

# It's not just a building, it's a footprint for the future.

Through design, innovation, and our commitment to the environment, we build lasting change.

## THE ULMUS STORY

Ulmus strives to create sustainable, forward-thinking properties in the Vancouver and Western Canadian market — with deep consideration for what it creates and, more importantly, how those creations benefit all.

Ulmus is preceded by Redden Construction, founded in 1962 and builder of the largest residential high-rise project in Western Canada at Park Royal, West Vancouver.

The name Ulmus — the Latin word for elm tree — represents a core belief in sustainability and timelessness, held for four decades.

**Our success is measured by the positive impact that we create with our developments.**

**1962**

BUILDING VANCOUVER  
SINCE

**40+**

YEARS OF  
DEVELOPMENT  
LEADERSHIP

**\$1.25B**

COMPLETED MIXED-USE  
REAL ESTATE

**\$378M**

ACTIVE DEVELOPMENT  
PIPELINE



## LEADERSHIP

**Don Redden** — Chief Executive Officer

With a development career spanning over 40 years, Don has worked with pension funds, academic institutions and private investors to complete over \$1.25 billion in mixed-use real estate in the Vancouver area.

**"It is a collection of talent, desire and a forward-looking vision that drives us to create visually interesting places that will enhance communities for generations to come."**

**ŌKU – 64 | Oak**

COMPLETED MAY 2026

VANCOUVER, BC · \$132M LUXURY RESIDENTIAL

A 132-suite boutique development in South Oak, named for the Zen philosophy of “layered, special places.” Zero-emissions design with an emphasis on architectural excellence and livability: wall thickness increased 30% to surpass Energy Code requirements, allowing 25% more glass than comparable developments.

**Metrotown Project**

REZONING IN PROGRESS

BURNABY, BC · \$246M MIXED-USE

Two forward-living condominium towers with residential, market rental, affordable rental and commercial components — the rental and commercial components in a separate air-space parcel — steps from Metrotown, the largest shopping centre in B.C., and Metrotown SkyTrain station.

## PAST PROJECTS

**Simon Fraser University –  
Surrey Campus & Office**

SURREY, BC · 322,000 SQ FT

University Commons campus with a 140-store shopping centre and office tower, serving over 8,000 students.

**Kilborn Building**

VANCOUVER, BC · OFFICE

Office building at Burrard & Pacific in downtown Vancouver — former head office of Lululemon.

**Park Royal Towers  
– 3 Rental Towers**

WEST VANCOUVER, BC

The largest residential high-rise project in Western Canada at the time of completion.

**ADDRESS**

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