

Downtown Vancouver



West 37th Avenue



West 38th Avenue



Cartier Street

Hudson Street

FOR SALE

Rare Shaughnessy Development Opportunity

1357 West 38th Avenue, Vancouver

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Highlights

- 17,400 SF lot with 145 feet of frontage on West 38th Avenue.
- Prime Shaughnessy location, close to schools, parks, transit, and hospitals.
- Located directly across the street from the renowned Vancouver College.
- Existing zoning R1-1 allows for a variety of housing options, including multiple dwellings, duplexes and single detached houses.
- Steps away from the VanDusen Botanical Garden, a stunning 55-acre oasis featuring diverse plant collections from around the world.
- Situated less than 2 km from Oakridge-41st Avenue Canada Line Station, connecting Downtown, South Vancouver, and Richmond.

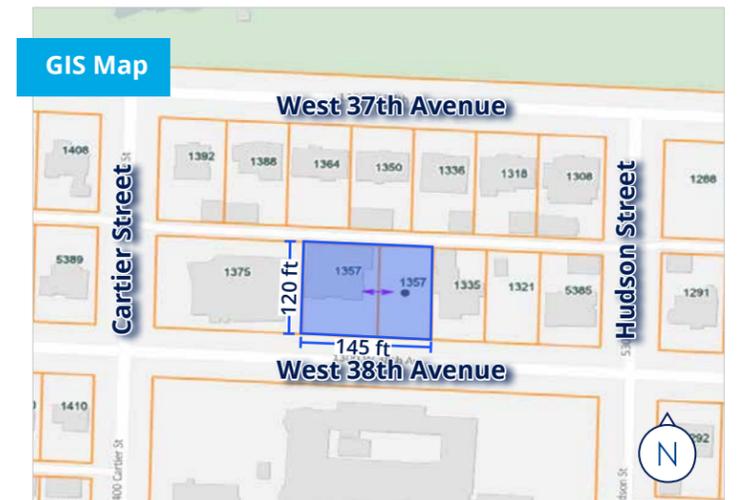


Salient Facts

1357 West 38th Avenue, Vancouver

Civic Address	1357 West 38th Avenue, Vancouver
Legal Description	Amended Lot C (Reference Plan 1931) Block 912 District Lot 526 Plan 5181 Lot D Block 912 District Lot 526 Plan 5647 PIDs: 016-047-508 and 011-111-941
Property Description	Located on the north side of West 38th Avenue, the Property covers two legal lots and is situated at one of the highest points of land in the vicinity.
Lot Area*	~ 17,400 SF (145 feet Width x 120 feet Depth)
Zoning	The Property is zoned R1-1, which provides for Single Family, Duplex and Multiplex developments. The Property has development potential for up to 16 units if subdivided (4 units per lot).
Current Improvements	Description: Church/Gym facility Building Storeys: 2 Year Built: 1920 (Not on the Heritage register)
Gross Taxes	\$0.00

