



MULTIFAMILY DEVELOPMENT FOR SALE

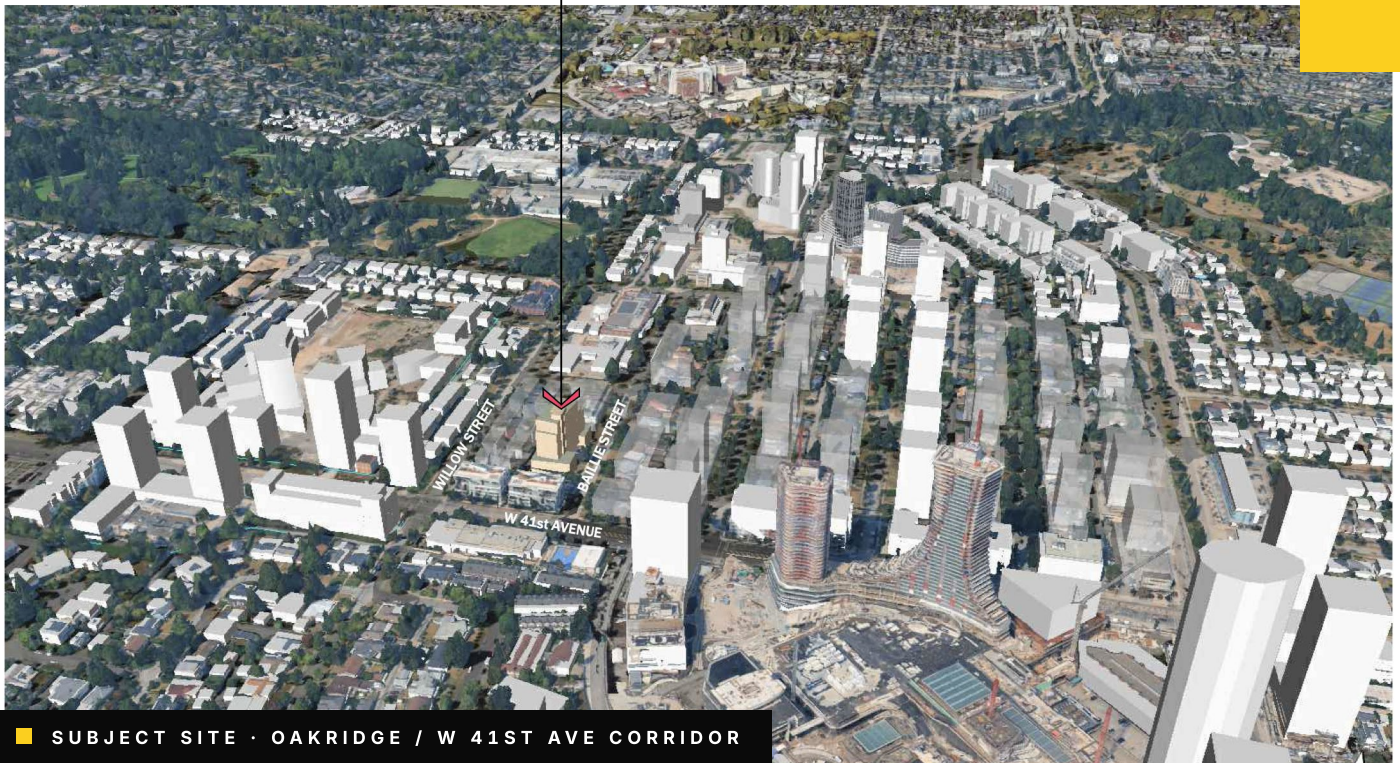
ASSISTED LIVING CLASS B

Baillie Street Seniors.

5589 — 5661 BAILLIE ST.
VANCOUVER
BRITISH COLUMBIA

158 UNITS · 14 STOREYS

5589 - 5661 Baillie Street, Vancouver, B.C.



■ SUBJECT SITE · OAKRIDGE / W 41ST AVE CORRIDOR

— 01 SITE AREA

29,894.7 sf

2,777.3 m² · Four-lot assembly

— 02 TOTAL BUILDABLE

153,300 sf

14,242.0 m² · Residential

— 03 PROPOSED UNITS

158

Assisted Living · Class B

— 04 PARKING STALLS

103

71 Resident · 16 Visitor · 16 Staff

CALL FOR FURTHER DETAILS

■ LISTING BROKERAGE · 01

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■ LISTING BROKERAGE · 02

Al DeGenova PREC

Oakwyn Realty

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al@degenova.ca · (604) 644-1250

Site details

CITY OF VANCOUVER
R1-1 → CD-1

— 01
SITE
AERIAL



— 02
ADDRESS
& TITLE

ADDRESS **5589 – 5661 Baillie Street**
· Vancouver, B.C.

