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Project Updates

VANCOUVER - 1601 W 7th Ave (Multi-Family New) - Social Housing

OWNER :- BC Housing - 1701 4555 Kingsway, Burnaby V5H 4V8 604-433-1711 Fax 439-4722
ARCHITECT :- Neale Staniszki Doll Adams Architects - 201 134 Abbott St, Vancouver V6B 2K4 604-669-1926 Fax 683-2241
CONSTR.MANAGER :- Ledcor Construction Ltd - 1200 1067 W Cordova St, Vancouver V6C 1C7 604-681-7500 Fax 681-7303
CONSULTANT :- Terra Housing Consultants - 1848 Commercial Drive, Vancouver V5N 4A5 604-736-8416 Fax 736-5800
PROJECT :- New condominiums - 9 storeys - 62 units - social service centre - amenity area - concrete structure - torch on flat roof - 1 level of parking
STAGE :- Construction Start - underway to 2nd storey - construction completion anticipated April/12
REPORT DATE :- First Report: Jun 04, 2008 - Interim Report: Jan 26, 2011 - Last Report: Jun 15, 2011
GS REF. NO. :- 4541

VANCOUVER - 1855 Adanac St (Multi-Family New) - Condominiums

ARCHITECT :- Birmingham & Wood Architects - 231 Carrall St, Vancouver V6B 2J2 604-687-1594 Fax 687-1310
LANDSCAPE ARCH. :- Birmingham & Wood Architects - 231 Carrall St, Vancouver V6B 2J2 604-687-1594 Fax 687-1310
ELECTRICAL ENG. :- MMM Group - Rada Group - 3993 Henning Dr, Burnaby V5C 6P7 604-263-7232 Fax 263-9141
PROJECT :- New condominiums - 3 storeys - 5 units - stucco and cedar exterior - torch on flat roof - 5 parking spaces
STAGE :- Development Permit Application - approval anticipated late June/11
REPORT DATE :- First Report: Aug 04, 2010 - Interim Report: Feb 16, 2011 - Last Report: May 04, 2011
GS REF. NO. :- 9198

VANCOUVER - 2075 Westbrook Mall, UBC (Institutional Add/Alter) - University of British Columbia Renew Phase 2 - Biological Sciences Complex

OWNER :- University of British Columbia - 2329 West Mall, Vancouver V6T 1Z4 604-822-2211 Fax 822-6943
ARCHITECT :- Acton Ostry Architects - 111 E 8th Ave, Vancouver V5T 1R8 604-739-3344 Fax 739-3355
CONTACT :- UBC Prime Project Manager - Mike Champion - 604-822-0175
CONSTR.MANAGER :- Scott Construction Group - 100 1818 Cornwall Ave, Vancouver V6J 1C7 604-874-8228 Fax 874-0273
STRUCTURAL ENG. :- Read Jones Christoffersen Eng - 3F1 1285 W Broadway, Vancouver V6H 3X8 604-738-0048 Fax 738-1107
MECHANICAL ENG. :- MCW Consultants - 1400 1185 W Georgia St, Vancouver V6E 4E6 604-687-1821 Fax 683-5681
ELECTRICAL ENG. :- MCW Consultants - 1400 1185 W Georgia St, Vancouver V6E 4E6 604-687-1821 Fax 683-5681
ENVELOPE CONSUL. :- Morrison Hershfield - 610 3585 Graveley St, Vancouver V5K 5J5 604-454-0402 Fax 454-0403
PROJECT :- Alterations to 3 wings of existing complex at UBC - undergraduate biology labs - biology research spaces
STAGE :- Construction Completion - anticipated late March/11 - flooring and millwork underway on top 2 floors
BUDGET.APPROX :- \$160 m
REPORT DATE :- First Report: Dec 19, 2007 - Interim Report: Apr 07, 2010 - Last Report: Nov 03, 2010
GS REF. NO. :- 3326

VANCOUVER - 2259 Lower Mall (Institutional New) - Research Facility

ARCHITECT :- McFarland Marceau Architects - 303 2930 Arbutus St, Vancouver V6J 3Y9 604-733-1115 Fax 733-9345
LANDSCAPE ARCH. :- Perry & Associates Landscape Arch - 200 1558 W 6th Ave, Vancouver V6J 1R2 604-738-4118 Fax 738-4116
CONSTR.MANAGER :- Ledcor Construction Ltd - 1200 1067 W Cordova St, Vancouver V6C 1C7 604-681-7500 Fax 681-7303
STRUCTURAL ENG. :- Equilibrium Consulting Inc - 202 388 W 8th Ave, Vancouver V5Y 3X2 604-730-1422 Fax 738-8191
MECHANICAL ENG. :- Stantec - 1100 111 Dunsmuir St, Vancouver V6B 6A3 604-696-8000 Fax 604-696-8100
ELECTRICAL ENG. :- Stantec - 1100 111 Dunsmuir St, Vancouver V6B 6A3 604-696-8000 Fax 604-696-8100
CIVIL ENGINEER :- Core Group Consultants - 320 8988 Fraserston Ct, Burnaby V5J 5H8 604-299-0605 Fax 299-0629
GEOTECH.CONSULTANT :- Trow Group of Companies - 7025 Greenwood St, Burnaby V5A 1X7 604-874-1245 Fax 874-2358
PROJECT :- New bioenergy research and demonstration structure - facility will hold biomass gasification process equipment to produce electricity and steam to be used by the UBC community - 1886 sm
LEED STAGE :- Anticipate gold designation
STAGE :- Construction Start - foundation slab work underway - construction completion anticipated February/12
REPORT DATE :- First Report: Feb 24, 2010 - Interim Report: Nov 03, 2010 - Last Report: Mar 30, 2011
GS REF. NO. :- 8330

VANCOUVER - 2331 W 41 Ave (Mixed-Use Dev) - Condominiums - Retail
 ARCHITECT :- Jordan Kutev Architect - 200 4701 Hastings St, Burnaby V5C 2K8 604-299-3222 Fax 251-4670
 LANDSCAPE ARCH. :- Fred Liu & Associates - 2080 Scarboro Ave, Vancouver V5P 2L3 604-327-7541 Fax 327-9150
 CONSTR.MANAGER :- Trasolini Chetner - 1754 West 3 Ave, Vancouver V6J 1K4 604-675-9888 Fax 675-9555
 PROJECT :- New mixed use development - 2 storeys - 4 condominium units - 6,442 sf - ground floor retail - 3226 sf - surface parking
 STAGE :- Construction Start - foundations underway
 REPORT DATE :- First Report: Mar 10, 2010 - Interim Report: Feb 16, 2011 - Last Report: Apr 27, 2011
 GS REF. NO. :- 8413

VANCOUVER - 2402 E Broadway (Mixed-Use Dev) - Condominiums - Retail
 ARCHITECT :- JM Architecture - 204 10190 152A St, Surrey V3R 1J7 604-583-2003 Fax 580-1004
 LANDSCAPE ARCH. :- Ito & Associates - 1942 E 5 Ave, Vancouver V5N 1M2 604-255-5009
 STRUCTURAL ENG. :- London Mah & Associates - 103 1847 W Broadway, Vancouver V6J 1Y6 604-739-8544
 MECHANICAL ENG. :- London Mah & Associates - 103 1847 W Broadway, Vancouver V6J 1Y6 604-739-8544
 ELECTRICAL ENG. :- SRC Engineering Ltd - 100 4240 Manor St, Burnaby V5G 1B2 604-268-9091 Fax 268-9092
 ENVELOPE CONSUL. :- Aqua Coast Engineering - 24 15531 24th Ave, Surrey V4A 2J4 604-542-5532 Fax 542-5592
 GEOTECH.CONSULTANT :- Braun Geotechnical - 6 9525 189 St, Surrey V4N 5L8 604-513-4190 Fax 513-4195
 PROJECT :- New mixed use development - 4 storeys - 32 condominium units - 6 ground level commercial units - 4,800 sm total - wood frame construction - 2 levels u/g parking
 STAGE :- On Hold - indefinitely at building permit application
 REPORT DATE :- First Report: Aug 23, 2006 - Interim Report: Mar 02, 2011 - Last Report: Jun 22, 2011
 GS REF. NO. :- 634

VANCOUVER - 5238 Earles St (Mixed-Use Dev) - Commercial - Retail - Offices
 ARCHITECT :- Jordan Kutev Architect - 200 4701 Hastings St, Burnaby V5C 2K8 604-299-3222 Fax 251-4670
 DEVELOPER :- Euro Pacific Development Group - 2 4701 Hastings St, Burnaby V5C 2K8 604-251-7300 Fax 251-4670
 STRUCTURAL ENG. :- John Bryson & Partners - 700 609 W Hastings St, Vancouver V6B 4W4 604-685-9533 Fax 685-9566
 MECHANICAL ENG. :- Perez Engineering - 101 1075 W 1st St, North Vancouver V7N 3T4 604-904-3450 Fax 904-3460
 ELECTRICAL ENG. :- Nemetz & Associates Ltd - 2009 W 4th Ave Vancouver V6J 1N3 604-736-6562 Fax 736-9805
 PROJECT :- New mixed use development - 4 storeys - 3 levels office space - main level 7,000 sf of retail space - 2 levels u/g parking
 STAGE :- Building Permit Application - approval anticipated shortly
 REPORT DATE :- First Report: Sep 03, 2008 - Interim Report: Feb 23, 2011 - Last Report: Apr 27, 2011
 GS REF. NO. :- 5285

