

## PROPERTY REPORT

1575 12TH AV E

Vancouver

V5N 2A2

Canada

PID: 013-785-575

OCTOBER 17, 2022



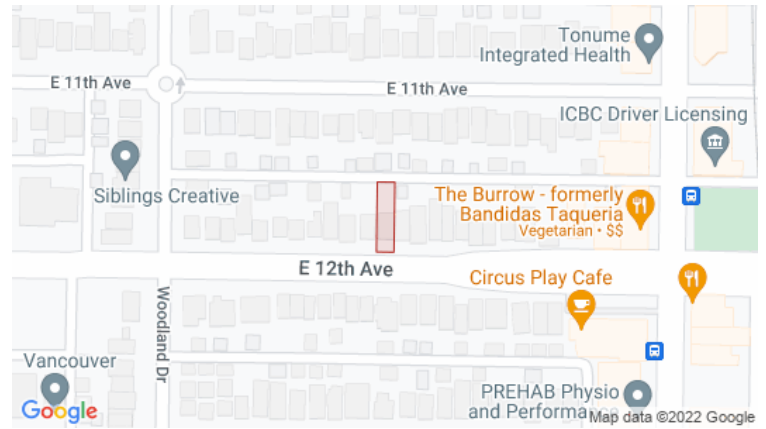
Shaun T. Carson  
eXp Realty  
701 W. Georgia St, Vancouver, BC  
P: +1236-888-8898  
shauntcarson@gmail.com  
<http://www.shauntcarson.ca>



## Summary Sheet

# 1575 12TH AV E Vancouver BC V5N 2A2

PID	013-785-575
Registered Owner	PR*, S*
Legal Description	LOT S OF LOTS 94 TO 102 BLOCK 161 DISTRICT LOT 264A PLAN 2436
Plan	VAP2436
Zoning	RT-5N - Two-Family Dwelling
Community Plan(s)	NCP: <a href="#">Kensington-Cedar Cottage</a> , LAP: <a href="#">Grandview-Woodlands Community Plan - Commercial-Broadway Station Precinct - Station Residential - Apartment (6-Storers)</a> , not in ALR



Year Built	1912	Structure	MULTI-FAMILY (CONVERSION)
Lot Size	4060.07 ft²	Bedrooms	-
Bathrooms	-	Dimensions	32 x 127 Ft
Max Elev.	31.36 m	Min Elev.	29.42 m
Floor Area	-	WalkScore	88 / Very Walkable
TransitScore	93 / Rider's Paradise	Annual Taxes	\$6,494.97

### ASSESSMENT

	2021	%	2022
Building	\$200,000	↑ 7.50	\$215,000
Land	\$1,271,000	↑ 4.80	\$1,332,000
Total	\$1,471,000	↑ 5.17	\$1,547,000

### APPRECIATION

	Date	(\$)	% Growth
List Price	03/05/2022	\$2,295,000	↑ 254.99
Sales History	15/01/2007	\$646,500	↑ 559.69
	28/09/1983	\$98,000	↑ 67.52
	15/05/1979	\$58,500	-

### RECENT MLS® HISTORY

	Status (Date)	DOM	LP/SP	Firm
R2684912	Active 03/05/2022	167	\$2,295,000 /	PG Direct Realty
R2579137	Terminated 26/08/2021	89	\$2,399,000 /	Royal LePage West Real Estate Services
V619672	Sold 09/11/2006	9	\$649,000 / \$646,500	Fair Realty

### DEVELOPMENT APPLICATIONS

-

### SCHOOL CATCHMENT

	Elementary	Secondary
Catchment	Queen Alexandra	Vancouver Technical
School District	SD 39	SD 39
Grades	K - 7	8 - 12

