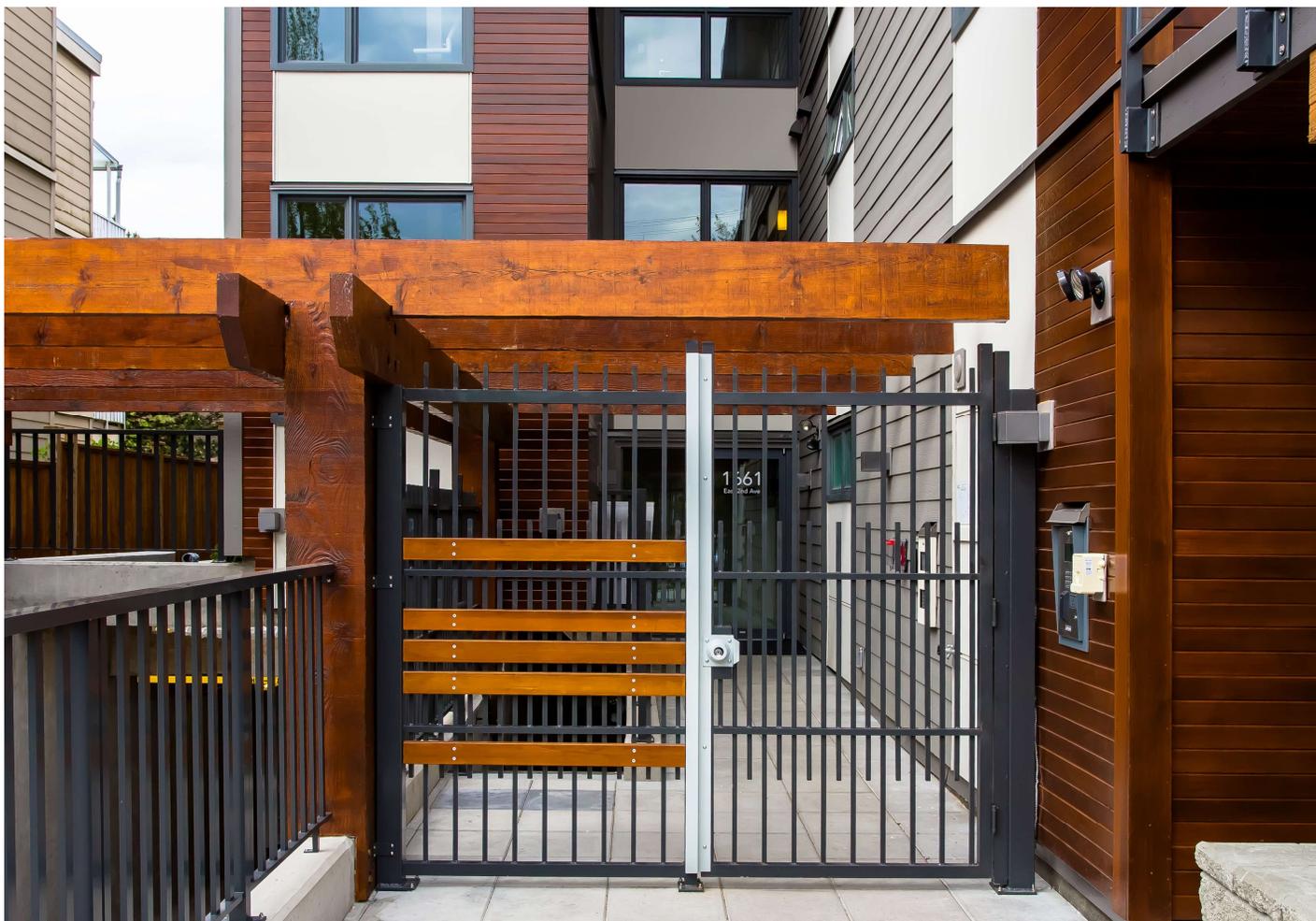




**EIGHTH AVENUE  
DEVELOPMENT  
GROUP LTD.**

**COMPLETED / CURRENT PROJECTS**



We are a real estate development group that is passionate about creating and building "boutique" type townhome, apartment and mixed-used commercial/residential projects that are creative, architecturally inspiring and meet the needs of homeowners who enjoy unique, design oriented environments and want comfortable, well thought out healthy and sustainable living spaces.

We undertake projects in multi-family residential, mixed use residential / commercial and land development. We also provide development services to those who share our values of quality and care in all aspects of designing and building healthy sustainable homes that will last for generations.

