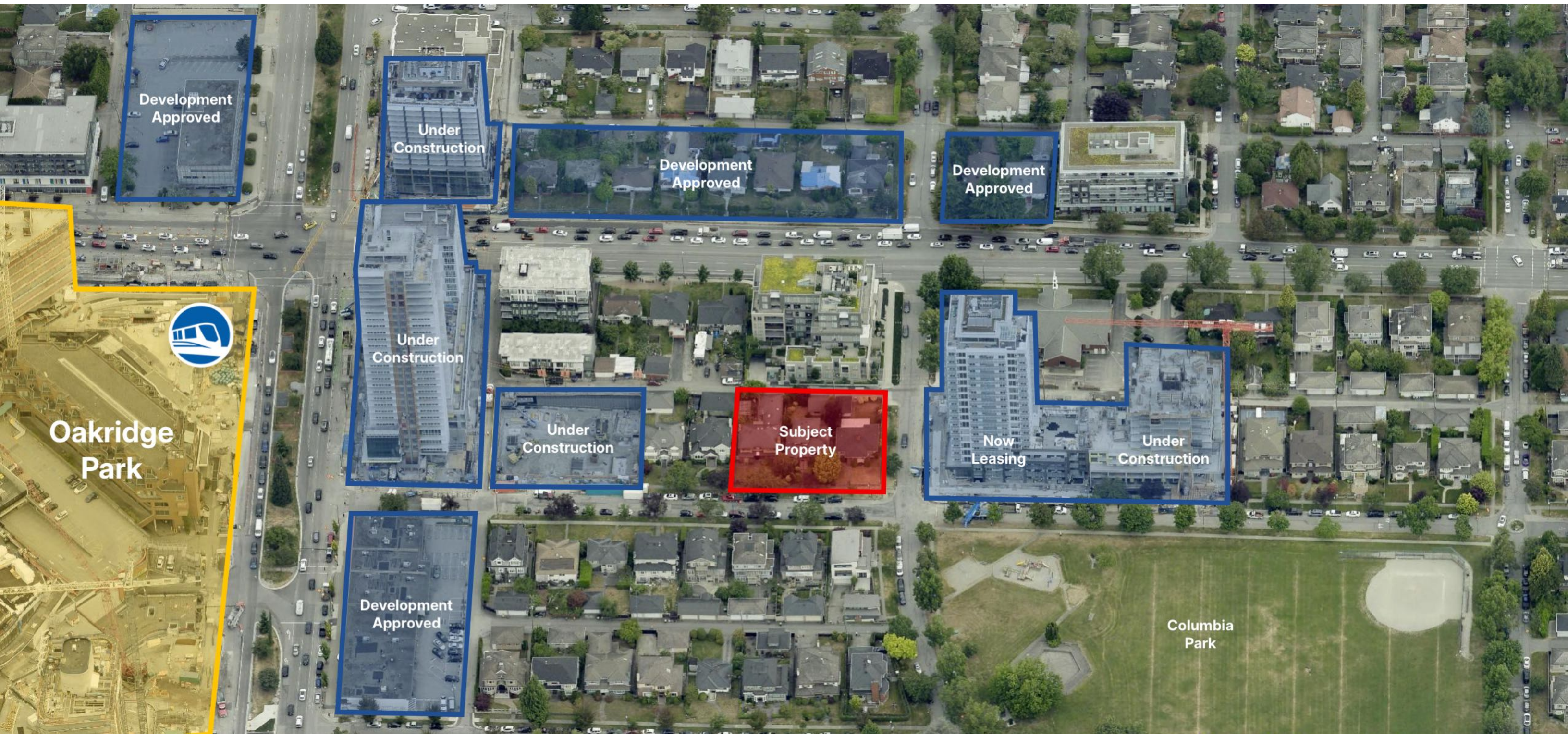
MULTIFAMILY REAL ESTATE SERVICES

FOR SALE

Vancouver, British Columbia



SUBJECT PROPERTY IN RED · APPROVED AND UNDER-CONSTRUCTION PROJECTS IN BLUE · AUGUST 2026

357–393 West 42nd Avenue

An affordable workforce housing site at Oakridge. Zoning in place.

