

West 12th Avenue

Trimble Street



Prime Corner Location



12,065 SF Site



3 Legal Lots



Owner may give time for rezoning

For Sale | 4397 West 12th Avenue, Vancouver

# Large West Side **Multiplex** Development Site

**Morgan Dyer**

Personal Real Estate Corporation  
Senior Vice President  
604 661 0886  
morgan.dyer@colliers.com

**Mahsa Banaei**

Associate  
604 692 1437  
mahsa.banaei@colliers.com

MD & Associates CRE Services Group







Photo Credit: City of Vancouver

# The Opportunity

The Property represents a rare opportunity to acquire a large multiplex development site located in the sought-after West Point Grey neighbourhood.

Purchase scenarios include:

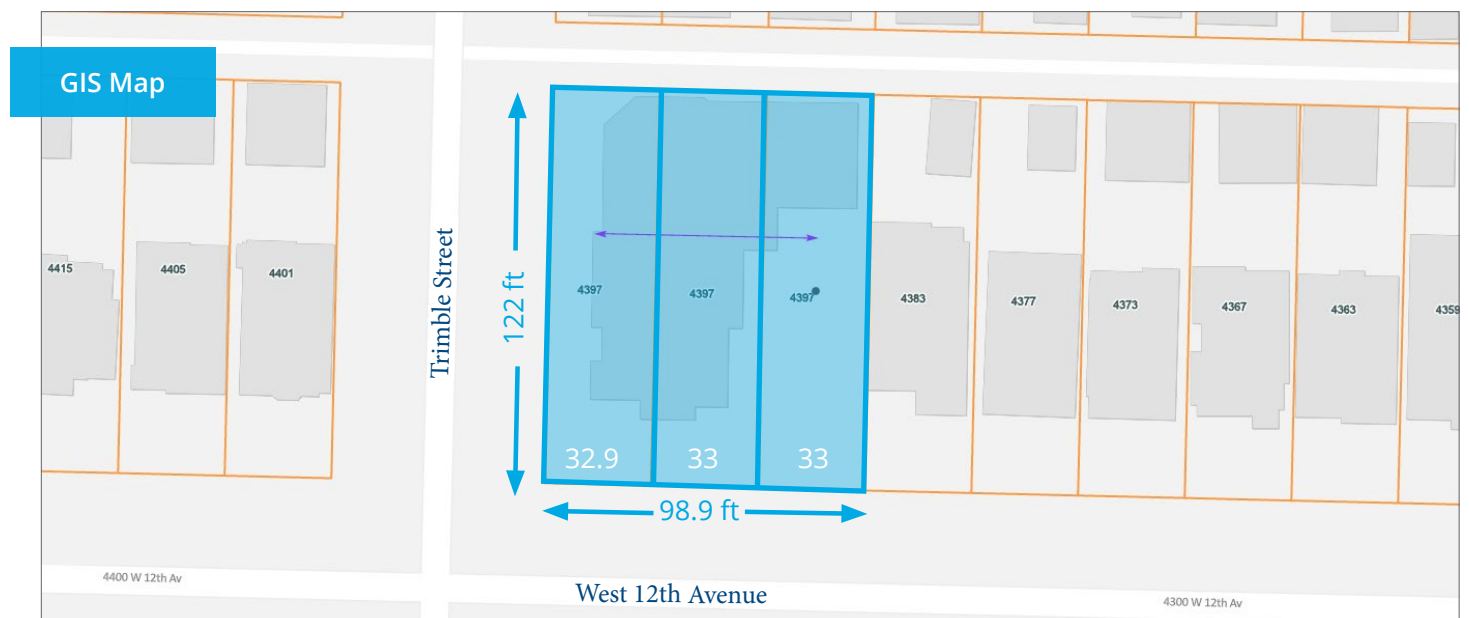
- Single-family development with 3 legal lots
- Duplex or multiplex development up to 12 units
- Owner-user and retention of existing structure
- Heritage restoration and potential for adaptive re-use with massing of residential density



