

## Development & Building Activity Snapshot | T1 2018

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As of April 30, 2018

Coquitlam is one of the fastest growing municipalities in the lower mainland and had the highest growth rate in Metro Vancouver from 2011-2016 (10% overall growth rate). The City is expected to grow by over 90,000 people over the next 25 years. The attached list provides details on all current multi-family applications and construction projects.

The list is divided into three categories:

- Pre-applications;
- Formal Applications (Rezoning, Development Permit, and Building Permit);
- Under Construction (Building Permit issued, but not granted an occupancy permit).

In reviewing these figures it is important to note that:

- Projects typically take 12-18 months to achieve their rezoning, development and building permit, and servicing approvals plus a further 18-24 months of construction, this means that new units show up 'on the ground' approximately two to three years after Council has approved the rezoning and development permit.
- Many multi-phase projects will build out over a number of years and include units that will come on-line over the next decade.
- Based on ongoing negotiations between applicants and seniors levels of government, some of the market rental units may move to non-market/below-market units dependent on available funding.

### Summary Totals

	Strata Units	Market Rental Units	Below-market/non-market Rental units	Total dwelling units
<b>Pre-Application Stage</b>	6,429	1,028	677	8,151
<b>Development or Building Permit Stage</b>	7,788	1,919	129	9,827
<b>Under Construction</b>	2,444	256	20	2,720
<b>TOTAL</b>	<b>16,661</b>	<b>3,203</b>	<b>826</b>	<b>20,698</b>

#### Notes:

1. This is intended as a snapshot of application information current as of April 30, 2018. In-stream application unit counts and project details may change through the application process.
2. All Multiple Family Housing projects with active applications and building permits are shown.
3. Unit counts are provided for convenience purposes only and should be considered to be approximate until final building permit and relevant housing agreements are confirmed.
4. Multi-phase projects where Phase 1 has received a Building Permit have been combined for clarity.
5. Where unit counts have not been provided by the applicant, total unit counts may show as zero.
6. Unit counts are based on application totals, rather than on drawing revisions.
7. Below Market unit counts include: co-op housing, affordable ownership and non-profit housing.
8. Only those rezoning applications for which potential unit counts were available have been included on this list.

## Current Multiple Family Housing (MFH) Pre-Applications, Development / Building Permit Applications and MFH Projects under construction - as of April 30, 2018

### Notes:

1. This is intended as a snapshot of application information current as of April 30, 2018. In-stream application unit counts and project details may change through the application process.
2. All Multiple Family Housing projects with active applications and building permits are shown.
3. Unit counts are provided for convenience purposes only. Unit counts should be understood as an expression of Floor Area Ratio (FAR) and therefore should be considered to be approximate until final building form and relevant housing agreements are confirmed.
4. Multi-phase projects where Phase 1 has received a Building Permit have been combined for clarity. Unit counts may change.
5. Where unit counts have not been provided by the applicant, total unit counts may show as zero.
6. Unit counts are based on application totals, rather than on drawing revisions.
7. Below Market unit counts include: co-op housing, affordable ownership and non-profit housing.
8. Below Market units may be physically located within a strata building, or within a purpose-built rental building.
9. Only those rezoning applications for which potential unit counts were available have been included on this list.

