

# Development & Building Activity Snapshot | T1 2019

As of April 30, 2019

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 list in attachment 1 provides details on all current multi-family applications and construction projects.

The list is divided into two categories, with sub-totals provided by area plan:

- Formal Applications (Rezoning, Development Permit, and Building Permit);
- Under Construction (Building Permit issued, but not granted an occupancy permit).
- Project details for pre-applications are not provided as these change significantly through the application process, however unit totals for pre-apps are provided in Table 1 below.

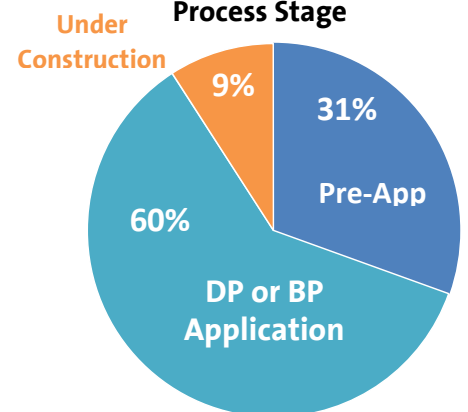
**Table 1: Development and Building Activity Summary<sup>1</sup>**

	Single Family Units	Strata Units	Market Rental Units	Non-market Rental units	Total Dwelling Units
<b>Pre-Application Stage</b>	0	9,021	1,160	79	10,188
<b>Development or Building Permit Stage</b>	162	15,773	3,365	543	20,177
<b>Under Construction</b>	68	2,786	256	14	3,056
<b>TOTAL</b>	<b>230</b>	<b>27,580</b>	<b>4,781</b>	<b>636</b>	<b>33,421</b>

The development community is proceeding a bit more cautiously in the first trimester of 2019. From the third trimester of 2018 pre-application numbers are down slightly but Development/Building Permit numbers are up with projects under construction remaining constant.

On-going process improvements, such as the Development Application Process Review program (DAPR), are leading to process efficiencies that will help staff manage this high volume of applications. Staff are monitoring the progression of dwelling units in the development process from the rezoning and development permit stages to building permit application.

**Table 2: Dwelling Units by Process Stage**



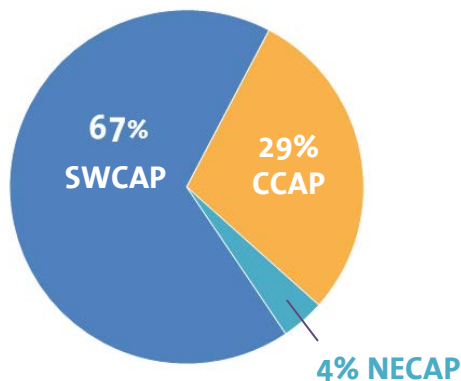
<sup>1</sup> Projects typically take 12-18 months to achieve their rezoning, development permit, building permit, and servicing approvals plus a further 18-24 months of construction, this means that new units show up 'on the ground' approximately two to three years after Council has approved the project.

These numbers include several multi-phase projects that will build out over a number of years and include unit totals that will come on-line over the next decade.

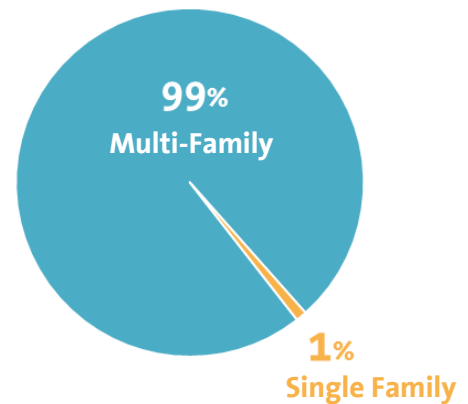
Based on ongoing negotiations between applicants and seniors levels of government, some of the market rental units may move to non-market units dependent on available funding.

The majority of current development activity is occurring in Southwest Coquitlam (67%), primarily in the Burquitlam-Lougheed neighbourhood, however staff are starting to see more interest in City Centre (29%) as the City Centre Area Plan update moved forward. The vast majority of current applications are for multi-unit development (99%) reflecting the urbanized, transit-oriented community we are evolving into.