## Salient Facts

<b>Civic Address</b>	4397 West 12th Avenue, Vancouver, BC
<b>Legal Description</b>	LOT 18, 19, 20 OF LOT 4 BLOCK 155 DISTRICT LOT 540 PLAN 3790 PIDs: 012-157-791, 012-157-783, 012-157-805
<b>Location:</b>	Located at the northeast corner of West 12th Avenue and Trimble Street.
<b>Lot Dimensions*:</b>	98.9 ft x 122 ft (12,065.8 SF)
<b>Current Improvement:</b>	The Property is improved with a wood-frame church building constructed circa 1927. Expanded in 1940, the church features a 200-person capacity sanctuary, multiple pre-school halls, offices, kitchens and a lounge. The Property is <u>not</u> designated as heritage.
<b>Existing Building Area*:</b>	Approximately 5,000 SF per floor with a total estimated area of 10,000 SF.
<b>Zoning:</b>	R1-1 Residential Inclusive district – housing options include Multiplex, Duplexes, Single Detached Houses, and Heritage opportunities.
<b>Listing Price:</b>	Contact Listing Agents

\*All measurements are estimate and should not be relied upon without independent verification.







# Location Highlights

## Prime West Point Grey Location

- The Property is situated in Vancouver's noble and established West Point Grey neighbourhood. West Point Grey is renowned for its proximity to the University of British Columbia, Jericho Beach, Pacific Spirit Park and the West Point Grey Village along West 10th Avenue.

## Abundance of Amenities and Recreation

- Residents of this area enjoy a diverse range of amenities including boutique shops, gourmet restaurants, and cafes along West 10th Avenue.
- Point Grey Village, caters to the community's needs, featuring cafés, bakeries, fashion and beauty stores, restaurants, groceries, home decor shops, and professional services like banking, therapy, veterinary care, and physiotherapy.
- The Property is within walking distance of Pacific Spirit Park which offers a network of trails spread across more than 750 hectares of forest. Jericho Beach Park and many beaches along Spanish Banks are also a short walk away.

## Proximity to the University of British Columbia (UBC)

- The Property is exceptionally well-placed, just a 3-min drive from the world-renowned University of British Columbia (UBC). This area consistently experiences high demand for housing, making it an attractive choice for students, faculty members, and anyone seeking a dynamic living environment.

## Potential Millennium Line Extension

- With the upcoming SkyTrain extension to Arbutus to be completed in 2026, TransLink is studying a potential connection to UBC.

Demographics - 5km radius	2022	2027
Population	139,880	147,140
Median Household Income	\$CA 99,511	\$CA 109,749