Project name	Applicant	NP	Status	Address	Housing Form	Strata Units in Project (includes fee simple row homes)	Purpose-Built Rental units proposed	BM / NM rental units proposed	Total Units in Project
<b>Projects in Pre-Application stage (unit counts &amp; details are very likely to change)</b>									
Coronation Park	Polygon Development 314 Ltd	CCAP	Pre-Application	135 Balmoral Drive	Apt - High-rise, Low rise and Townhouse	797	0	0	<b>797</b>
Evergreen Place	Polygon Development 349 Ltd.	CCAP	Pre-Application	2800 Barnet Hwy	Apt - High-rise, Townhouse with Commercial	1,073	108	0	<b>1,181</b>
Damka / Marcon	Marcon Clarke Homes Ltd., Damka Lumber & Development Ltd.	CCAP	Pre-Application	2968 Christmas Way 2965 Pheasant St	Apt - High-rise	942	144	72	<b>1,158</b>
Hoy Creek	Hoy Creek Community Ltd Partnership (LP0730795)	CCAP	Pre-Application	2905 Glen Dr	Apt - High-rise and Low - rise	0	0	599	<b>599</b>
	Woodbridge Developments (Baycrest West) Ltd. Inc. No. 1087597	PCNP	Pre-Application	3495 Baycrest Ave	Townhouse	24	0	0	<b>24</b>
	Haraman Development Inc	SWCAP	Pre-Application	506 Poirier St	Apt - Mid-rise, Low-rise and TH	203	44	0	<b>247</b>
	Jinyong Yum Architecture	AHNP	Pre-Application	1046 Austin Ave	Apt - High-rise with Commercial	79	0	0	<b>79</b>
	Zed Studio Design	AHNP	Pre-Application	402 Nelson St	HC	4	0	0	<b>4</b>
	Haraman Development Inc	MNP	Pre-Application	323 Begin St	Townhouse	16	0	0	<b>16</b>
	Domus Ventures Ltd.	MNP	Pre-Application	213 Laval St	Townhouse with Heritage Home	41	0	0	<b>41</b>
NE Corner Clarke and Como Lake Ave	Intergulf Development (Como Lake) Corp	BLNP	Pre-Application	602 Clarke Rd	Apt - High-rise and Townhouse	813	195	0	<b>1,025</b>
Estrella	Ledingham McAllister	BLNP	Pre-Application	501 Cochrane Ave	Apt - High-rise	184	0	0	<b>184</b>

Project name	Applicant	NP	Status	Address	Housing Form	Strata Units in Project (includes fee simple row homes)	Purpose-Built Rental units proposed	BM / NM rental units proposed	Total Units in Project
	Townline Dansey Street Venture Inc.	BLNP	Pre-Application	577 Dansey Ave	Apt - High-rise	0	140	0	140
	Belford (Dansey) Properties Ltd. Partnership	BLNP	Pre-Application	597 Dansey Ave	Apt - Low-rise	127	0	0	127
	Allaire Properties Inc	BLNP	Pre-Application	741 Egmont Ave	Townhouse	62	0	0	62
350 & 366 Guilby St	Kingswood Real Estate Management	BLNP	Pre-Application	350 Guilby St	Apt - Low-rise	72	0	0	72
435 - 455 North Rd	Choice Properties. Chris Dikeakos Architects Inc.	BLNP	Pre-Application	439 North Rd	Apt - High-rise with Commercial	1,488	200	0	1,688
	iKor Development Inc.	BLNP	Pre-Application	625 North Rd	Apt - High-rise and Townhouse	0	197	6	203
	Formwerks Architectural Incorporated	BLNP	Pre-Application	707 Robinson St	Townhouse	34	0	0	34
	Iredale Architecture	BLNP	Pre-Application	804 Robinson St	Apt - Low-rise	0	0	0	0
	Circadian (Rochester) Developments	BLNP	Pre-Application	609 Rochester Ave	Apt - Low-rise and Townhouse	145	0	0	145
Sierra	McAllister Communities Ltd.	BLNP	Pre-Application	560 Sunset Ave	Apt - Low-rise	325	0	0	325

