

## PROPERTY REPORT

104-1777 13TH AV W

Vancouver

V6J 2H2

Canada

PID: 003-181-812

JANUARY 15, 2024



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## Summary Sheet

# 104-1777 13TH AV W Vancouver BC V6J 2H2

PID	003-181-812
Registered Owner	KE*, I*
Legal Description	STRATA LOT 2 DISTRICT LOT 526 STRATA PLAN VR. 45 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1.
Plan	VAS45
Zoning	RM-3 - Multiple Dwelling
Community Plan(s)	NCP: Fairview, LAP: Broadway Plan - FSOB - Fairview South - Area B - Residential Apartment Areas - Mid- to High-Rise; Broadway Plan Rezoning-Eligible Areas - Rezoning Enabled, not in ALR



Year Built	1972	Structure	STRATA-LOT RESIDENCE (CONDOMINIUM)
Lot Size	-	Bedrooms	2
Bathrooms	2	Dimensions	-
Max Elev.	44.44 m	Min Elev.	43.28 m
Floor Area	1123 Ft²	Walk Score	95 / Walker's Paradise
Transit Score	72 / Excellent Transit	Annual Taxes	\$2,683.37

### ASSESSMENT

	2022	%	2023
Building	\$130,000	↓ -23.08	\$100,000
Land	\$789,000	↑ 9.63	\$865,000
Total	\$919,000	↑ 5.01	\$965,000

### APPRECIATION

	Date	(\$)	% Growth
Assessment	2023	\$965,000	↑ 53.15
Sales History	28/08/2015	\$630,100	↑ 22.35
	09/09/2008	\$515,000	↑ 109.35
	29/10/2002	\$246,000	-

### RECENT MLS® HISTORY

	Status (Date)	DOM	LP/SP	Firm
V1129928	Sold 28/06/2015	10	\$624,900 / \$630,100	Sutton Group-West Coast Realty
V725234	Sold 02/08/2008	8	\$525,000 / \$515,000	Dexter Realty
V540950	Terminated 24/06/2005	21	\$399,000 /	Dexter Realty

### DEVELOPMENT APPLICATIONS

-

### SCHOOL CATCHMENT

	Elementary	Secondary
Catchment	Shaughnessy	Kitsilano
School District	SD 39	SD 39
Grades	K - 7	8 - 12

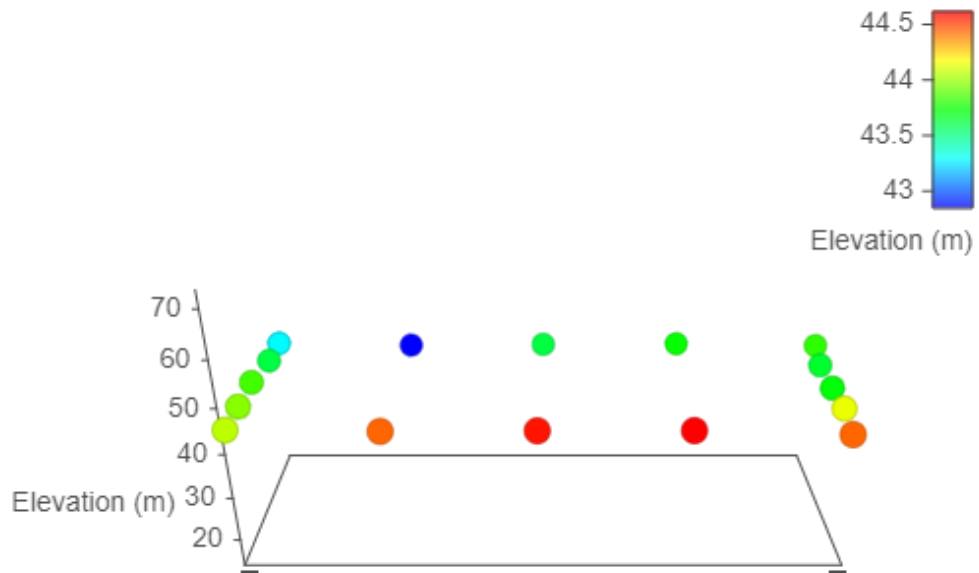
The enclosed information, while deemed to be correct, is not guaranteed.



## Estimated Lot Dimensions and Topography



The lot dimensions shown are estimated and should be verified by survey plan.