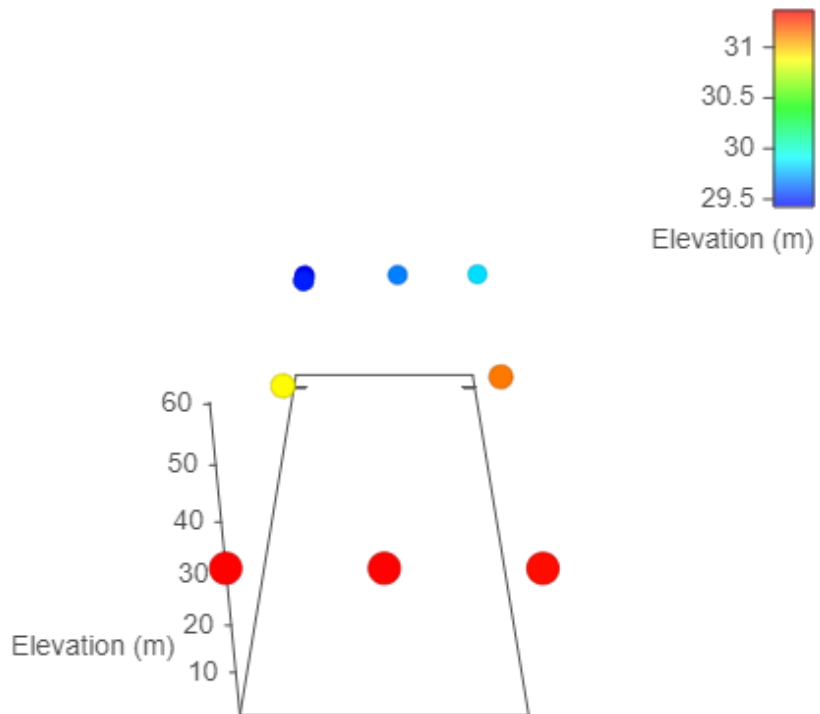
The enclosed information, while deemed to be correct, is not guaranteed.



# Estimated Lot Dimensions and Topography



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



Max Elevation: 31.36 m | Min Elevation: 29.42 m | Difference: 1.94 m

## Detailed Tax Report

## Property Information

Prop Address	1575 E 12TH AV	Jurisdiction	CITY OF VANCOUVER
Municipality	CITY OF VANCOUVER	Neighborhood	GRANDVIEW
Area	VANCOUVER EAST	SubAreaCode	VVEGW
PropertyID	013-785-575	BoardCode	V
PostalCode	V5N 2A2		

## Property Tax Information

TaxRoll Number	014670234430000	Gross Taxes	\$6,494.97
Tax Year	2022	Tax Amount Updated	06/16/2022

## More PIDS

013-785-575

## More PIDS2

## Legal Information

PlanNum	Lot	Block	LotDist	LandDist	Section	Twndship	Range	Meridian
VAP2436	S	161	264A	36				

## Legal FullDescription

LOT S, BLOCK 161, PLAN VAP2436, DISTRICT LOT 264A, GROUP 1, NEW WESTMINSTER LAND DISTRICT, OF LOTS 94 TO 102

## Land &amp; Building Information

Width	32	Depth	127
Lot Size	WIDTH * DEPTH	Land Use	
Actual Use	MULTI-FAMILY (CONVERSION)		
Year Built			
BCA Description	3 STY SFD - BEFORE 1930 - FAIR	Zoning	RT-5N TWO-FAMILY DWELLING
WaterConn			
BCAData Update	04/07/2022		

## Supplementary Property Info

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

## Actual Totals

Land	Improvement	Actual Total
\$1,332,000.00	\$215,000.00	\$1,547,000.00

## Municipal Taxable Totals

Gross Land	Gross Improve	Exempt Land	Exempt Improve	Municipal Total
\$1,332,000.00	\$215,000.00	\$0.00	\$0.00	\$1,547,000.00

## School Taxable Totals

Gross LandSch	Gross ImproveSch	Exempt LandSch	Exempt ImproveSch	School Total
\$1,332,000.00	\$215,000.00	\$0.00	\$0.00	\$1,547,000.00

## Sales History Information

Sale Date	Sale Price	Document Num	SaleTransaction Type
1/15/2007	\$646,500.00	BB351893	IMPROVED SINGLE PROPERTY TRANSACTION
9/28/1983	\$98,000.00	L95417L	IMPROVED SINGLE PROPERTY TRANSACTION
5/15/1979	\$58,500.00	G32969L	IMPROVED SINGLE PROPERTY TRANSACTION