MUNICIPALITY **City of Vancouver** Cambie
Corridor planning area

LEGAL **Lots 15, 16, 17 and
Lot 18** all of Lot 2,
Block 998, District Lot
526, Group 1, NWD,
Plan 9894

— 03
SITE
SPECIFICATIONS

SITE AREA **29,894.7 sf** 2,777.3 m²

ASSEMBLY **Four-lot assembly** Lots 15
– 18

DIMENSIONS **226'-0" × 132'-6"** 68.89
m × 40.39 m

FRONTAGE **Baillie Street (east)**
Primary frontage

LANES **North & south** Two-
sided lane access

REAR INTERFACE **Single-family (west)**
RS context across rear

— 04
ZONING
& ENTITLEMENT

CURRENT ZONE **R1-1**

PROPOSED ZONE **CD-1**

POLICY BASIS **Seniors Housing
Rezoning Policy Table
1, Section 4.1, 4.2,
and Map 4. Complies
with policy.**

— 05
CONTEXT
&
SURROUNDINGS

LOCATION Half block **north of W 41st Avenue**, directly across from the **Oakridge Centre redevelopment** —
B.C.'s largest mixed-use urban project. Near the **Oakridge–41st Avenue SkyTrain station** on the Canada Line,
inside the Cambie Corridor planning area.

— TRANSIT
Oakridge–41st Ave
Canada Line

— RETAIL / MIXED-USE
Oakridge Centre
Redevelopment · across W 41st

— PLANNING AREA
Cambie Corridor
Vancouver, B.C.

Proposed use.

STOREYS	FSR	SITE COVERAGE	UNITS
14	5.13	55%	158

— 01
ASSET
CONCEPT



■ USE · ASSISTED LIVING CLASS B

Seniors Assisted Living — Class B Facilities (seniors care), with a **16-child public daycare** and a publicly-accessible **Community Access Multi-Use Space** at Level 1.

— ARCHITECT
RH Architects Inc.
Rezoning Enquiry · 2513-A1.0

— SURVEYOR
J.C. Tam and Associates
Site Survey

— 02
BUILDING
FORM

FORM & DENSITY

STOREYS	14 storeys above grade + 2 underground parking levels
HEIGHT (PROPOSED)	Per s. 4.1 Seniors Housing Rezoning Policy
HEIGHT (R1-1 REF.)	11.5 m & 3 storeys existing zoning
HEIGHT (CAMBIE REF.)	Up to 6 storeys Cambie Corridor Plan
FSR	5.13
SITE COVERAGE	55%
TOTAL BUILDABLE	153,300 sf 14,242.0 m² · Residential
SETBACKS	3.7 m (12'-0") all four sides · E (Baillie front) · N · W (rear) · S
UNITS · MIX	158 units 1B · 1B+D · 2B per architect

FLOOR AREA SCHEDULE RH ARCHITECTS · 2513-A1.0

LEVEL	SF	M ²
LEVEL 14	8,100	752.5
LEVEL 13	8,100	752.5
LEVEL 12	8,800	817.5
LEVEL 11	8,800	817.5
LEVEL 10	9,400	873.3
LEVEL 9	9,400	873.3
LEVEL 8	9,400	873.3
LEVEL 7	9,400	873.3
LEVEL 6	9,400	873.3
LEVEL 5	9,400	873.3
LEVEL 4	15,700	1,458.6
LEVEL 3	15,700	1,458.6
LEVEL 2	15,500	1,440.0
LEVEL 1	16,200	1,505.0
TOTAL	153,300	14,242.0

Unit mix to be confirmed — full unit schedule not yet provided by the architect. Visible unit types on plans include 1B, 1B+D, and 2B.