Max Elevation: 44.62 m | Min Elevation: 42.84 m | Difference: 1.77 m

## Detailed Tax Report

## Property Information

<b>Prop Address</b>	1777 W 13TH AV UNIT# 104	<b>Jurisdiction</b>	CITY OF VANCOUVER
<b>Municipality</b>	CITY OF VANCOUVER	<b>Neighborhood</b>	FAIRVIEW
<b>Area</b>	VANCOUVER WEST	<b>SubAreaCode</b>	VVWFA
<b>PropertyID</b>	003-181-812	<b>BoardCode</b>	V
<b>PostalCode</b>	V6J 2H2		

## Property Tax Information

<b>TaxRoll Number</b>	007683120350002	<b>Gross Taxes</b>	\$2,683.37
<b>Tax Year</b>	2023	<b>Tax Amount Updated</b>	07/21/2023

## More PIDS

003-181-812

## More PIDS2

## Legal Information

PlanNum	Lot	Block	LotDist	LandDist	Section	Twndship	Range	Meridian
VAS45	2		526	36				

## Legal FullDescription

STRATA LOT 2, PLAN VAS45, DISTRICT LOT 526, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY

## Land &amp; Building Information

<b>Width</b>		<b>Depth</b>	
<b>Lot Size</b>		<b>Land Use</b>	
<b>Actual Use</b>	STRATA-LOT RESIDENCE (CONDOMINIUM)		
<b>Year Built</b>	1972		
<b>BCA Description</b>	STRATA APARTMENT - FRAME	<b>Zoning</b>	RM-3 MULTIPLE DWELLING
<b>WaterConn</b>			
<b>BCAData Update</b>	04/10/2023		

## Supplementary Property Info

<b>BedRooms</b>	2	<b>Foundation</b>	
<b>Full Bath</b>	1	<b>Half Bath2</b>	1
<b>Half Bath3</b>	0	<b>Stories</b>	1.00
<b>Pool Flg</b>		<b>Carport</b>	
<b>Garage S</b>		<b>Garage M</b>	

## Actual Totals

Land	Improvement	Actual Total
\$865,000.00	\$100,000.00	\$965,000.00

## Municipal Taxable Totals

Gross Land	Gross Improve	Exempt Land	Exempt Improve	Municipal Total
\$865,000.00	\$100,000.00	\$0.00	\$0.00	\$965,000.00

## School Taxable Totals

Gross LandSch	Gross ImproveSch	Exempt LandSch	Exempt ImproveSch	School Total
\$865,000.00	\$100,000.00	\$0.00	\$0.00	\$965,000.00

## Sales History Information

Sale Date	Sale Price	Document Num	SaleTransaction Type
8/28/2015	\$630,100.00	CA4639906	IMPROVED SINGLE PROPERTY TRANSACTION
9/9/2008	\$515,000.00	BB1004198	IMPROVED SINGLE PROPERTY TRANSACTION
10/29/2002	\$246,000.00	BT395030	IMPROVED SINGLE PROPERTY TRANSACTION

