



QUEBEC STREET

MOUNT PLEASANT

LAND ASSEMBLY INFORMATION PACKAGE

real

BRAD
RICHERT
the real estate nerd
therealestatenerd.ca

Simone Clarke
osclarke.com

Google



mount pleasant industrial area

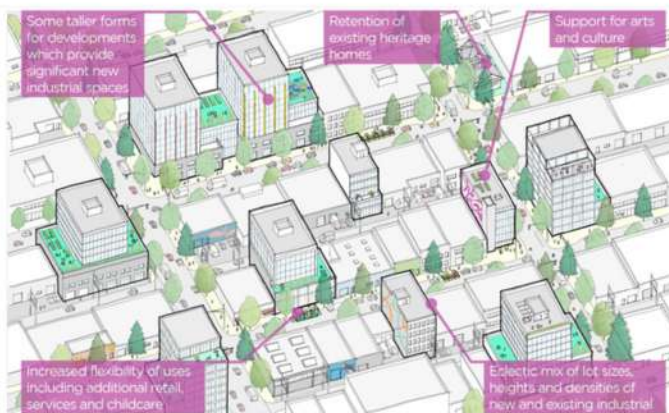
On June 22, 2022, the City of Vancouver approved the Broadway Plan, which would set planning in the area for the next 30 years. Included in the plan were parameters for the Mount Pleasant Industrial Area, described as a “light industrial area with a dynamic range of businesses and significant recent development.”

The dynamic versatility of the area has allowed for unique land uses, attractive for investors and developers.

“Today, the area continues to transform with interesting new developments with light industrial at grade and office above, sprinkled with a mix of other supporting uses like restaurants and brewery lounges.”
– Vancouver Broadway Plan, 2022

The Big Moves

- » Continue to foster the Mount Pleasant Industrial Area as a vibrant creative and cultural production area supporting the innovation economy and with an enhanced light industrial function.
- » Modest increase in height and density to support innovation and creative economy uses, with additional height and density for developments with at least 50% of floor space as industrial uses.



“AREA – A”



The Vancouver Broadway Plan distinguishes three areas of industrial use within the Mount Pleasant Industrial Area. The majority of the land, including our proposed land assembly, is in “AREA-A”, which has the intent to create a “vibrant creative production area by enhancing its light industrial function while strategically increasing opportunities to support the innovation economy.”

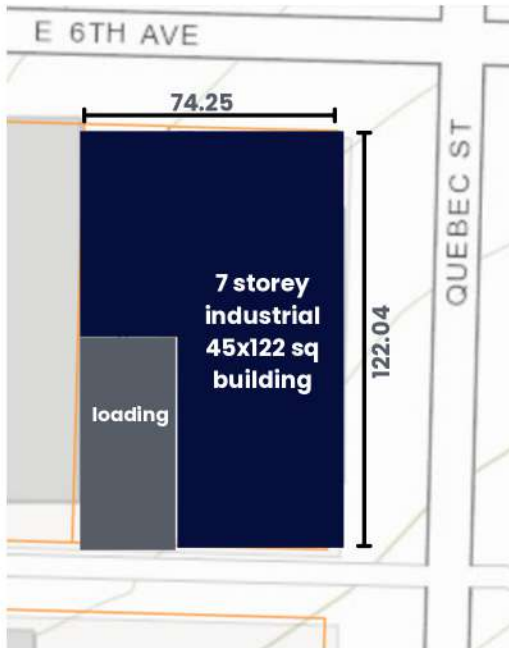
There are two options within AREA -A, allowing for densities up to 6.0 FSR and heights of 11 stories, depending on the use. Buildings with 1/3 industrial use will have a maximum of 4.5 FSR and 7 stories. Buildings with at least 1/2 industrial use will allow for the maximum of 6.0 FSR and 11 stories.



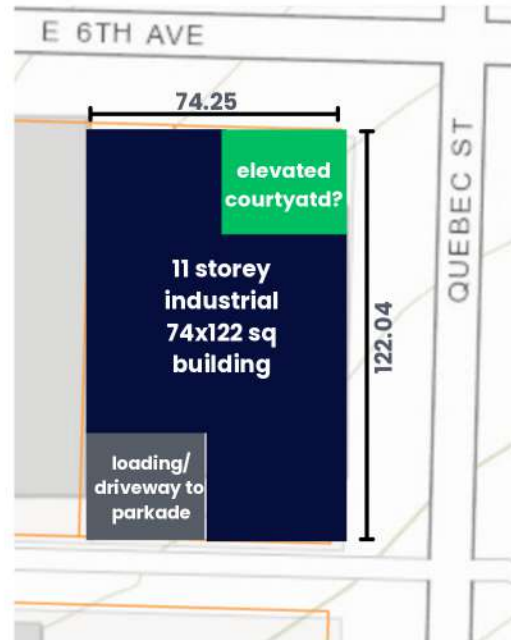
QUEBEC STREET

MOUNT PLEASANT LAND CONSOLIDATION

OPTION 1 - 33% INDUSTRIAL



OPTION 2 - 50% INDUSTRIAL



CONSOLIDATED QUEBEC STREET LAND ASSEMBLY PROFILE

- **Proposed 3-Lot Assembly:**
 - 2233 QUEBEC STREET
 - 2227 QUEBEC STREET
 - 64 EAST 6TH AVE
- **Consolidated Lot Size**
 - 74.25 x 122.04 = 9062.47 feet
- **Site Potential - Option 1:**
 - 1/3 Industrial Use
 - 2/3 Office/Retail/Cultural
 - 4-7 Storey Building(s) @ 4.5 FSR
 - **Max Building: 40,776.62 sq.ft**
- **Site Potential - Option 2:**
 - 1/2 Industrial Use
 - 1/2 Office/Retail/Cultural
 - 8-11 Storey Building(s) @ 6.0 FSR
 - **Max Building: 54,374.82 sqft**

DIAGRAMS FOR ILLUSTRATION PURPOSES ONLY. INFORMATION FROM BROADWAY PLAN IS NOT GUARANTEED, PLEASE CONSULT WITH CITY & OUTSIDE PROFESSIONALS.

**BRAD
RICHERT**
the real estate nerd
therealestatenerd.ca

Simone Clarke
osclarke.com

Brad Richert & Simone Clarke of Real Broker are dedicated to the **4 pillars of real estate:**

1. Protecting our clients through contractual competency
2. Exhaustive area & market knowledge
3. Progressive marketing strategy
4. Masterful negotiations

Through these elements we are dedicated to showing our commitment to uncompromising ethical standards and a passion for taking care of those who have entrusted us with their homes and properties.

You can read more about our biographies in our Sellers Guide and read our testimonials at rankmyagent.com



BRAD RICHERT
ASSOCIATE BROKER

778.240.4239
brad@therealestatenerd.ca
realestatenerds.org



SIMONE CLARKE
REALTOR®

604.916.9241
simone@osclarke.com
osclarke.com



Real Broker, Ltd.
#200 7404 King George Blvd Surrey, BC V3W 1N6
#500 666 Burrard St, Vancouver, BC V6C 2X8





real

BRAD
RICHERT
the real estate nerd
therealestatenerd.ca

Simone Clarke
osclarke.com

Google