— 03
PROGRAM
BY FLOOR

ROOF — AMENITY	Outdoor amenity deck with elevator access & accessible WC.
L 3-14 — RESIDENTIAL	Assisted living units. Floor plates rise from 15,700 sf (L3) to 8,100 sf (L13-14).
LEVEL 2 — AMENITY	Yoga · gym · hair salon & manicure/pedicure · art & hobby room · theatre/karaoke · staff break room · general manager & admin offices · partial residential (assisted living units).
LEVEL 1 — GROUND	Public access lobby off Baillie Street · bistro, lounge, dining area, private dining, back-of-house kitchen · reception & sales office · Community Access Multi-Use Space (fitness, yoga, chair exercise, dance classes) · public daycare with covered patio & outdoor courtyard · outdoor dining · service elevators · vehicle ramp to parking · garbage/recycling · retained tree protection zones.
P1 · P2 — UNDERGROUND	Parking · loading · storage · service.

— 04
PARKING,
LOADING &
PICKUP

USE	RATIO	STALLS
Residents	0.45	71
Visitors	10%	16
Staff	10%	16
TOTAL	—	103

CLASS	LOADING & PASSENGER PICKUP BY-LAW 5.2.3 / 7.2.2	
	PROPOSED	REQUIRED
Loading · A	4	0
Loading · B	1	5 (relax.)
Loading · C	0	0
Pickup · A	3	1
Pickup · B	1	1
TOTALS	5 Loading · 4 Pickup	5 Loading · 2 Pickup

A wealthy, aging neighbourhood with nowhere to land.

Three risks every developer underwrites — **demand, supply, and customer fit** — all favor this site.

01 / THE DEMAND IS REAL, GROWING, AND WEALTHY

VANCOUVER · 2020 → 2030

— 75+ POPULATION GROWTH · CITY OF VANCOUVER · 2025-2030

+9,424.

The core demographic for assisted living.

+17.2% growth in the prime assisted living age band over five years — a structural tailwind to absorption.

— 75-84 COHORT
+38.7%
The prime conversion band 2020 → 2030

— NET NEW SENIOR HHS LIVING ALONE
+5,783
By 2030 · the single best leading indicator of AL conversion

— 02

DEMAND-SIDE
DETAIL

A The wave is accelerating. Vancouver's **75+ band** climbs from **54,706 to 64,130** between 2025 and 2030. Roughly **62% of the decade's 75+ growth** lands in this back half.

B Solo seniors compound. **+5,783** net new senior households living alone by 2030 — the single best leading indicator of assisted living conversion.

C The wealthy band grows fastest. Vancouver's **\$200K+** households grow **32%** by 2030; the top wealth bracket is the fastest-growing in the city.

D Local equity funds the move. Oakridge corridor single-family homes carry **\$2 – 6M+** in equity — more than enough for nearby owners to sell, downsize, and **age in place**.

— CUSTOMER FIT · CULTURAL DIVERSITY

157,468

people in Vancouver speak **Cantonese, Mandarin, or Persian** as a mother tongue — **20%** of the city. National AL operating templates miss this market *by design*.

— MODELLED 2030 DEMAND · HIGH-INCOME AL

960 – 2,240

High-income AL units the City of Vancouver will need by 2030 — based on projected growth in the 75+ population and high-income households.

A 158-unit project in a structurally under-supplied market.

Demand established. Now the supply side — why this is a problem the market won't solve on its own.

01 / SUPPLY IS STRUCTURALLY CONSTRAINED

NEW ASSISTED LIVING (AL) BUILDINGS PROPOSED · CITY OF VANCOUVER

1

One. **In the entire city.** Outside that single project, there are **zero** other public or private-pay AL buildings in the Vancouver pipeline through 2030.

EXISTING FACILITIES

16
Registered AL facilities citywide

CURRENT INVENTORY

820_u
514 public-pay · 306 private-pay

PIPELINE

164_u
Marcon/Amica · W 41st Ave · 2027/28

02 SUPPLY-SIDE DETAIL

A Inventory is thin. Just **16** registered AL facilities exist in **all** of Vancouver today.

C One project in the pipeline. Marcon/Amica at W 41st Avenue — **164** mixed LTC + AL units, targeting **2027/28**.

B The mix tilts public. Total registered AL inventory: **820 units** — **514** public-pay + **306** private-pay.

D And nothing else. Outside that one project, **zero** other public or private-pay AL buildings in the Vancouver pipeline through 2030. Land cost, R1-1 zoning, and the limited reach of the Seniors Housing Rezoning Policy keep new supply *structurally restrained*.

03 THE GAP 2030

The gap — Vancouver AL demand vs. supply, 2030.