**Subtotal Unit Count in Pre-Application**      **6,429**      **1,028**      **677**      **8,151**

Development Permit & Building Permit Applications in process (unit counts may change)									
	Onni Pinetree Way Holdings Corp	CCAP	Application	1175 Pinetree Way	Apt - High-rise with Commercial	588	122	0	710
	Polygon Development 316 Ltd.	CCAP	1st reading - May 7, 2018; 3rd reading May 29, 2018	1182 Westwood St (was 1175 Pinetree Way)	Apt - High-rise with Commercial	222	51	0	273
	Pivotal Development Consultants Ltd.	PCNP	Application	3580 Victoria Dr	Townhouse	28	0	0	28
	GRD Victoria Homes Inc & RBD Victoria Homes Inc.	PCNP	Awaiting Applicant's Response	3553 Victoria Dr	Townhouse	60	0	0	60
	Woodbridge Properties Ltd.	PCNP	3rd Reading	3525 Victoria Dr	Townhouse	72	0	0	72
16110028	Mosaic Lower Victoria Ltd. Partnership	PCNP	3rd Reading	3552 Victoria Dr	Townhouse	100	0	0	100
	Mosaic Avenue Developments Ltd.	PCNP	Awaiting Applicant's Response	3505 Baycrest Ave	Townhouse	53	0	0	53
Baycrest	Woodbridge Developments (Baycrest) Ltd.	PCNP	Application	3569 Baycrest Ave	Townhouse	73	0	0	73
	Krahn Engineering Ltd	PCNP	DP Application	3503 Gislason Ave	Townhouse	16	0	0	16

Project name	Applicant	NP	Status	Address	Housing Form	Strata Units in Project (includes fee simple row homes)	Purpose-Built Rental units proposed	BM / NM rental units proposed	Total Units in Project
	BC Dream House Builders Ltd.	UHCNP	Awaiting Applicant's Response	1350 Coast Meridian Rd	Townhouse	13	0	0	13
	London Vista Enterprises Inc. (0982415 BC LTD)	LHCVNP	Awaiting Applicant's Response	3429 Roxton Ave	Townhouse	3	0	0	3
	1057889 BC Ltd.	LHCVNP	Application	3419 Roxton Ave	Multi-Family Fee Simple	19	0	0	19
	Silver Star Enterprises Coquitlam Ltd.	LHCVNP	3rd Reading	3411 Roxton Ave	Townhouse	8	0	0	8
3500 Burke Village Promenade	POLYGON KENTWELL HOMES LTD	SCNP	Application	3500 Burke Vill. Prom.	Townhouse	102	0	0	102
	Annesley Homes Ltd.	SCNP	Application	3421 Queenston Ave	Townhouse	21	0	0	21
	1081785 BC LTD.	SCNP	Application	3499 Gislason Ave	Townhouse	6	0	0	6
3535 Princeton	Nordel Developments Ltd.	SCNP	Application	3535 Princeton Ave	Townhouse	27	0	0	27
	1044070 BC Ltd	SCNP	3rd reading	3416 Queenston Ave	Townhouse	8	0	0	8
	NSDA Architects	SCNP	3rd Reading	3409 Harper Rd	Townhouse	20	0	0	20
	Haraman Development Inc	SWCAP	Application	804 MacIntosh St	Townhouse	14	0	0	14
	David Lin	AHNP	Application	1404 Austin Ave	HC - triplex	3	0	0	3
	EWAN Design + Construct Inc	AHNP	Application	1400 Austin Ave	HC - quadruplex	4	0	0	4
adjacent to Sobey's	Beedie Living. Chris Dikeakos Architects Inc.	AHNP	Application	1033 Austin Ave	Apt - High-rise	334	12	0	346
	The Subros Homes Ltd.	AHNP	Application	491 Laurentian Cres.	Multi-Family Fee Simple	5	0	0	5
	Colliers International	AHNP	3rd Reading	1110 King Albert Ave	Apt - Low-rise	0	0	75	75
	Casa Realty Investments Inc.	MNP	Application	726 Roderick Ave	HC - duplex	4	0	0	4
	WOW Properties Inc.	MNP	Application	911 Delestre Ave	HC - quadruplex	4	0	0	4
	0796698 BC Ltd.	MNP	Application	824 Edgar Ave	HC - quadruplex	4	0	0	4
	Vivid Green Architecture	MNP	Application	231 Lebleu St	HC	4	0	0	4
Blue Mountain Tower	DA Architects & Planners	MNP	1st reading - May 7, 2018; 3rd reading - May 29 2018	837 Lougheed Hwy	Apt - High-rise, Townhouse with Commercial	155	0	0	155
	TATLA Developments Ltd.	BLNP	Application	675 Adler Ave	Townhouse	48	0	0	48
Highpoint	Ledingham McAllister Burquitlam Homes Ltd	BLNP	Application	508 Clarke Rd	Apt - High-rise	295	127	0	422
660-700 Clarke Rd	Dolomiti Homes Inc.	BLNP	Application	660 Clarke Rd	Apt - Low-rise	70	0	0	70

