

FOR SALE

LONDON  
PACIFIC



MOUNT PLEASANT | BROADWAY TRANSIT-ORIENTED

# HIGH DENSITY SECURE RENTAL DEVELOPMENT OPPORTUNITY



453, 461, 469, 477 E10th Ave &  
2536, 2540 Guelph St, Vancouver



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# OPPORTUNITY SUMMARY



London Pacific is excited to present an **18-storey rental tower development opportunity** close to East Broadway & Kingsway, in the Mount Pleasant neighbourhood of the newly approved Broadway Plan. The subject site has been designated as medium to high density rental residential with retail uses at grade, with a **base density of 5.5 FSR**. The total gross site area of approximately 31,372 sqft allows for a total of 172,546 buildable sqft, with opportunities of site expansion. The subject site is a highly attractive assembly with favourable Tenant Relocation & Protection Policy considerations and features a less than 10-minute walk to two future Millennium Line SkyTrain stations within the Broadway Subway Expansion.

The City of Vancouver approved the Broadway Plan on June 22, 2022, and went into effect September 1, 2022.



THE OPPORTUNITY

# ASSEMBLY SUMMARY

Address

453, 461, 469, 477 E10th Ave & 2536, 2540 Guelph St, Vancouver

Current Zoning

RT-5 Two-Family Dwelling

Proposed OCP Designation

Medium to High-Density Mixed-Use Apartment

Density

5.5 FSR (18 Storey)

Gross Site Area

± 31,372 SQFT

Total Buildable

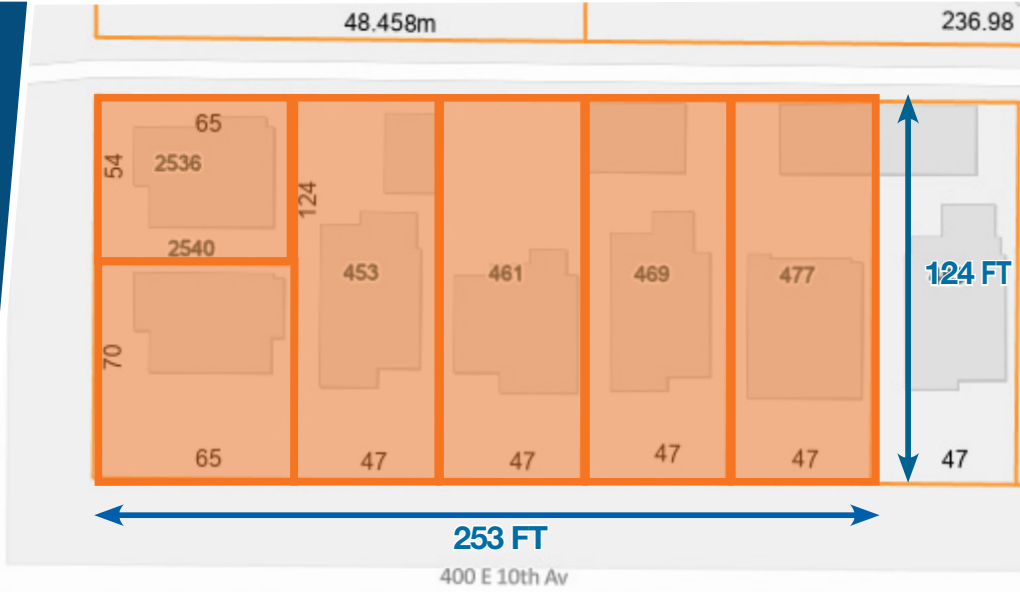
± 172,546 SQFT

Dimensions

± 253 FT x 124 FT

Improvement

20 Tenanted Units  
(contained within six dwellings)



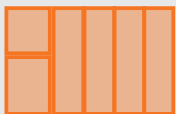


## MEDIUM TO HIGH-DENSITY MIXED-USE

# DEVELOPMENT POTENTIAL

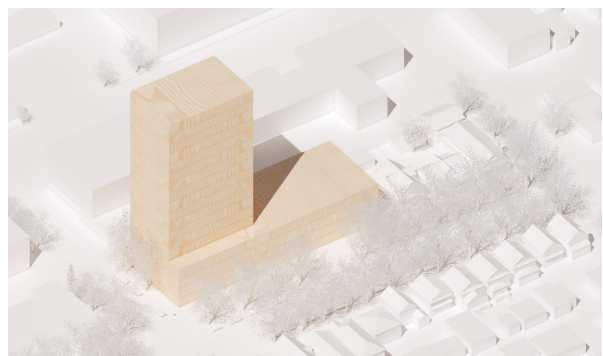
The subject site has been designated “Mount Pleasant RT Areas - Area B” (MRTB), providing a **density of 5.5 FSR for secured rental housing** uses including a minimum 20% of the net residential floor area secured at below-market rents (minor increases in height and density will be considered for delivery of ground-level local-serving retail/service uses or childcare). This highly attractive development site on the northern block of East 10th Avenue between Guelph and St. George Streets has a site frontage of 253 feet and a depth of 124 feet.