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





UBC

15 minute drive



YVR Airport

12 minute drive



BC Ferries

Tsawwassen Terminal

30 minute drive



BC Ferries Horshoe Bay

Ferry Terminal

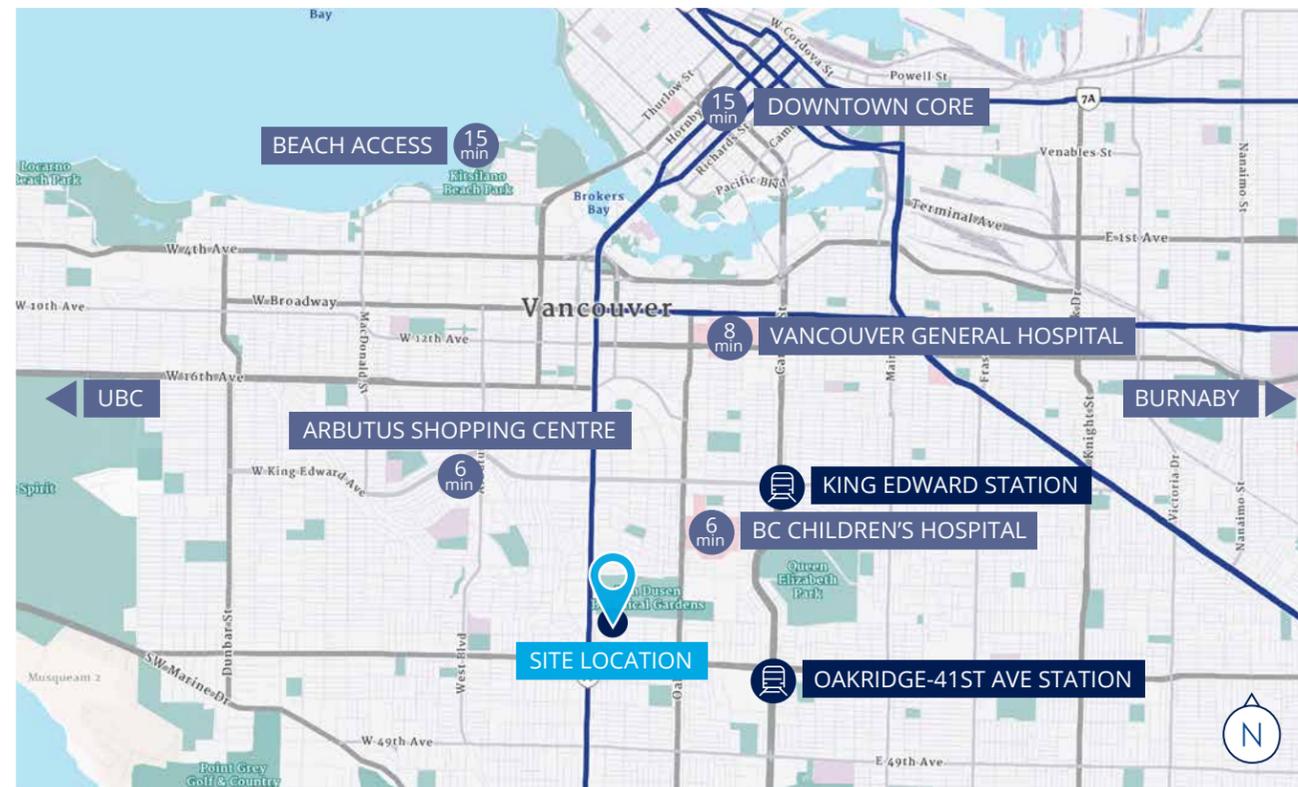
45 minute drive

Location Overview

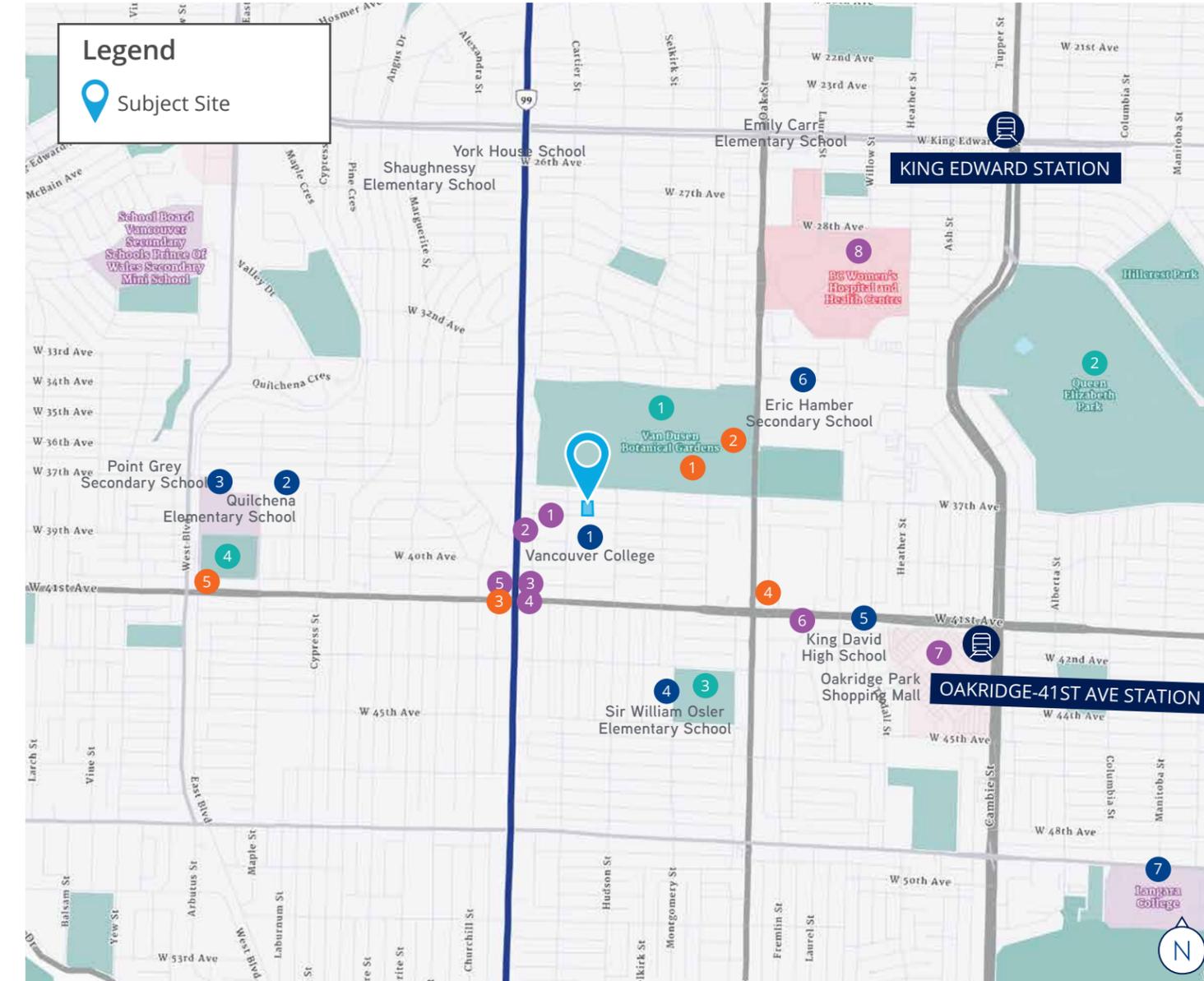
The Shaughnessy neighbourhood is located on the west side of Vancouver and is bordered by several shopping destinations, including Arbutus Village Shopping Centre, South Granville Rise, and Oakridge Park Shopping Centre.