VANCOUVER - 606 Powell St at Princess (Mixed-Use Dev) - Commercial - Social Housing
 OWNER :- BC Housing - 1701 4555 Kingsway, Burnaby V5H 4V8 604-433-1711 Fax 439-4722
 ARCHITECT :- Neale Staniszkis Doll Adams Architects - 201 134 Abbott St, Vancouver V6B 2K4 604-669-1926 Fax 683-2241
 LANDSCAPE ARCH. :- Perry & Associates Landscape Arch - 200 1558 W 6th Ave, Vancouver V6J 1R2 604-738-4118 Fax 738-4116
 CONSTR.MANAGER :- Stuart Olson Dominion - 300 13777 Commerce Pkwy, Richmond V6V 2X3 604-273-7765 Fax 273-7719
 STRUCTURAL ENG. :- Fast & Epp Structural Engineers - 201 1672 W 1st Ave, Vancouver V6J 1G1 604-731-7412 Fax 731-7620
 MECHANICAL ENG. :- Quadra Pacific Consultants - 200 1650 Alberni St, Vancouver V6G 1A6 604-688-8671 Fax 688-9760
 ELECTRICAL ENG. :- RA Duff & Associates - 215 3993 Henning Dr, Burnaby V5C 6P7 604-263-7232 Fax 263-9141
 ENVELOPE CONSUL. :- Trow Group of Companies - 7025 Greenwood St, Burnaby V5A 1X7 604-874-1245 Fax 874-2358
 GEOTECH.CONSULTANT :- Horizon Engineering - 114 2433 Dollarton Hwy, North Vancouver V7H 0A1 604-990-0546 Fax 990-0583
 PROJECT :- New mixed use development - 10 storeys - 146 units - 9,603 sm - ground level commercial - 594 sm - courtyard - green roof on 2nd floor - tenant Raincity Housing & Support Society - 625 sm - u/g parking with 33 stalls
 LEED :- Anticipate gold certification
 STAGE :- Development Permit Application - approval anticipated late June/11 - working drawings underway
 REPORT DATE :- First Report: Jul 30, 2008 - Interim Report: Feb 23, 2011 - Last Report: Jun 08, 2011
 GS REF. NO. :- 5015

VANCOUVER - 610 Pipeline Rd, Stanley Park (Institutional Add/Alter) - Malkin Bowl Renovations
 ARCHITECT :- Birmingham & Wood Architects - 231 Carrall St, Vancouver V6B 2J2 604-687-1594 Fax 687-1310
 GENERAL CONTR. :- Companion Construction - 4211 Vanguard Rd, Richmond V6X 2P6 604-271-1609 Fax 271-1611
 STRUCTURAL ENG. :- Equilibrium Consulting Inc - 202 388 W 8th Ave, Vancouver V5Y 3X2 604-730-1422 Fax 738-8191
 MECHANICAL ENG. :- Perez Engineering - 101 1075 W 1st St, North Vancouver V7N 3T4 604-904-3450 Fax 904-3460
 ELECTRICAL ENG. :- MMM Group - Rada Group - 3993 Henning Dr, Burnaby V5C 6P7 604-263-7232 Fax 263-9141
 PROJECT :- Renovations of the Malkin Bowl Theatre including demolition, rough and finish carpentry, interior finishings
 STAGE :- Construction Completion - anticipated May/11
 REPORT DATE :- First Report: Sep 08, 2010 - Interim Report: Nov 03, 2010 - Last Report: Feb 16, 2011
 GS REF. NO. :- 9384

VANCOUVER - 620 622 W Pender St (Commercial Add/Alter) - Piccadilly Hotel Renovation
 ARCHITECT :- David S Mah Arch - 663D Market Hill, Vancouver V5z 4B5 604-437-1855
 STRUCTURAL ENG. :- Ennova Structural Engineering Inc - 200 1820 Renfrew St, Vancouver V5M 3H9 604-255-7670 Fax 255-7610
 MECHANICAL ENG. :- Mex Engineering - 6111 Churchill St, Vancouver V6M 3H6 604-760-6127
 PROJECT :- Interior renovation to existing Piccadilly Hotel - convert from 46 single room occupancy units to 49 - new washroom fixtures and showers
 STAGE :- On Hold - pending market conditions - at development permit stage
 REPORT DATE :- First Report: Mar 11, 2009 - Interim Report: Nov 03, 2010 - Last Report: Mar 23, 2011
 GS REF. NO. :- 6425

VANCOUVER - 6511 Granville St (Seniors Housing) - Assisted Living
 OWNER :- BC Housing - 1701 4555 Kingsway, Burnaby V5H 4V8 604-433-1711 Fax 439-4722

ARCHITECT :- Neale Staniszki Doll Adams Architects - 201 134 Abbott St, Vancouver V6B 2K4 604-669-1926 Fax 683-2241
LANDSCAPE ARCH. :- Perry & Associates Landscape Arch - 200 1558 W 6th Ave, Vancouver V6J 1R2 604-738-4118 Fax 738-4118
STRUCTURAL ENG. :- Krahn Engineering - 400 34077 Gladys Ave, Abbotsford V2S 2E8 604-853-8831 Fax 853-1580
MECHANICAL ENG. :- Jade West Engineering Co Ltd - 210-15585 24th Ave, Surrey V4A 2J4 604-538-0764 Fax 538-0765
ELECTRICAL ENG. :- MMM Group - Rada Group - 3993 Henning Dr, Burnaby V5C 6P7 604-263-7232 Fax 263-9141
PROJECT :- New seniors supportive and assisted housing development - 3 storeys - 62 units - 1 level u/g parking - 23 parking spaces
STAGE :- Building Permit Application - submission anticipated late May/11 - approval anticipated August/11 - tender call for GENERAL CONTRACTOR anticipated August/11
REPORT DATE :- First Report: Nov 19, 2008 - Interim Report: Feb 23, 2011 - Last Report: May 25, 2011
GS REF. NO. :- 5771

VANCOUVER - 777 Pacific Blvd (Mixed-Use Dev) - BC Place Renovations

OWNER :- City of Vancouver - 453 W 12th Ave, Vancouver V5Y 1V4 604-873-7011
ARCHITECT :- Stantec - 1100 111 Dunsmuir St, Vancouver V6B 6A3 604-696-8000 Fax 604-696-8100
GENERAL CONTR. :- PCL Constructors Westcoast Inc - 310 13911 Wireless Way, Richmond V6V 3B9 604-241-5200
CONSULTANT :- BC Pavilion Corp (PavCo) - 777 Pacific Blvd, Vancouver V6B 4Y8 604-482-2200 Fax 681-9017
STRUCTURAL ENG. :- GENIVAR - 200 1985 West Broadway, Vancouver V6J 4Y3 604-736-5421 Fax 736-1519
MECHANICAL ENG. :- GENIVAR - 200 1985 West Broadway, Vancouver V6J 4Y3 604-736-5421 Fax 736-1519
ELECTRICAL ENG. :- GENIVAR - 200 1985 West Broadway, Vancouver V6J 4Y3 604-736-5421 Fax 736-1519
BUILDING CODE :- LMDG Building Code Consultants - 4FI 780 Beatty St, Vancouver V6B 2M1 604-682-7146 Fax 682-7149
ENVELOPE CONSUL. :- Morrison Hershfield - 610 3585 Graveley St, Vancouver V5K 5J5 604-454-0402 Fax 454-0403
PROJECT :- Phase 1 - enhancement of roof liner, and upgrades to suites, restrooms and concession stands. Phase 2 - replace inflatable roof with a retractable roof
WEBSITE :- www.bcpavco.com
STAGE :- Construction Start - underway - construction completion anticipated fall/11
NOTE :- PavCo is proposing to pay for the costs of rehabilitating the stadium through the sale or lease of the surrounding development sites
BUDGET.APPROX :- \$563 m
REPORT DATE :- First Report: Feb 06, 2008 - Interim Report: Jun 04, 2008 - Last Report: Nov 03, 2010
GS REF. NO. :- 3653

VANCOUVER - UBC (Institutional New) - Wayne & William White Engineering Design Centre

CONSTR.MANAGER :- Vanmar Constructors - 9110 196A Street, Langley V1M 3B4 604-882-0700 Fax 882-0770
PRIME CONSULTANT :- McFarland Marceau Architects - 303 2930 Arbutus St, Vancouver V6J 3Y9 604-733-1115 Fax 733-9345
TENDER AUTH. :- UBC Properties Trust - 101 555 Great Northern Way, Vancouver V5T 1E2 604-731-3103 Fax 731-2130
STRUCTURAL ENG. :- Fast & Epp Structural Engineers - 201 1672 W 1st Ave, Vancouver V6J 1G1 604-731-7412 Fax 731-7620
MECHANICAL ENG. :- Stantec - 1100 111 Dunsmuir St, Vancouver V6B 6A3 604-696-8000 Fax 604-696-8100
ELECTRICAL ENG. :- Stantec - 1100 111 Dunsmuir St, Vancouver V6B 6A3 604-696-8000 Fax 604-696-8100
PROJECT :- Wayne and William White Engineering Design Centre - 22,000 sf
STAGE :- Construction Completion - anticipated July/11
BUDGET.APPROX :- \$6 m
REPORT DATE :- First Report: Jul 30, 2008 - Interim Report: Nov 03, 2010 - Last Report: Mar 30, 2011
GS REF. NO. :- 5039