**Table 3: Dwelling Units by Area Plan**

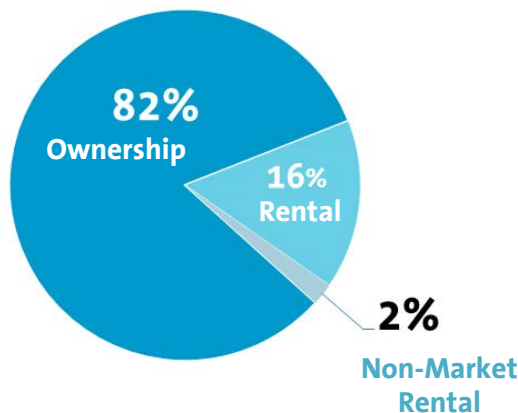


**Table 4: Total Multiple Family vs. Single Family Units in Process**



Interest in building purpose-built rental and non-market rental housing remains high; with many applicants choosing to take advantage of the City's HAS housing incentives. Of current applications, 18,500 are free-hold or strata units (82%), 3,600 are purpose-built market rental (16%) and 550 are non-market rental (2%). Approximately 13% of the rental units are three bedrooms.

**Table 5: Multi-Family Units by Tenure**



**Current Multiple Family Housing (MFH) Development / Building Permit Applications and MFH Project Snapshot - as of April 30, 2019**

Project # / name	Applicant	NP	AP	Status on April 30	Address	Form	Strata Units in Project (includes fee simple row homes)	Purpose- built Rental Units proposed	Non-Market rental units proposed	Total Units
<b>Development Permit &amp; Building Permit Applications in process (unit counts may change)</b>										
The Heights	Beedie Living with Vancouver Resource Society (VRS)	AHNP	SWCAP	MF app - Dec. 6, 2018	1029, 1033 Austin Avenue	Apt - High-rise	344	0	12	356
	Colliers International	AHNP	SWCAP	MF app - June 1, 2018	1110 King Albert Ave	Church & Apt - Low-rise	0	0	75	75
PROJ 18-060	David Lin	AHNP	SWCAP	RZ / DP / DV App - Mar 28, 2018	1404 Austin Ave	HC - Triplex	3	0	0	3
PROJ 18-068	EWAN Design + Construct Inc	AHNP	SWCAP	RZ / DP App - Apr. 25, 2018	1400 Austin Ave	HC - Quadruplex	4	0	0	4
	The Subros Homes Ltd.	AHNP	SWCAP	MF app - Dec. 23, 2016	491 Laurentian Cres	MF - Fee Simple	5	0	0	5
PROJ 18-040 - Duet II - Lea Ave	Adera Projects Ltd	BLNP	SWCAP	3rd Reading / Awaiting Applicant's Response	704, 706, 708 & 712 Lea Ave	TH	60	0	0	60
Duet I - 703 Como Lake Ave	Adera Projects Ltd.	BLNP	SWCAP	MF app - Dec. 4, 2018	703, 709, 711, & 713 Como Lake Ave	Apt - Low-rise	72	0	0	72
PROJ 18-076 - Rochester Avenue Homes	Allaire Headwater (Rochester) Residences Ltd Partnership	BLNP	SWCAP	OCP / HRA / SD App	572,602,604,606,608,612 Rochester, 373,375 Clayton St, 390,394 Guilby	HRA - Mid-rise	131	0	0	131
500 Foster - currently the Northlander	Amacon Holdings Ltd.	BLNP	SWCAP	App - requested to withdraw current app - Feb. 20, 2019	500 Foster Ave & 633 North Rd	Apt - High-rise	293	104	12	398
319 North Rd - All 4 Phases	Anthem Prop. Group Ltd	BLNP	SWCAP	RZ - 3rd Reading Dec. 10, 2018	319 North Rd (related to 566 Lougheed Hwy)	Apt - High-rise with Commercial	876	0	0	1,514
	Phase 1 of 4: 2 towers: 494 units; Anthem will sell 18 NM units to AHS			DP app	319 North - AHS units to be located on level 4,5,7 of Tower 2	Apt - High-rise with Commercial	476	0	18	
	Phase 2 of 4: Anthem will operate 40 PBR units and sell 31 units to AHS;			future - no DP at this time	319 North - 71 units to be located in 6 storey rental bldg	Apt - Low-rise		40	31	
PROJ 19-008 - current Kent Pl	Anthem Cottonwood Devts Ltd.	BLNP	SWCAP	App	533 Cottonwood	Apt - High-rise, Mid-rise rental, TH	299	81	20	397
709-727 Ducklow St.	Anthem Ducklow Developments LP	BLNP	SWCAP	App	709, 711, 717, 719, 721, 725 & 727 Ducklow St. and 709 & 715 Smith Ave.	TH	69	0	0	69
PROJ 19-028	Anthem Grant Developments LP	BLNP	SWCAP	App	909, 913, 917, 921, 925, 927 Grant St	stacked TH	63	0	0	63
PROJ 17-004	Anthem Prop. Group Ltd.	BLNP	SWCAP	App	566 Lougheed Hwy (related to 319 North Rd)	Apt - High-rise	427	64	6	497
557 Madore Ave	Atelier Pacific Architecture Inc.	BLNP	SWCAP	App	557, 561,565, 569 Madore Ave. & 562, 580, 596, 598 Dansey Ave.	Apt - Low-rise	168	0	0	168