# Lot Dimensions

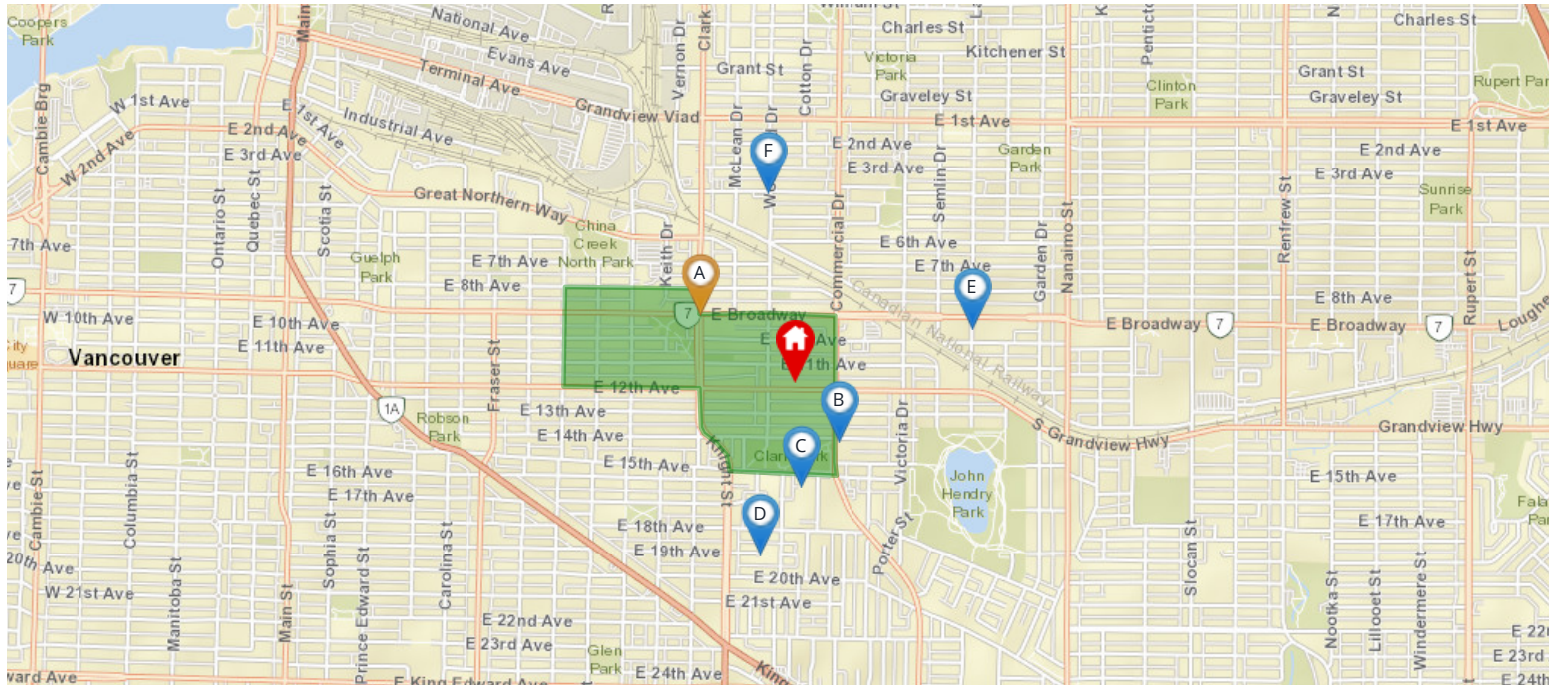


## Legend

Citations

Property Dimensions

## Nearby Elementary Schools

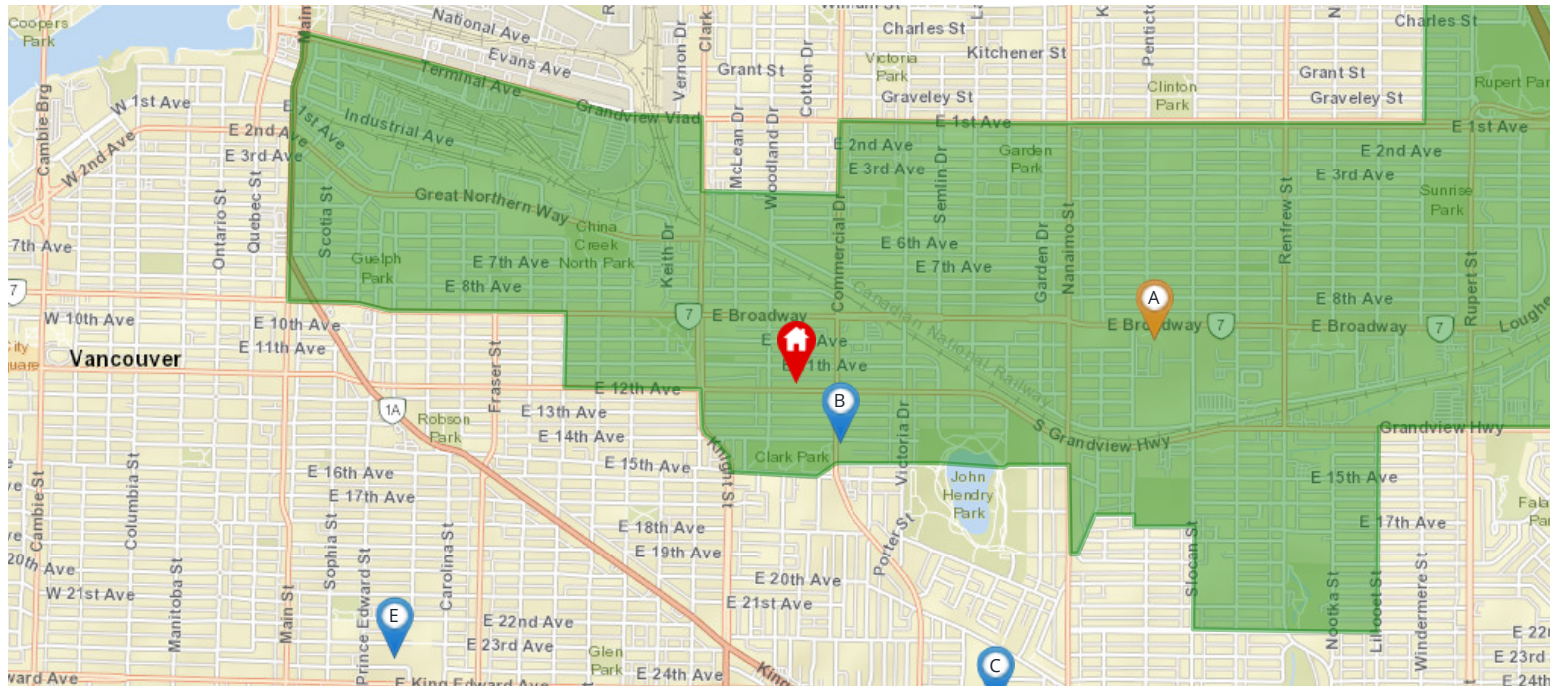


Legend: Subject Property Catchment School Other Schools

Elementary School Catchment: **Queen Alexandra Elementary** -

School's Name	Grades Covered	School District	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A <a href="#">Queen Alexandra</a>	K - 7	<a href="#">SD 39</a>	Vancouver	StrongStart	8 mins	0.6 km	4 mins	8 mins
B <a href="#">Stratford Hall</a>	K - 12	Independent	Vancouver	Independent School; IB Program (PYP & MYP)	6 mins	0.4 km	2 mins	6 mins
C <a href="#">St Joseph's</a>	K - 7	Independent	Vancouver	Catholic Independent School	11 mins	0.8 km	4 mins	11 mins
D <a href="#">Tye</a>	K - 7	<a href="#">SD 39</a>	Vancouver	Montessori	13 mins	1.0 km	5 mins	11 mins
E <a href="#">Laura Secord</a>	K - 7	<a href="#">SD 39</a>	Vancouver	Early & Late French Immersion	13 mins	1.0 km	4 mins	9 mins
F <a href="#">Grandview</a>	K - 7	<a href="#">SD 39</a>	Vancouver		12 mins	0.9 km	6 mins	13 mins