CITY OF NORTH VANCOUVER - 100 Block E Esplanade (Commercial Add/Alter) - National Maritime Centre - Parcels 9 & 10

OWNER :- Pinnacle International - 300 911 Homer St, Vancouver V6B 2W6 604-602-7747 Fax 688-7749
PARTNER :- City of North Vancouver - 141 W 14 St, North Vancouver V7M 1H9 604-983-7347 Fax 985-1573
PARTNER :- British Columbia Provincial Government - 255 560 Johnson St, Victoria V8W 3C6 250-220-8450
CONTACT :- City of North Vancouver - 141 W 14th St, North Vancouver V7M 1H9 604-985-7761 Fax 985-9417
PROJECT :- New National Maritime Centre - 4 structures - museum - exhibition hall - maritime centre 110,000 sf - commercial space - restoration of two existing heritage buildings - 65,000 sf for exhibit space
STAGE :- No Stage - CANCELLED
NOTE :- Related to GS Ref 471 and 774
NOTE :- Ownership of parcels 9 & 10 will be transferred to the City of North Vancouver as part of a density transfer agreement with Pinnacle International
BUDGET.APPROX :- \$198 m
REPORT DATE :- First Report: Nov 08, 2006 - Interim Report: Feb 24, 2010 - Last Report: Nov 03, 2010
GS REF. NO. :- 1009

CITY OF NORTH VANCOUVER - 2324 Western Ave (Multi-Family New) - Townhouses

OWNER :- Hand to Hand Construction - 552 W 25th St, North Vancouver V7N 2G3 604-729-5069 Fax 929-9777
ARCHITECT :- Fifth Avenue Architecture Inc - 1625 W 5th Ave, Vancouver V6J 1N5 604-733-1555 Fax 733-1575
STRUCTURAL ENG. :- Fromme Engineering - 201 1401 Lonsdale Ave, North Vancouver V7M 2H9 604-990-1611
PROJECT :- New townhouses - 2 and 3 storeys - 6 units - u/g parking - wood frame construction - stucco, metal cladding and wood siding exterior
STAGE :- Construction Start - anticipated July/11
REPORT DATE :- First Report: Apr 30, 2008 - Interim Report: Nov 03, 2010 - Last Report: May 11, 2011
GS REF. NO. :- 4266

CITY OF NORTH VANCOUVER - 2631 Western Ave (Multi-Family New) - Townhouses

ARCHITECT :- Jordan Kutev Architect - 200 4701 Hastings St, Burnaby V5C 2K8 604-299-3222 Fax 251-4670
LANDSCAPE ARCH. :- Norr Architects & Planners - 710 1201 W Pender St, Vancouver V6E 2V2 604-685-3237 Fax 685-3241
PROJECT :- New townhouses - 2 structures - 2 storeys each - 13 units - peaked shingle roofing - 1 level u/g parking
STAGE :- Rezoning Application - rejected by city - further movement anticipated 2013 pending instructions from owner and design revisions
REPORT DATE :- First Report: Aug 25, 2010 - Last Report: Nov 03, 2010

GS REF. NO. :- 9314

CITY OF NORTH VANCOUVER - 651 W 14 Street (Multi-Family New) - Townhouses

ARCHITECT :- Jordan Kutev Architect - 200 4701 Hastings St, Burnaby V5C 2K8 604-299-3222 Fax 251-4670
 LANDSCAPE ARCH. :- James Jarvis & Associates - 20 220 E 11th St, North Vancouver V7L 2G7 604-980-2254
 PROJECT :- New townhouses - 3 storeys - 4 units - attached garages - wood frame construction - stone cladding - shingle roofing
 STAGE :- On Hold - pending instructions from owner
 REPORT DATE :- First Report: Feb 03, 2010 - Interim Report: Feb 23, 2011 - Last Report: Apr 27, 2011
 GS REF. NO. :- 8194

BOWEN ISLAND - Cowan Point (Mixed-Use Dev) - Seymour Landing - Phase 2

ARCHITECT :- Don Nicolson - C5 638 Cliff Rd, Bowen Island V0N 1G0 604 947-2308 Fax 947-2026
 DEVELOPER :- Bowen Island Properties - Box 228 Bowen Island V0N 1G0 604-947-0099 Fax 947-9117
 GENERAL CONTR :- Western Homestead - Box 228 Bowen Island V0N 1G0 604-947-0099 Fax 947-9117
 PROJECT :- New 20 room Inn with restaurant - 6 rental cottages - 16 SFDs
 STAGE :- Construction Start - underway on SFDs
 REPORT DATE :- First Report: Apr 28, 2010 - Interim Report: Nov 03, 2010 - Last Report: Mar 30, 2011
 GS REF. NO. :- 8642

SQUAMISH - Hwy 99 (Mixed-Use Dev) - Shannon Springs Leisure Resorts

ARCHITECT :- Iredale Group Architecture - 202 One Alexander St, Vancouver V6A 1B2 604-736-5581 Fax 736-5585
 CONSULTANT :- Jorden Cook Associates - 205 134 Abbott St, Vancouver V6B 2K4 604-689-8200 Fax 224-2497
 PROJECT :- New resort community - condominiums - hotel - townhouses - maximum 750 units - spa - cooking school - restaurants - retail
 STAGE :- On Hold - pending instructions from owner - development permit application conditionally approved
 REPORT DATE :- First Report: Sep 20, 2006 - Interim Report: Nov 03, 2010 - Last Report: Apr 06, 2011
 GS REF. NO. :- 789

SQUAMISH - Lot 23, Block 39 (Mixed-Use Dev) - Condominiums - Live/Work Space - Studio

ARCHITECT :- Iredale Group Architecture - 202 One Alexander St, Vancouver V6A 1B2 604-736-5581 Fax 736-5585
 STRUCTURAL ENG. :- Iredale Group Architecture - 202 One Alexander St, Vancouver V6A 1B2 604-736-5581 Fax 736-5585
 GEOTECH.CONSULTANT :- GeoPacific Consultants Ltd - 215 1200 West 73rd, Vancouver V6P 6G5 604-439-0922 Fax 439-9189
 PROJECT :- Combined Live/Work space and 3 condominium units - 4 storeys - 1000 sm total - made from shipping containers
 STAGE :- Rezoning Application - and development permit resubmission anticipated shortly
 REPORT DATE :- First Report: May 26, 2010 - Interim Report: Nov 03, 2010 - Last Report: Feb 02, 2011
 GS REF. NO. :- 8806

BURNABY - 4250 Marine Dr (Mixed-Use Dev) - Residential - Industrial/Office - New Haven Business Centre - McGregor

APPLICANT :- Amacon - 300 911 Homer St, Vancouver V6B 2W6 604-602-7700 Fax 602-7110
 ARCHITECT :- Christopher Bozyk Architects Ltd - 414 611 Alexander St, Vancouver V6A 1E1 604-251-3440 Fax 251-3848
 ARCHITECT :- Ron Allen Architect Inc - 306 4464 W 10th Ave, Vancouver V6R 2H9 604-688-6532 Fax 688-6543
 LANDSCAPE ARCH. :- Durante Kreuk - 102 1637 West 5th Ave, Vancouver V6J 1N5 604-684-4611 Fax 684-0577
 DESIGNER :- Portico Design Group - 1141 11871 Horseshoe Way, Richmond V7A 5H5 604-275-5470 Fax 274-5435
 GENERAL CONTR :- Amacon - 300 911 Homer St, Vancouver V6B 2W6 604-602-7700 Fax 602-7110
 MARKETING :- MAC Marketing Solutions - 1280 Homer St, Vancouver V6B 2Y5 604-629-1515 Fax 629-1313
 MARKETING :- CRBE - Terasen Centre, 600 1111 West Georgia St, Vancouver V6E 4M3 604-662-3000 Fax 684-3G8
 STRUCTURAL ENG. :- Weiler Smith Bowers - 118 3855 Henning Dr, Burnaby V5C 6N3 604-294-3753 Fax 294-3754
 MECHANICAL ENG. :- SRC Engineering Ltd - 100 4240 Manor St, Burnaby V5G 1B2 604-268-9091 Fax 268-9092
 ELECTRICAL ENG. :- SRC Engineering Ltd - 100 4240 Manor St, Burnaby V5G 1B2 604-268-9091 Fax 268-9092
 CIVIL ENGINEER :- RF Binnie & Associates - 101 19232 Enterprise Way, Surrey V3J 6J9 604-574-3336 Fax 574-7355
 PROJECT :- New mixed use development - 57 acres, 8 three storey structures, concrete tilt up construction - 90 townhouse units - restoration to 2 heritage buildings - wood frame structure
 WEBSITE :- www.amacon.com
 WEBSITE :- www.mccgregorliving.com
 STAGE :- Construction Start - of Phase 1 underway
 NOTE :- Phase 1 of townhouse development has 5 three storey buildings - 34 units.
 NOTE :- Phase 2 of townhouse development has 9 three storey buildings - 56 units.
 NOTE :- Budget approx for townhouse development 18,000,000
 REPORT DATE :- First Report: Jun 21, 2006 - Interim Report: Nov 03, 2010 - Last Report: Jan 19, 2011
 GS REF. NO. :- 262