Project # / name	Applicant	NP	AP	Status on April 30	Address	Form	Strata Units in Project (includes fee simple row homes)	Purpose- built Rental Units proposed	Non-Market rental units proposed	Total Units
Como Lake - 631 Como Lake Ave	Boffo Properties (Como Lake) LP	BLNP	SWCAP	3rd Reading / DP app	631, 635, 639, 643 Como Lake & 630, 636, 640 646 Lea Ave	Apt - Low-rise	176	0	0	176
705 North Rd - incl. current Anthony Manor	Boffo Developments (NR) Ltd	BLNP	SWCAP	App	705, 707 North Rd, 720 Farrow St	Apt - High-rise, TH	348	113	22	483
	BURO47 Architecture	BLNP	SWCAP	App	611 & 613 Smith Ave	Apt - Mid-rise (7)	0	31	0	31
	Casa Mia Projects Ltd.	BLNP	SWCAP	RZ / DP - Awaiting Applicant Response	820 Dogwood St	HC - Duplex	4	0	0	4
503 Cottonwood Ave	Chris Dikeakos Architects Inc. / Townline	BLNP	SWCAP	RZ 3rd Reading - July 30, 2018 / DP app	503, 511 Cottonwood Ave & 504 Clarke Rd	Apt - High-rise with Commercial	198	54	9	261
PROJ 18-039 - Rochester & Madore - 558 Madore Ave	Cicozzi Architecture	BLNP	SWCAP	App	558-568 Madore Ave & 555-565 Rochester Ave	Apt - Low-rise	172	0	0	172
PROJ 18-057 - Rochester Estates	Circadian (Rochester) Developments Ltd	BLNP	SWCAP	App	571, 601, 609 Rochester Ave and 572, 600, 602, 606 Madore Ave	HRA - Mid-rise, TH	145	0	0	145
Strand - 702 Clarke Rd	Clarke Road Project LP, Anskar Court Project LP	BLNP	SWCAP	MF app - Dec. 6, 2018	702-708, 712-730 Clarke Rd & 719- 739 Anskar Crt	Apt - Low-rise	398	0	0	398
PROJ 16-002 Whitgift Gardens - All phases	Concert Cottonwood Lands LTD. Concert Realty Services Ltd	BLNP	SWCAP	RZ - 3rd Reading	530-550 Cottonwood Ave 579 Smith Ave 663 Whiting Way	Apt - High-rise	1,154	753	0	1,937
PROJ 16-003 Burquitlam Park - All Phases	Concert Prop. LTD. Phase 1: Burq. Park. with BC Housing			DP - Awaiting Applicant's Response	579 Smith Ave > 551 Emerson St:(208 market + 100 NM rental) 567 Emerson St (468 strata)	Apt - High-rise	468	208	100	776
PROJ 17-003 590 Foster Ave	Cornerstone Architecture	BLNP	SWCAP	3rd Reading / Awaiting Applicant's Response	590, 598, 606, 618, 622 Foster Ave	TH	52	0	0	52
Hensley - 430 + 450 Westview	Cressey (Hensley) Development LLP / Glendale Apts.	BLNP	SWCAP	MF app - June 1, 2018	430 Westview St	Apt - High-rise	0	201	0	201
				MF app - April 17, 2018	450 Westview St	Apt - High-rise	264	0	0	264
Vista - 660-700 Clarke Rd	Dolomiti Homes Inc.	BLNP	SWCAP	MF app - Dec. 3, 2018	660, 662, 668, 700 Clarke Road	Apt - Low-rise	75	0	0	75
707 Robinson St	Formwerks Architectural Incorporated	BLNP	SWCAP	App	707, 711, 715 & 717 Robinson St.	TH	34	0	0	34
705 Alderson Avenue Apts	Haraman Development Inc	BLNP	SWCAP	App	699, 701, 703, 705, 709, 711, 715 Alderson Ave	HRA - Apt - Mid-rise	120	0	0	120
PROJ 19-014	iKor Development Inc.	BLNP	SWCAP	RZ / DP App	625 North Rd	Apt - High-rise and TH	149	33	11	193