Project name	Applicant	NP	Status	Address	Housing Form	Strata Units in Project (includes fee simple row homes)	Purpose-Built Rental units proposed	BM / NM rental units proposed	Total Units in Project
Strand	Clarke Road Project LP, Anskar Court Project LP	BLNP	Application	702 Clarke Rd	Apt - Low-rise	396	0	0	396
	Boffo Properties (Como Lake) LP	BLNP	Application	631 Como Lake Ave	Apt - Low-rise	168	0	0	168
Dogwood	Ciccozzi Architecture Inc.	BLNP	Application	644 Como Lake Ave	Apt - Low-rise	116	0	0	116
	Townline Cottonwood / Chris Dikeakos Architects Inc.	BLNP	Application	503 Cottonwood Ave	Apt - High-rise	198	46	0	244
Presidia	Ledingham McAllister	BLNP	Application	520 Cottonwood Ave	Apt - High-rise	174	73	9	247
	Cyanic Developments Inc.	BLNP	DP/ SD Application	757 Edgar Ave	HC - duplex	8	0	0	8
	Amacon Holdings Ltd.	BLNP	Application	500 Foster Ave	Apt - High-rise, Low - rise, Townhouse with Commercial	304	93	0	397
	Duet II Adera Projects Ltd.	BLNP	Application	704 Lea Ave	Townhouse	60	0	0	60
	Anthem Properties Group Limited	BLNP	Application	566 Loughheed Hwy	Apt - High-rise	427	64	6	497
Alderson Gate	Ledingham McAllister Burquitlam Homes Ltd	BLNP	Application	688 Loughheed Hwy	Apt - High-rise with Commercial	289	0	0	289
	Taiwan Enterprises Inc. / JM Arch.	BLNP	Application	743 Como Lake Ave	Apt - Low-rise	3	0	0	3
Regan West	Marcon Regan West (GP) Ltd	BLNP	Application	603 Regan Ave	Apt - Low-rise	75	0	0	75
Simon 2	Otovo Construction 20/20 Inc. / Ciccozzi Architecture Inc.	BLNP	Application	621 Regan Ave	Apt - Low-rise	82	0	0	82
Hensley - 430 Westview	Glendale Apts. / Cressey (Hensley) Development LLP	BLNP	Application	430-450 Westview St	Apt - High-rise	264	201	0	465
Wynwood Green / Brandywine	Anthem 585 Austin Developments	BLNP	Application	585 Austin Ave	Apt - High-rise	379	0	0	379
Phase 1 of 4	Anthem Properties Group Limited	BLNP	Awaiting Applicant's Response	319 North Rd	Apt - High-rise with Commercial	494	0	0	494
	Adera Equities Inc.	BLNP	Awaiting Applicant's Response	703 Como Lake Ave	Apt - Low-rise	74	0	0	74
	Casa Mia Projects Ltd.	BLNP	Awaiting Applicant's Response	820 Dogwood St	HC - duplex	4	0	0	4
	Cornerstone Architecture	BLNP	Awaiting Applicant's Response	590 Foster Ave	Townhouse	50	0	0	50
	Mosaic Avenue Developments Ltd.	BLNP	Awaiting Applicant's Response	719 Seaton Ave	Townhouse	61	0	0	61