BURNABY - 4437 Hastings St (Mixed-Use Dev) - Commercial - Condominiums - Venice

APPLICANT :- Chris Dikeakos Architect - 212 3989 Henning Dr, Burnaby V5B 6N5 604-291-2660 Fax 291-2667
 DEVELOPER :- Empire Development - 119 408 East Kent St, Vancouver V5X 2X7 604-341-5309 Fax 263-5508
 GENERAL CONTR :- DW Dev Co - 778-999-5010
 PROJECT :- New mixed use development - 4 storeys - approx 31 to 34 condominium units - commercial at grade level - u/g parking - wood frame construction - stone exterior
 WEBSITE :- www.veniceliving.ca
 STAGE :- Rezoning Application - at 3rd reading - presales anticipated January/11
 REPORT DATE :- First Report: Jun 25, 2008 - Interim Report: Aug 25, 2010 - Last Report: Nov 03, 2010
 GS REF. NO. :- 4755

BURNABY - 6512 Brantford Ave (Institutional Add/Alter) - Brantford Elementary School - Addition and Seismic Upgrade

OWNER :- School District 41 - 5325 Kincaid St, Burnaby V5G 1W2 604-664-8441 Fax 664-8382
 ARCHITECT :- Graham Hoffart Mathiasen Arch - 203 10190 152A St, Surrey V3R 1K7 604-581-8128 Fax 581-8148
 LANDSCAPE ARCH. :- DMG Landscape Architects - C100 4185 Still Creek Dr, Burnaby V5C 6G9 604-437-3942 Fax 437-8723
 GENERAL CONTR :- Pro Can Construction Group - 3706 Commercial St, Vancouver V5V 4G2 604-875-6328
 STRUCTURAL ENG. :- Bush Bohlman & Partners - 1550 1500 W Georgia St, Vancouver V6G 2Z6 604-688-9861 Fax 688-7039
 MECHANICAL ENG. :- Stantec - 1100 111 Dunsmuir St, Vancouver V6B 6A3 604-696-8000 Fax 604-696-8100
 PROJECT :- Seismic, envelope, architectural, mechanical and electrical upgrading of a 1758 sm single storey wood framed building with masonry walls and an insulated membrane roof on wood deck and asbestos removal - the addition consists of 1630 sm tilt-up concrete and structural steel frame, metal and membrane roofing with mechanical and electrical systems. Site development includes granular playfields, soft and hard landscaping and full services - offsite development includes services, service connections, curbs, sidewalks, paving and landscaping

LEED :- Anticipate gold certification
 STAGE :- Construction Completion - anticipated late summer/11
 BUDGET.APPROX :- \$8.5 m
 REPORT DATE :- First Report: Oct 31, 2007 - Interim Report: Nov 03, 2010 - Last Report: Jun 15, 2011
 GS REF. NO. :- 3068

BURNABY - 7738 7750 7762 Edmonds St (Mixed-Use Dev) - Condominiums - Retail - Toscana
 ARCH.OWNERS REP. :- Creekside Architects - 150 1450 Creekside Dr, Vancouver V6J 5B3 604-733-3125 Fax 733-3822
 LANDSCAPE ARCH. :- JHL Design Group - 4370 Maple St, Vancouver V6J 3W1 604-263-8613 Fax 263-8213
 DEVELOPER :- Bestbuy Developments - 10120 Aquila Rd, Richmond V7A 3R3 604-649-7178 Fax 778-297-7178
 CONSTR.MANAGER :- Nu-Westech Engineering Ltd - 300 13955 Bridgeport Rd, Richmond V6V 1J6 604-270-8252 Fax 270-8271
 CONSULTANT :- Sediment Controls - Canadian Equipment Rentals Ltd - B321 Mountain Hwy, North Vancouver V7J 2K7 604-987-4401

STRUCTURAL ENG. :- Bevan Prichard Man Associates - 23 1035 Richards St, Vancouver V6B 3E4 604-688-3244 Fax 684-9964
 MECHANICAL ENG. :- SRC Engineering Ltd - 100 4240 Manor St, Burnaby V5G 1B2 604-268-9091 Fax 268-9092
 ELECTRICAL ENG. :- SRC Engineering Ltd - 100 4240 Manor St, Burnaby V5G 1B2 604-268-9091 Fax 268-9092
 GEOTECH.CONSULTANT :- Davies Geotechnical Inc - 2 1520 Clivedon Ave, Delta V3M 6J8 604-395-2300 Fax 395-2301
 PROJECT :- New mixed use development - 4 storeys - approx 37 condominium units - ground level retail - 40,000 sf - 1.5 levels u/g parking - wood and concrete structure - hardy plank and prefinished metal exterior

WEBSITE :- www.toscanaburnaby.com
 STAGE :- Construction Completion - anticipated mid summer/11
 BUDGET.APPROX :- \$4.3 m
 REPORT DATE :- First Report: Oct 25, 2006 - Interim Report: Feb 09, 2011 - Last Report: Jun 22, 2011
 GS REF. NO. :- 955

BURNABY - 8560 16th Ave (Institutional Add/Alter) - Seismic Upgrade - Cariboo Hill Secondary
 OWNER :- School District 41 - 5325 Kincaid St, Burnaby V5G 1W2 604-664-8441 Fax 664-8382
 CONSULTANT :- Dimas Craveiro Architect - 1447 Hornby St, Vancouver V6Z 1W8 604-484-0084 Fax 683-0131
 PROJECT :- Seismic upgrade to Cariboo Hill Secondary School
 STAGE :- Construction Completion - anticipated late fall/10
 BUDGET.APPROX :- \$7 m - \$7.5 m
 REPORT DATE :- First Report: Oct 31, 2007 - Last Report: Nov 03, 2010
 GS REF. NO. :- 3070

RICHMOND - 4360 Moncton St (Multi-Family New) - SFDs - Townhouses - Costa Villa
 OWNER :- S 8133 Holdings Ltd c/o architect
 ARCHITECT :- Matthew Cheng Architect Inc - 202 670 Evans Ave, Vancouver V6A 2K9 604-731-3012 Fax 731-3908
 LANDSCAPE ARCH. :- Fred Liu & Associates - 2080 Scarborough Ave, Vancouver V5P 2L3 604-327-7541 Fax 327-9150
 GENERAL CONTR :- ATI Construction - 127 5911 Minoru Blvd, Richmond V6X 4C7 604-207-0399 Fax 207-2599
 PROJECT :- New townhouses - approx 14 units - new SFDs - approx 11 SFDs
 STAGE :- Construction Start - Building 1, framing underway - Building 2, roofing underway
 BUDGET.APPROX :- \$2 m
 REPORT DATE :- First Report: Dec 20, 2006 - Interim Report: Nov 03, 2010 - Last Report: Mar 09, 2011
 GS REF. NO. :- 1242

NEW WESTMINSTER - 1016 4th Ave (Multi-Family New) - Townhouses
 ARCHITECT :- Brian G Hart Company Arch - 4375 West River Rd, Delta V4K 1R9 604-946-8302
 PROJECT :- New townhouses - 10 units - wood frame construction
 STAGE :- On Hold - pending market conditions
 REPORT DATE :- First Report: Jan 13, 2010 - Interim Report: Nov 03, 2010 - Last Report: May 25, 2011
 GS REF. NO. :- 8110

NEW WESTMINSTER - 818 12th St (Mixed-Use Dev) - Condominiums - Commercial
 ARCHITECT :- Egil Lyngen Arch - 208 1801 Welch St, North Vancouver V7P 1B7 604-987-8720 Fax 987-5782
 PROJECT :- New mixed use development - 3 storeys - 6 condominium units - ground level commercial
 STAGE :- Rezoning Application - council consideration underway
 REPORT DATE :- First Report: Oct 08, 2008 - Interim Report: Dec 02, 2009 - Last Report: Nov 03, 2010
 GS REF. NO. :- 5534

SURREY - 13399 103rd Ave (Institutional New) - SFU Student Residence Facility - Phase 1
 OWNER :- Surrey Campus Residences - 905 W Pender St, Vancouver V6C 1L6 604-687-8882 Fax 687-1476
 ARCHITECT :- DYS Architecture - 260 1770 Burrard St, Vancouver V6J 3G7 604-669-7710 Fax 669-6629
 LANDSCAPE ARCH. :- Durante Kreuk - 102 1637 West 5th Ave, Vancouver V6J 1N5 604-684-4611 Fax 684-0577
 DEVELOPER :- King George Development - 905 W Pender St, Vancouver V6C 1L6 604-687-8882 Fax 687-1476

GENERAL CONTR
CONSULTANT :- Ventana Construction Corporation - 109 3855 Henning Dr, Burnaby V5C 6N3 604-291-9000 Fax 291-9992
:- Locke MacKinnon Domingo Gibson & Assoc - 4th Fl, 780 Beatty St, Vancouver V6B 2M1 604-682-7146 Fax 682-7149

