

EAST 6TH AVENUE

+

ST. GEORGE STREET



V A N C O U V E R , B C

MOUNT PLEASANT DEVELOPMENT OPPORTUNITY

High-density residential rental or
strata development opportunity

Prime Mt. Pleasant location at
the corner of E 6th Avenue & St.
George Street

200 meters from new Great
Northern Way - Emily Carr
SkyTrain Station

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THE OPPORTUNITY

Cushman & Wakefield ULC (“C&W”) is pleased to present to the market the opportunity to acquire an exceptional development site located at 473, 477, 489 East 6th Avenue and 2131 St. George Street in the highly sought-after neighborhood of Mount Pleasant. The subject site is designated for high density development and is ideally situated at the corner of East 6th Avenue and St. George Street. There is an opportunity to develop rental or strata on this site under the new Broadway Plan’s Mount Pleasant North Apartment Area - Area A Zoning.



OPPORTUNITY HIGHLIGHTS



Transit Oriented Site:
200 meters from future Great Northern Way-Emily Carr Station - Broadway Line



Spectacular Views:
Sitting on a hill side the site offers some of the most spectacular city and mountain views in town



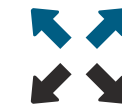
Trendy Neighborhood:
Mt. Pleasant is one of the City’s most sought-after neighborhoods for residents + businesses



Quiet Location:
Ideal mix of a quiet residential street while still being just steps away from main arterials and rapid transit.



Development Flexibility:
Opportunity for condo or purpose-built rental development



Assembly Potential:
Assembly potential for a combined site area of 17,404 sf

SALIENT DETAILS

Address: 473, 477, 489 East 6th Avenue & 2131 St. George Street

Gross Site Area: 13,047 SF (17,404 SF with potential assembly)

Zoning: RM-4

Broadway Plan Designation: Mount Pleasant North Apartment Area - Area | MNAA

FSR: 6.5 secured market rental | 6.0 strata ownership housing

Gross Buildable Area: 84,806 SF secured market rental (113,128 SF with potential assembly) | 78,283 SF strata ownership housing (104,426 SF with potential assembly)

Gross Property Taxes: \$75,279

Asking Price: Please contact the listing agents

LOCATION

The subject site is located in the vibrant and eclectic neighbourhood of Mount Pleasant in East Vancouver, known for its mix of residential, commercial, and light industrial spaces, offering a unique blend of urban living and community charm. **This area has the lowest median age of any local area in Vancouver with rapid growth and development and has become a top preferred area for younger working professionals with increasing incomes to move to.**

Mount Pleasant is also home to Vancouver's art scene where you will find numerous galleries, fashion shops, farmers' markets, and other entertainment options, as well lifestyle amenities including cafes, restaurants, and breweries all just a few steps away.



ZONING

POLICY

Broadway Plan

Policy Area	Mount Pleasant North Apartment Area - Area MNAA			
Uses	Residential, Retail / Services			
Zoning:	Apartment Area - Area A Zoning			
Proposed OCP Designation	High density residential MNAA			
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)
Notes	<ul style="list-style-type: none"> A minimum of 20% of the residential floor area is required to be secured at below market rents (see Housing (Chapter 12) for details) For existing social housing sites, 100% of the residential 	<ul style="list-style-type: none"> Applies where a tower cannot be achieved due to lot conditions or policy 9.9.2. 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). For existing social housing sites, 100% of the residential floor area must be social housing. 	<ul style="list-style-type: none"> A minimum of 20% of the residential floor area is required to be delivered as turkey social housing units to the City. See Land Use (Chapter 7) for cases where lesser site frontage may be considered at the discretion of the Director of Planning. 	<ul style="list-style-type: none"> Applies where a tower cannot be achieved due to lot conditions or policy 10.19.2. 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).

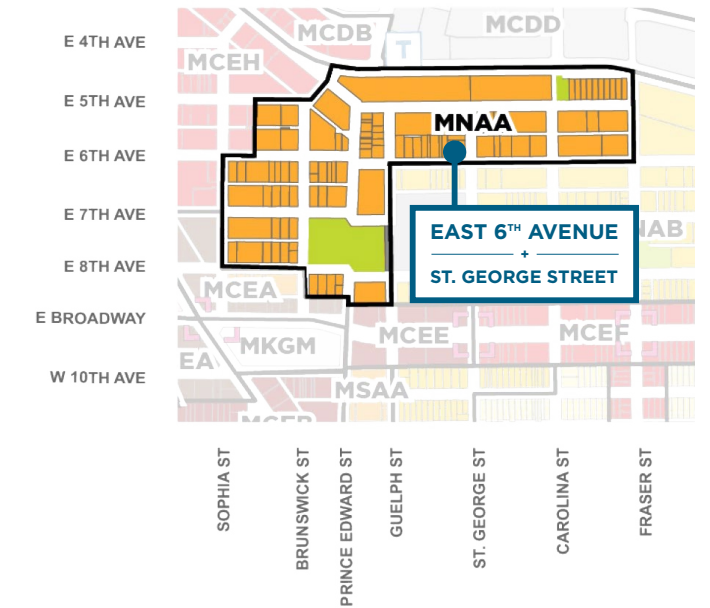
INTENT

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

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.