# Lot Dimensions



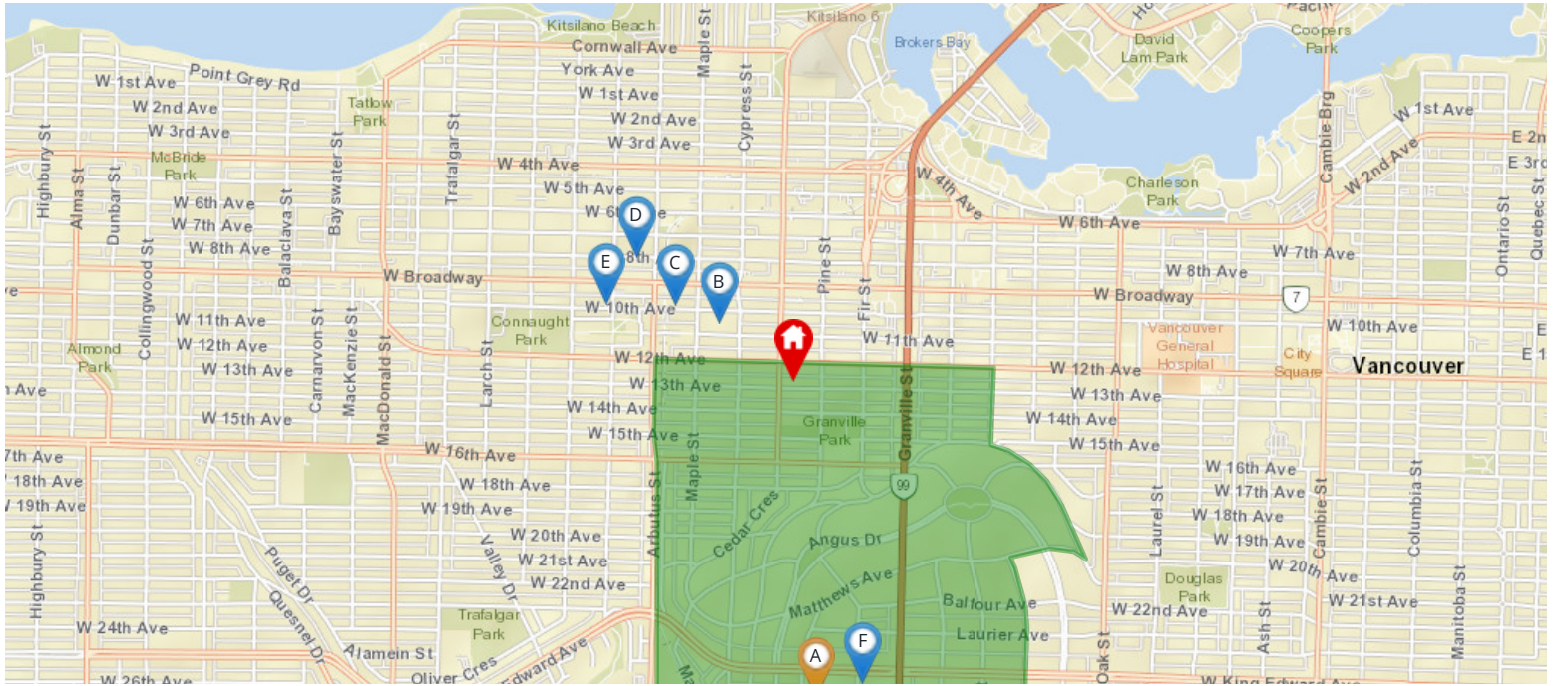
## Legend

Citations

Property Dimensions

## Nearest Schools

## Nearby Elementary Schools

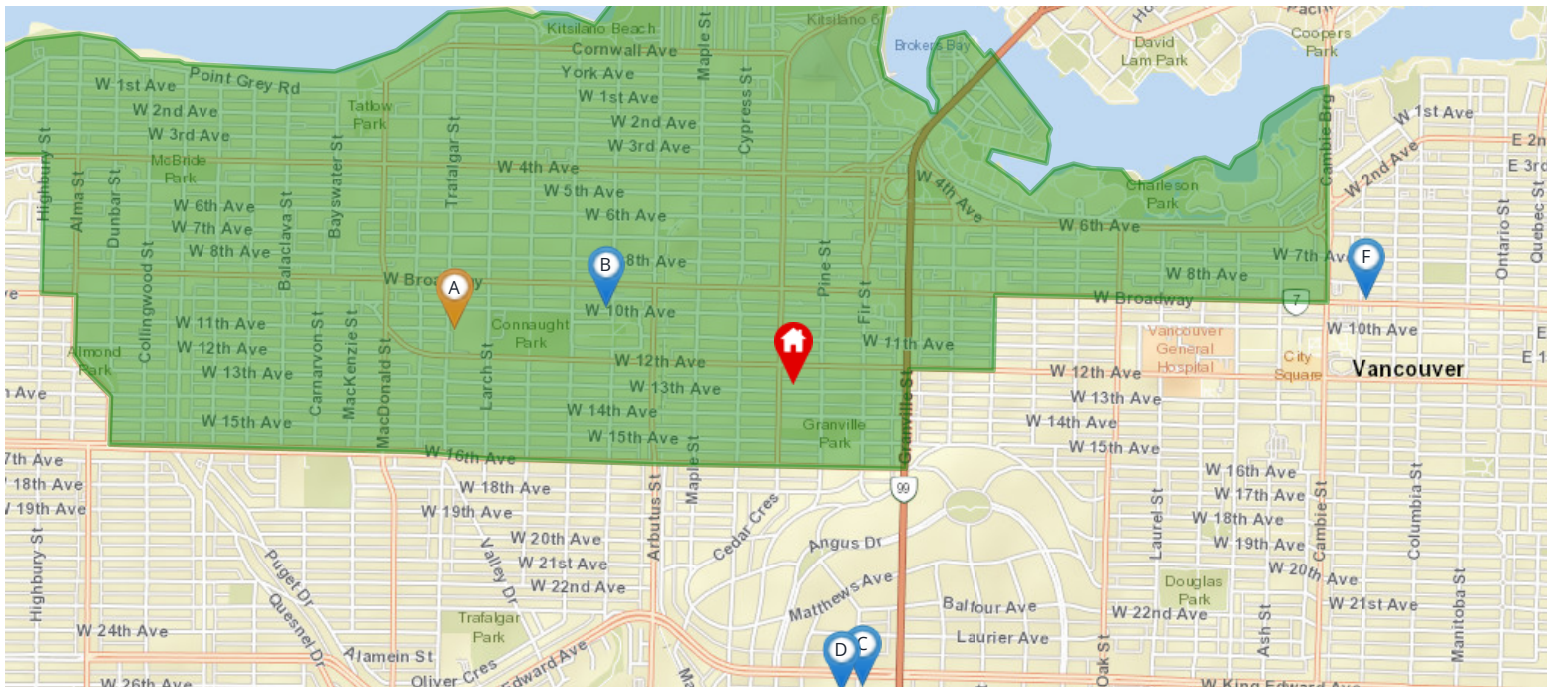


Legend: 🏠 Subject Property 📍 Catchment School 📍 Other Schools

Elementary School Catchment: **Shaughnessy Elementary** -

School's Name	Grades Covered	School District	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A <a href="#">Shaughnessy</a>	K - 7	<a href="#">SD 39</a>	Vancouver		27 mins	1.8 km	5 mins	20 mins
B <a href="#">Lord Tennyson</a>	K - 7	<a href="#">SD 39</a>	Vancouver	Early French Immersion	7 mins	0.5 km	2 mins	7 mins
C <a href="#">Madrona School</a>	K - 9	Independent	Vancouver	Independent School	11 mins	0.8 km	3 mins	11 mins
D <a href="#">St Augustine's</a>	K - 7	Independent	Vancouver	Catholic Independent School	16 mins	1.1 km	4 mins	14 mins
E <a href="#">St John's</a>	K - 12	Independent	Vancouver	Independent School; IB Program (PYP & MYP)	14 mins	1.0 km	4 mins	12 mins
F <a href="#">York House</a>	K - 12	Independent	Vancouver	Private School; All Females	27 mins	1.8 km	5 mins	17 mins