STRUCTURAL ENG. :- Glotman Simpson Cons Engineers - 101 1661 W 5th Ave, Vancouver V6J 1N5 604-734-8822 Fax 734-8842
MECHANICAL ENG. :- Cobalt Engineering - 180 200 Granville St, Vancouver V6C 1S4 604-687-1800 Fax 687-1802
ELECTRICAL ENG. :- Nemetz & Associates Ltd - 2009 W 4th Ave Vancouver V6J 1N3 604-736-6562 Fax 736-9805
CIVIL ENGINEER :- Hub Engineering & Development Co Inc - 101 7485 130 St, Surrey V3W 1H8 604-572-4328
GEOTECH. CONSULTANT :- GeoPacific Consultants Ltd - 215 1200 West 73rd, Vancouver V6P 6G5 604-439-0922 Fax 439-9189
TRAFFIC CONSULTANT PROJECT :- ND Lea - 600 1455 W Georgia St, Vancouver V6G 2T3 604-685-9381 Fax 683-8655
:- New student residence facility for SFU Surrey campus - 17 storeys - 180 units - concrete structure - electric baseboard heating - student program space - study facilities - multi purpose rooms - green roof - curved glass curtain wall

STAGE :- Construction Start - anticipated shortly - servicing agreement underway
NOTE :- Related to GS Ref No 7474

BUDGET. APPROX :- \$23 m
REPORT DATE :- First Report: Jan 31, 2007 - Interim Report: Apr 14, 2010 - Last Report: Nov 03, 2010
GS REF. NO. :- 1373

SURREY - 13500 Gateway Dr (Multi-Family New) - Condominiums - The Brookland
OWNER :- Omni Pacific Development Corp - 108 16 Fawcett St, Coquitlam V3K 6X9 604-526-5988
ARCHITECT :- GBL Architects Inc - 140 2034 West 11th Ave, Vancouver V6J 2C9 604-736-1156 Fax 731-5279
LANDSCAPE ARCH. :- Senga Landscape Architecture - 4268 Fonteyn Way, North Vancouver V7R 4L4 604-315-1791
INTERIOR DESIGNER :- Calvert Design Studio - 2549 Bendale Rd, North Vancouver V7H 1G6 604-924-4034
PROJECT :- New condominiums - 4 storeys - 91 units - 1 and 2 bedrooms, 591 sf to 771 sf - hardy board, brick and vinyl exterior - electric heating - rainscreen technology - u/g parking - amenity bldg - interior courtyard

WEBSITE :- www.omnidev.com
WEBSITE :- www.thebrookland.com
STAGE :- Construction Start - various stages of constructin from 1st floor framing to wrapping and roofing underway
NOTE :- Project was formally named Evo 2
REPORT DATE :- First Report: Feb 13, 2008 - Interim Report: Feb 16, 2011 - Last Report: May 04, 2011
GS REF. NO. :- 3693

SURREY - 13618 100th Ave (Multi-Family New) - Residential Towers - Park Place
ARCH. OWNERS REP. :- DYS Architecture - 260 1770 Burrard St, Vancouver V6J 3G7 604-669-7710 Fax 669-6629
LANDSCAPE ARCH. :- Perry & Associates Landscape Arch - 200 1558 W 6th Ave, Vancouver V6J 1R2 604-738-4118 Fax 738-4116
DEVELOPER :- Concord Pacific Group - 9Fl 1095 W Pender St, Vancouver V6E 2M6 604-681-8882 Fax 895-8296
GENERAL CONTR :- ITC (Intertech Construction) - 105 1500 Howe St, Vancouver V6Z 2P4 604-685-0111 Fax 695-0112
INTERIOR DESIGNER :- BYU - 307 375 West 5th Ave, Vancouver V5Y 1J6 604-801-5330 Fax 801-5332
STRUCTURAL ENG. :- Read Jones Christoffersen Eng - 3Fl 1285 W Broadway, Vancouver V6H 3X8 604-738-0048 Fax 738-1107
MECHANICAL ENG. :- Cobalt Engineering - 180 200 Granville St, Vancouver V6C 1S4 604-687-1800 Fax 687-1802
ELECTRICAL ENG. :- Nemetz & Associates Ltd - 2009 W 4th Ave Vancouver V6J 1N3 604-736-6562 Fax 736-9805
SURVEYOR :- Butler Sundvick & Associates - 4 19089 94th Ave, Surrey V3N 3S4 604-513-9611 Fax 513-2202
SURVEYOR :- Matson Peck & Topliss (MPT) Land Surveyors - 320 11120 Horseshoe Way, Richmond V7A 5H7 604-270-9331
GEOTECH. CONSULTANT :- GeoPacific Consultants Ltd - 215 1200 West 73rd, Vancouver V6P 6G5 604-439-0922 Fax 439-9189
TRAFFIC CONSULTANT PROJECT :- ND Lea - 600 1455 W Georgia St, Vancouver V6G 2T3 604-685-9381 Fax 683-8655
:- Phase 1 - 36 storey residential tower - approx 350 units - average unit 850 sf - Phase 2 - two 34 storey towers - 698 units - commercial on lower levels - 3.5 levels u/g parking - non combustible concrete and glass structure - central electric heating - amenity building includes; 2 entertainment rooms, 2 lounges, 2 theatre rooms and a 2,383 sf fitness centre.

WEBSITE :- www.parkplaceliving.ca
STAGE :- Construction Start - interior work of both structures underway - construction completion anticipated fall/11
NOTE :- Project was recently taken off its on hold status and was formerly named Infinity Towers
BUDGET. APPROX :- \$170 m
REPORT DATE :- First Report: Jul 12, 2006 - Interim Report: Mar 02, 2011 - Last Report: Jun 08, 2011
GS REF. NO. :- 384

SURREY - 13722 108th Ave (Mixed-Use Dev) - Condominiums - Quattro Living
ARCHITECT :- Patrick Cotter Architect Inc - 235 11300 No 5 Rd, Richmond V7A 5J9 604-272-1477 Fax 272-1471
LANDSCAPE ARCH. :- Van Der Zalm & Associates - 1 8938 Hastings St, Vancouver V3E 2K3 604-882-0024 Fax 882-0042
DEVELOPER :- Tien Sher Investment - 185 4631 Shell Rd, Richmond V6X 3M4 604-207-4633 Fax 273-0685
GENERAL CONTR :- Willow Springs Construction - 240 1550 Hartley Ave, Coquitlam V3K 7A1 604-540-8100 Fax 540-8190
INTERIOR DESIGNER :- Portico Design Group - 1141 11871 Horseshoe Way, Richmond V7A 5H5 604-275-5470 Fax 274-5435
STRUCTURAL ENG. :- Thomas Leung Structural Eng - 121 W 6th Ave, Vancouver V5Y 1K3 604-873-1768 Fax 873-9978
MECHANICAL ENG. :- Stantec - 1100 111 Dunsmuir St, Vancouver V6B 6A3 604-696-8000 Fax 604-696-8100
CIVIL ENGINEER :- Core Group Consultants - 320 8988 Fraserton Ct, Burnaby V5J 5H8 604-299-0605 Fax 299-0629
PROJECT :- New condominiums - 3 phases - approx 140 units per phase - 4 storeys - approx 480 to 500 units total - wood frame structures - hardy board, vinyl and brick exteriors - electric heating - fitness and exercise centre

WEBSITE :- www.quattroliving.ca
STAGE :- Construction Start - rebar work underway
NOTE :- The 3rd structure was under construction when it was destroyed by fire.
BUDGET. APPROX :- \$30 m
REPORT DATE :- First Report: Jan 17, 2007 - Interim Report: Jan 12, 2011 - Last Report: May 04, 2011
GS REF. NO. :- 1285

SURREY - 13893 Fraser Hwy (Multi-Family New) - Condominiums - The Hub
OWNER :- Universal Plaza Hotel c/o architect
ARCHITECT :- GBL Architects Inc - 140 2034 West 11th Ave, Vancouver V6J 2C9 604-736-1156 Fax 731-5279
LANDSCAPE ARCH. :- DMG Landscape Architects - C100 4185 Still Creek Dr, Burnaby V5C 6G9 604-437-3942 Fax 437-8723
DEVELOPER :- Manjit Gill - 12835 105 Ave, Surrey V3T 5H4 604-581-3139

PROJECT :- New condominiums - 4 storeys - 108 units - 625 to 1003 sf - wood frame structure - vinyl siding with hardy board and batten accents - duroid roof shingles - u/g parking
 WEBSITE :- www.thehubonfraser.com
 STAGE :- Construction Start - siding and interior work underway
 REPORT DATE :- First Report: Apr 25, 2007 - Interim Report: Feb 16, 2011 - Last Report: Jun 08, 2011
 GS REF. NO. :- 1778

