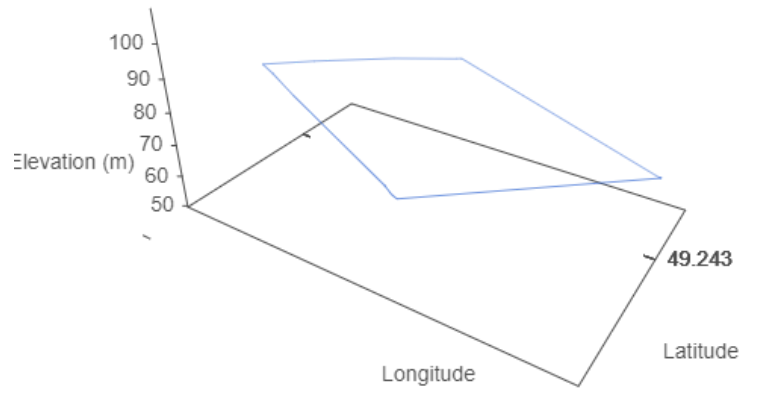
	Elementary	Secondary
Catchment	G T Cunningham	Gladstone
2017-18 F.I. Rating	6.1	4.7
2017-18 F.I. Rank	426/955	203/251
Special Notes	-	AP Program; Gladstone Mini School 8 - 9

DEVELOPMENT APPLICATIONS

Application Type: Rezoning Application
 Date: Jun 8 2012
 Dev App: 2220 Kingsway
 Code: [2220 Kingsway](#)
 Comment: Enacted Nov 19 2013
 Description: Henriquez Partners Architects - Rezone from C-2 to CD-1 - Mixed-Use Development comprised of Commercial Podium & 3 14-Storey Residential Towers - 404 Dwelling Units; FSR = 3.8; Max Height =

45.1m
Status: Inactive

Property Boundary and Topography



Max Elevation: 80.78 m | Min Elevation: 78.39 m | Difference: 2.39 m

Detailed Tax Report

Property Information

Prop Address	2220 KINGSWAY UNIT# 1010	Jurisdiction	CITY OF VANCOUVER
Municipality	CITY OF VANCOUVER	Neighborhood	COLLINGWOOD
Area	VANCOUVER EAST	SubAreaCode	VVEVI
PropertyID	030-606-438	BoardCode	V
PostalCode	V5N 2T7		

Property Tax Information

TaxRoll Number	023770266080333	Gross Taxes	\$2,416.61
Tax Year	2020	Tax Amount Updated	06/16/2020

More PIDS

030-606-438

More PIDS2

Legal Information

PlanNum	Lot	Block	LotDist	LandDist	Section	Twnship	Range	Meridian
EPS5134	333		393	36				

Legal FullDescription

STRATA LOT 333, PLAN EPS5134, DISTRICT LOT 393, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE

Land & Building Information

Width		Depth	
Lot Size		Land Use	
Actual Use	STRATA-LOT RESIDENCE (CONDOMINIUM)		
Year Built	2018		
BCA Description	STRATA APARTMENT - HI-RISE	Zoning	CD-1 (556)
WaterConn			
BCAData Update	01/06/2021		

Supplementary Property Info

BedRooms	2	Foundation	
Full Bath	1	Half Bath2	
Half Bath3	1	Stories	
Pool Flg		Carport	0
Garage S	0	Garage M	0

Actual Totals

Land	Improvement	Actual Total
\$530,000.00	\$281,000.00	\$811,000.00

Municipal Taxable Totals

Gross Land	Gross Improve	Exempt Land	Exempt Improve	Municipal Total
\$530,000.00	\$281,000.00	\$0.00	\$0.00	\$811,000.00

