

New development at Fraser & 38th will reactivate commercial strip



A six-storey mixed-use residential rental tenure building with two levels of underground parking will replace the previous home to Elks Lodge No. 55 at 5454 Fraser St. at 38th Ave. (see below).

Development part of pilot program that preserves existing areas for rental housing

A six-storey mixed-use residential rental tenure building with two levels of underground parking has been approved for 5454 Fraser St. at 38th Ave.

The new building includes a total of 67 rental tenure units as well as 52 vehicle parking stalls and 130 bike parking spaces.

The Fraser Street frontage includes 5,200 sq ft of retail/restaurant uses that will reactivate that area of the commercial strip.

This project is part of the Residential Rental Tenure Zoning pilot program that provides local governments with a new authority to zone for residential rental tenure (i.e. rental housing),

and enact zoning bylaws that:

- require that new housing in residential areas be developed as rental units; and
- ensure that existing areas of rental housing are preserved

By working closely with

the developer – who can be non-profit, public, or private, this pilot program also aims to complete rezoning approvals in 28 weeks and development permits in 12 weeks, cutting around 40 weeks out of the current process.



This new development replaces a 1968-built, single-storey structure previously home to Elks Lodge No. 55.

SITE OF G&F CREDIT UNION 5-storey mixed use residential building approved for 41st & Wales

A five-storey plus rooftop amenity, mixed-use, residential building consisting of retail use on the first floor and dwelling use on the first to fifth floor, has been approved for 2735 E. 41st Ave. The development will include 36 secured market rental units and one level of underground parking with 25 vehicle and 80 bicycle parking spaces.

Currently the site is a location of Gulf & Fraser Credit Union. A construction date has not been set and no plans have been made yet to relocate the credit union.



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