Source : Colliers HYDRA



Walker's Paradise

92



Biker's Paradise

92



UBC

3 minutes drive



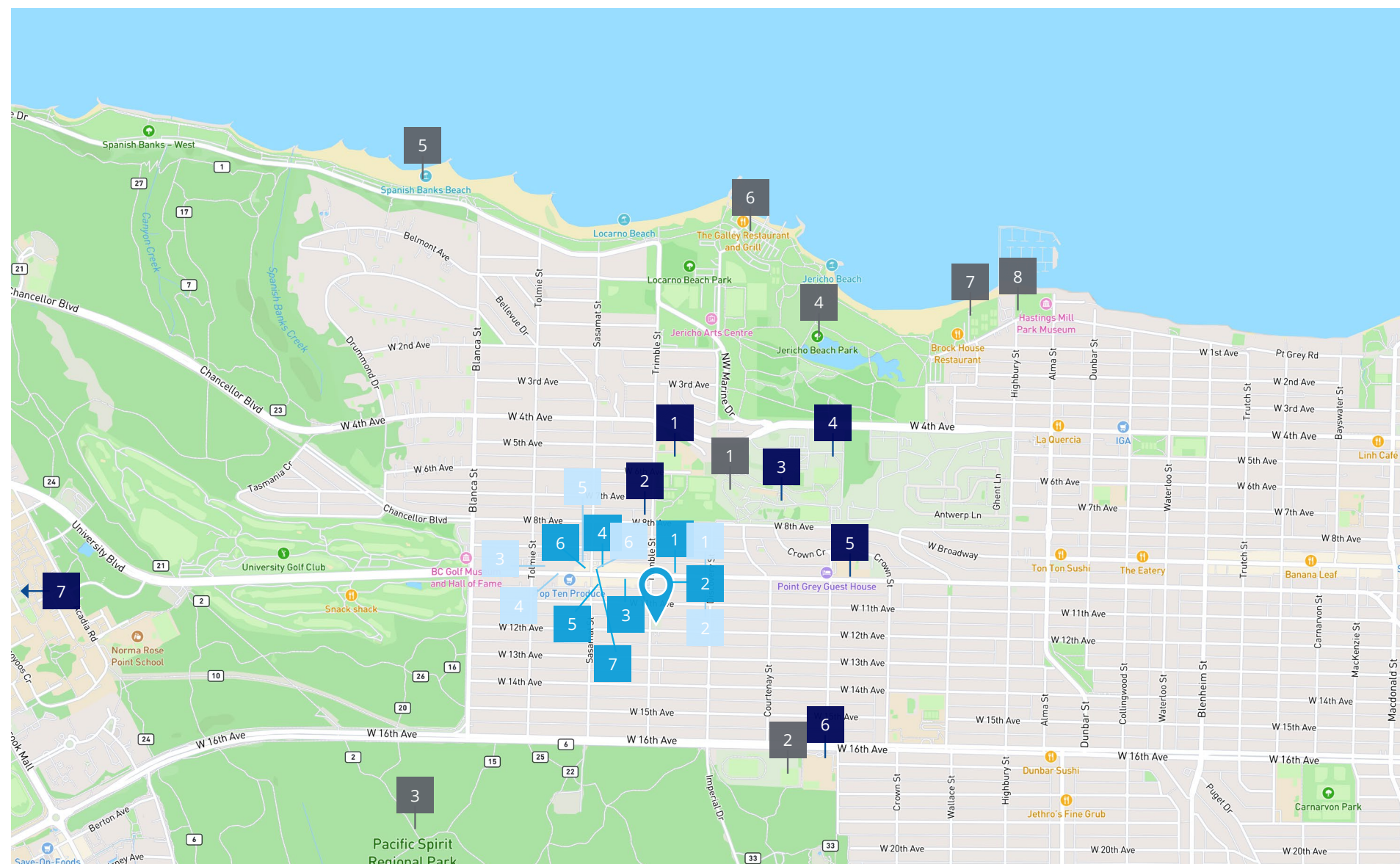
YVR Airport

26 minutes drive



Downtown Vancouver

20 minutes drive



Restaurants & Retail

1. Subway
2. Little Umbrella
3. Burgoo
4. Bombay Masala
5. Rice Burger
6. Four Olives
7. Point Grey Village



Education

1. Queen Mary Elementary School
2. Monarch Montessori
3. West Point Grey Academy
4. Pacific Spirit School
5. Our Lady of Perpetual Help Catholic School
6. Queen Elizabeth Elementary School
7. UBC