## Nearby Secondary Schools



Legend: 🏠 Subject Property 📍 Catchment School 📍 Other Schools

Secondary School Catchment: Vancouver Technical Secondary -

School's Name	Grades Covered	School District	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A <a href="#">Vancouver Technical</a>	8 - 12	SD 39	Vancouver	French Immersion; AP Program; Summit Program 8 - 10; Flex Humanities 8 - 10	26 mins	2.0 km	6 mins	16 mins
B <a href="#">Stratford Hall</a>	K - 12	Independent	Vancouver	Independent School; IB Program (DP)	6 mins	0.4 km	2 mins	6 mins
C <a href="#">Gladstone</a>	8 - 12	SD 39	Vancouver	AP Program; Gladstone Mini School 8 - 9	25 mins	1.8 km	5 mins	15 mins
D <a href="#">Britannia</a>	8 - 12	SD 39	Vancouver	IB Program (DP); Hockey Academy 8 - 12; Venture Program 8 - 10	28 mins	2.2 km	9 mins	16 mins
E <a href="#">Sir Charles Tupper</a>	8 - 12	SD 39	Vancouver	AP Program; Sir Charles Tupper Mini School	39 mins	2.9 km	8 mins	32 mins
F <a href="#">Templeton</a>	8 - 12	SD 39	Vancouver	AP Program; Templeton Mini School	38 mins	2.9 km	9 mins	24 mins



# Walkscore

1575 12TH AV E Vancouver, V5N 2A2



Very Walkable

Most errands can be accomplished on foot



Rider's Paradise

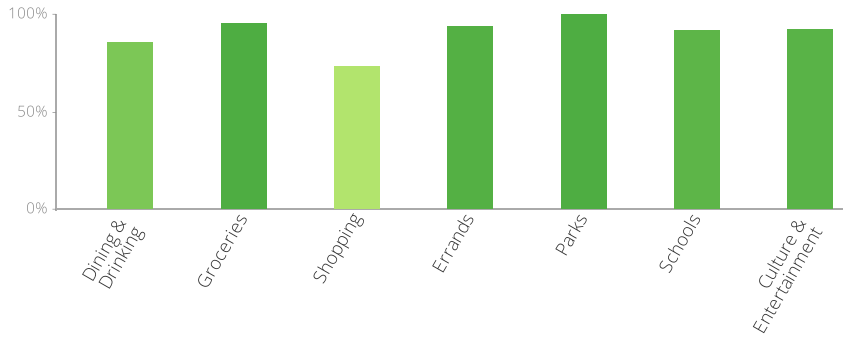
World-class public transportation



Biker's Paradise

Daily errands can be accomplished on a bike

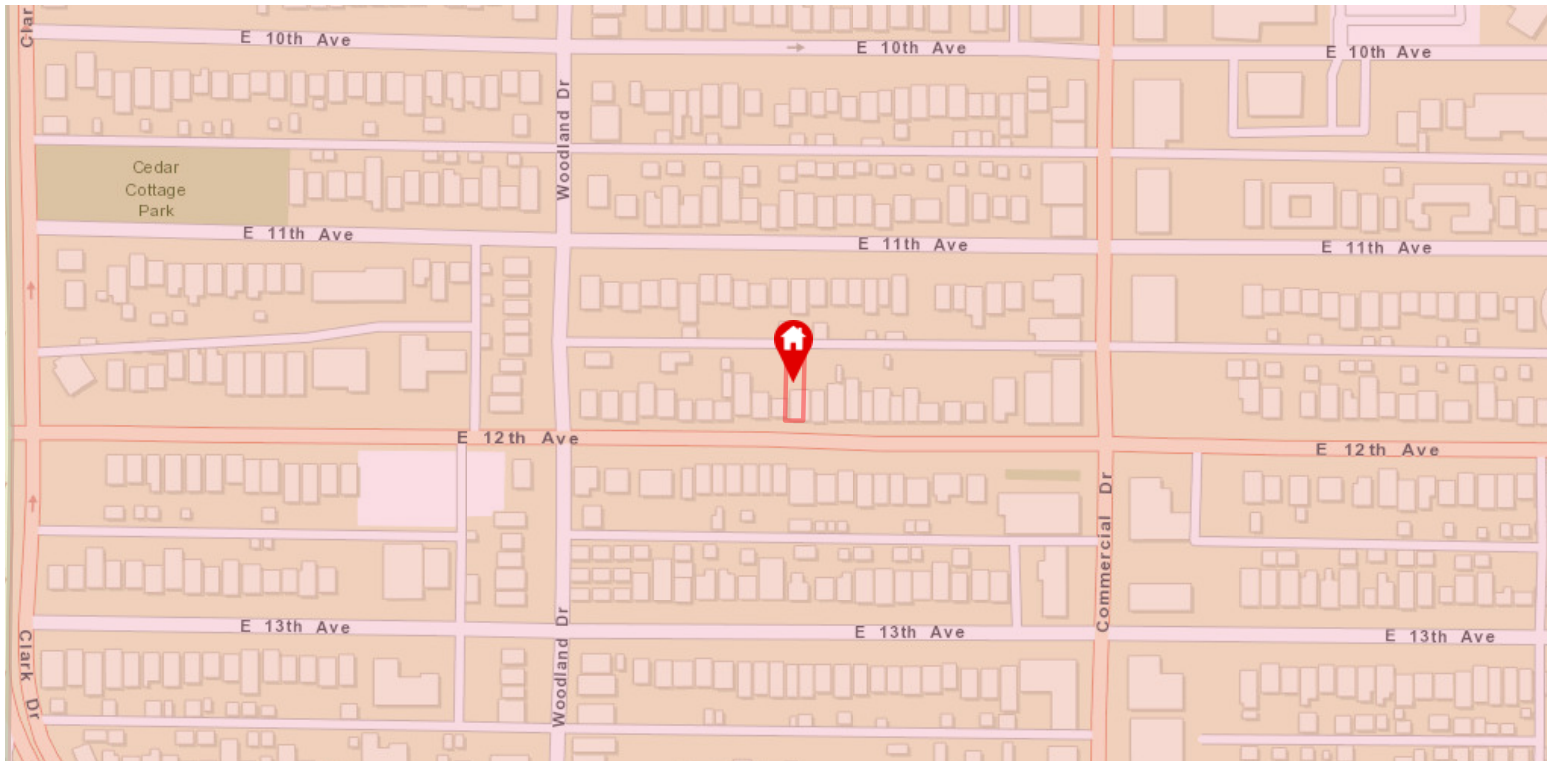
The Walk Score here is 88 out of 100 based on these categories. [View a map](#) of what's nearby.