SURREY - 14357 104th Ave (Commercial New) - Offices - Retail - Henlong Market

OWNER :- HLTC Holding Ltd - 200 14357 104 Ave, Surrey V3T 1Y1
 ARCHITECT :- Pacific Rim Architects - 203 14439 104th Ave, Surrey V3R 1M1 604-581-7750 Fax 581-8870
 CONSTR.MANAGER :- Titan Construction - 1A 27355 Gloucester Way, Langley V4W 3Z8 604-856-8888 Fax 856-7463
 GENERAL CONTR :- Avion Multiplex Construction - 240 13500 Maycrest Way, Richmond V6V 2N8 604-207-9967 Fax 207-9973
 CONSULTANT :- Stantec Consulting - 10th Floor 13401 108th St, Surrey V3T 5T3 604-587-8402
 CONSULTANT :- Protection Engineering - 300 68 E 2nd Ave, Vancouver V5T 1B1 604-682-0388 Fax 682-6105
 STRUCTURAL ENG. :- Bevan Prichard Man Associates - 23 1035 Richards St, Vancouver V6B 3E4 604-688-3244 Fax 684-9964
 MECHANICAL ENG. :- ITEC Systems Design Ltd - 4 20092 93A Ave, Langley V1M 3Y4 604-882-9500 Fax 882-9503
 ELECTRICAL ENG. :- Acumen Engineering Ltd - 650 2700 Production Way, Burnaby V5A 4X1 604-676-9545 Fax 676-9544
 CIVIL ENGINEER :- Citiwest Consulting - 101 9030 King George Hwy, Surrey V3V 7Y3 604-591-2213 Fax 591-5518
 PROJECT :- New commercial structure - 2 storeys - 20,000 sf retail space - 19,000 sf office space - 20,000 sf u/g parking - concrete structure
 STAGE :- Construction Completion - anticipated mid spring/11 - exterior and interior work underway
 REPORT DATE :- First Report: Nov 07, 2007 - Interim Report: Jan 12, 2011 - Last Report: Mar 09, 2011
 GS REF. NO. :- 3093

SURREY - 15399 Guildford Dr (Multi-Family New) - Condominiums - Guildford Greens

OWNER :- 0748093 BC Ltd c/o architect
 ARCHITECT :- Barnett Dembek Architects Inc - 135 7536 130th St, Surrey V3W 1H8 604-597-7100 Fax 597-2099
 LANDSCAPE ARCH. :- DMG Landscape Architects - C100 4185 Still Creek Dr, Burnaby V5C 6G9 604-437-3942 Fax 437-8723
 CONSULTANT :- Pioneer Consultants Ltd - 1933 W Broadway, Vancouver V6J 1Z3 604-737-0333 Fax 737-0388
 CIVIL ENGINEER :- McElhanney Consulting Services - 100 780 Beatty St, Vancouver V6B 2M1 604-683-8521 Fax 683-4350
 PROJECT :- New condominiums - 4 storeys - 128 units - wood frame construction - amenity building includes sauna, jacuzzi, gym, lounge, meeting room 4,131 sf - outdoor amenity space includes, garden and childrens play area, 8,317 sm
 WEBSITE :- www.guilfordgreens.com
 STAGE :- Construction Start - pre sales for Phase 2 underway - Phase 1, construction completion anticipated shortly - display suites complete
 REPORT DATE :- First Report: Mar 12, 2008 - Interim Report: Mar 16, 2011 - Last Report: May 11, 2011
 GS REF. NO. :- 3892

SURREY - 15937 Fraser Hwy (Commercial New) - Shopping Centre

OWNER :- 785193 BC Ltd - Ray Mand - 604-599-8333
 ARCHITECT :- Graham Hoffart Mathiasen Arch - 203 10190 152A St, Surrey V3R 1K7 604-581-8128 Fax 581-8148
 LANDSCAPE ARCH. :- Kavalinas & Associates - 21308 86th Ave, Langley V1M 1Z7 604-888-2363
 GENERAL CONTR :- Ram Construction Inc - 180 7881 128 St, Surrey V3W 4E7 604-501-5265
 CONSULTANT :- Kore Irrigation - 110 19140 28th Ave, Surrey V3S 6M3 604-536-2025 Fax 536-2021
 CONSULTANT :- Angles Plumbing - 222 17 Fawcett Rd, Coquitlam V3K 6V2 604-777-2502
 PROJECT :- New multi-tenant shopping centre - 7 structures - 26,000 sf - wood frame construction - tenants will include; Bank of Montreal with drive-thru service, Fruiticana and Starbucks, other commercial units and offices
 STAGE :- Construction Completion - anticipated spring/11
 NOTE :- Building 1: 1 storey, 2 units, 1041 sm
 NOTE :- Building 2: 1 storey, 3 units, 335 sm
 NOTE :- Building 3: 1 storey, 3 units, 851 sm
 NOTE :- Building 4: 1 storey, single tenant, 150 sm
 REPORT DATE :- First Report: May 27, 2009 - Interim Report: Nov 03, 2010 - Last Report: Jan 26, 2011
 GS REF. NO. :- 6918

SURREY - 6481 192nd St (Multi-Family New) - condominiums

OWNER :- 0763284 BC Ltd c/o architect
 ARCHITECT :- Creekside Architects - 150 1450 Creekside Dr, Vancouver V6J 5B3 604-733-3125 Fax 733-3822
 PROJECT :- New condominiums - 4 storeys - 119 units - wood frame structure
 STAGE :- Rezoning Application - and development permit application resubmitted - public hearing held recently - construction start anticipated spring/11
 NOTE :- Project orinally had 2 structures and 138 units in its plans
 REPORT DATE :- First Report: Jul 16, 2008 - Interim Report: Nov 04, 2009 - Last Report: Nov 03, 2010
 GS REF. NO. :- 4932

SURREY - 8695 160th St (Mixed-Use Dev) - Commercial - Condominiums - Monterosso Phases 2 & 3

OWNER :- Pioneer Design Corp - 280 7177 Vantage Way, Delta V4G 1K7 604-940-2333 Fax 940-2373
 ARCHITECT :- Creekside Architects - 150 1450 Creekside Dr, Vancouver V6J 5B3 604-733-3125 Fax 733-3822
 LANDSCAPE ARCH. :- DMG Landscape Architects - C100 4185 Still Creek Dr, Burnaby V5C 6G9 604-437-3942 Fax 437-8723
 DESIGNER :- Portico Design Group - 1141 11871 Horseshoe Way, Richmond V7A 5H5 604-275-5470 Fax 274-5435
 GENERAL CONTR :- Pioneer Design Corp - 280 7177 Vantage Way, Delta V4G 1K7 604-940-2333 Fax 940-2373
 TENDER AUTH. :- Pioneer Design Corp - 280 7177 Vantage Way, Delta V4G 1K7 604-940-2333 Fax 940-2373
 STRUCTURAL ENG. :- London Mah & Associates - 103 1847 W Broadway, Vancouver V6J 1Y6 604-739-8544
 MECHANICAL ENG. :- Jade West Engineering Co Ltd - 210-15585 24th Ave, Surrey V4A 2J4 604-538-0764 Fax 538-0765
 ELECTRICAL ENG. :- DF & Associates - 21229 95A Ave, Langley V1M 1P2 604-637-7430 Fax 637-7432
 SITE SERVICING :- DSM Excavating - 12181 97 Ave, Surrey V3V 2C8 604-581-4310
 PROJECT :- New mixed use development - Phase 2, 4 storeys - 54 condominium units - 2 ground level commercial units,

1,100 sf and 1,600 sf - 2 levels u/g parking - wood frame structure - Phase 3, 4 storeys - 56 units - underground parking
 LEED :- Anticipate gold certification
 STAGE :- Construction Start - wrapping and siding underway
 NOTE :- Phase 1 - 57 units construction complete
 REPORT DATE :- First Report: Sep 05, 2007 - Interim Report: Apr 13, 2011 - Last Report: Jun 15, 2011
 GS REF. NO. :- 2690

SURREY - 9675 9677 King George Hwy (Mixed-Use Dev) - Central City Medical
 ARCHITECT :- Atelier Pacific Architecture - 109 313 Water St, Vancouver V6B 4M3 604-662-8689 Fax 622-8655
 LANDSCAPE ARCH. :- DMG Landscape Architects - C100 4185 Still Creek Dr, Burnaby V5C 6G9 604-437-3942 Fax 437-8723
 DEVELOPER :- Circadian Projects - 1314 Ketch Ct, Coquitlam V3K 6W1 604-357-3712 Fax 357-3784
 CIVIL ENGINEER :- HY Engineering & Surveying - 200 9128 152nd St, Surrey V3R 4E7 604-583-1616 Fax 583-1737
 ENVIRONMENTAL CONS. PROJECT :- Keystone Environmental Ltd - 320 4400 Dominion St, Burnaby V5G 4G3 604-430-0671 Fax 430-0672
 :- New mixed-use development - medical office/care facility - 17 storeys - care facility on floors 4 to 10 - medical offices on floors 11 to 16 - medically based fitness centre, spa and cafe - public green space with patios and gazebo - concrete structure - 16,486 sm - 4 storey u/g parking - 359 stalls

LEED :- Anticipate silver certification
 STAGE :- Building Permit Application - approval anticipated shortly - construction start anticipated spring/11
 BUDGET APPROX :- \$30 m
 REPORT DATE :- First Report: Sep 10, 2008 - Interim Report: Nov 03, 2010 - Last Report: Apr 20, 2011
 GS REF. NO. :- 5338