Services & Banks

1. Shell
2. BMO ATM
3. TD Canada Trust
4. Safeway Pharmacy
5. RBC Royal Bank
6. CIBC Branch

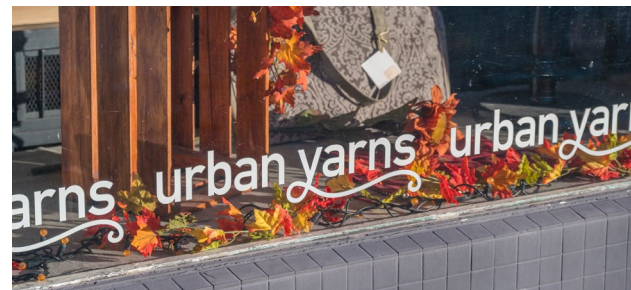


Parks & Recreation

1. West Point Grey Park (Trimble Park)
2. Camosun Park
3. Pacific Spirit Regional Park
4. Jericho Beach Park
5. Spanish Banks Beach
6. Jericho Sailing Centre
7. Jericho Tennis Club
8. Royal Vancouver Yacht Club



# Neighbourhood Photos



# Development Potential



## Zoning

The Property is zoned R1-1, which enables a variety of housing options including multiple dwellings ("multiplex" up to 6 dwelling units, or up to 8 rental dwelling units), duplexes and single detached houses.

### Regulations:

Multiple-dwelling ("Multiplex") uses may develop up to a maximum density of 1.0 FSR. There are three paths to achieve this density:

- Develop all units as ownership (strata) and provide a cash density bonus contribution\*;
- Develop units as ownership (strata) and provide one below-market home ownership unit\*;
- or
- Develop all units as secured market rental.\*

\* For more information, please click [here](#).

## Illustrative Examples of Multiplex Developments (taken from City of Vancouver zoning)

The following images illustrate typical multiple dwelling ("multiplex") buildings, noting that other arrangements are possible.

a. 10.0 m (32.8 ft.) site frontage (3-4 units)

