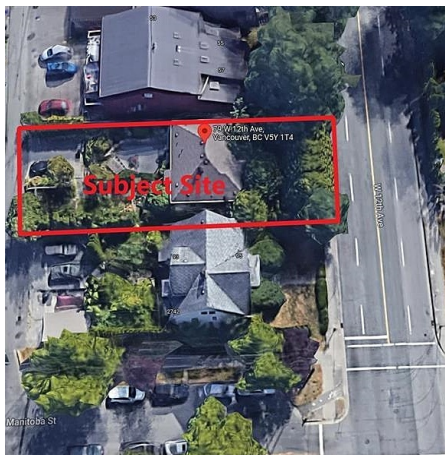
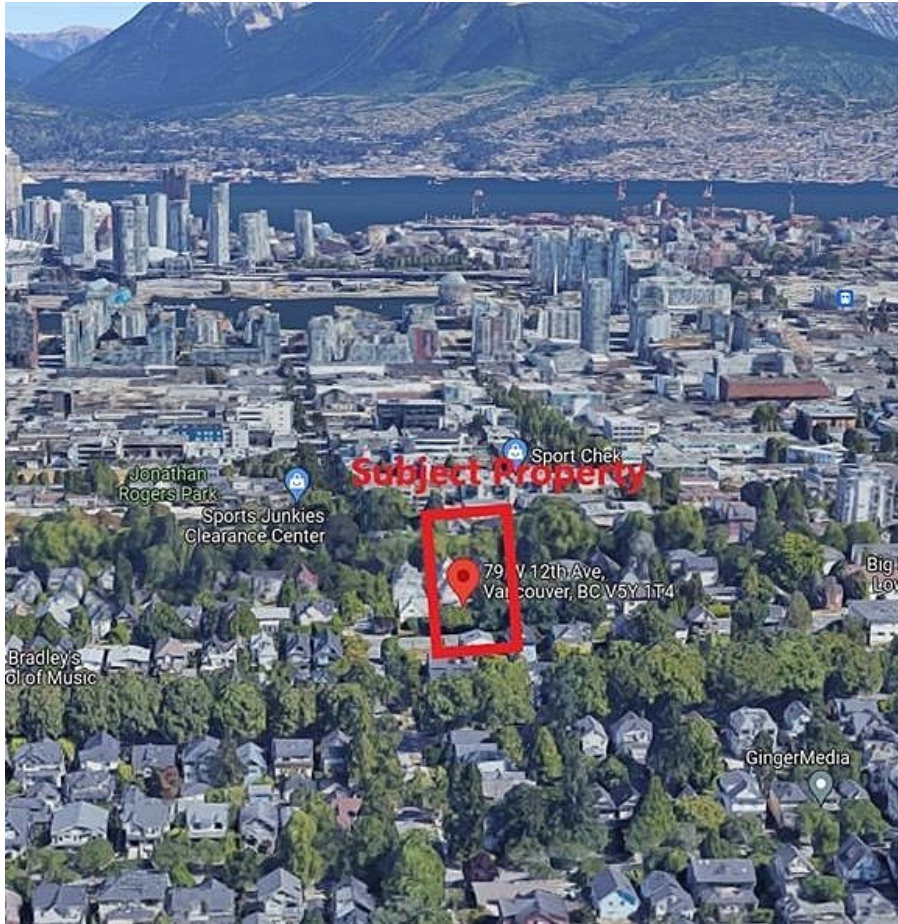


# 79 W 12th Avenue, Vancouver

\$5,998,000



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High-rise residential apartment typologies will be considered between 4 and 6 storeys. Specific allowable building heights by policy area can be found in Chapters 8-10.

A 4-storey podium should be provided in residential areas to maintain consistent street wall that is compatible with existing neighborhood character and preserves solar access across the street.

It can be demonstrated that a relocation of density to the podium will provide solar access to nearby key public spaces (parks, public school and village shopping streets/plazas) podium heights up to 6 storeys may be considered.

Additional height will be considered for floor-to-floor height increase with residential commercial uses.

Dimensions

- Site frontage: 45.7 m (150 ft.). (See Chapter 7 for cases where lesser site frontage may be considered by the Director of Planning.)
- Site lot depth: 33.5 m (110 ft.); rear laneway required.

Developers, Investors Alert-- Broadway Corridor Plan project site, potential Land Assembly with neighbors to develop up to 18 storey mid to high-rise building with 5.5 FSR. True rare opportunity for investment or development in prestigious Westside! POTENTIAL AMAZING VIEW TO FALSE CREEK, DOWNTOWN, QE PARK IN THE FUTURE NEW APARTMENT BUILDING! Great location--Walk to Broadway, minutes to Oakridge Mall, Canada Line station, downtown, all amenities and top schools! ACT NOW

## KEY INFORMATION

MLS® R2844010  
Residential Detached  
Mount Pleasant  
3 Bedrooms  
2 Bathrooms  
2,019 SF  
5,700 SF Lot

## FEATURES

Year Built: 1945  
Listed By: LDG Realty