 Subject Site

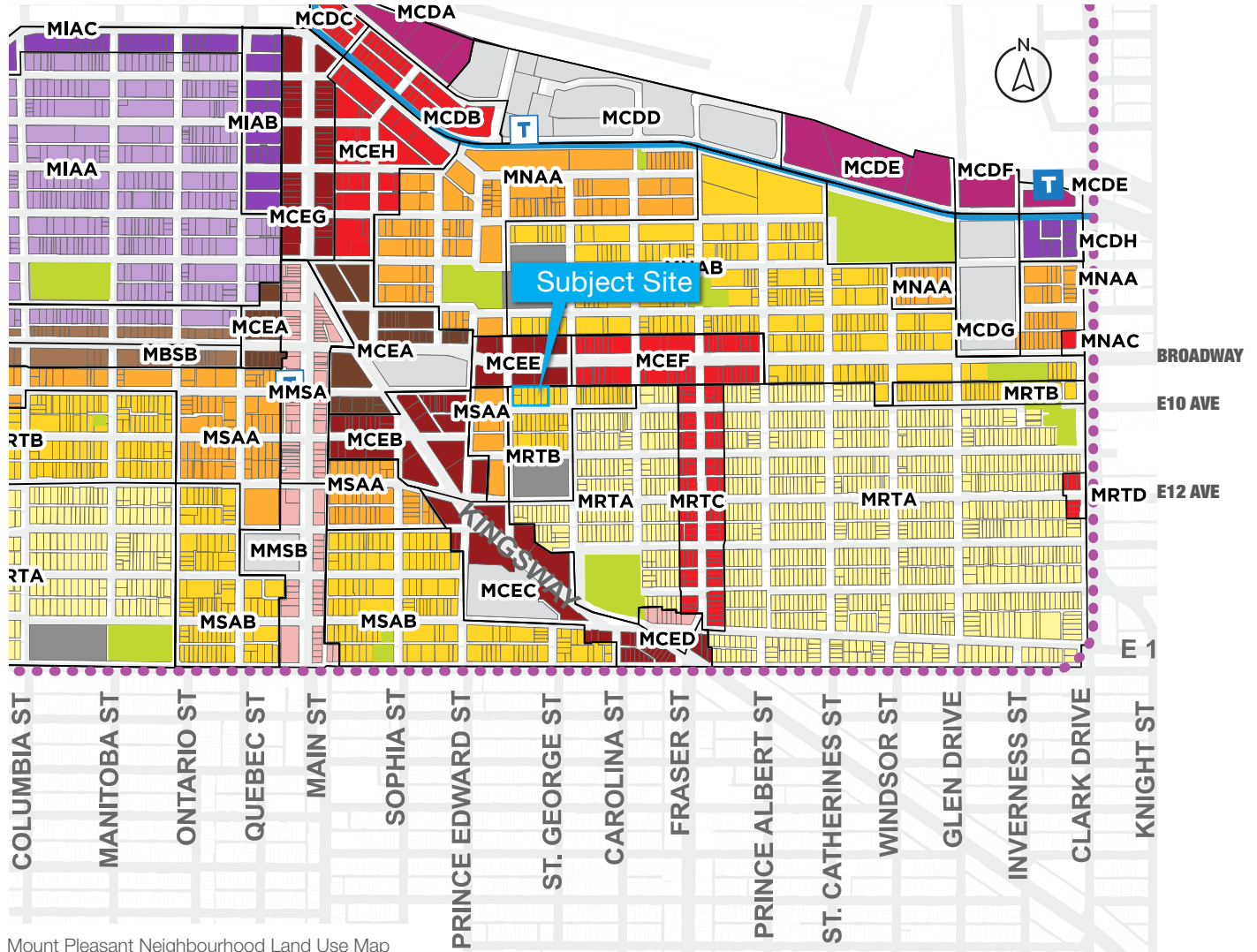


### 6 lot Assembly

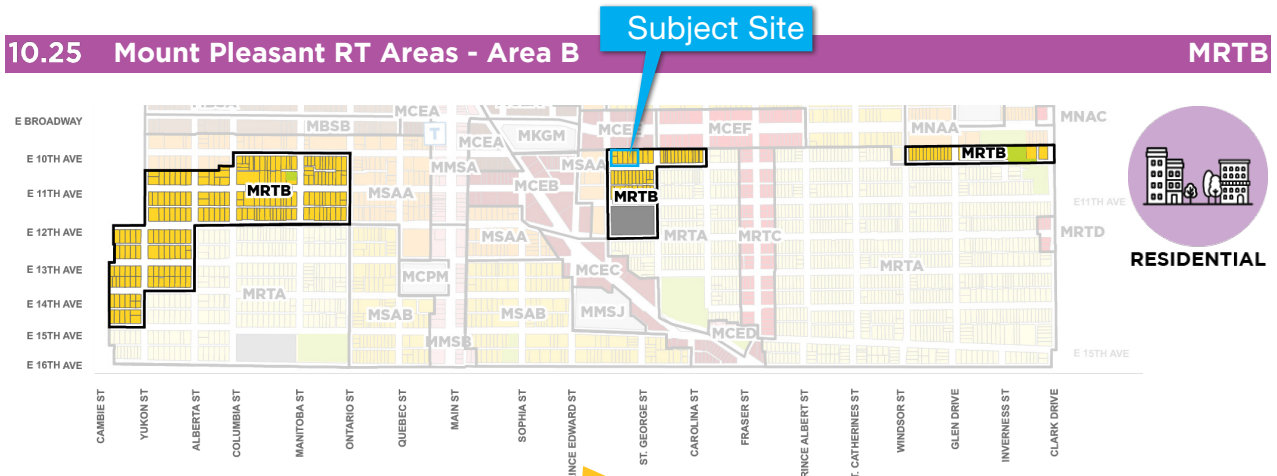
Frontage	253 FT
Gross site area	31,372 SF
Max. Gross Buildable	172,546 SF



# LAND USE MAP



Mount Pleasant Neighbourhood Land Use Map



Source: [shapethecity.ca/Broadway-plan](http://shapethecity.ca/Broadway-plan)



**10.25.1 MRTB Policy Summary Table**

Policy Area	Mount Pleasant RT Areas – Area B	MRTB
Uses	Residential, retail/service	
Option/Tenure	Secured rental housing	
Max Height	18 storeys	3-6 storeys
Max Density	5.5 FSR	1.0-2.7 FSR
Min Frontage	45.7 m (150 ft.)	Variable – refer to Built Form and Site Design (Chapter 11)
Notes	<ul style="list-style-type: none"> <li>Minimum 20% of the net residential floor area must be secured at below-market rents (see Housing (Chapter 12) for details.</li> <li>See Land Use (Chapter 7) for cases where lesser site frontage may be considered at the discretion of the Director of Planning.</li> </ul>	<ul style="list-style-type: none"> <li>Applies to site frontages that are less than 45.7 m (150 ft.) or where a tower cannot be achieved due to lot conditions or policy 10.25.2</li> <li>Height and density allowances to vary based on lot conditions (see Built Form and Site Design (Chapter 11) and sections 11.2 and 11.3 for details)</li> <li>See Land Use (Chapter 7) for cases where lesser site frontage may be considered at the discretion of the Director of Planning.</li> </ul>