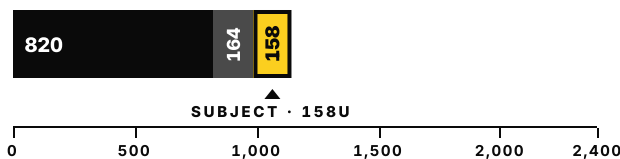
EXISTING PIPELINE SUBJECT 2030 DEMAND

2030 DEMAND
HIGH-INCOME AL UNITS

LOW · 960 HIGH · 2,240

960 - 2,240
UNITS NEEDED

2030 SUPPLY
EXISTING + PIPELINE + SUBJECT



1,142
TOTAL · 2030

UNMET DEMAND · UP TO 1,098 UNITS SHORT OF HIGH

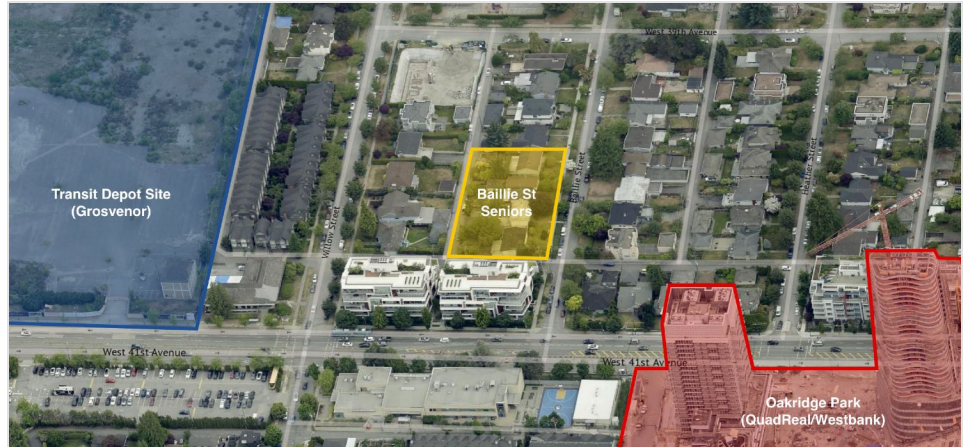
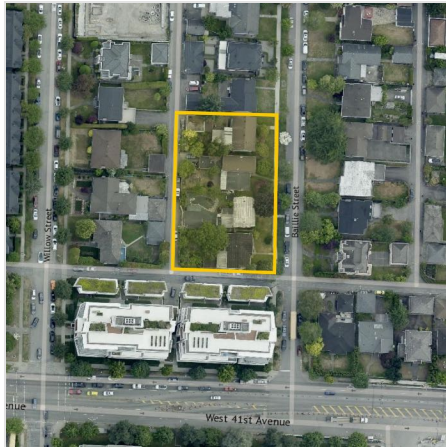
UNITS →

EVEN WITH EVERY UNIT BUILT Existing inventory + the one pipeline project + the subject still tops out at **1,142 units** — only just above the **low end** of demand, and roughly **1,098 short** of the high end.

SUBJECT · 158 UNITS At 158 units, the subject adds **19%** to the city's current 820-unit AL inventory in a single delivery — and absorbs **7 - 16%** of the 2030 demand range.

Vancouver doesn't have a supply problem the market will solve. It has a supply problem that **this site is positioned to address.**

Next step.



Reports available to qualified purchasers.

Released to **qualified purchasers** on request.

01	Architectural Rezoning Enquiry Package	RH ARCHITECTS INC. JANUARY 2026
02	Vancouver High-Income Assisted Living Demand - Side Analysis 2020 - 2030	MULTIFAMILY RES MAY 2026
03	Assisted Living Supply Inventory — City of Vancouver	MULTIFAMILY RES MAY 2026
04	Land Title Search	LTSA CURRENT
05	Site Survey	J.C. TAM & ASSOCIATES —
06	Hydrogeological Investigation Report	GEOPACIFIC CONSULTANTS SEPTEMBER 2022
07	Phase I Environmental Site Assessment	NEXT ENVIRONMENTAL INC. MARCH 2017
08	Preliminary Geotechnical Report	GEOPACIFIC CONSULTANTS APRIL 2018
09	Revised Tree Report	FROGGERS CREEK TREE CONSULTANT APRIL 2026
10	Previous Referral Report	CITY OF VANCOUVER JUNE 2022
11	Property Tax Assessment	BC ASSESSMENT CURRENT

For more information, please contact:

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— 02 LISTING BROKERAGE OAKWYN

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