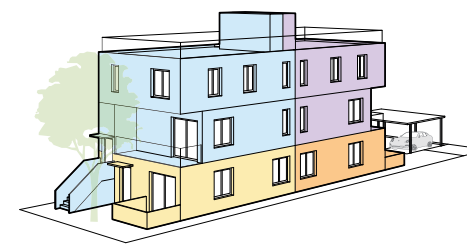


Figure 28: Single building above ground configuration

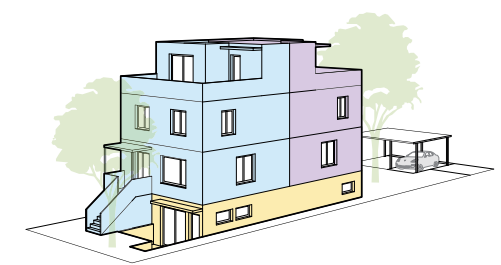


Figure 29: Single building with basement configuration

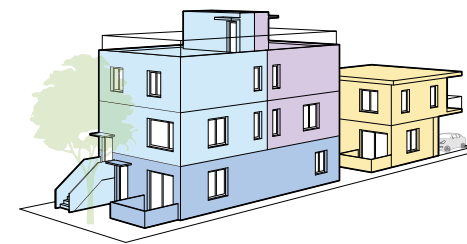


Figure 30: Courtyard above ground configuration

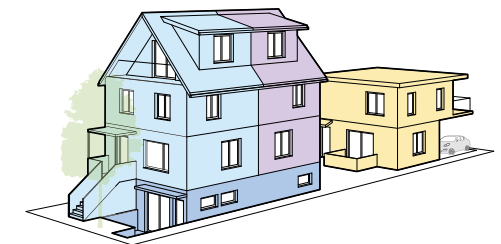
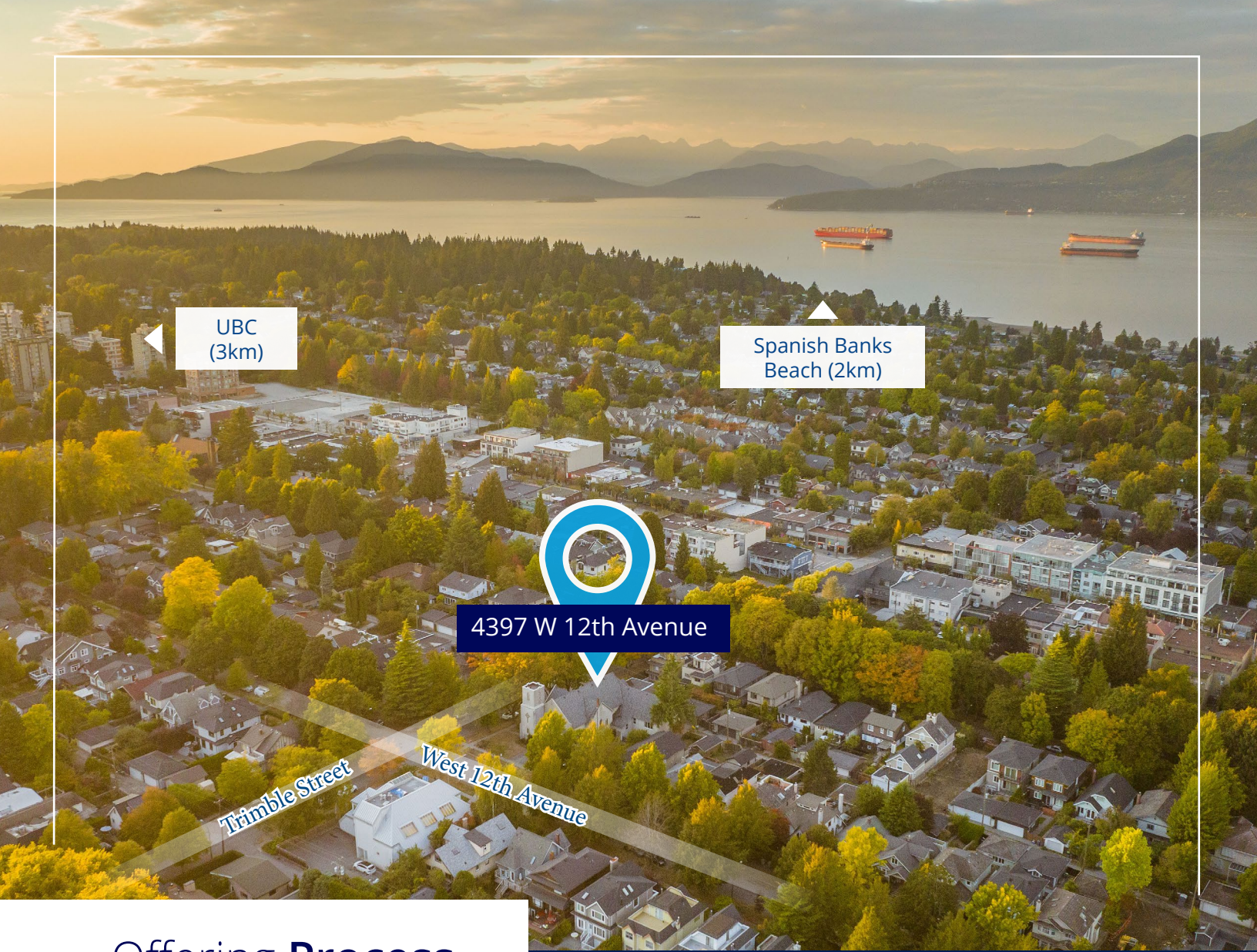


Figure 31: Courtyard with basement configuration





UBC  
(3km)

Spanish Banks  
Beach (2km)

4397 W 12th Avenue

Trimble Street

West 12th Avenue

# Offering Process

Please contact the listing agents for further information.

**Morgan Dyer\***  
Personal Real Estate Corporation  
Senior Vice President  
604 661 0886  
morgan.dyer@colliers.com

**Mahsa Banaei\***  
Associate  
604 692 1437  
mahsa.banaei@colliers.com

**\*MD & Associates CRE Services Group**

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). Copyright © 2024. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Macaulay Nicholls Inc.