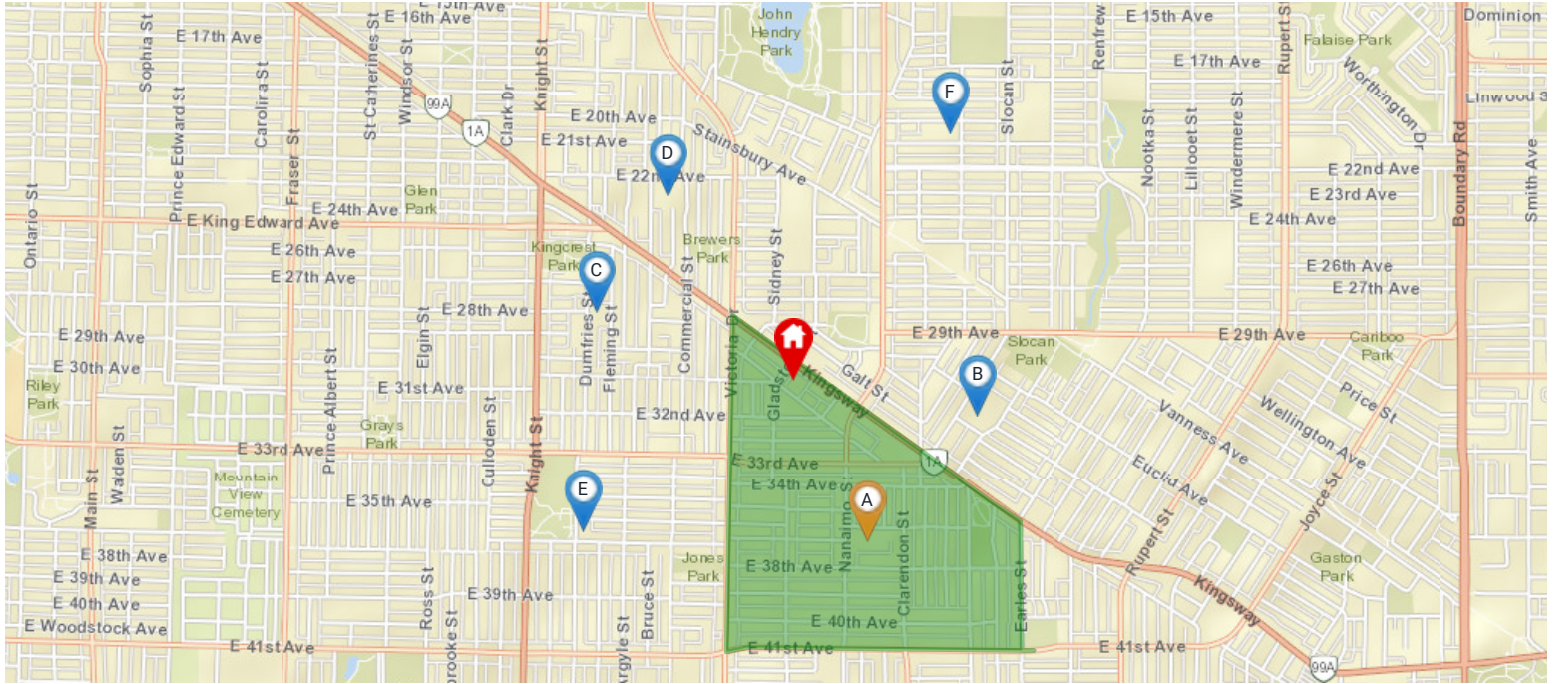
School Taxable Totals

Gross LandSch	Gross ImproveSch	Exempt LandSch	Exempt ImproveSch	School Total
\$530,000.00	\$281,000.00	\$0.00	\$0.00	\$811,000.00

Sales History Information

Sale Date	Sale Price	Document Num	SaleTransaction Type
11/15/2018	\$589,900.00	CA7191090	IMPROVED SINGLE PROPERTY TRANSACTION