Project # / name	Applicant	NP	AP	Status on April 30	Address	Form	Strata Units in Project (includes fee simple row homes)	Purpose- built Rental Units proposed	Non-Market rental units proposed	Total Units
PROJ 18-086 Clarke + Como - All 4 phases (4 towers: 1132 units)	Intergulf Development (Como Lake) Corp	BLNP	SWCAP	RZ / DP app	602, 612 and 618 Clarke Rd.; 605 and 625 Como Lake Ave. and 620 Lea Ave.	Apt - High-rise & TH	227	293	0	520
	Phase 1 of 4: 2 towers: 662 apt + 7 TH			DP app - Oct 25, 2018	669 strata units	Apt - High-rise & TH	623	0	46	669
PROJ 19-033	Iredale Architecture	BLNP	SWCAP	RZ / DP App	804 Robinson St 739 Como Lake Ave	Apt - Low-rise	39	0	0	39
252 Hart St	Jordan Kutev Architect Inc	BLNP	SWCAP	3rd Reading	252 & 256 Hart St & 686 & 688 Gauthier Ave	HRA - TH	15	0	0	15
Precidia - current Stonewood Manor	Ledingham McAllister	BLNP	SWCAP	3rd Reading / DP App	520 Cottonwood	Apt - High-rise	178	66	9	247
Alderson Gate - 688 Lougheed Hwy	Ledingham McAllister Burquitlam Homes Ltd	BLNP	SWCAP	Awaiting Applicant's Response	688 Lougheed Hwy, 632, 633 Grayson & 633 Alderson Ave	Apt - Mid-rise with TH Commercial	287	0	0	287
PROJ 18-037 - 530 Delestre Ave	Ledingham McAllister Burquitlam Homes Ltd	BLNP	SWCAP	App	530-550 Delestre Ave, 316 Loring St, & 527-555 Sunset Ave	Apt - Low-rise	313	0	0	313
Highpoint - 508 Clarke Rd	Ledingham McAllister Burquitlam - LM Highpoint Homes Ltd	BLNP	SWCAP	MF app - April 30, 2019	508, 518, 520, 522, 524 Clarke Rd	Apt - High-rise with rental podium & Commercial Retail	292	113	15	420
545 Sydney - current Sydney Place	Ledingham McAllister Sydney Homes	BLNP	SWCAP	DP issued Dec 18 2018. MF app - Nov 27, 2018	545 Sydney Ave	Apt - High-rise	157	67	10	237
PROJ 18-038 - Sierra (Euclid)	McAllister Communities Ltd.	BLNP	SWCAP	App	540-564 Sunset Ave.228-280 Dunlop St.265-285 Euclid Cr.559-569 Alderson	Apt - Low-rise	468	0	0	468
PROJ 19-021	Marcon Dogwood (GP) Ltd	BLNP	SWCAP	RZ / DP App	631, 633 Smith & 708, 712, 716 Dogwood St	Apt - Low-rise	110	0	0	110
PROJ 18-088 - Allison Residential Phase 1 + 2	Mosaic Allison LP	BLNP	SWCAP	App	700, 702, 704, 708, 712 & 716 Edgar Ave.	Apt - Low-rise	97	0	0	97
PROJ 19-018 - current Caraby Manor & Avondale Cr	North Road Whiting Limited Partnership / Townline	BLNP	SWCAP	App	675 North Rd & 688 Whiting Way	Apt - High-rise with TH and Comm. podium	388	139	10	537
PROJ 19-027	Polygon Development 219	BLNP	SWCAP	RZ / DP App	611 - 631 Cottonwood Ave & 616 - 646 Vanessa Cr	Apt - Low-rise	278	0	0	278
	Raz Contracting Ltd.	BLNP	SWCAP	MF app - Feb. 9, 2017	279 Tenby St	HC - 1 Duplex & 2 Single Family Dwellings	4	0	0	4
PROJ 18-087 - 600 Shaw Ave	Shaw Ave. Devts Ltd.	BLNP	SWCAP	Awaiting Applicant's Response / DP App	600, 602, 606, 608, 610, 612 & 618 Shaw Ave.	Apt - Low-rise	152	0	0	152