18,861 sq ft	**154.6 ft**	**18 storeys**	**530 ft**
ASSEMBLED SITE THREE LOTS	FRONTAGE ON WEST 42ND	R5-1 ZONING IN PLACE	TO OAKRIDGE–41ST AVENUE STATION

THE PROBLEM

Most projects don’t pencil.

Density has never been cheaper. Certainty has never been more expensive.

The market has spent eighteen months in transition with no clear landing. The Broadway Plan flooded the city with sites to evaluate. Development cost levies keep shifting. And an election sits on the horizon — a new council can rewrite policy fastest in its first two years, exactly the window in which a rezoning would sit in the queue.

The projects that fail today do not fail only on land price. They fail on time, on process risk, and on building a generic product for a general population.

12–24 months

TYPICAL REZONING TIMELINE — TIME A NEW COUNCIL CAN USE TO CHANGE THE RULES

THE THESIS

Certainty pencils.

357–393 West 42nd Avenue answers each of those failures. The zoning is complete — no rezoning, no public hearing, no exposure to the next council. The location removes demand risk: 530 feet from a Canada Line station, across the street from the largest development project in British Columbia. And the site suits the one product the surrounding pipeline is not building — affordable workforce and seniors housing, the building the city, lenders, and CMHC want, where development cost levy waivers can materially change the arithmetic.

A project you can start, for a buyer who is underserved, at a cost basis the levers can move.

01

Zoning complete — no public hearing

02

530 ft to SkyTrain

03

The last piece of the block

04

BC’s largest development next door

05

A demographic the pipeline ignores

06

DCL levers that change the math

The six pages that follow build the case one reason at a time.

ZONING COMPLETE — TIME SAVED

No rezoning.
No public hearing.

The site carries an R5-1 designation under Cambie Corridor Phase 3: high-density apartments up to an 18-storey tower. The minimum consolidation requirement is already satisfied by the three-lot assembly. A purchaser proceeds directly to development permit.

Against a comparable site still facing rezoning, that is more than a year saved — a year in which council composition, policy, and levies cannot move against the project.

1+ year

SAVED VERSUS A SITE STILL FACING REZONING AND PUBLIC HEARING

Zoning	R5-1
Plan designation	Cambie Corridor Phase 3 — apartments, high-density (up to 18-storey tower)
Consolidation requirement	Satisfied — three lots assembled
Public hearing	Not required

STEPS FROM SKYTRAIN

530 feet to the platform.

Oakridge–41st Avenue Station sits 160 metres from the site — closer than most parking stalls are to their own lobby. The Canada Line reaches downtown in roughly fifteen minutes and Vancouver International Airport without a transfer. For a seniors or workforce building, proximity at this distance is not an amenity line. It is the product.

530 ft

160 metres — a walk of under two minutes

SITE TO OAKRIDGE–41ST AVENUE STATION

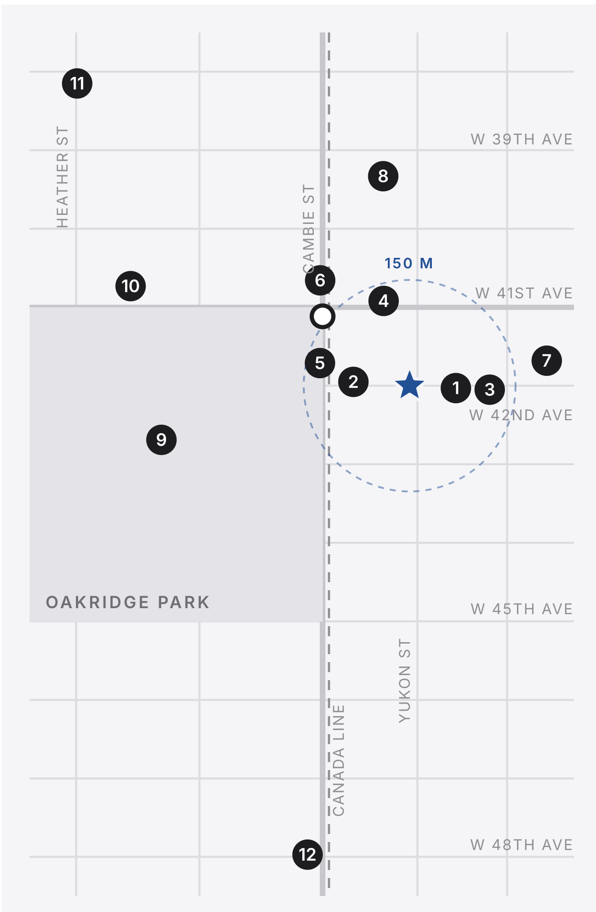
OAKRIDGE PARK PLAZA — FIVE MINUTES ON FOOT FROM THE SITE