## Nearby Secondary Schools



Legend: Subject Property Catchment School Other Schools

Secondary School Catchment: Kitsilano Secondary -

School's Name	Grades Covered	School District	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A <a href="#">Kitsilano</a>	8 - 12	<a href="#">SD 39</a>	Vancouver	French Immersion; AP Program	21 mins	1.6 km	4 mins	16 mins
B <a href="#">St John's</a>	K - 12	Independent	Vancouver	Independent School; IB Program (DP)	14 mins	1.0 km	4 mins	12 mins
C <a href="#">York House</a>	K - 12	Independent	Vancouver	Private School; All Females; AP Program	27 mins	1.8 km	5 mins	17 mins
D <a href="#">Little Flower</a>	8 - 12	Independent	Vancouver	Catholic Independent School; All Females; AP Program	27 mins	1.8 km	5 mins	17 mins
E <a href="#">Prince Of Wales</a>	8 - 12	<a href="#">SD 39</a>	Vancouver	AP Program; TREK Program; Prince of Wales Mini School	38 mins	2.7 km	6 mins	22 mins
F <a href="#">St John's International</a>	8 - 12	Independent	Vancouver	Independent School	38 mins	2.7 km	8 mins	17 mins



## Walk Score

104 1777 13TH AV W Vancouver, V6J 2H2



Walker's Paradise

Daily errands do not require a car



Excellent Transit

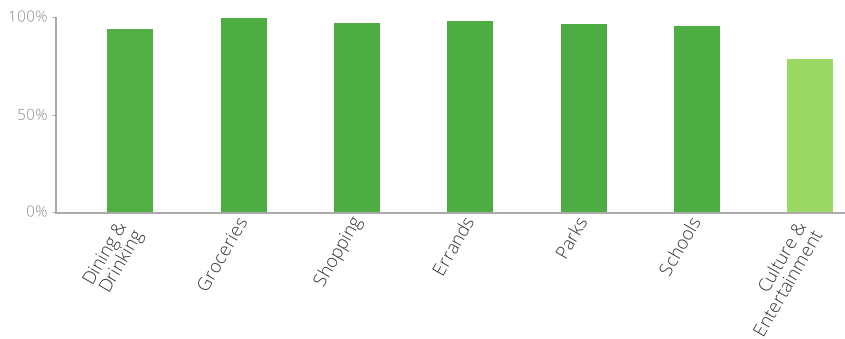
Transit is convenient for most trips



Biker's Paradise

Daily errands can be accomplished on a bike

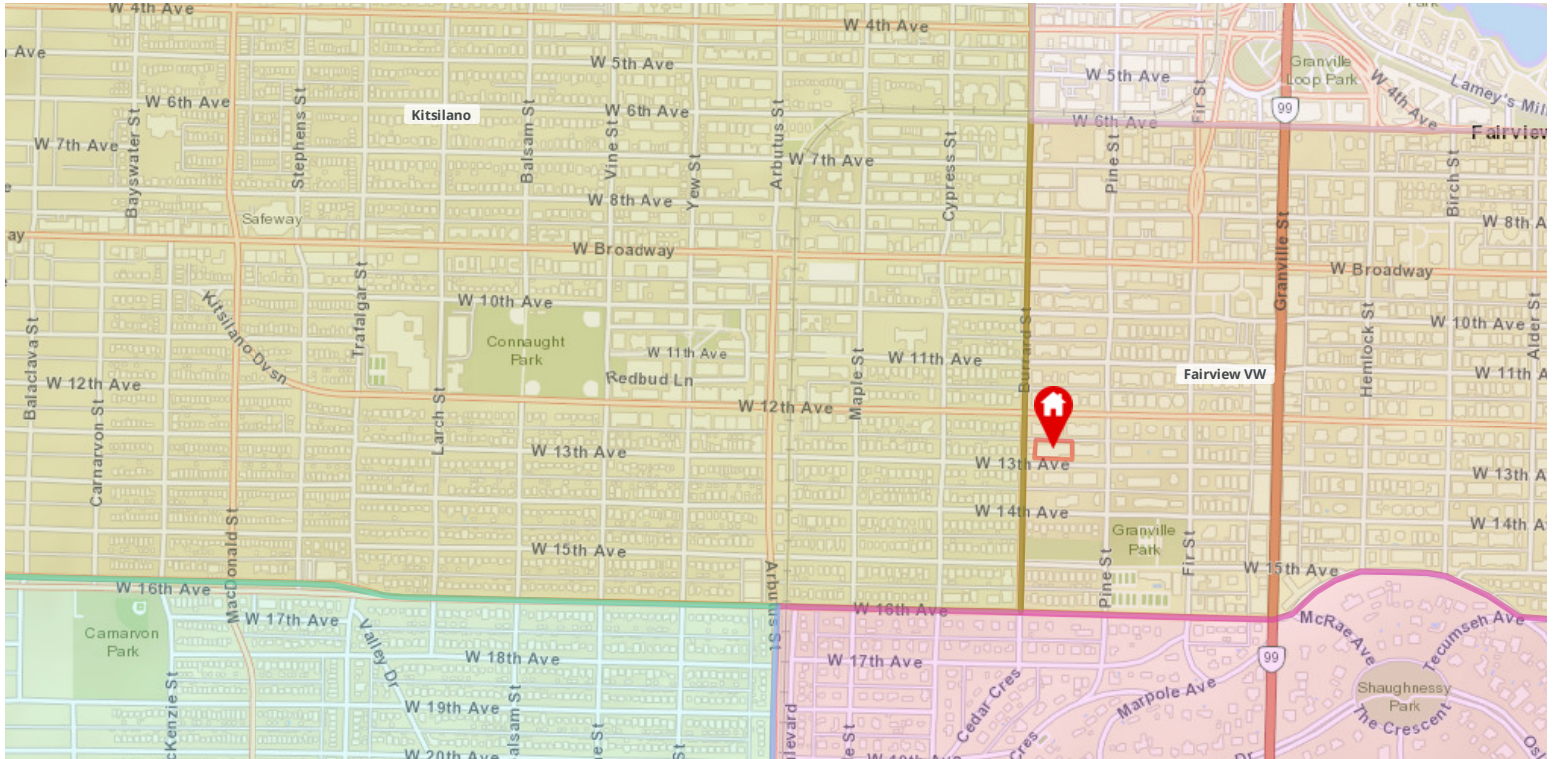
The Walk Score here is 95 out of 100 based on these categories. [View a map](#) of what's nearby.



