



# BROADWAY DEVELOPMENT SITE

453, 455, 473, 477, 489 EAST 6TH AVENUE  
2131 ST. GEORGE STREET  
VANCOUVER BC

**LONDON  
PACIFIC**

BROADWAY DEVELOPMENT SITE

# SITE SUMMARY

London Pacific is pleased to present the exclusive opportunity to acquire a development site located at 453 - 489 East 6th in the highly sought-after Broadway Plan - Mount Pleasant. The subject site is designated for high density development and is ideally situated at East 6th Avenue and St. George Street. There is an opportunity to develop rental or strata on this site under Mount Pleasant North Apartment Area - Area A Zoning.



453 & 455 East 6th Avenue are not represented by London Pacific

## Offering Highlights



High-density development site with rental or strata development opportunity



Prime location in the heart of Mount Pleasant with schools, parks, shopping, and lifestyle amenities all walking distance away

3 blocks from planned Broadway Subway Project: Great Northern Way - Emily Carr Station



5 blocks from Main Street and 6 blocks from East Broadway



Mount Pleasant North Apartment Area zoning allows for 6.0 - 6.5 FSR and 20 storey building height

132 ft by 132 ft with opportunities for site expansion

# DEVELOPMENT OVERVIEW

Under the vision of the Broadway Plan, Mount Pleasant is intended as a walkable area with diverse housing options, providing an opportunity for developers to densify. The subject properties form a 17,421 sqft development site with up to 113,136 buildable sqft. Developers can choose to pursue one of several development scenarios with density flexibility:



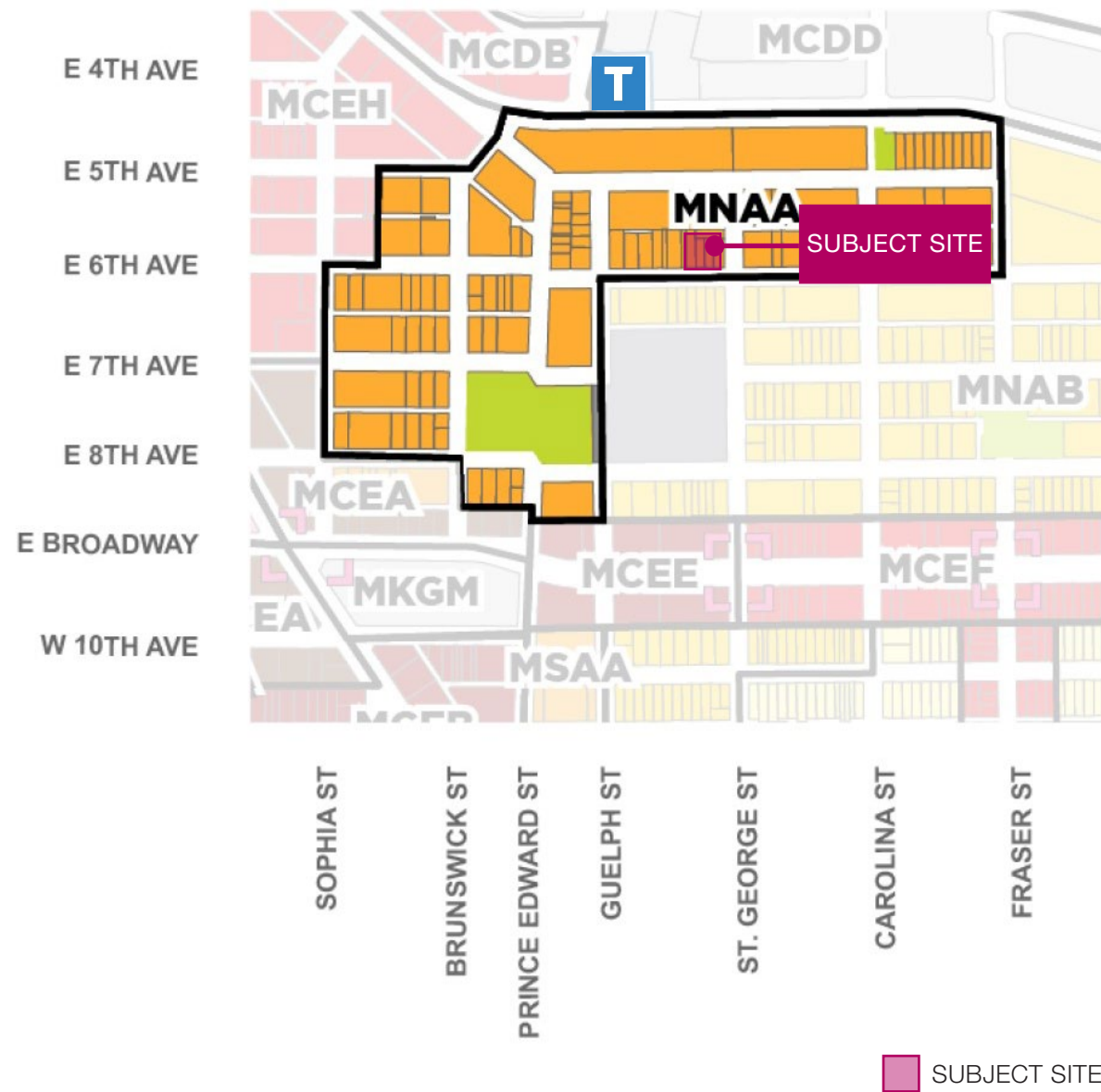
	Strata Development Scenario	Rental Development Scenario
<b>Gross Site Area Sqft:</b>	±17,421 SQFT approx	±17,421 SQFT approx
<b>FSR:</b>	6.0	6.5
<b>Total Buildable Sqft:</b>	104,526 SQFT	113,236.50 SQFT
<b>Dimensions:</b>	132' x 132'	132' x 132'
<b>Current Zoning:</b>	RM-4	RM-4
<b>Proposed OCP Designation:</b>	High Density Residential MNAA	High Density Residential MNAA
<b>Policy Notes:</b>	20% Turnkey Social Housing	20% Below-Market Rents
<b>Price:</b>	Contact Listing Agents	