PORT MOODY - 3331 3333 Dewdney Trunk Rd (Multi-Family New) - Townhouses
 ARCHITECT :- Matthew Cheng Architect Inc - 202 670 Evans Ave, Vancouver V6A 2K9 604-731-3012 Fax 731-3908
 LANDSCAPE ARCH. :- DMG Landscape Architects - C100 4185 Still Creek Dr, Burnaby V5C 6G9 604-437-3942 Fax 437-8723
 PROJECT :- New townhouses - 11 units - wood frame construction
 STAGE :- Construction Completion - anticipated July/11
 NOTE :- Project is broken down into 2 Phases - Phase 1, 6 units, complete
 REPORT DATE :- First Report: Mar 14, 2007 - Interim Report: Mar 02, 2011 - Last Report: Jun 08, 2011
 GS REF. NO. :- 1560

PORT MOODY - 3355 3365 & 3375 Dewdney Trunk Rd (Multi-Family New) - Townhouses
 ARCHITECT :- Matthew Cheng Architect Inc - 202 670 Evans Ave, Vancouver V6A 2K9 604-731-3012 Fax 731-3908
 LANDSCAPE ARCH. :- DMG Landscape Architects - C100 4185 Still Creek Dr, Burnaby V5C 6G9 604-437-3942 Fax 437-8723
 DEVELOPER :- Fon Construction & Development - 604-924-9911
 PROJECT :- New townhouses - 3 storeys - 19 units - tandem garages - hardy board or vinyl exterior
 STAGE :- Building Permit Application - approval anticipated June/11 - construction start anticipated July/11
 REPORT DATE :- First Report: Aug 30, 2006 - Interim Report: Mar 02, 2011 - Last Report: Jun 08, 2011
 GS REF. NO. :- 671

PORT COQUITLAM - 1984 1992 Suffolk Ave (Multi-Family New) - Condominiums - Magnolia Garden - Phase 1 & 2
 ARCH.OWNERS REP. :- Matthew Cheng Architect Inc - 202 670 Evans Ave, Vancouver V6A 2K9 604-731-3012 Fax 731-3908
 LANDSCAPE ARCH. :- PD Group Landscape Arch - 217 255 W 1st St, North Vancouver V7M 3G8 604-904-9803 Fax 904-9813
 DEVELOPER :- Massemaham Construction - 3098 Cardinal Ct, Coquitlam V3E 3C4 778-898-3454
 DESIGNER :- Vernacular Design - 207 1760 Marine Dr, West Vancouver V7V 1J6 604-922-6617
 TENDER AUTH. :- Massemaham Construction - 3098 Cardinal Ct, Coquitlam V3E 3C4 778-898-3454
 STRUCTURAL ENG. :- Ennova Structural Engineering Inc - 200 1820 Renfrew St, Vancouver V5M 3H9 604-255-7670 Fax 255-7610
 MECHANICAL ENG. :- SRC Engineering Ltd - 100 4240 Manor St, Burnaby V5G 1B2 604-268-9091 Fax 268-9092
 ELECTRICAL ENG. :- Pemco Design Ltd - 7288 Waverley Ave, Burnaby V5J 4A6 604-430-2511
 PROJECT :- New condominiums - 2 structures - 4 storeys - 25 units each - wood frame construction - stucco and brick exterior - electric baseboard heating - asphalt shingle roof - multi purpose amenity space
 STAGE :- On Hold - pending market conditions - Phase 1 of project complete
 BUDGET APPROX :- \$6.5 m
 REPORT DATE :- First Report: Oct 25, 2006 - Interim Report: Mar 02, 2011 - Last Report: Jun 08, 2011
 GS REF. NO. :- 961

PORT COQUITLAM - 3488 Sefton St (Multi-Family New) - Townhouses
 ARCHITECT :- Matthew Cheng Architect Inc - 202 670 Evans Ave, Vancouver V6A 2K9 604-731-3012 Fax 731-3908
 LANDSCAPE ARCH. :- DMG Landscape Architects - C100 4185 Still Creek Dr, Burnaby V5C 6G9 604-437-3942 Fax 437-8723
 DEVELOPER :- Pacific New Homes - 7833 Rosewood St, Burnaby V5E 2H2 604-515-8828
 PROJECT :- New townhouses - 3 storeys - approx 18 units - u/g parking
 STAGE :- Development Permit Application - redesign underway pending water table issues
 REPORT DATE :- First Report: Aug 20, 2008 - Interim Report: Mar 02, 2011 - Last Report: Jun 08, 2011
 GS REF. NO. :- 5205

PITT MEADOWS - 12561 12605 190A St at McMyn Rd & Lougheed Hwy (Multi-Family New) - Condominiums - Townhouses - Cedar Downs
 ARCHITECT :- Points West Architecture - 203 2190 West Railway St Abbotsford V2S 2E2 604-864-8555 Fax 864-8505
 LANDSCAPE ARCH. :- DMG Landscape Architects - C100 4185 Still Creek Dr, Burnaby V5C 6G9 604-437-3942 Fax 437-8723
 DEVELOPER :- Quadra Homes - 206 2760 Gladwin Rd, Abbotsford V2T 4S6 604-855-4973 Fax 855-4974
 GENERAL CONTR PROJECT :- Reddale Construction - 101 33119 S Fraser Way, Abbotsford V2S 2B1 604-850-9680 Fax 854-8339
 :- New multi family development - 5 structures - 338 units total - Building 1, 24 townhouses - Building 2, 46 condominium units - Building 3, 72 condominium units - Building 4, 108 condominium units - Building 5, 88 condominium units - u/g parking - vinyl, baton hardy board, cultured stone exterior - asphalt shingle roofs
 WEBSITE :- www.quadrahomes.com
 STAGE :- Construction Start - Phase 1, 46 units underway, completion of Phase 1 anticipated September/11

NOTE :- Phase 1, 46 units
 REPORT DATE :- First Report: Apr 09, 2008 - Interim Report: Feb 09, 2011 - Last Report: May 18, 2011
 GS REF. NO. :- 4106

MAPLE RIDGE - 11295 11307 Maple Cr (Commercial New) - Business Park
 ARCHITECT :- Matthew Cheng Architect Inc - 202 670 Evans Ave, Vancouver V6A 2K9 604-731-3012 Fax 731-3908
 PROJECT :- New 3 lot business park - light industrial and office space
 STAGE :- On Hold - at rezoning and development permit applications
 REPORT DATE :- First Report: Jun 04, 2008 - Interim Report: Mar 02, 2011 - Last Report: Jun 08, 2011
 GS REF. NO. :- 4553

MAPLE RIDGE - 11929 11935 11943 Burnett St (Multi-Family New) - Condominiums - Chelsea Park - Kensington Park
 ARCHITECT :- Geoff Lawlor Arch - 11242 272nd St, Maple Ridge V2W 1Y6 604-462-7936 Fax 462-7937
 LANDSCAPE ARCH. :- DMG Landscape Architects - C100 4185 Still Creek Dr, Burnaby V5C 6G9 604-437-3942 Fax 437-8723
 DEVELOPER :- Quadra Homes - 206 2760 Gladwin Rd, Abbotsford V2T 4S6 604-855-4973 Fax 855-4974
 GENERAL CONTR :- Cornerstone Works Ltd - 10027 Mt Lehman Rd Center PO, Abbotsford V4X 2R5 604-626-0714 Fax 626-0715
 STRUCTURAL ENG. :- Lang Structural Engineers - 201 2313 W Railway St, Abbotsford V2S 2E3 604-853-8522 Fax 853-0158
 MECHANICAL ENG. :- Blueridge Engineering Ltd - 205 - 15585 24th Ave, Surrey V4A 2J4 604-538-1223 Fax 538-6113
 ELECTRICAL ENG. :- Jarvis Engineering - 500 32988 South Fraser Way, Abbotsford V2S 2A8 604-850-0449 Fax 850-7580
 ENVELOPE CONSUL. :- Trow Group of Companies - 7025 Greenwood St, Burnaby V5A 1X7 604-874-1245 Fax 874-2358
 GEOTECH.CONSULTANT :- Trow Group of Companies - 7025 Greenwood St, Burnaby V5A 1X7 604-874-1245 Fax 874-2358
 PROJECT :- New condominiums - 4 storeys - 65 units - wood frame structure - stone veneer and vinyl siding - electric heating
 STAGE :- Construction Completion - anticipated February/11
 REPORT DATE :- First Report: Jul 25, 2007 - Interim Report: Oct 20, 2010 - Last Report: Nov 03, 2010
 GS REF. NO. :- 2382

TOWNSHIP OF LANGLEY - 27078 56th Ave (Industrial New) - Future Industrial Development
 DEVELOPER :- Pacific Land Resource Group Inc - 101 7485 130th St, Surrey V3W 1H8 604-501-1624 Fax 501-1625
 PROJECT :- New future industrial development site - approx 5 acres
 STAGE :- Proposed - project site removed from ALR
 REPORT DATE :- First Report: Jun 24, 2009 - Interim Report: Nov 03, 2010 - Last Report: Feb 09, 2011
 GS REF. NO. :- 7058