Get scores for your address



## Sub Areas



### Subject Property Designations:

Area: Vancouver East

Sub-Area: Grandview Woodland

Area Code: VE

Sub-Area Code: GW

### Layer Legend:

● Grandview Woodland

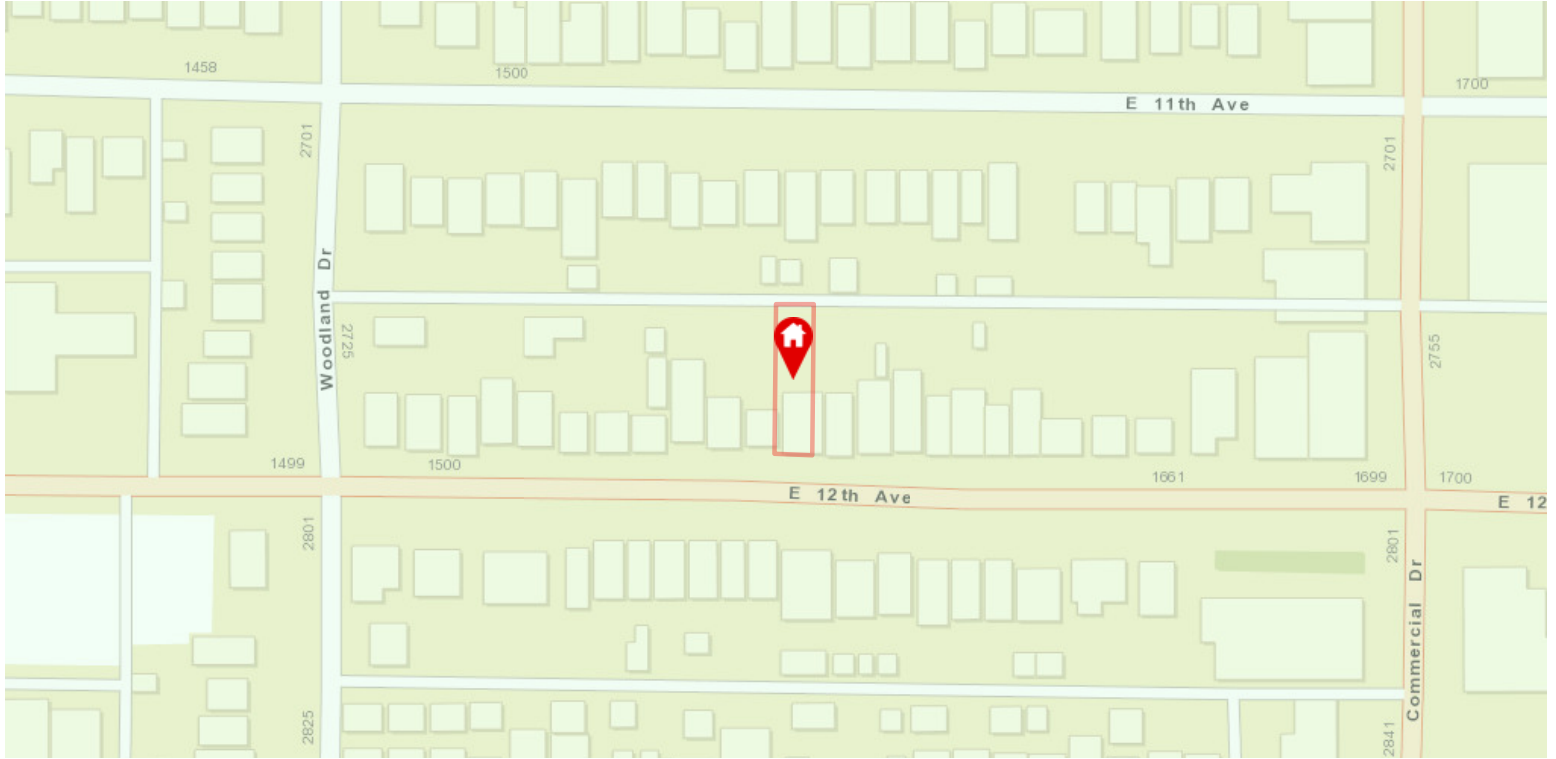
