

**PROPERTIES BEING DEVELOPED WITHIN RPSC — as of April, 2016.**

(The list is based on walks through the community by Norm and Allan but they may have omitted properties for unknown reasons.)

**CAMBIE STREET:**

— 4099, north of Canada Line station, 8 storey, 65 units, **Yuanheng Dev.**

— 4139-4187, 75 units, 2x6 storey bldg. incl. TH, **Dava Dev.**

— 4162-4188, 56 units, 6 storey + TH, **Pennyfarthing Dev.**

— 4238-4262, 56 units, 6 storeys, Mr. Lee, Dev.

— 4439-4461, west side, 6 storey, 65 units incl TH, **RDG Cambie Dev.**

— 4400, east side, from 28th to 29th, units incl. TH, **Dava Dev.**

— 4591, west side, full block, 3x6 storey incl. TH, (occupied),

**Intergulf Dev.**

— 4621/39/63 & 605 W. 31, 73 units incl. TH, **Cressey Dev.**

— 618 W. 34 ?? (signage removed!)

— 4867, 5 storeys + TH, (occupied), **Mosaic Dev.**

— 4875-4887, unique TH, (occupied), **Art Cowie**

— 468 W. 33, 4956/58/76/84, 2x6 storeys incl. TH & one retail (906 sq. ft.), **Transca Dev./Kunyuuan**

— 4949, The Alto, 2x6 storeys, 200+ units incl. TH, **Washington**

**Properties**

— 4976-5010, 7 storeys incl. TH, 49 units, Heritage Home (Wong residence), **Pennyfarthing Dev.**

— 5030/50/70, 6 storeys, ????? **Pennyfarthing Dev.**

— 5110-5170, sold ???

— 5115, 6 storeys, 52 units + TH, **Intracorp Dev.**

— 5209/29/49/69/89, 2x6 storeys, 134 units incl. TH, **Pure West**

**Financial Holding Group, Inc.**

— 5355-5387, 6 storeys, 49 units incl. TH, Henry Living.com, (Home i properties), **Best Homes**

— Remaining properties south to 40th may have sold but no signage.

— NE corner of 41st & Cambie, **Coromandel Dev./CM Bay**

**Properties**

618 W. 32nd Ave. @ Cambie St., 15 units, 6 storeys, **The Airey Group**

**KING EDWARD AVENUE:**

- 512, 6 storeys, 70 rental units, 1 & 2 bdrm. (Rental 100 programme)
- 526-548, 67 units incl. TH, **Tianco Group**
- NW corner & Ash St., 4 storeys, 32 units + 5 TH, **Aragon**

### **Properties**

— NE corner & Ash St., King Edward Green, 20 TH units plus Hobbitt House, **DT5 Dev.**

— 523 W. King Edward, The Regent at King Edward Station, 66 units, **Regent International Dev.**

— 408 to 488, 3 bldgs., 6, 5 & 4 storeys, 32 licenced complex care, 47 strata index. & assisted living, 56 rental indep. **Care Pacific Holdings**

— 467-495, storeys, 61 units incl. TH, **Mission Group**

— 431/43/55, assembled & sold, no signage, ???

— NE Corner & Yukon, 4080 Yukon, Bennington House (sold out),

### **Pennyfarthing Dev.**

— 288-388, 2x4 storeys, 56 units + TH, **Mosaic Dev.**

— 210-262, 4 storeys, 2&3bdrm. stacked TH, (elevator), **Strand Dev.**

— NE corner of Columbia St. & 25th, assemble sign, sold, at least 2 lots, ???

— 408 - 488 W. King Edward, 47 strata independent and assisted living units; 56 rental independent and assisted living units; 32 community care units (licensed complex care), Cambie Seniors Continuum-of-care Residence, **Care Pacific**

809 West 23rd, 6 units incl. TH, potential 4 “lock-off”, restoring an heritage site, **EDG Homes**

### 41st AVENUE (north side)

— 151-157, 1x4 storey, 1x 2.5 storey, 15 units TH's, **Nextpacific**

— 305, Oakridge United Church, original plan for 58 units and a 6000 sq.ft. replacement for the Church, must be resubmitted - rejected by UDP,

### **Townline Dev.**

— properties east of 41st & Cambie to the Oakridge United Church to be developed by **Coromandel Dev./CM Bay Properties**

— 585, Oakridge Lutheran Church, (5688 Ash St.), 6 storeys, 46 affordable rental units, Church replacement in the bldg., **Catalyst**