TOWNSHIP OF LANGLEY - 8061 8207 208th Ave - 20699 80 Ave - 20684 82 Ave (Multi-Family New) - Condominiums - Walnut Ridge
 OWNER :- Quadra Homes - 206 2760 Gladwin Rd, Abbotsford V2T 4S6 604-855-4973 Fax 855-4974
 ARCHITECT :- Points West Architecture - 203 2190 West Railway St Abbotsford V2S 2E2 604-864-8555 Fax 864-8505
 LANDSCAPE ARCH. :- DMG Landscape Architects - C100 4185 Still Creek Dr, Burnaby V5C 6G9 604-437-3942 Fax 437-8723
 PROJECT :- New multi family development - 16 structures - 4 storeys - approx 1,472 units
 STAGE :- Construction Start - Phase 1 underway - completion anticipated September/12
 NOTE :- Phase 1 - 171 units
 REPORT DATE :- First Report: Nov 26, 2008 - Interim Report: Nov 03, 2010 - Last Report: May 18, 2011
 GS REF. NO. :- 5809

TOWNSHIP OF LANGLEY - 8313/21/73 208th St (Multi-Family New) - Townhouses - Walnut Ridge North
 ARCHITECT :- Points West Architecture - 203 2190 West Railway St Abbotsford V2S 2E2 604-864-8555 Fax 864-8505
 LANDSCAPE ARCH. :- DMG Landscape Architects - C100 4185 Still Creek Dr, Burnaby V5C 6G9 604-437-3942 Fax 437-8723
 DEVELOPER :- Quadra Homes - 206 2760 Gladwin Rd, Abbotsford V2T 4S6 604-855-4973 Fax 855-4974
 PROJECT :- New townhouses - 141 units - wood frame construction - hardy board and vinyl exterior
 STAGE :- Construction Start - Phase 2, underway at various stages of construction - construction completion anticipated March/12 - Phases 3 and 4 foundations complete - sales underway
 NOTE :- Related to GS Ref No 5809
 REPORT DATE :- First Report: Aug 26, 2009 - Interim Report: Nov 03, 2010 - Last Report: May 18, 2011
 GS REF. NO. :- 7375

CITY OF LANGLEY - 19926 56 Ave (Multi-Family New) - Condominiums
 ARCHITECT :- Barnett Dembek Architects Inc - 135 7536 130th St, Surrey V3W 1H8 604-597-7100 Fax 597-2099
 LANDSCAPE ARCH. :- DMG Landscape Architects - C100 4185 Still Creek Dr, Burnaby V5C 6G9 604-437-3942 Fax 437-8723
 PROJECT :- New residential project - condominiums - 1 bldg - 4 storeys - 51 units - wood frame construction
 STAGE :- Construction Start - underway - pouring underground concrete
 REPORT DATE :- First Report: Apr 14, 2010 - Interim Report: Dec 01, 2010 - Last Report: May 04, 2011
 GS REF. NO. :- 8559

CITY OF LANGLEY - 20060 Fraser Hwy (Multi-Family New) - Condominiums - Core
 OWNER :- City of Langley - 20399 Douglas Cres, Langley V3A 4B3 604-514-2800
 ARCHITECT :- Keystone Arch and Planning Ltd - 110-2881 Garden St, Abbotsford V2T 4X1 604-850-0577 Fax 853-8128
 DEVELOPER :- Redekop Kroecker Development - 210 11590 Cambie Rd, Richmond V8C 3A6 604-214-3487 Fax 214-3449
 PROJECT :- New condominiums - 4 structures - 4 storeys - 231 units - 208,089 sf - wood frame construction - exterior finishes include brick veneer and cement board siding
 STAGE :- Construction Start - anticipated summer/11
 REPORT DATE :- First Report: Jul 07, 2010 - Interim Report: Feb 09, 2011 - Last Report: Jun 01, 2011
 GS REF. NO. :- 9052

CITY OF LANGLEY - 5935 Glover Rd (Commercial New) - Commercial - Retail - Phase 2

APPLICANT :- Anthem Properties - 300 550 Burrard St, Vancouver V6C 2B5 604-689-3040 Fax 689-5642
 ARCHITECT :- Kasian Architecture - 350 1555 W Pender, Vancouver V6G 2T1 604-683-4145 Fax 683-2827
 DEVELOPER :- Anthem Properties - 300 550 Burrard St, Vancouver V6C 2B5 604-689-3040 Fax 689-5642
 PROJECT :- New commercial project - 1 bldg - 4 storeys - office portion approx 30,000 sf - ground floor retail - approx 10,000 sf
 STAGE :- Working Drawings - underway - construction start anticipated spring/11
 NOTE :- Related to GS Ref No 5562
 REPORT DATE :- First Report: Apr 21, 2010 - Interim Report: Nov 03, 2010 - Last Report: Mar 02, 2011
 GS REF. NO. :- 8595

ABBOTSFORD - 31786 Marshall Rd (Industrial New) - Industrial Business Park

APPLICANT :- Pacific Land Resource Group Inc - 101 7485 130th St, Surrey V3W 1H8 604-501-1624 Fax 501-1625
 CIVIL ENGINEER :- Hub Engineering & Development Co Inc - 101 7485 130 St, Surrey V3W 1H8 604-572-4328
 PROJECT :- New industrial business park - 9.5 acres - 7 one acre lots
 STAGE :- Rezoning Application - and development permit approval anticipated February/11
 REPORT DATE :- First Report: May 21, 2008 - Interim Report: Nov 03, 2010 - Last Report: Feb 09, 2011
 GS REF. NO. :- 4465

CHILLIWACK - 45530 Vedder Mtn Rd (Commercial New) - Hotel

CONSULTANT :- HG Sanborn & Associates - 206 45750 Knight Rd, Chilliwack V2R 0G1 604-858-7328
 PROJECT :- New hotel - project scope will be dependent on finalized site plan
 STAGE :- Development Permit Application - for setback approved - development permit application for height submitted - working drawings complete
 REPORT DATE :- First Report: Oct 22, 2008 - Interim Report: Jan 05, 2011 - Last Report: Mar 30, 2011
 GS REF. NO. :- 5595

CHILLIWACK - 45603 Yale Rd (Multi-Family New) - High Density Multi Family

APPLICANT :- HG Sanborn & Associates - 206 45750 Knight Rd, Chilliwack V2R 0G1 604-858-7328
 PROJECT :- New high density multi family development - new condominium complex
 STAGE :- On Hold - indefinitely
 REPORT DATE :- First Report: Jan 16, 2008 - Interim Report: Jan 05, 2011 - Last Report: Mar 30, 2011
 GS REF. NO. :- 3477

CHILLIWACK - 46083/97 Airport Rd (Industrial New) - Airport Business Park

ARCHITECT :- Craven Huston Powers Arch - 9355 Young Rd, Chilliwack V2P 4S3 604-793-9445 Fax 793-9446
 CONSULTANT :- HG Sanborn & Associates - 206 45750 Knight Rd, Chilliwack V2R 0G1 604-858-7328
 PROJECT :- New airport business park - 15 acre site
 STAGE :- No Stage - CANCELLED
 REPORT DATE :- First Report: Feb 06, 2008 - Interim Report: Jan 05, 2011 - Last Report: Mar 30, 2011
 GS REF. NO. :- 3636

CHILLIWACK - 5250 Goldspring Pl (Multi-Family New) - Condominiums

ARCHITECT :- Craven Huston Powers Arch - 9355 Young Rd, Chilliwack V2P 4S3 604-793-9445 Fax 793-9446
 DEVELOPER :- Goldspring Heights Developments Ltd c/o consultant
 CONSULTANT :- HG Sanborn & Associates - 206 45750 Knight Rd, Chilliwack V2R 0G1 604-858-7328
 PROJECT :- New condominiums - 2 structures - max 4 storeys - 80 units total
 STAGE :- On Hold - pending market conditions
 REPORT DATE :- First Report: Oct 24, 2007 - Interim Report: Jan 05, 2011 - Last Report: Mar 30, 2011
 GS REF. NO. :- 3036

CHILLIWACK - 7785 Old Orchard Rd (Industrial New) - Industrial Development

CONSULTANT :- HG Sanborn & Associates - 206 45750 Knight Rd, Chilliwack V2R 0G1 604-858-7328
 PROJECT :- New industrial subdivision - approx 10 to 12 lots for future development
 STAGE :- Rezoning Application - submitted - approval pending environmental work - filling underway to bring site to grade
 REPORT DATE :- First Report: Feb 20, 2008 - Interim Report: Jan 05, 2011 - Last Report: Mar 30, 2011
 GS REF. NO. :- 3735

FRASER VALLEY REGIONAL DISTRICT - 130 Esplanade, Harrison Hot Springs (Mixed-Use Dev) - Commercial - Condominium

ARCHITECT :- F Adab Architects Inc - 130 1000 Roosevelt Cres, North Vancouver V7P 3R4 604-987-3003 Fax 987-3033
 CONSULTANT :- HG Sanborn & Associates - 206 45750 Knight Rd, Chilliwack V2R 0G1 604-858-7328
 PROJECT :- New mixed-use development - 7 storeys - ground floor commercial - 6 floors residential
 STAGE :- Working Drawings - complete - site cleared - submission of building permit undetermined
 REPORT DATE :- First Report: Apr 07, 2010 - Interim Report: Jan 05, 2011 - Last Report: Mar 30, 2011
 GS REF. NO. :- 8530