**Additional Policies**

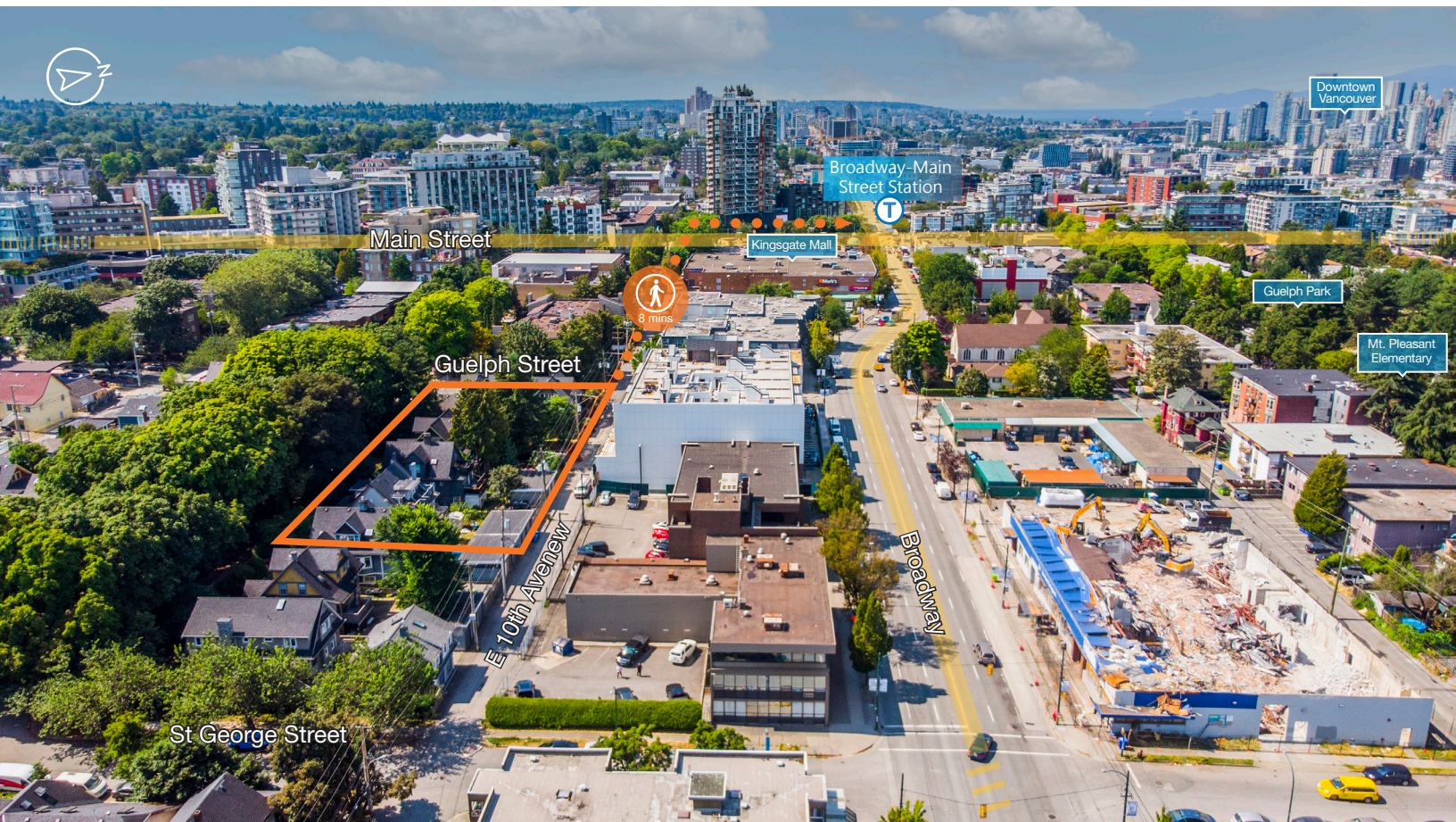
- 10.25.2 There will be a maximum of two towers per block (street to street, including any laneways). However, for the northern block faces along 11<sup>th</sup> Avenue between Yukon Street and Columbia Street, number of towers per block shall be counted in conjunction with the remainder of the block located in Mount Pleasant South Apartment Area A. For the northern block faces along 10<sup>th</sup> Avenue between Guelph Street and Carolina Street, only one tower will be allowed on the Mount Pleasant RT Area B block face. Between Cambie and Yukon streets, towers located outside of the Mount Pleasant RT Area B boundaries will not be included in counting the number of towers per block.
- 10.25.3 Minor increases in height and density will be considered for delivery of ground-level local-serving retail/service uses or childcare.
- 10.25.4 For 6-storey apartment buildings, minor increases in density may be considered where 100% of the residential floor area is social housing, generally following the provisions for social housing in the RR-2C district schedule and associated requirements.