Project # / name	Applicant	NP	AP	Status on April 30	Address	Form	Strata Units in Project (includes fee simple row homes)	Purpose- built Rental Units proposed	Non-Market rental units proposed	Total Units
PROJ 18-008 - Fairview Slopes	TATLA Developments Ltd.	BLNP	SWCAP	App	669,675,681,689 Adler Ave 634,638 Cottonwood Ave & 672,678,682 Fairview	TH	48	0	0	48
PROJ 18-009	Trillium Project Management Ltd.	BLNP	SWCAP	1st Reading / DP app	605, 607, 611 Sydney Ave	TH	20	0	0	20
PROJ 18-065	0796698 BC Ltd.	MNP	SWCAP	App	824 Edgar Ave	HC - Detached 4	4	0	0	4
PROJ 17-011 - 1121 Brunette Ave	Brook Pooni Associates Inc.	MNP	SWCAP	App	1121, 1123, 1135 Brunette Ave, 209, 213 Therrien St, & 208 Begin St	HRA - MF / TH	99	0	0	99
PROJ 18-027	Casa Realty Investments Inc.	MNP	SWCAP	App	726 Roderick Avenue	HC - 2x Duplex	4	0	0	4
Blue Mountain Tower	DA Architects & Planners	MNP	SWCAP	RZ - 3rd reading; MF app - Dec. 6, 2018	218 Blue Mountain Street and 837 Lougheed Hwy	Apt - High-rise, TH with Commercial	150	0	0	150
PROJ 18-083	Dolomiti Homes	MNP	SWCAP	App	808 & 812 Gauthier Ave	Apt - Low-rise	46	0	0	46
1309 Laval Sq	Domus Projects Ltd.	MNP	SWCAP	App	213 Laval St & 1304, 1304, 1307, 1309 Laval Sq & 1308 Cartier Ave	HRA - Apt - Low-rise / HC	37	0	0	37
PROJ 17-005	Parkcrest Properties Inc.	MNP	SWCAP	Awaiting Applicant's Response	1220 Thomas Ave	HC - triplex	3	0	0	3
	Rail House Builders Inc.	MNP	SWCAP	Awaiting Applicant's Response	269 King St	HC - triplex	3	0	0	3
	Vivid Green Architecture Inc.	MNP	SWCAP	3rd Reading / DP app	231, 233 Lebleu Street	HC - Detached 4	4	0	0	4
	Wilson Chang Architect Inc.	MNP	SWCAP	App	901 Lougheed Hwy	Apt - High-rise & TH	124	37	6	167
PROJ 17-008	WOW Properties Inc.	MNP	SWCAP	App	911 Delestre Ave	HC - fourplex	4	0	0	4
<b>Subtotal Application units in SWCAP</b>							<b>11,221</b>	<b>2,397</b>	<b>412</b>	<b>14,116</b>
	Boldwing Continuum Architects Inc.	N/A	CCAP	MF app - May 28, 2018	1412 Pipeline Rd	TH	12	0	0	12
PROJ 19-029 Hoy Creek	CLT / TL Housing Solution	N/A	CCAP	App	2905 Glen Dr (was 1205 Johnson St)	Apt - Low-rise (co- op)	0	0	131	131
Mall Redevelopment - Phase 1: 9 towers	Morguard Investments Limited	N/A	CCAP	RZ, OC, SD, DP App	2929 Barnet Hwy, 1150 The High St, 1140 Pinetree Way	Apt - High-rise with Commercial	2,924	731	0	3,655
PROJ 18-069 1175 Pinetree Way	Onni Pinetree Way Holdings Corp	N/A	CCAP	RZ 3rd Reading / DP app	3022 Glen Dr & 1175 Pinetree Way	Apt - High-rise with Commercial	705	186	0	891
1182 Westwood St	Polygon Development 316 Ltd.	N/A	CCAP	MF app - Dec. 5, 2018	1180 Westwood St & 3026-3052 Glen Drive (was 1175 Pinetree Way)	Apt - High-rise	222	51	0	273
<b>Subtotal Application units in CCAP</b>							<b>3,863</b>	<b>968</b>	<b>131</b>	<b>4,962</b>