Get scores for your address



## Sub Areas



### Subject Property Designations:

Area: Vancouver West  
Sub-Area: Fairview VW  
Area Code: VW  
Sub-Area Code: FA

### Layer Legend:

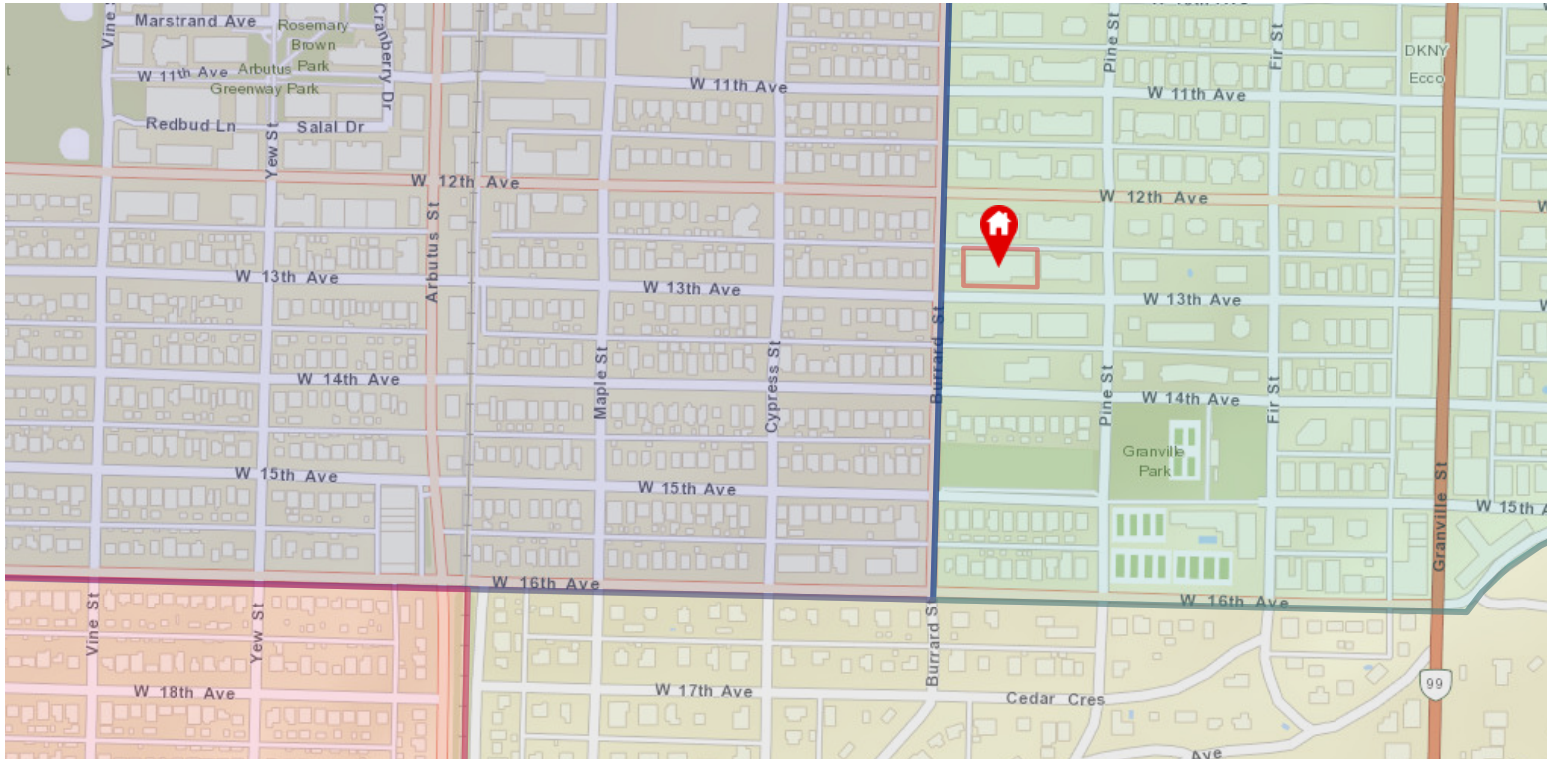
- Fairview VW
- Kitsilano
- Shaughnessy
- False Creek
- Arbutus