## TEAM

**Ed Kolic** – Principal

**Karen McDonald** – Principal

**Thomas Woo** – Senior Development Executive

**Brennan Finley** – Assistant Development Manager

# “The Heights”

## 3501-3523 E. Hastings, Vancouver BC

*Under Construction – Completion April 2017*



Eighth Avenue is currently constructing an 85 - unit market rental building in the rapidly revitalizing/revolving neighbourhood of the East Hastings corridor - Vancouver Heights. The property has been rezoned to permit a mixed-use building of approximately 65,000 square feet and six stories in height. The building will include retail-commercial uses on the ground floor and residential market rental above.

The convenient central location is a 15-minute transit ride direct to downtown Vancouver, with one of Greater Vancouver's largest public transportation hubs, the Kootenay Loop located on the same block. It services routes going to East Vancouver, Downtown, UBC, SFU, Burnaby, North Vancouver, Coquitlam and the Tri Cities.

In keeping with our focus on well designed, sustainably built, comfortable living spaces using the latest in design approaches, technologies and processes, the building will be built to a certified **Passive House standard**. Passive House is a German inspired design process that reduces heating energy costs by 80%. It is simple in its execution and involves high level insulation values, a significant reduction of heat loss, high quality insulated triple glazed windows, and 95% efficient Zehnder german manufactured HRV's, meaning 95% of the heat inside the building is reused with a constant fresh air supply.....a healthier, more comfortable building that is 85% more energy efficient.

# Cedar Cottage Cohousing Corporation

## 1733 East 33<sup>rd</sup> Ave, Vancouver BC

*Completed April 2016*



Cohousing communities consist of fully-equipped privately owned homes plus extensive common areas. They are designed for residents who have chosen to live in a close-knit neighbourhood with a healthy blend of privacy and community. Residents manage their own cohousing communities, and also perform much of the work required to maintain the property. They participate in the preparation of common meals, and meet regularly to solve problems and develop policies for the community. Eighth Avenue Development Group Ltd was retained to develop this project providing the full spectrum of rezoning, development, construction and financial services.

Vancouver Co-housing is a 32,000 square foot residential shared townhome project consisting of 31 residential units and a 6,500 square foot common house. Built to **LEED Gold certification** the project encompasses the latest sustainable features including condensing hot water boilers for heat and domestic water and net zero photovoltaic energy generation.

## 2<sup>nd</sup> & Commercial

### 1661 East 2<sup>nd</sup> Ave, Vancouver BC

*Completed February 2014*



2nd & Commercial continues Eighth Avenue's goal of producing modest, modern, carefully designed infill projects that comfortably blend into existing neighbourhoods. A total of 21 thoughtfully designed units provide owners with the opportunity to experience the urban lifestyle Commercial Drive has to offer while living in a contemporary residence.

Refined, thoughtful living in a diverse and storied Vancouver community. At 2nd & Commercial, a sense of tranquility pervades, yet the vibrancy of colourful Commercial Drive is just outside your front door. A rare interplay, the airy, understated ease of West Coast modern architecture melds with attentively-designed interiors, upscale features, and **LEED Gold Certification**, resulting in homes that are truly intelligent.

# 683 East 27<sup>th</sup> Avenue, Vancouver BC

*Completed September 2012*



Our development at Fraser & 27th features 18 Residential Suites on an exceptional corner site in the heart of the quickly developing Fraser Street neighbourhood along with a JJ Bean and The Yoga Space as Commercial owners at grade. As the site slopes dramatically to the West, the iconic 4-storey building takes in uninterrupted views to the North Shore mountains and Downtown.

At Fraser & 27th, the suites have been designed with great skill to their utmost efficiency to achieve some of the most affordable suites in the neighbourhood. The Architecture of the building speaks for itself setting a new standard for the neighborhood. The interiors continue this trend with smart decisions on materials, appliances and features. Fraser & 27th is built with low impact, low emission building materials and incorporate sustainable features such as high-efficiency window glass and solar shades, electric car chargers in the parking lot and oversized bike storage for each suite.

# 8<sup>th</sup> Avenue Heritage Apartments

## Oak & 8th, Vancouver BC

*Completed September 2008*



The 8th Avenue is a one-of-a-kind project, integrating a 1912 heritage home with an open plan, contemporary designed, concrete building. Located on the False Creek slope at 977 West 8th Avenue in Vancouver, the 8th Avenue is a collection of just five ocean, city and mountain-view residences that blend a heritage home with new contemporary construction designed by Arthur Erickson. Every residence comes with a unique first -its own private home office and boardroom separate from the living space, located on the main floor. Geothermal heating and a unique stay-in-place PVC plastic forming system provided the early sustainable building techniques.