● Mount Pleasant

Land Use

## Subject Property Designation Summary

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

## Neighbourhood Community Plan



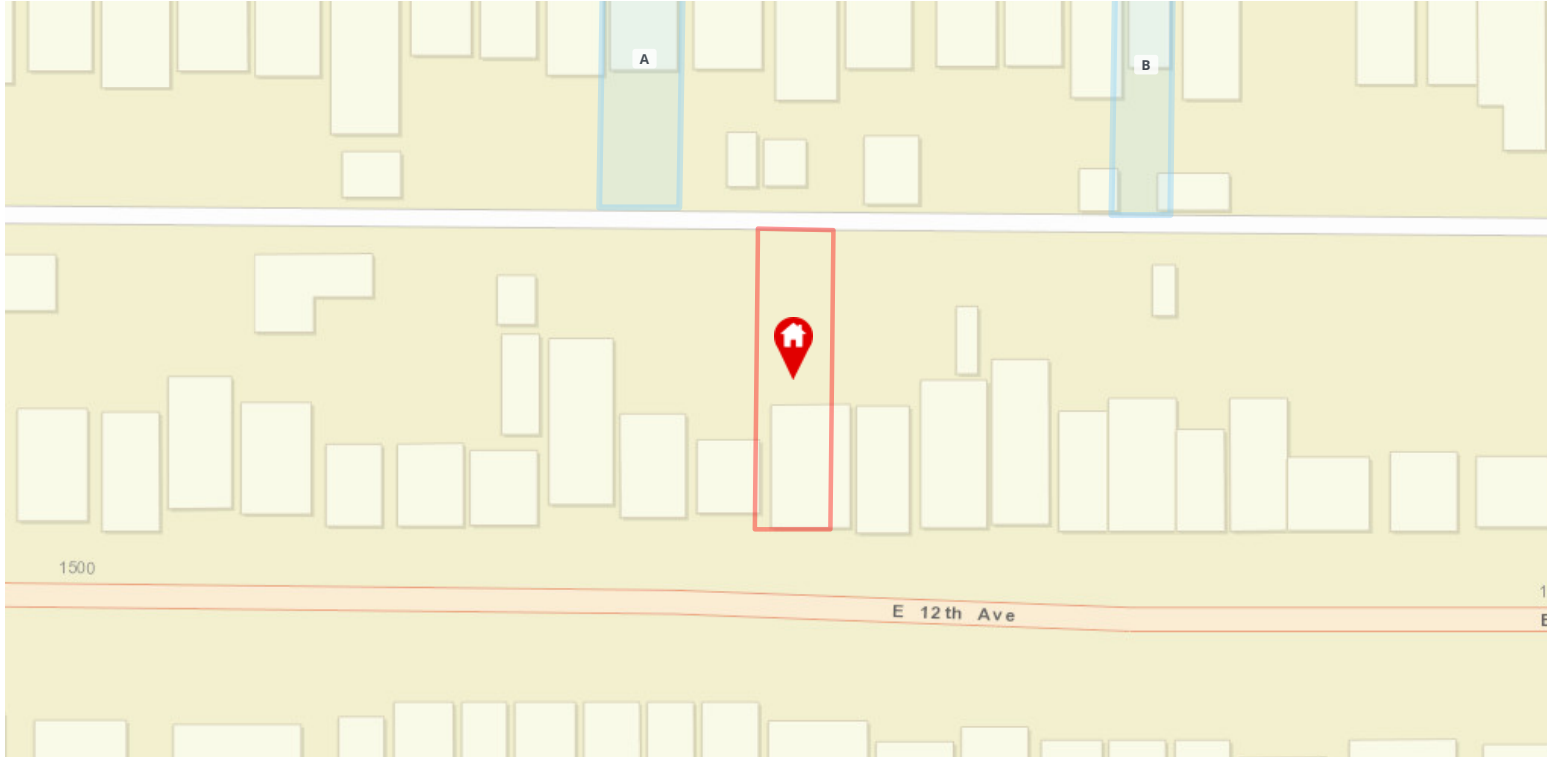
### Subject Property Designations:

Name: [Kensington-Cedar Cottage](#)

### Layer Legend:

● [Kensington-Cedar Cottage](#)

## Inactive Development



### Subject Property Designations:

No Development Applications

### Layer Legend:

Label	Details
A	<p>Application Type: Dev App            Date: Jul 09 2021            Dev App: 1560 E 11th Ave            Code: <a href="#">DP-2021-00636</a>            Comment: Approved - October 27, 2021, subject to conditions.            Description: Apple Construction Ltd. has applied to the City of Vancouver for permission to develop the following on this site: - To alter and convert the existing one-family character dwelling to a Multiple Conversion Dwelling containing two dwelling units and, to develop an Infill one-family dwelling with an attached garage at the rear of the site - A proposed total Floor Space Ratio of 0.82 for the site (Approximately 3,554.77 sq. ft.): 0.60 FSR for the existing house; 0.22 FSR for the Infill house - Proposed building heights: Existing roof raised to approximately 32.7 ft.; Infill house approximately 20.3 ft.            Status: Inactive</p>
B	<p>Application Type: Dev App            Date: July 4 2017            Dev App: 1620 East 11th Avenue            Code: <a href="#">DP-2017-00571</a>            Comment: Comments should be received on, or before July 19, 2017            Description: DP-2017-00571 - Marken Design + Consulting - has applied to the City of Vancouver for permission to develop on this site: a new two-and-a-half-storey, two-family passive house dwelling with: a proposed FSR of 0.75 (2,358 s.f.); a proposed height of 34.8 ft.; and a detached two-car garage having vehicular access from the lane.            Status: Inactive</p>

## Label Details

---

- C Application Type: Rezoning Application  
Date: June 01 2020  
Dev App: 1650 E 12th Ave  
Code: [1650 E 12th Ave](#)  
Comment: Approved - May 18th, 2021.  
Description: We would like your feedback on a rezoning application at 1650 E 12th Ave. The proposal is to allow for a 6-storey mixed-use building. The zoning would change from C-2C1 (commercial) to CD-1 (comprehensive development). The proposal includes: 62 strata residential units Commercial retail space at grade Floor space ratio (FSR) of 3.00 Floor area of 5,110.5 sq. m (55,009 sq. ft.) Maximum height of 22.7 m (74.3 ft.) 71 vehicle parking spaces and 117 bicycle parking spaces The application is being considered under the Grandview-Woodland Community Plan.  
Status: Inactive
- D Application Type: Dev App  
Date: Aug 25 2021  
Dev App: 1680 E 12th Ave  
Code: [DP-2021-00754](#)  
Comment: Approved - November 29, 2021, subject to conditions.  
Description: Wesgroup Properties has applied to the City of Vancouver for permission to develop a six-storey, mixed-use building containing Retail (main floor) and Residential (main–sixth floor), consisting of: - A total of 61 market strata dwelling units - A proposed FSR of 3.0 (54,951 sq.ft.) - A proposed height of 21.3 m (69.8 ft.) - Two levels of underground parking, providing a total of 70 parking spaces having vehicular access from lane  
Status: Inactive