Land Use

## Subject Property Designation Summary

Datasource	Subject Property Designation
Official Community Plan	Not Applicable
Neighbourhood Community Plan	Name: <a href="#">Fairview</a>

## Neighbourhood Community Plan



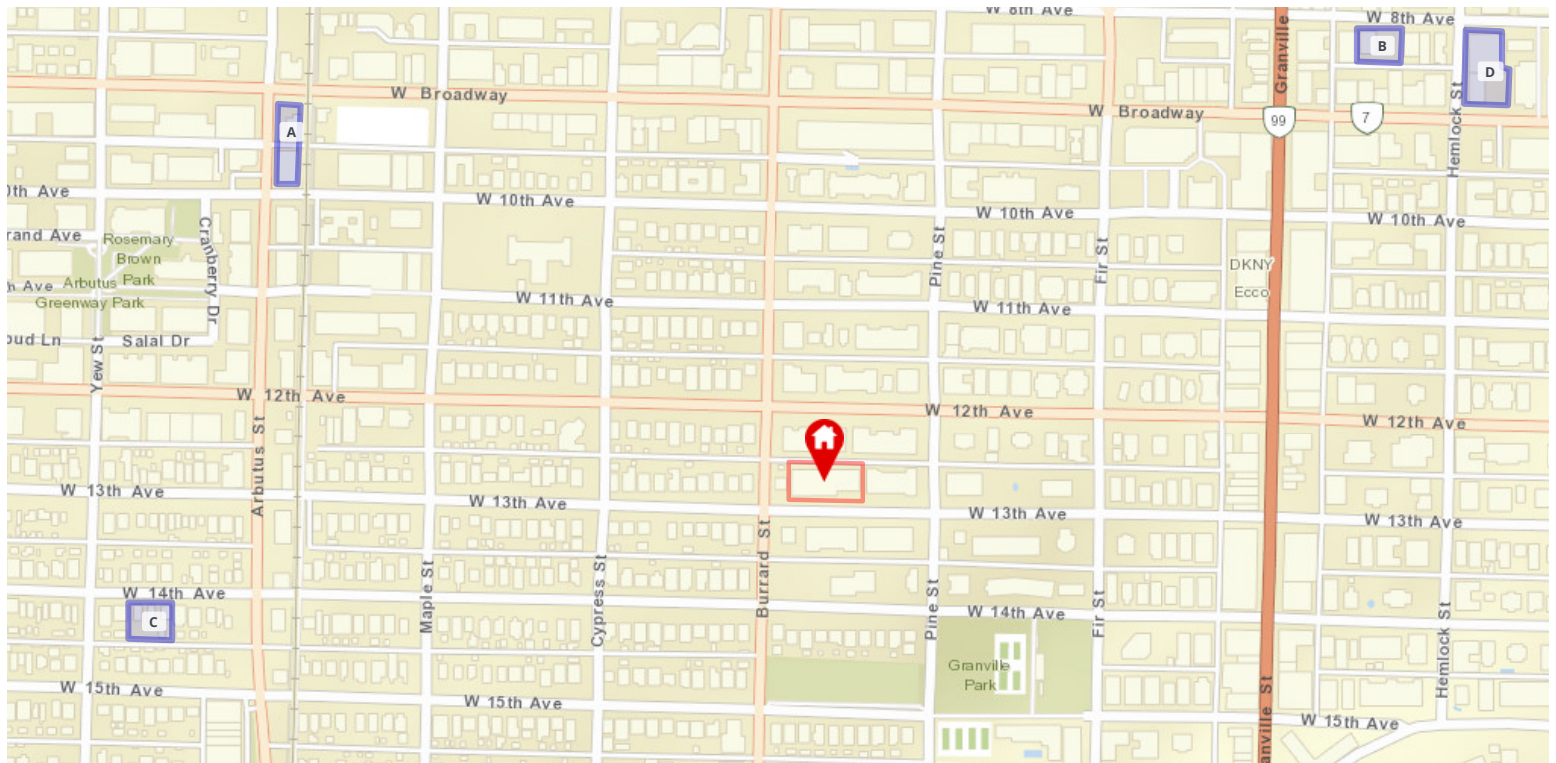
### Subject Property Designations:

Name: [Fairview](#)

### Layer Legend:

- Fairview
- Kitsilano
- Shaughnessy
- Arbutus Ridge

## Active Development



## Subject Property Designations:

No Development Applications

## Layer Legend:

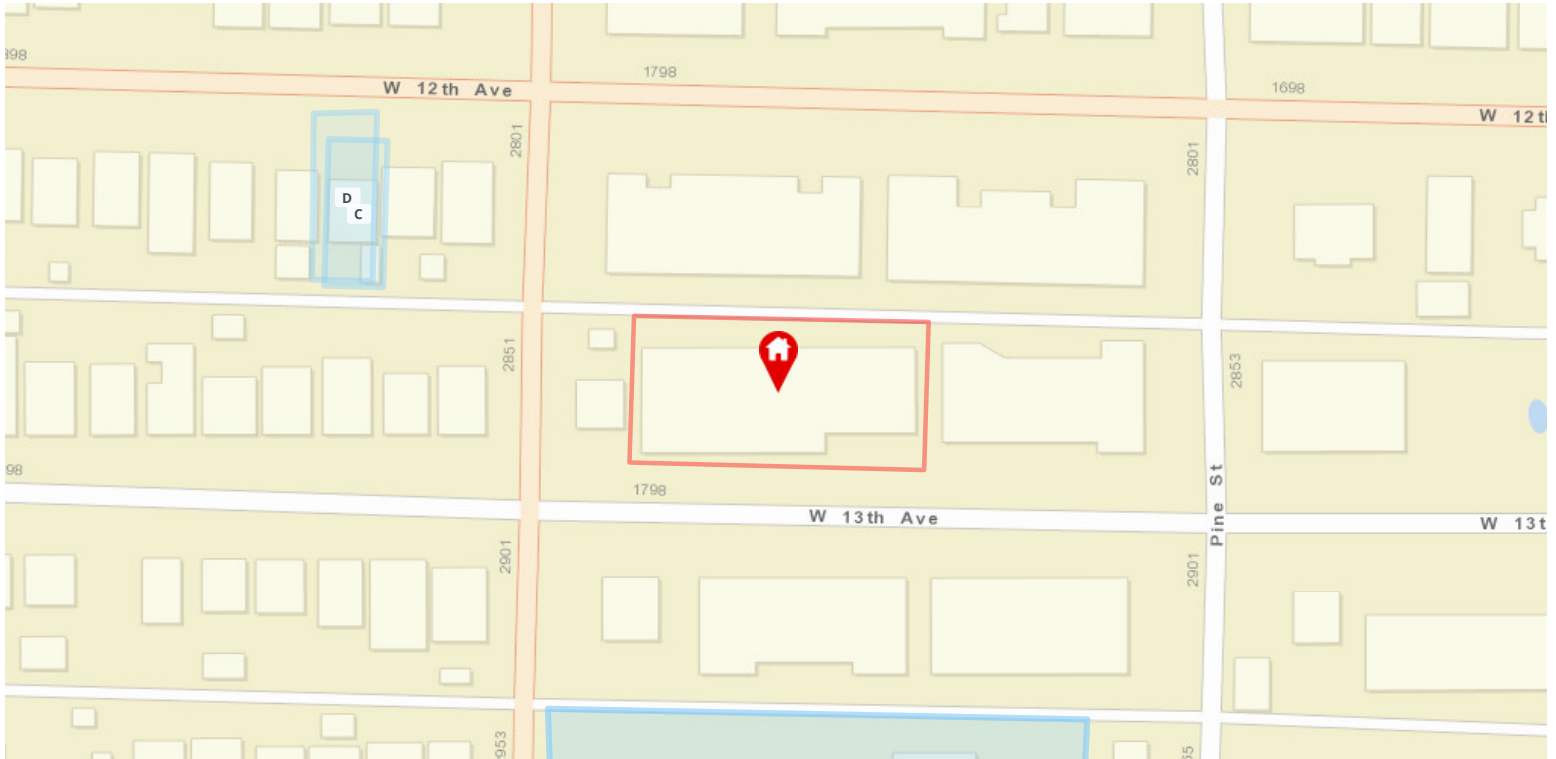
Label	Details
A	Application Type: Rezoning Application Date: Jun 13 2023 Dev App: 2096 W Broadway & 2560-2576 Arbutus St Code: <a href="#">2096 W Broadway &amp; 2560-2576 Arbutus St</a> Comment: Q&A Period September 20 - October 03 2023 Description: We would like your feedback on a rezoning application at 2096 W Broadway & 2560-2576 Arbutus St. The proposal is to allow for the development of a 30-storey mixed use building. The zoning would change from C-3A and C-8 (Commercial) to CD-1 (Comprehensive Development) District. This proposal includes: -260 secured rental units, 20% at below market rates; -Commercial space on the ground floor; -Space for the Ohel Ya'akov Community Kollel; -A secondary Broadway Subway station entrance for Arbutus Station; -A floor space ratio (FSR) of 11.40; -A floor area of 21,444 sq. m (230,819 sq. ft.); -A building height of 90.8 m (298.0 ft.) [with additional height for rooftop amenity space]; and -191 vehicle parking spaces and 489 bicycle parking spaces. Status: Active
B	Application Type: Rezoning Application Date: Sept 21 2023 Dev App: 1434-1456 W 8th Ave Code: <a href="#">1434-1456 W 8th</a> Comment: Q&A period Jan 10 - Jan 23 2024 Description: The City of Vancouver has received an application to rezone the subject site from C-3A (Commercial) District to CD-1 (Comprehensive Development) District. The proposal is to allow for the development of a 25-storey mixed-use building with a one-storey podium and includes: -162 secured rental units with 20% of the floor area secured for below market rental units (approximately 32 units); -Commercial space on the ground floor; -A floor space ratio (FSR) of 8.07; -A building height of 80.8 m (265 ft.); and -93 vehicle parking spaces and 281 bicycle spaces. Status: Active