Project # / name	Applicant	NP	AP	Status on April 30	Address	Form	Strata Units in Project (includes fee simple row homes)	Purpose- built Rental Units proposed	Non-Market rental units proposed	Total Units
	BC1136465	LHCVNP	NECAP	MF app - Nov. 27, 2018	3406 Roxton Ave	Multi-Family Fee Simple	6	0	0	6
	London Vista Enterprises Inc. (0982415 BC LTD)	LHCVNP	NECAP	3rd Reading / DP app	3429 Roxton Ave	TH	3	0	0	3
3553 Victoria Dr	GRD Victoria Homes Inc & RBD Victoria Homes Inc.	PCNP	NECAP	Awaiting Applicant's Response	3553-3575 Victoria Dr & 3570 Baycrest Ave	TH	60	0	0	60
PROJ 19-039	Mitchell Street Holdings 2.0	PCNP	NECAP	App	1310 Mitchell St	TH	112	0	0	112
PROJ 19-020	Mortise Construction Ltd	PCNP	NECAP	App	3503 Gislason Ave	TH	16	0	0	16
3509 Baycrest Ave	Mosaic Avenue Devts Ltd.	PCNP	NECAP	3rd Reading / DP / OCP app	3495, 3505, 3515, 3525 & 3535 Baycrest Ave	TH	53	0	0	53
	Mosaic Lower Victoria Ltd. Partnership	PCNP	NECAP	MF app - Sept. 7, 2018	3552 Victoria Dr	TH	100	0	0	100
PROJ 19-032	Noura Construction Ltd.	PCNP	NECAP	App	3469 Baycrest Ave	TH	16	0	0	16
PROJ 17-007 / PROJ 19-030	Pivotal Development Consultants Ltd.	PCNP	NECAP	DP / DV Awaiting Applicant's Response	3580 Victoria Dr	TH	30	0	0	30
PROJ 19-006	Polygon Development 265 Ltd.	PCNP	NECAP	App	3646, 3648, 3650, 3654, 3674 & 3680 Victoria Dr & 4189 Cedar Dr.	TH	156	0	0	156
PROJ 17-006	Wesbild Holdings Ltd.	PCNP	NECAP	OCP / RZ App	1315, 1305 Riley St, 3504, 3512 David Ave, & 3515 Burke Village Prom	TH	0	0	0	0
Woodbridge (Rocklin On The Creek)	Woodbridge Prop. Ltd.	PCNP	NECAP	MF app - Nov. 22, 2018	3525 Victoria Dr	TH	72	0	0	72
PROJ 18-024	Annesley Homes Ltd.	SCNP	NECAP	App	3421 & 3431 Queenston Ave	TH	21	0	0	21
PROJ 18-013	City of Coquitlam	SCNP	NECAP	OCP / RZ App	3541 & 3640 Sheffield Ave	TH	0	0	0	0
	NSDA Architects	SCNP	NECAP	MF app - Dec. 4, 2018	3409 Harper Rd	TH	18	0	0	18
	Sachin Sood	SCNP	NECAP	App	1369 Coast Meridian Rd	TH	13	0	0	13
PROJ 18-041	BC Dream House Builders Ltd.	UHCNP	NECAP	App	1350 Coast Meridian Rd	TH	13	0	0	13
<b>Subtotal units under application in NECAP</b>							<b>689</b>	<b>0</b>	<b>0</b>	<b>689</b>
<b>Total units under application - citywide</b>							<b>15,773</b>	<b>3,365</b>	<b>543</b>	<b>19,767</b>
<b>Building Permits Issued / Ready for Issue, under construction (includes all phases of projects for which BPs have been issued - unit counts may not be final)</b>										
Wynwood Green / Brandywine	Anthem 585 Austin Devts	BLNP	SWCAP	MF issued Apr 29, 2019	585 Austin Ave	Apt - High-rise	379	0	0	<b>379</b>
Villa Bleu	Apex Living Ltd.	MNP	SWCAP	MF issued Oct 3, 2017	806 Gauthier Ave (was 804 Gauthier)	TH	9	0	0	<b>9</b>