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545 Sydney	Ledingham McAllister Sydney Homes	BLNP	1st reading - May 7 2018; 3rd reading May 28 2018	545 Sydney Ave	Apt - High-rise	157	69	9	235
Burquitlam Park & Whitgift Gardens	Concert Cottonwood Lands LTD. Concert Realty Services Ltd	BLNP	3rd Reading	530-550 Cottonwood Ave 579 Smith Ave 663 Whiting Way	Apt - High-rise	1,622	1,061	30	2,713
<b>Subtotal Unit Count in Development or Building Permit Application Process</b>						<b>7,788</b>	<b>1,919</b>	<b>129</b>	<b>9,827</b>
<b>Building Permits Issued, under construction (includes all phases of projects for which BPs have been issued - unit counts may not be final)</b>									
FCRHA / Intracorp / Aalto Townhomes	1226 Johnson Street Limited Partnership / Finnish Canadian Rest Home Association	CCAP	Issued May 1 Application	1228 Hudson St 1226 Johnson St	Townhouse	76	53	14	143
Dwell24	Epix Developments (Falcon Drive) Limited Partnership	CCAP	Issued	2565 Runnel Dr	Townhouse	24	0	0	24
Mantyla	Polygon	CCAP	Issued	3096 Windsor Gate	Apt - High-rise	144	0	0	144
The Lloyd	Polygon	CCAP	Issued	3100 Windsor Gate	Apt - High-rise	179	0	0	179
Victoria	Mosaic Upper Victoria Limited Partnership	PCNP	Issued	1221 Rocklin St	Townhouse	31	0	0	31
	Noura Construction Ltd	UHCVNP	Issued	1392 Trafalgar St	Townhouse	5	0	0	5
Amberleigh	Polygon Hadleigh on the Park	UHCVNP	Issued	3306 Princeton Ave	Townhouse	88	0	0	88
3500 Burke Village Prom	POLYGON KENTWELL HOMES LTD	SCNP	Application	3500 Burke Village Prom.	Townhouse	59	0	0	59
Residences at the Heights	Red Brick Properties	AHNP	Issued	951 Charland Ave	Apt - Low-rise	0	41	0	41
	Kainos Development By Design Ltd.	AHNP	Issued	1408 Austin Ave	HC - 3 Single Family	3	0	0	3
Villa Bleu	Apex Living Ltd.	MNP	Issued	806 Gauthier Ave	Townhouse	9	0	0	9
	Haraman Development Inc	MNP	Issued	1311 Hachey Ave	HC - 2 Duplexes and 4 SF	4	0	0	4
	Pattison Architecture	MNP	Issued	1313 Cartier Ave	Townhouse with Heritage building	4	0	0	4
The Burquitlam Capital	Magusta Developments	BLNP	Issued	509 Clarke Rd	Apt - High-rise, Townhouse with Commercial	193	0	0	193
	88 Octagon Realty	BLNP	Issued	707 Clarke Rd	HC - Quadruplex	4	0	0	4
The Nelson on Foster	Intracorp Projects Ltd.	BLNP	Issued	516 Foster Ave	Apt - Low-rise	93	0	0	93

Project name	Applicant	NP	Status	Address	Housing Form	Strata Units in Project (includes fee simple row homes)	Purpose-Built Rental units proposed	BM / NM rental units proposed	Total Units in Project
Lougheed Heights	Bosa Blue Sky Properties (Lougheed Heights 1,3) Ltd. (incl. previous 655 North Rd)	BLNP	Issued Issued Application	657 Whiting Way 525 Foster Ave 655 North Rd	Apt - High-rise	786	61	0	<b>847</b>
567 Clarke + Como	Marcon / Kevington	BLNP	581 - Application / 567 - Application	567-581 Clarke Rd	Apt - High-rise	358	101	6	<b>465</b>
Brookmere	Onni North Rd South Holdings Corp.	BLNP	Issued	531 North Rd	Apt - High-rise	218	0	0	<b>218</b>
Simon	Otivo Development Group	BLNP	Issued	717 Breslay St	Apt - Low-rise	64	0	0	<b>64</b>
Union	Square Nine Developments Inc.	BLNP	Issued	518 Whiting Way	Apt - High-rise	102	0	0	<b>102</b>
<b>Subtotal Units Under Construction</b>						<b>2,444</b>	<b>256</b>	<b>20</b>	<b>2,720</b>
<b>Total Units in Process</b>						<b>16,661</b>	<b>3,203</b>	<b>826</b>	<b>20,698</b>
						Associated strata units in project	Purpose-Built Rental Units proposed	Below Market / Non-Market Units proposed	<b>Total MF Units in process as of April 30, 2018</b>