VIA CANADA LINE

Downtown Vancouver	~15 minutes
Vancouver International Airport	Direct, no transfer
Richmond–Brighouse	Direct, no transfer

The last piece of the block.

Every comparable assembly on the immediate block has been consolidated and committed to an application. Within 150 metres, six tower projects are approved or advancing at densities of 4.71 to 6.73 FSR. Applied to this 18,861 sq ft site, the block's own precedents imply roughly 89,000 to 127,000 buildable sq ft. The precedent is set next door, in writing, by the City.



★ Subject site — 357–393 W 42nd Ave

○ Oakridge–41st Avenue Station

● Keyed to the projects at right

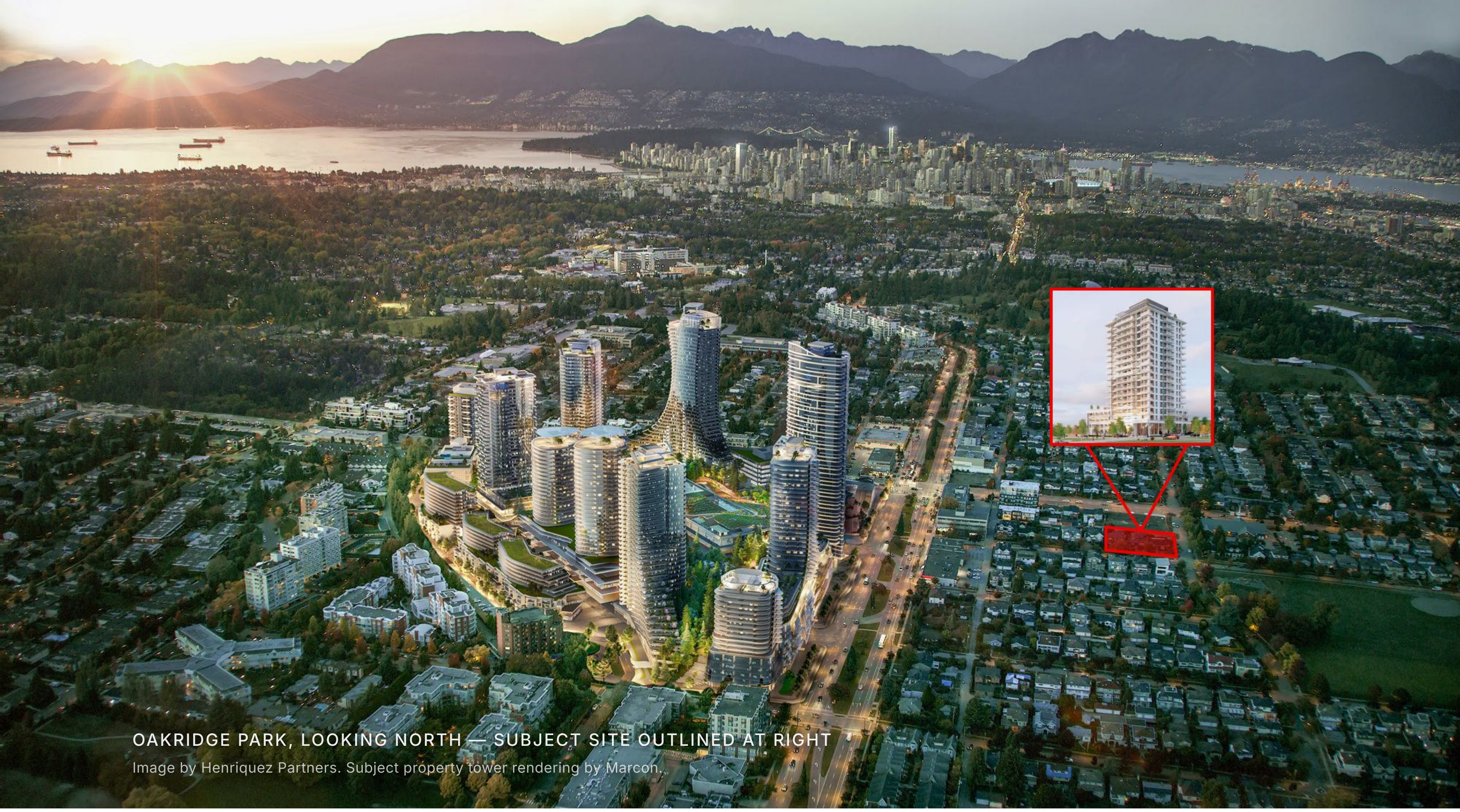
	APPROVED OR ADVANCING NEARBY	DISTANCE
1	**325–341 W 42nd Ave** Secured rental · 18 storeys · 215 units · 4.71 FSR · Application submitted	65 m
2	**441–475 W 42nd Ave** Market rental · 18 storeys · 124 units · 6.67 FSR · Rezoning approved	80 m
3	**277–291 W 42nd Ave** Rental · 18 storeys · 211 units · 6.73 FSR · Approved	113 m
4	**357–475 W 41st Ave** Mixed-use rental · 22 + 14 storeys · 439 units · 6.32 FSR · Approved	126 m
5	**5740 Cambie St** Strata + rental + retail · 27 + 14 storeys · 213 units · Approved	131 m
6	**5670 Cambie St** Rental + office/retail · 14 storeys · 99 units · 6.20 FSR · Under construction	178 m
7	**208–232 W 41st Ave** Rental + retail · 15 storeys · 156 units · 5.72 FSR · Approved	197 m
8	**449 W 39th Ave** Secured rental · 18 storeys · 176 units · 10.20 FSR · Rezoning approved	299 m