**Label Details**

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- C    Application Type: Rezoning Application  
Date: Oct 13 2023  
Dev App: 2156-2172 W 14th Ave  
Code: [2156-2172 W 14th Ave](#)  
Comment: Q&A period Feb 21 - Mar 5 2024  
Description: The City of Vancouver has received an application to rezone the subject site from RT-7 (Residential) District to CD-1 (Comprehensive Development) District. The proposal is to allow for the development of an 18-storey mixed-use building and includes: -171 secured rental units with 20% of the floor area secured for below market rental units; -A floor space ratio (FSR) of 5.80; -A building height of 59.0 m (194 ft.); and -84 vehicle parking spaces and 313 bicycle spaces.  
Status: Active
- D    Application Type: Rezoning Application  
Date: June 19 2023  
Dev App: 1395 W Broadway  
Code: [1395 W Broadway\(2\)](#)  
Comment: Q&A Period September 13 - September 26 2023  
Description: The City of Vancouver has received an application to rezone the subject site from C-3A (Commercial) District to CD-1 (Comprehensive Development) District. The proposal is to allow for the development of a 24-storey office building and includes: -Commercial space on the ground floor; -A floor space ratio (FSR) of 9.0; -A building height of 97.0 m (319.8 ft.); and -274 vehicle parking spaces and 187 bicycle parking spaces.  
Status: Active

## Inactive Development



## Subject Property Designations:

No Development Applications

## Layer Legend:

Label	Details
A	<p>Application Type: Rezoning Application  Date: Aug 6 2015  Dev App: 1755 West 14th Avenue  Code: <a href="#">1755 West 14th Avenue</a>  Comment: Approved  Description: Rezone from RM-3 to CD-1 - Considered Under Secured Market Rental Housing (Rental 100) Program - 100% Market-Rental Development; Retention of Existing 13-Storey Building; Addition of 36.4m 12-Storey Building (116 New Market-Rental Units); FSR = 3.45  Status: Inactive</p>
B	<p>Application Type: Dev App  Date: Oct 11 2016  Dev App: 1755 West 14th Avenue  Code: <a href="#">DP-2016-00389</a>  Comment: Comments Due by Nov 4 2016  Description: DP-2016-00389 - Musson Cattell Mackey Partnership (Sun Life Assurance Company of Canada) - 12-Storey Residential Building - 116 Rental Dwelling Units; 192,881 sq ft of Floor Area (New &amp; Existing Buildings); Max Height = 36.5 m (120 ft); 3 Levels of Underground Parking - 2 New Rental Dwelling Units to Existing 13-Storey Residential Building - Rezoning Approved Feb 2 2016  Status: Inactive</p>
C	<p>Application Type: Dev App  Date: July 8 2019  Dev App: 1826 West 12th Avenue  Code: <a href="#">DP-2019-00359</a>  Comment: Comments should be received on, or before July 22nd, 2019  Description: DP-2019-00359 - erra Firma Design Ltd. has applied to the City of Vancouver for permission to: alter and convert the existing one-family dwelling to a two-storey plus basement Multiple Conversion Dwelling containing three units and to develop a one-and-one-half-storey</p>

**Label Details**

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one-family infill dwelling with: a proposed combined FSR of 0.75 (4686.3 sq. ft.); a proposed principle building height of 29.6ft.; a proposed infill height of 23.85 ft.; a total of four parking spaces (two interior; two surface) with access from the lane.  
Status: Inactive

D

Application Type: Dev App

Date: n/a

Dev App: 1824 West 12th Avenue

Code: [DE419955](#)

Comment: n/a

Description: DE419955 - Terra Firma Design - Convert to Multiple Conversion Dwelling (3 Units); Develop 2-Storey, 1-Family Infill Dwelling at the Rear (FSR = 0.75)

Status: Inactive