

# 79 W 12th Avenue, Vancouver

\$5,998,000



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

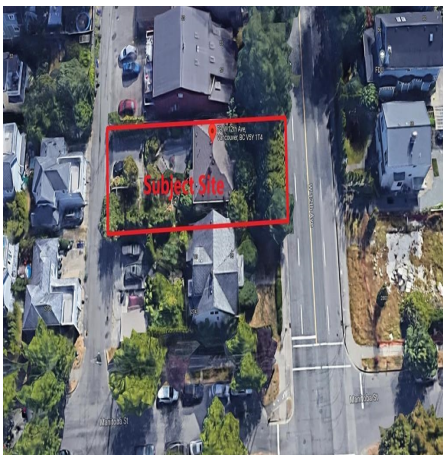
2,019 SF

5,700 SF Lot

## FEATURES

Year Built: 1945

Listed By: LDG Realty



### Building Height

- 11.4.1 Mid- to high-rise residential apartment typologies will be considered between 12-20 storeys. Specific allowable building heights by policy area can be found in Chapters 8-10.
- 11.4.2 A consistent 4-storey podium should be provided in residential areas to create a consistent street wall that is compatible with existing neighbourhood character and preserves solar access across the street.
- 11.4.3 Where it can be demonstrated that a relocation of density to the podium will improve solar access to nearby key public spaces (parks, public school yards, and village shopping streets/plazas) podium heights up to 6 storeys in height may be considered.
- 11.4.4 Additional height will be considered for floor-to-floor height increase with ground-level commercial uses.

Figure 11.35 - Typical 20-storey apartment (20m)



### Site Requirements

- 11.4.5 Minimum frontage: 45.7 m (150 ft.) (See Chapter 7 for cases where lesser site frontage may be considered at the discretion of the Director of Planning.)
- 11.4.6 Minimum lot depth: 33.5 m (110 ft.), rear laneway required.