The strategic location of the Property provides easy access to public transportation, shopping, restaurants, banking, hospitals, and school districts (a variety of Elementary Schools and High Schools).

Well-known hospitals in Vancouver are located just outside the Shaughnessy boundary, including BC Women's Hospital & Health Centre, BC Children's Hospital, and Vancouver General Hospital.



Amenities Map



Restaurants

1. Shaughnessy Restaurant
2. Garden Cafe at VanDusen
3. Grand Honour Restaurant
4. 7-Eleven
5. McDonald's

Education

1. Vancouver College
2. Quilchena Elementary School
3. Point Grey Secondary School
4. Sir William Osler Elementary School
5. King David High School
6. Eric Hamber Secondary School
7. Langara College

Services & Retail

1. Sts. Peter & Paul Parish
2. Cherry Classics Music
3. RBC Royal Bank
4. Esso
5. Shell
6. Jewish Community Centre
7. Oakridge Park Shopping Mall
8. BC Children's Hospital

Parks & Recreation

1. Van Dusen Botanical Gardens
2. Queen Elizabeth Park
3. Montgomery Park
4. Kerrisdale Park

Development *Potential*

Zoning

The Property is zoned R1-1, which allows 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:

Min. Site Frontage	Min. Site Area	Min. No. of Units	Max. No. of Units
10.0 m (32.8 ft.)	306 m ² (3,293.8 sq.ft.)	3	4
13.4 m (44 ft.)	464 m ² (4,994.5 sq. ft.)	4	5
15.1 m (49.5 ft.)	557 m ² (5,995.5 sq. ft.)	4	6 or 8*

* 8 units permitted for secured market rental developments only.

Source: City of Vancouver | R1-1 Housing Options, How-to Guide, November 2024



The minimum site frontage and site area criteria for number of units cannot be relaxed. Both need to be met to qualify for the number of units. The site frontage determines the number of units and density bonus charge applicable in all cases, even if the site area meets a greater eligibility.

Illustrative Examples of Multiplex Developments

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)

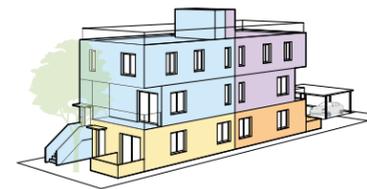


Figure 29: Single building above ground configuration



Figure 30: Single building with basement configuration

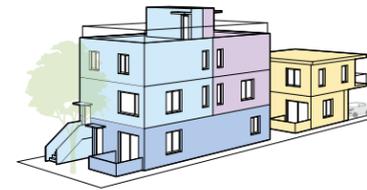


Figure 31: Courtyard above ground configuration



Figure 32: Courtyard with basement configuration

b. 15.1 m (49.5 ft.) site frontage (4-8 units)