CIVIC ADDRESS	PID	LOT SIZE (SQFT)	Approx. Lot Dimension(ft)	Buildable Strata Scenario(SQFT)	Buildable Rental Scenario(SQFT)
453 6TH AV E Vancouver BC V5T 1K7*	024-735-779	4353	33x132	26,118	28,295
455 6TH AV E Vancouver BC V5T 1K7*	024-735-787				
473 6TH AV E Vancouver BC V5T 1K7	014-233-550	3000	30x100	18,000	19,500
477 6TH AV E Vancouver BC V5T 1K7	015-391-361	3000	30x100	18,000	19,500
489 6TH AV E Vancouver BC V5T 1K7	015-391-353	3900	39x100	23,400	25,350
2131 ST. GEORGE ST Vancouver BC V5T 3R1	015-391-345	3168	32x99	19,008	20,952
498 5TH AV E Vancouver BC V5T 1H9**	015-391-311	3261	50x66	19,600	21,234
2121 ST. GEORGE ST Vancouver BC V5T 3R1**	015-391-329	3267	50x60	19,600	21,234
<b>EXPANSION SCENARIO TOTAL</b>		<b>23,954</b>		<b>125,726</b>	<b>155,704</b>

\*Not represented by London Pacific  
 \*\*Potential Expansion

# ZONING

## MOUNT PLEASANT NORTH APARTMENT AREA - AREA A | MNAA



### INTENT

Support the long-term renewal of the older residential buildings, while preserving existing rental housing affordability levels and providing strengthened tenant protections.