9	**650 W 41st Ave — Oakridge Park** Master-planned mixed-use · ~4.4M sq ft · Under construction	360 m
10	**5562–5688 Manson St** Secured rental · two 18-storey towers · ~400 units · 5.97 FSR · Rezoning approved	420 m
11	**5350–5430 Heather St** Market rental · two 18-storey towers · 344 units · 6.28 FSR · Rezoning approved	636 m
12	**6428 Cambie St** Rental + retail · 26 storeys · 182 units · 10.24 FSR · Application active	680 m

6 towers
APPROVED OR ADVANCING WITHIN 150 M

6.50–6.73
PRECEDENT FSR ON THE BLOCK

~122–127K sq ft
IMPLIED BUILDABLE BY BLOCK PRECEDENT

Project details compiled from public development applications and third-party monitoring; current as of August 2026. Implied buildable area applies neighbouring approved densities to the subject site area for illustration only; achievable density is determined by the City of Vancouver through the development permit process.



OAKRIDGE PARK, LOOKING NORTH — SUBJECT SITE OUTLINED AT RIGHT

Image by Henriquez Partners. Subject property tower rendering by Marcon.

THE ANCHOR NEXT DOOR

BC's largest development is the amenity package.

Oakridge Park — British Columbia's largest development project — is under construction less than 200 metres away. A master-planned district of roughly 4.4 million sq ft: residential, one of the country's most significant retail programs, office space, a community centre, and a nine-acre rooftop park. Thousands of retail, service, and office jobs will operate within a five-minute walk.