Figure 33: Single building above ground configuration



Figure 34: Single building with basement configuration

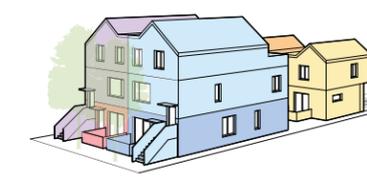


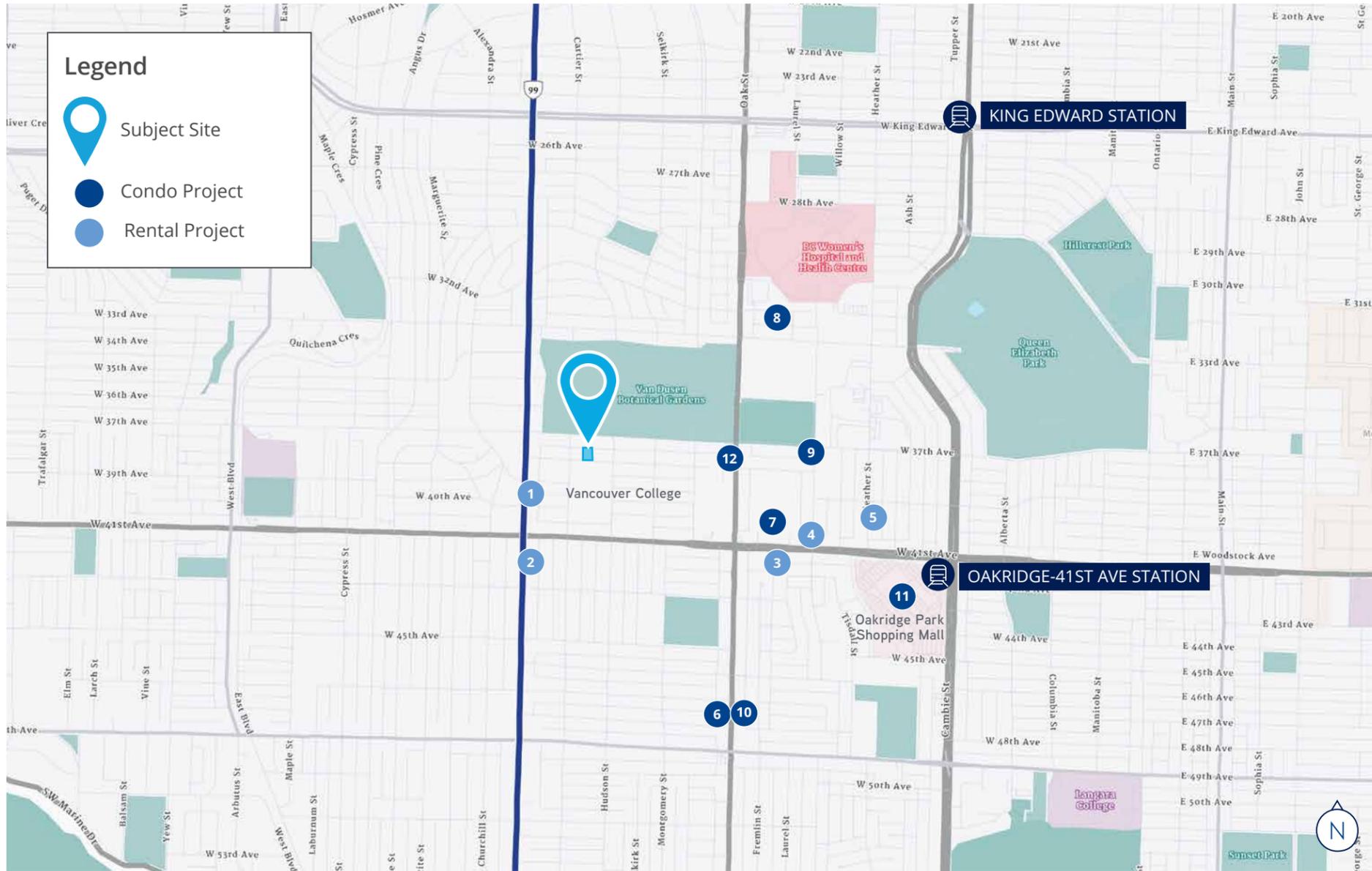
Figure 35: Courtyard above ground configuration



Figure 36: Courtyard with basement configuration



Nearby *Developments*



5526 & 5592 Granville St
 (6-storey mixed-use rental building)
Rezzone/DP in Process



5828-5850 Granville St
 (91 rental units)
DP approved



Jewish Community Centre
 950 West 41st Ave
 (299 rental units)
Rezzone/DP in Process