# POLICY

## MOUNT PLEASANT NORTH APARTMENT AREA - AREA A | MNAA

Policy Area	Mount Pleasant North Apartment Area - Area A		MNAA	
Uses	Residential, retail/services			
Option/Tenure	Secured market rental housing or social housing		Strata ownership housing, limited to sites without existing purpose-built rental or social housing	
	Tower form	Non-tower form	Tower form	Non-tower form
Max Height	20 Storeys	3-6 storeys	20 storeys	3-6 storeys
Max Density	6.5 FSR	1.0-2.7 FSR	6.0 FSR	1.0-2.7 FSR
Min Frontage	45.7 m (150 ft.)	Variable - refer to Built Form and Site Design (Chapter 11)	45.7 m (150 ft.)	Variable - refer to Built Form and Site Design (Chapter 11)
Note	<ul style="list-style-type: none"> <li>A minimum of 20% of the residential floor area is required to be secured at below-market rents (see Housing (Chapter 12) for details).</li> <li>For existing social housing sites, 100% of the residential</li> </ul>	<ul style="list-style-type: none"> <li>Applies where a tower cannot be achieved due to lot conditions or policy 9.9.2.</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>For existing social housing sites, 100% of the residential floor area must be social housing.</li> </ul>	<ul style="list-style-type: none"> <li>A minimum of 20% of the residential floor area is required to be delivered as turnkey social housing units to the City.</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 where a tower cannot be achieved due to lot conditions or policy 10.19.2.</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> </ul>

### ADDITIONAL POLICY

**10.19.2** There will be a maximum of two towers per block (street to street, including any laneways) in Mount Pleasant North Apartment Area A. For blocks located in both Mount Pleasant North Apartment Area A and another policy area, only towers in Mount Pleasant North Apartment Area A shall be counted toward the maximum. However, for the southern block faces along 8th Avenue between Brunswick Street and Guelph Street, only one tower will be allowed on the Mount Pleasant North Apartment Area A block face.

**10.19.3** Minor increases in height and density will be considered for delivery of ground-level local-serving retail/service uses or childcare.