Nearby Elementary Schools

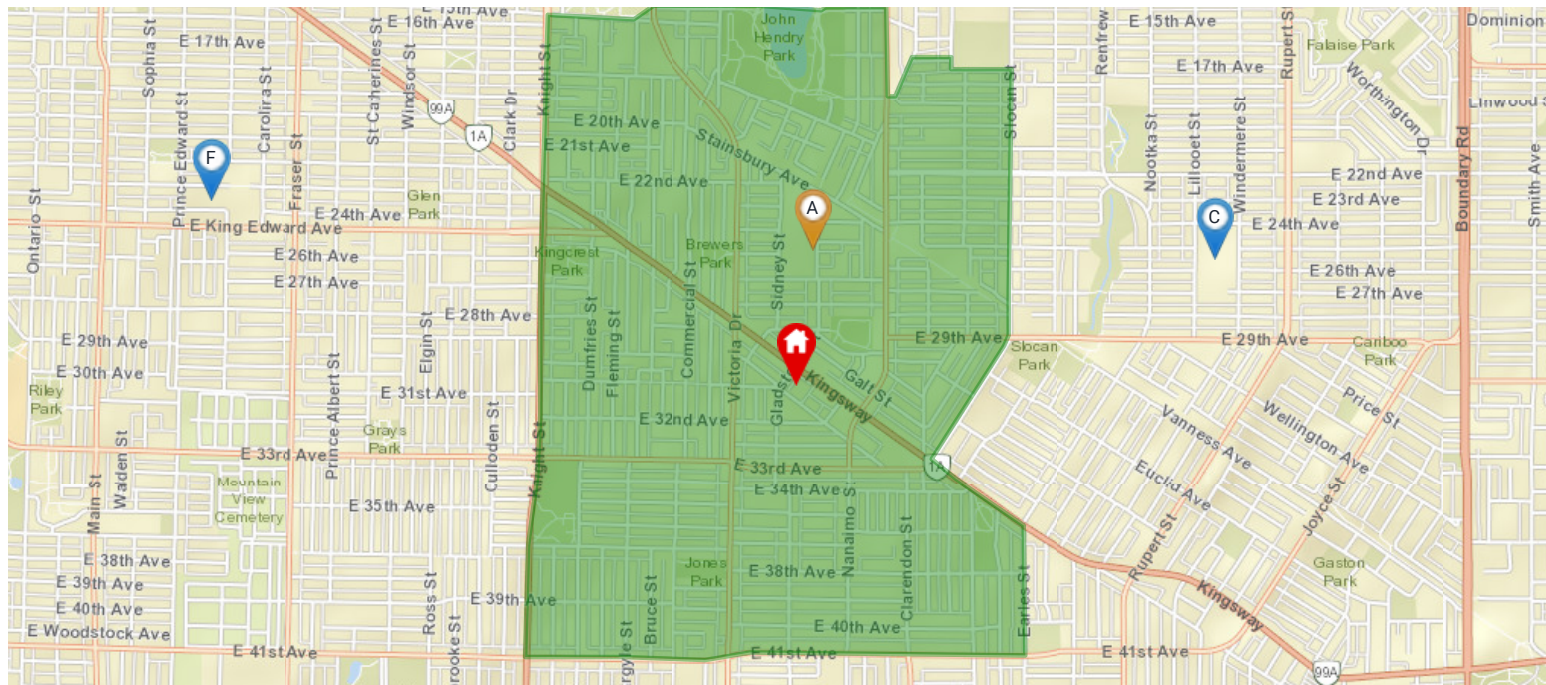


Legend: 🏠 Subject Property 📍 Catchment School 📍 Other Schools

Elementary School Catchment: G T Cunningham Elementary -

School's Name	Grades Covered	2017-2018 Rating	5-year Average Rating	2017-2018 Rank	5-year Average Rank	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A GT Cunningham	K - 7	6.1	5.5	426/955	508/805	Vancouver		11 mins	0.8 km	4 mins	11 mins
B John Norquay	K - 7	6.9	6.6	261/955	267/805	Vancouver	Early Mandarin Program	12 mins	0.9 km	4 mins	10 mins
C Lord Selkirk Annex	K - 4	n/a	n/a	n/a	n/a	Vancouver		12 mins	1.0 km	5 mins	12 mins
D Lord Selkirk	K - 7	4.5	n/a	771/955	n/a	Vancouver	Early French Immersion, StrongStart	12 mins	1.0 km	4 mins	8 mins
E Tecumseh Annex	K - 3	n/a	n/a	n/a	n/a	Vancouver		18 mins	1.4 km	5 mins	18 mins
F Lord Beaconsfield	K - 7	n/a	n/a	n/a	n/a	Vancouver		20 mins	1.6 km	5 mins	12 mins

Nearby Secondary Schools



Legend: 🏠 Subject Property 📍 Catchment School 📍 Other Schools

Secondary School Catchment: Gladstone Secondary -

School's Name	Grades Covered	2017-2018 Rating	5-year Average Rating	2017-2018 Rank	5-year Average Rank	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A Gladstone	8 - 12	4.7	5.5	203/251	163/246	Vancouver	AP Program; Gladstone Mini School 8 - 9	8 mins	0.7 km	3 mins	8 mins
B Stratford Hall	8 - 12	8.5	9.2	18/251	35/805	Vancouver	Independent School; IB Program (DP)	23 mins	1.9 km	5 mins	11 mins
C Windermere	8 - 12	5.2	6.8	175/251	232/805	Vancouver	AP Program; Leadership Program; Athena Arts 8 - 10	28 mins	2.2 km	7 mins	19 mins
D Vancouver Technical	8 - 12	5.1	6.3	180/251	103/246	Vancouver	French Immersion; AP Program; Summit Program 8 - 10; Flex Humanities 8 - 10	33 mins	2.7 km	7 mins	26 mins
E Killarney	8 - 12	5	5.5	189/251	163/246	Vancouver	AP Program; Killarney Mini School 8 - 10	40 mins	3.1 km	8 mins	30 mins
F Sir Charles Tupper	8 - 12	4.3	5.3	218/251	174/246	Vancouver	AP Program; Sir Charles Tupper Mini School	34 mins	2.7 km	7 mins	14 mins

Walkscore

1010 2220 KINGSWAY Vancouver, V5N 2T7



Very Walkable

Most errands can be accomplished on foot



Excellent Transit

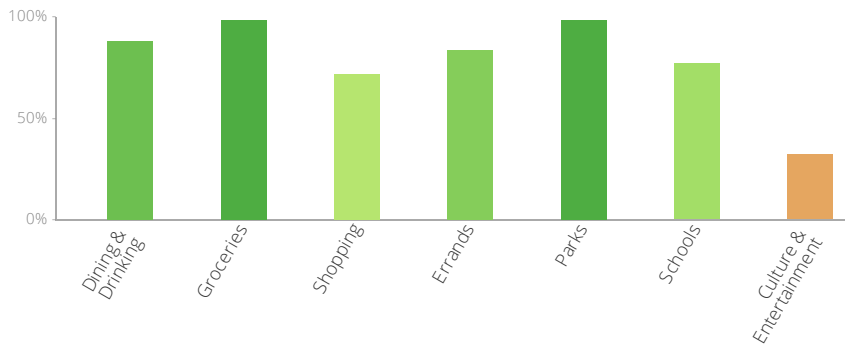
Transit is convenient for most trips



Very Bikeable

Biking is convenient for most trips

The Walk Score here is 83 out of 100 based on these categories. [View a map](#) of what's nearby.



Get scores for your address