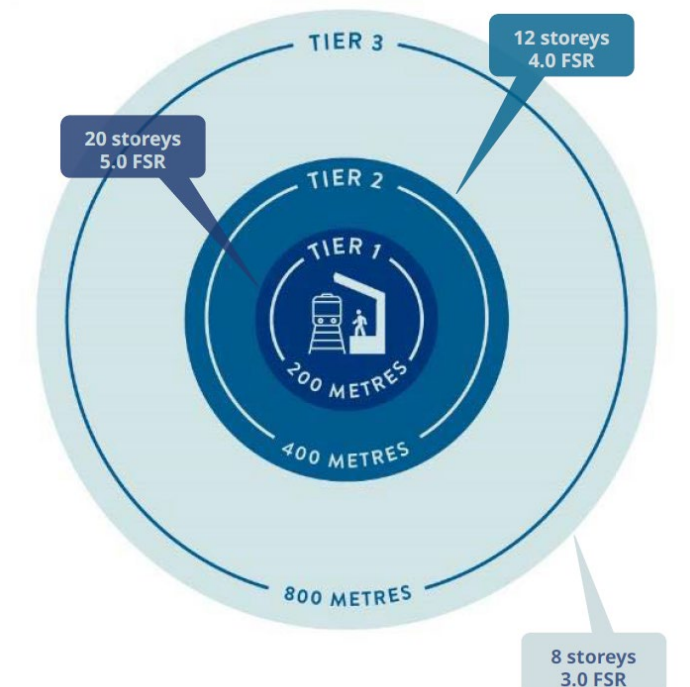
10.19.3 Minor increases in height and density will be considered for delivery of ground-level local- serving retail/service uses or childcare.



TRANSIT ORIENTED AREAS

The subject site is 200m away from the Great Northern Way Emily Carr SkyTrain Station.

Under the new legislation, the City of Vancouver cannot use its zoning authority to prohibit or restrict building heights and densities below certain minimums within the TOAs. For SkyTrain stations, the minimum building heights prescribed by the Province by tier are:



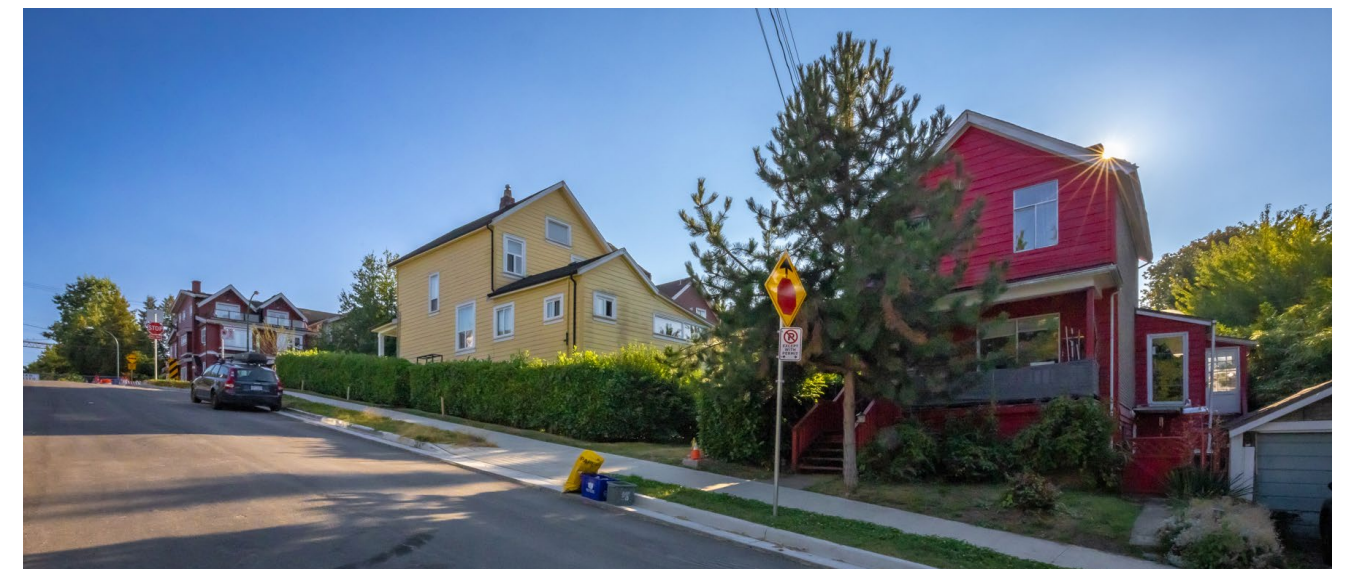
DEVELOPMENT POTENTIAL

DEVELOPMENT OVERVIEW

The Broadway Plan's intent is to strengthen the Mount Pleasant North Apartment Area as a walkable, primarily residential area with diverse housing options by providing strategic opportunities for new housing, encouraging retention and renewal of existing older rental housing, and introducing more small-scale retail/service uses. With its excellent corner location and development friendly topography, East 6th Avenue + St. George Street offers an ideal opportunity to achieve this vision. The plan prescribes the option for either up to 6.5 FSR and 20 storeys of secured market rental housing or 6 FSR and 20 storeys of strata ownership housing. Being just 200m away from the Great Northern Way Emily Carr SkyTrain Station, this density is further supported by the Province through its Transit Oriented Areas policy.



	PID	Lot Size (SF)	Approx. Lot Dimension (FT)	6.0 FSR Strata Scenario (SF)	6.5 Rental Scenario (SF)
473 East 6th Avenue	014-233-550	2,986.39	30x100	17,918.43	19,411.53
477 East 6th Avenue	015-391-361	2,993.60	30x100	17,961.60	19,458.40
489 East 6th Avenue	015-391-353	3,900.66	39x100	23,403.96	25,350
2131 St. George Street	015-391-345	3,166.44	32x99	18,998.64	25,354.29
Total:		13,047.99	99x132	78,862.63	84,806.08
455 E 6th Street (Potential Assembly)	024-735-779 & 024-735-787	4,357	32x132	26,142	20,581.86
Total Potential Assembly		17,404	132x132	104,424.63	113,126.58



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+

ST. GEORGE STREET

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