809 West 41st Avenue
 (131 rental units)
Rezzone/DP in Process



5630 Heather Street
 184 Rental Units
Rezzone/DP in Process



Rowen W47
 6311 Oak Street
 (36 townhomes)
Completed in 2024



Mayfair West
 989 West 41st Avenue
 (1,149 condo units)
DP Approved



Laurel 32
 918 W 32nd Avenue
 (20 townhomes)
Under-Construction



York
 5337-5387 Willow Street and 826 West 37th Ave (29 townhomes)
Under-Construction



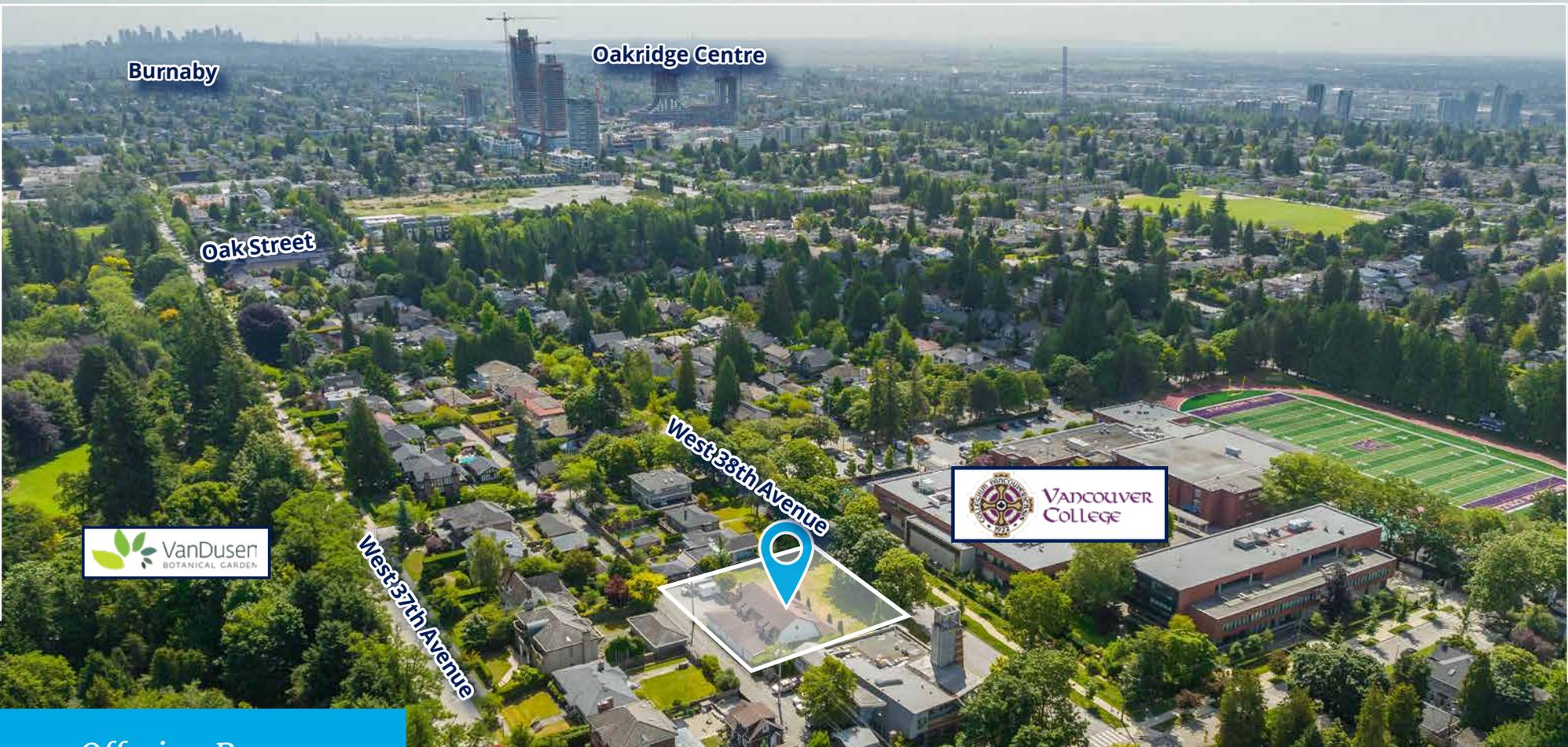
West Oak
 6250-6410 Oak Street
 (63 Condo Units)
Completed in 2024



Oakridge
 650 West 41st Avenue
 (1,000+ condo units)
Under-Construction



Whitford
 1002-1008 West 37th Ave
 (68 condo units)
Under-Construction



Offering Process

The Property is being offered on an “as is” basis and Offers will be reviewed “as and when presented”.

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