**Community Dev. Society** (non-profit)

— 650, Oakridge Centre, “returning to the drawing board”, in the

Oakridge Langara area (OLAR), **Ivanhoe Cambridge/Westbank Dev.**

- 611, Legacy Senior Living, (occupied), 6 storeys.
- 600 between Manson and Heather, 6 storeys incl. TH, 97 units,

**Washington Properties**

- 700 block, 2 lots sold west of Heather and 3 lots sold east of Bailie
- 795, Aperture, 2x6 storeys, 78 units incl. TH, **Buffalo Investment,**

**Cda.**

— 809, Oakmont Medical, part of the OTC planning process, zoned 6 storeys

- OTC, initial plans approved by Council, present owner, **Translink**

— NE corner, 41st & Oak, Petro Canada, part of the OTC planning process, 8 storeys

- 950, JCC, part of the OTC planning process, initially under OLAR

OAK STREET (east side):

— north of the Petro Canada station to 37th Ave. - townhouse projects, (some completed), a few considered under the OLAR plan

- 5650 4 storeys, condo, “Bloomfiel Gardens”, occupied

- 5576 & 5558, single family dwellings

- 5500, TH, ?? units, 3/4 storeys, **Listrator Dev.**

- 5470/90 TH, 12 units, 3/4 storeys, **Listrator Dev.**

- 5430/50 TH, 12 (??) units, 3/4 storeys, **Listrator Dev.**

- SE corner, single family dwelling

- 37th Ave. to King Edward are “institutional” properties

— King Edward Mall is categorized as an RPSC “large site” ( two separate properties are the present owners)

- King Edward to 16th Ave., no changes planned at this time.

WILLOW STREET:

— West side of street, north of Oakmont Medical to 38th Ave., TH/ Row Houses except for a few single family homes

16th AVENUE (south side):

— South side from Oak St. to Fraser, a few developments, either 3-4 storey condos, duplexes, triplexes and fourplexes. Largest project is on SW corner of 16th & Cambie, 6 storeys, multi-use. All bldgs. are occupied.

**MAIN STREET:**

- 3300, Bastion Dev., 5 storeys, Occupied, mixed use, occupied
- a couple of 2 storey new structure between 19th & King Edward, occupied
- 20th, mid-block, Burritt Bros. bldg, ??? **Landa Dev.**
- NW corner at 22nd, Firemen's Burn unit, 2 storeys
- NE corner of Main & King Edward, 4 storeys, mixed use, occupied
- between 28th & 29th, District Main, 4 storeys, mixed use, rental,

**Kevington Bldg. Corp'n.**

- SE corner at Main & 30th, 4 storeys, mixed use, occupied
- mid block 32nd - 33rd, 4 storeys, mixed use, occupied
- SW corner at 32nd, (188 E. 32nd), "The Brock", 4 storeys, 18 units, mixed use, (occupied)**The Airey Group**

- NE corner at 33rd, 4 storeys, multi use, occupied
- SW corner at 33rd, 2 storeys, multi use, occupied
- 5037-5087, "East Park", 5 storeys, 41 units, incl. replacement rentals, **Boffo Dev.**

- SW corner at 35th, sold, signage removed???
- 5030-5080 Quebec, 5 storeys, 38 units, **Boffo Dev.**
- 5021-5079 Quebec, 6 storeys, 42 units, **Aragon Dev.**
- 126-168 E. 35th, "James Walk", 6 storeys, 48 units + 1 bldg. on lane, **Mosaic Dev.**

- 106-116 E. 35, 5 storeys, 18 units, **Forrester Dev. Corp'n.**
- 157 E. 37th, Little Mt. Housing site, 53 units occupied, re-zoning application in process for 1400 + units, plus social housing rentals, **Holborn Dev.**

- 33rd & Sofia, Town House complex, occupied, **Forrester Dev. Corp'n.**

- NW corner at 41st, vacant commercial lot ???

**FRASER STREET (west side):**

- a couple of new bldgs., occupied, between 16th & 19th
- SW corner at 19th, mix use, 4 storeys, **Landa Dev.**
- NW corner at 27th, 4 storeys, mix use

Cambie Corridor Phase 2 is in progress while Phase 3 is under discussion and no definite timeline for implementation.

Large sites within RPSC:

- RCMP lands are in the preliminary stages for future use. **Canada Lands and First Nations**
- King Edward Mall, no indication of future plans.
- Balfour Housing, rental, east of Oak St. between 18th & 19th, no indication of future plans.