Downtown

BC Place

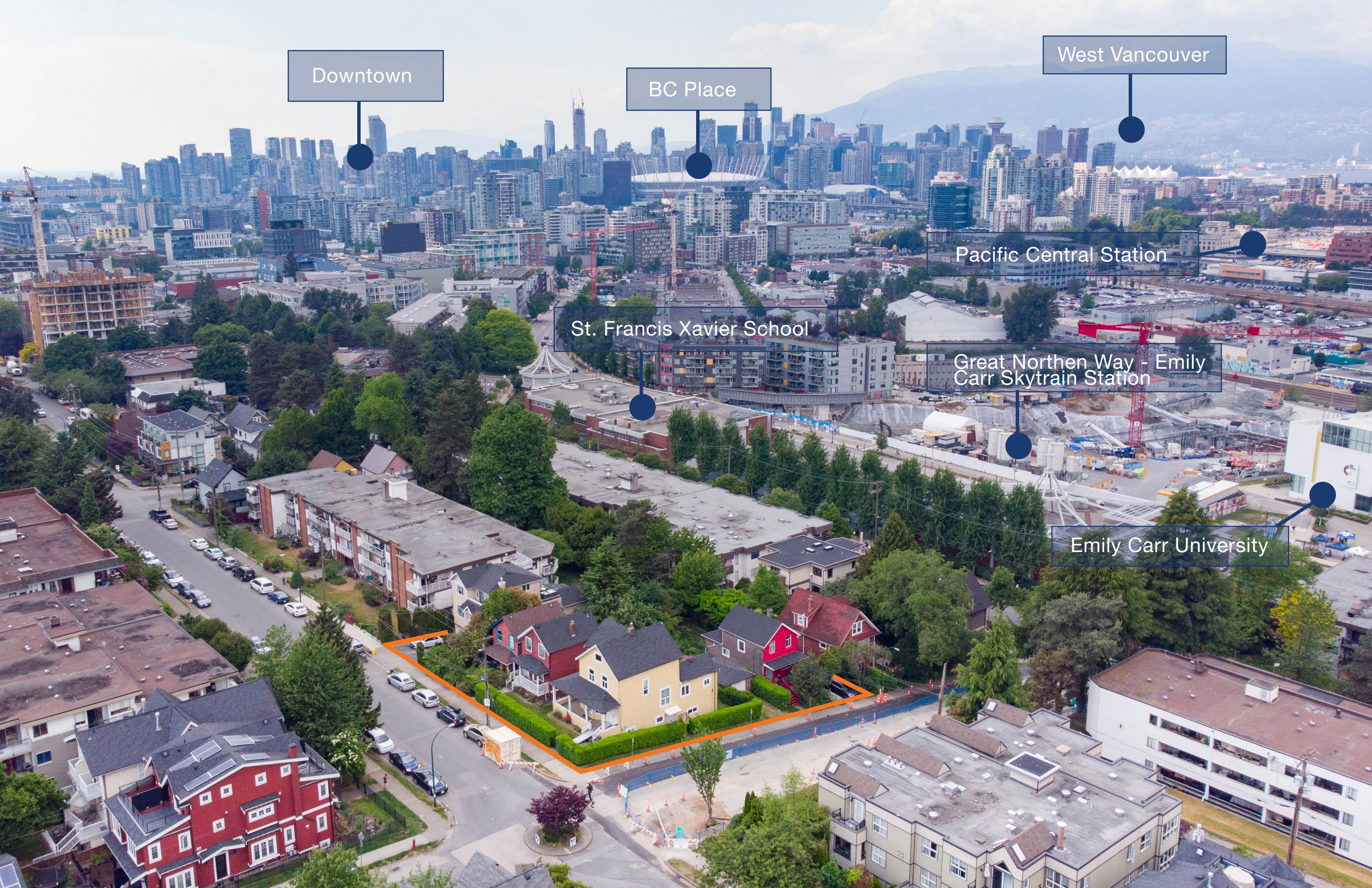
West Vancouver

Pacific Central Station

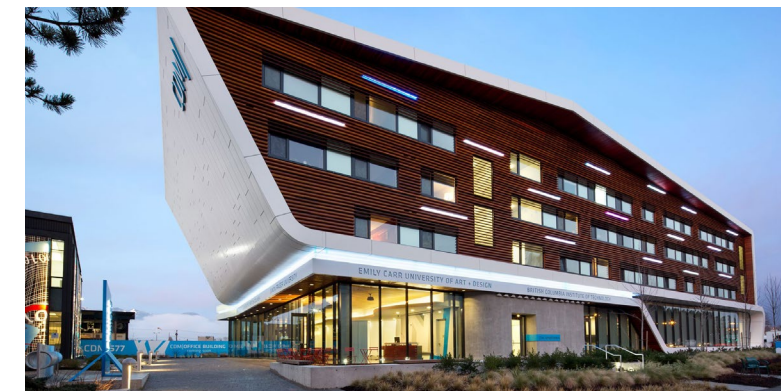
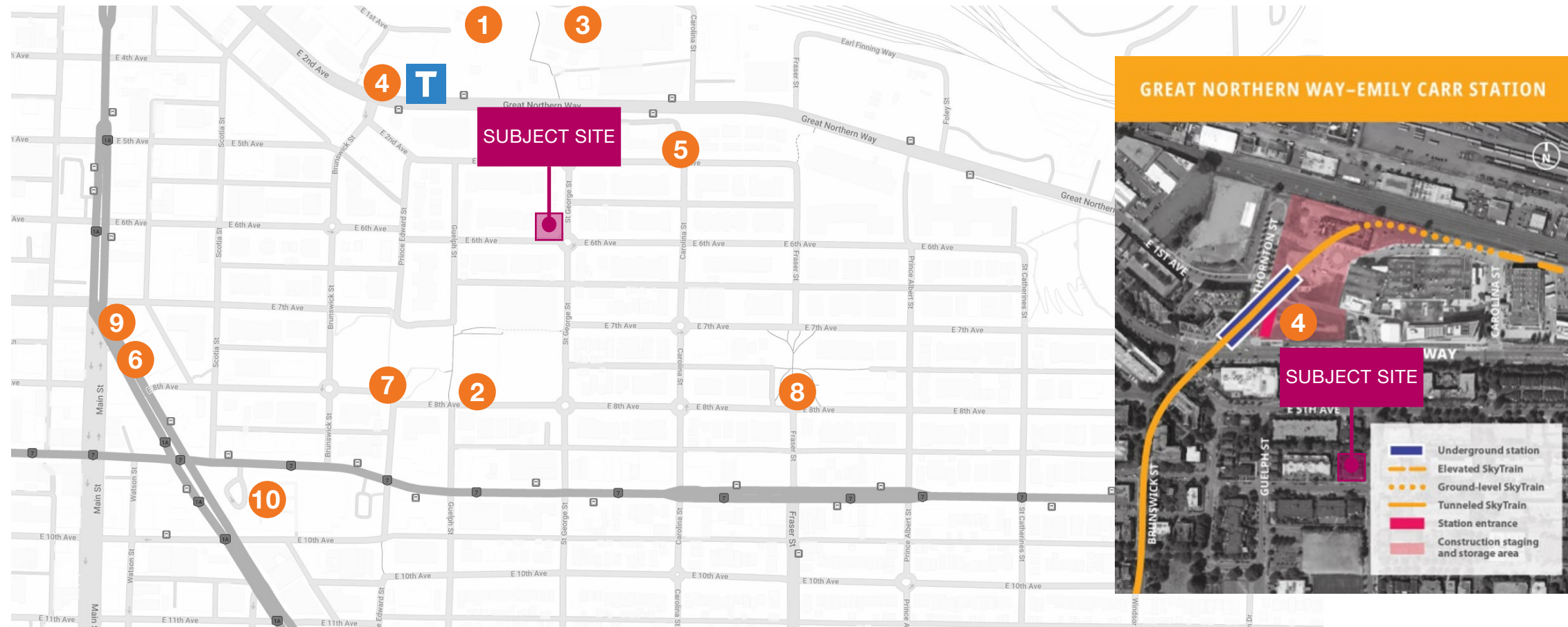
St. Francis Xavier School

Great Northern Way - Emily Carr Skytrain Station

Emily Carr University



# LOCATION HIGHLIGHTS



 SUBJECT SITE

- |  |                                    |
|--|------------------------------------|
| 1. Emily Carr University of Art + Design   | 6. Mount Pleasant Community Centre |
| 2. Mount Pleasant Elementary School        | 7. Dude Chilling Park              |
| 3. Centre for Digital Media                | 8. Sahalli Park                    |
| 4. Great Northern Way - Emily Carr Station | 9. Vancouver Public Library        |
| 5. Carolina Park                           | 10. Kingsgate Mall                 |

## MOUNT PLEASANT

Every urban convenience is available at this prime location. The site is walking paradise of lifestyle amenities like cafes, restaurants and breweries all just a few steps away. The Mount Pleasant neighborhood is home to Vancouver’s art scene with an abundance of galleries, fashion shops, farmers’ markets and other entertainment options.

The area has the lowest median age of any local area in Vancouver; with rapid growth and development, this is a top preferred area for younger working professionals with increasing incomes to move to. The primary workforce drivers are the tech sector and the creative industries.

- Great Northern Way - Emily Carr Station will be located on the east side of Thornton Street, facilitating rapid transportation to and from the subject site.
- Dude Chilling Park, Carolina Park and Sahalli Park are within or under 6 minutes on foot, providing highly desirable greenspace for the area’s residents.
- Mount Pleasant Elementary school is a 2 minute walk and St. Francis Xavier School is a 5 minute walk.

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# LONDON PACIFIC

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