

25-storey rental housing tower proposed for Fraser & Kingsway

A 25-storey rental housing tower has been proposed to replace a strip mall at 701 Kingsway on the northeast corner of the intersection of Kingsway and Fraser St.

The 1987-built strip mall is currently home to several small businesses, including Sal Y. Limon Mexican Cuisine, Ba-le Deli & Bakery, Straight Outta Brooklyn Pizzeria, Alenka European Foods, and Discover Dogs Pet Store.

The proposal calls for 201 secured purpose-built rental homes, with about 41 units set aside for below-market housing and the remaining 160 units as market rental housing.

The unit size mix is 62 studios, 68 one-bedroom units, 51 two-bedroom units, and 20 three-bedroom units. Residents will have access to various shared indoor and outdoor amenity spaces on the second level and the tower rooftop.

On the ground level, there will be Over 6,000 sq ft of

space for retail/restaurant uses.

The project will provide two underground levels with 60 vehicle parking stalls and 375 secured bike parking spaces. The parkade will be accessible by at least one car elevator instead of a parking ramp, which would otherwise eliminate much of the building's retail frontage.

This is the highest building envisioned for the immediate area, with a 15-storey rental housing tower also proposed just one block to the south at 3231-3245 Fraser Street and 675 East 17th Avenue, and a pair of 14-storey rental housing towers planned for the Honda used car dealership about two blocks to the west at 445 Kingsway and 2935 St. George Street.

In 2021, a six-storey rental housing building was proposed and approved for 610-644 Kingsway on the city block just kitty-corner from the strip mall.



This 25-storey rental housing tower will be the tallest building in the densification of the Fraser & Kingsway area.



This proposed two-building, mixed-use project sits at the heart of the master-planned community of Little Mountain.

Build out is finally beginning on the much-delayed Little Mt. redevelopment

Holborn Properties has applied to the City of Vancouver to develop a 10-storey mixed-use residential building at 5198 James St. The site will contain a restaurant use at ground level and 119 market strata dwelling units on levels one through ten (including the mezzanine) and an eight-storey multiple dwelling building containing 72 market strata units, all over a partial storey for underground bike storage.

Three levels of underground parking will have vehicular access from Quebec St.

The proposed two-building, mixed-use project sits at the heart of the master-planned community of Little Mountain in the central Vancouver neighbourhood of Riley Park.

Further to the east, at 5299 Main St., the same developer has applied to develop an eight-storey mixed-use residential building including a grocery store at street level and 134 market strata units at levels two through eight. The project will have three levels of underground parking (including a partial level of underground bike storage) having vehicular access from East 36th Ave.

The community of Sunset is finally getting its own seniors' centre

The new 24,362 sq. ft. facility will be an addition to the existing Sunset Community Centre at 6810 Main St. and is expected to include:

- a large multipurpose room for large gatherings with the capacity of about 150 people for banquet or food service programs.
- Two medium-sized rooms for flexible use.
- A fitness-oriented multipurpose room to accommodate fitness activities and classes.
- A small flex room to accommodate small gatherings and private meetings.
- A commercial kitchen large enough to accommodate on-site food preparation and meal service for seniors.
- A lobby will be a space for informal gatherings before and after programmed events.
- A lounge will be a dedicated space for programmed events and un-programmed social interactions.
- A front desk and main office will include workspaces for senior centre staff.
- A recreation programmer office will be a space for additional staff such as a senior's recreation programmer.
- An exterior courtyard space to accommodate physical

and visual connection to the outdoors and adjacent park area

- 69 additional surface parking spaces will be accessed from E. 53rd Ave.

The Government of Canada has approved in principle a total of \$10.5 million, and the City of Vancouver has provided \$3.1 million towards the project. The new facility will serve South Vancouver's growing community of older adults and seniors of all abilities by expanding recreation and gathering opportunities.



Architects rendering of the Sunset seniors' centre to be build adjacent to the existing community centre.

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Spring Greetings!

Wishing Everyone Good Health, Peace and Happiness as we embrace Spring!

I would love to spend Earth Day with the community! Please join me for Earth Fest at Everett Crowley Park on Saturday April 27, from 11 am to 3 pm. Let's grow together for food security with our free seeds!

As always, for assistance with provincial issues, be sure to contact my office.



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We rescue, heal, then place cats - first in our network of foster homes, then in carefully matched, loving, forever homes. We are a passionate, volunteer-driven charity with extensive cat care experience.

We believe that no kill is the only responsible approach to rescue, that Trap-Neuter-Return works and that cats are AWESOME!

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