A workforce building's tenants work there. A seniors building's residents shop, dine, and see their doctor there. The largest private investment in the province is, functionally, this project's amenity floor — built, paid for, and maintained by someone else. And Oakridge Park is only the nearest employer.

~4.4M sq ft

OAKRIDGE PARK — UNDER 200 M FROM THE SITE

THE DEMOGRAPHIC THE PIPELINE IGNORES

Don’t build what 2,000 other units are building.

The pipeline within walking distance is overwhelmingly one product: market rental for a general population, more than 2,000 units approved or advancing. Not one is affordable workforce housing. Not one is purpose-built for seniors.

That is the open lane, and the tenant base is already here. First responders, hospital staff, Canadian military members, and seniors fill an affordable workforce building, and they anchor its below-market component. Standard rental is hard to finance today. A building for the people who serve the city is the product the city, lenders, and CMHC want.

EMPLOYER BASE WITHIN REACH

Oakridge Park — retail, service, and office jobs	360 m · 5-minute walk
Three Vancouver fire halls	Surrounding neighbourhoods
Vancouver Police Department headquarters	~10 minutes on the Canada Line
BC Children’s Hospital staff	Minutes away
Langara College	~1 km south on the corridor

2,000+

MARKET RENTAL UNITS IN THE PIPELINE WITHIN WALKING DISTANCE

0

AFFORDABLE WORKFORCE OR SENIORS PROJECTS AMONG THEM

THE LEVERS ON THE COST BASIS

The levers that change the math.

The City of Vancouver and the Province of British Columbia maintain development cost levy waiver and incentive programs for qualifying housing — including secured rental, below-market, workforce, and seniors housing. For a project of the scale this site's designation contemplates, the development cost levy line is large enough that waiver eligibility materially affects the arithmetic — and an affordable workforce building is precisely the product class these programs exist to advance.

Eligibility depends on the program in effect and the project as designed. No representation or warranty is made as to the availability, amount, or applicability of any waiver or incentive; purchasers must satisfy themselves as to eligibility. The listing broker has prepared scenario analysis on qualifying product types — contact to discuss.

The waiver math is worth running.

SCENARIO ANALYSIS PREPARED ON QUALIFYING PRODUCT TYPES

Call to discuss — (778) 686-3330

Three lots. One title path. Ready.

Three contiguous R5-1 lots on the north side of West 42nd Avenue, one block east of Cambie Street, assembled to satisfy the plan's minimum consolidation requirement.

SUBJECT ASSEMBLY OUTLINED — THREE LOTS, NORTH SIDE OF WEST 42ND AVENUE

PARTICULARS	357 W 42ND	375 W 42ND	393 W 42ND
PID	010-337-351	010-081-011	008-235-210
Lot size	6,295 sq ft	6,283 sq ft	6,283 sq ft
Frontage	51.6 ft	51.5 ft	51.5 ft
Depth	122 ft	122 ft	122 ft
Zoning	R5-1	R5-1	R5-1

18,861 sq ft
COMBINED SITE AREA

154.6 × 122 ft
COMBINED FRONTAGE × DEPTH

Lane
REAR LANE ACCESS

Legal descriptions: Lots 10, 11 and 12, Block 857, Plan VAP7737, District Lot 526, New Westminster Land District.

Tell us what you'd build.

The assembly is offered without a published price. We are considering proposals from developers who want to build workforce housing here, and we would rather hear from you early — before a scheme is fixed — than after. Three things happen in that conversation.

A short call

Understand the scheme you have in mind, and whether this site serves it.

A development pro forma

Pricing guidance, the development cost levy scenario analysis, and site documentation.

The City file

Introductions to the staff already familiar with this site and its designation.

The zoning is in place today. The station is 530 feet away today. The variables a council controls are already settled here — the ones that matter are yours.

Offered by proposal. Contact the listing broker for pricing guidance.

Contact the listing team to arrange a discussion of pricing guidance and DCL waiver scenarios.

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CONTACT

One team. Three strengths.

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