Source: [shapeyourcity.ca/Broadway-plan](http://shapeyourcity.ca/Broadway-plan)

## TRANSIT ORIENTED | BROADWAY PLAN

# LOCATION

The subject site is ideally located one block off East Broadway, within 10-minute walking distance of abundant amenities including easily accessible transit options and **two future Millennium Line SkyTrain stations**, “Mount Pleasant” and “Great Northern Way-Emily Carr”. It is situated directly on the 10th Avenue Corridor bikeway which is one of the busiest west to east corridors in Vancouver’s cycling network, seeing over 500,000 cyclists on the route per year. The subject site also benefits from being located between two important, growing False Creek Flats (or Great Northern Way) and Mount Pleasant employment hubs, as highlighted by a multitude of planned upcoming office and light-industrial development projects poised to be anchored by organizations such as Lululemon, Animal Logic, AbCellera and Nature’s Path, as well as current major tenants based in the area including Emily Carr University, Samsung R&D Canada, Electronic Arts, Hootsuite and Shaw.





The property is in the heart of Mount Pleasant and less than a block away from Translink's number 8 and 9 bus routes which connect to downtown, UBC and South Vancouver. The Broadway Subject Expansion Project is developing a station at the southwest corner of Broadway and Main Street, as well as just north of Great Northern Way on the east side of Thornton Street, that will both be less than a 10-minute walk from the subject site.

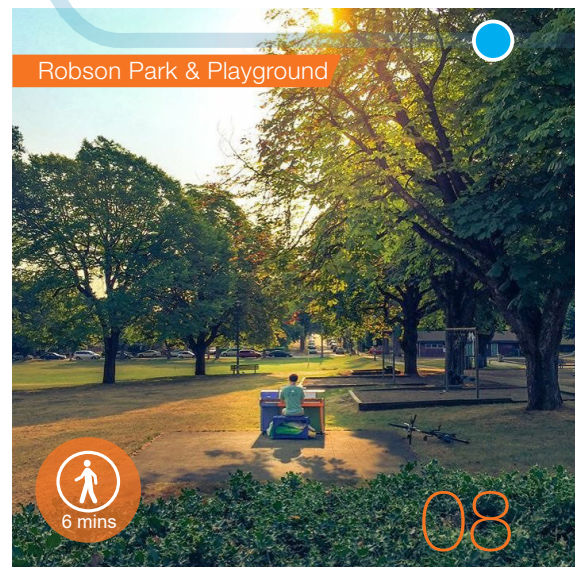
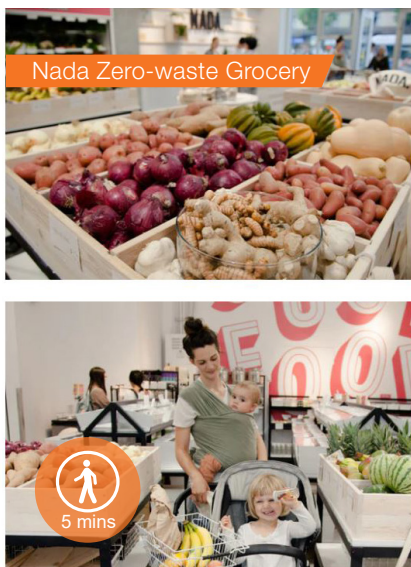
East Broadway is expected to continue to grow, and to be a commercial high street to create a vibrant and livable public realm in one of Vancouver desirable neighbourhoods to live, work and play. Well-positioned between Broadway and Kingsway, allowing for east access to abundant living conveniences within a 5 to 10-minute walking distance.

### DRIVING

- Downtown
- Vancouver General Hospital
- Whole Foods Market
- Trout Lake Park
- Queen Elizabeth Park
- Emily Carr University
- Brentwood Town Centre

### WALKING

- Florence Nightingale Elementary School
- Mount Saint Joseph Hospital
- Robson Park
- Nada Grocery
- Matchstick Café
- Kingsgate Mall
- Osteria Savio Volpe





**MRTB  
BROADWAY  
PLAN**

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