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Lougheed Heights	Bosa Blue Sky Prop.	BLNP	SWCAP	MF issued Dec 21, 2017	525 Foster Ave / 537 Foster Ave (rental)	Tower 2: Apt - High-rise	263	61	0	324
	Bosa Blue Sky Prop. / (Lougheed Heights 3) Ltd.			MF issued Aug 1, 2018	655 North Rd / 632 Whiting Way	Tower 3: Apt - High- rise, TH, Commercial	242	0	0	242
	Bosa Blue Sky Prop.			MF issued Nov 16, 2017	657 Whiting Way	Tower 1: Apt - High-rise	334	0	0	334
The Burquitlam Capital	Magusta Devts	BLNP	SWCAP	MF issued July 7, 2017	509 Clarke Rd	Apt - High-rise	193	0	0	193
581 - Kevington Tower 567 Clarke + Como	Marcon Clarke Homes Ltd.	BLNP	SWCAP	MF issued Apr 26, 2019	567 Clarke Rd	Apt - High-rise with Commercial (strata)	364	0	0	364
	Kevington Tower / Marcon			MF issued Apr 26, 2019	581 Clarke Rd	Apt - High-rise (rental)	0	101	0	101
Regan West	Marcon Regan West (GP) Ltd	BLNP	SWCAP	MF issued Oct 3, 2018	603 Regan Ave	Apt - Low-rise	75	0	0	75
Simon2	Otivo Development Group	BLNP	SWCAP	MF issued July 17, 2018	621 Regan Ave	Apt - Low-rise	82	0	0	82
	Pattison Architecture	MNP	SWCAP	MF issued March 3, 2016	1313 Cartier Ave	TH	4	0	0	4
Residences at the Heights	Red Brick Prop.	AHNP	SWCAP	MF issued Feb 8, 2018	951 Charland Ave	Apt - Low-rise	0	41	0	41
<b>Subtotal units under construction in SWCAP</b>							<b>1,945</b>	<b>203</b>	<b>0</b>	<b>2,148</b>
Aalto Townhomes: 67 rental apt + 76 TH	1226 Johnson Street Partnership / Finnish Can. Rest Home Assoc. / Intracorp	N/A	CCAP	MF issued June 19, 2018	1226 Johnson St	Apt - Low-rise	0	53	14	67
				MF issued May 1, 2018	1228 Hudson St	TH	76	0	0	76
Mantyla	Polygon	N/A	CCAP	MF issued March 29, 2017	3096 Windsor Gate	Apt - High-rise	144	0	0	144
The Lloyd	Polygon	N/A	CCAP	MF issued Nov. 17, 2016	3100 Windsor Gate	Apt - High-rise	179	0	0	179
<b>Subtotal units under construction in CCAP</b>							<b>399</b>	<b>53</b>	<b>14</b>	<b>466</b>
	1044070 BC Ltd	SCNP	NECAP	MF issued Jan 9, 2019	3416 Queenston Ave	MF Fee Simple	8	0	0	8
	1057889 BC Ltd.	LHCVNP	NECAP	MF issued Nov 2, 2018	3419 Roxton Ave	MF Fee Simple	19	0	0	19
3499 Gislason Ave	1081785 BC LTD.	SCNP	NECAP	MF issued Aug. 13, 2018	3499 Gislason Ave	TH	6	0	0	6
	Mitchell Street Holdings Ltd.	PCNP	NECAP	MF issued Apr 30, 2019	1290 Mitchell St	TH	100	0	0	100
Victoria	Mosaic Upper Victoria Ltd. Partnership	PCNP	NECAP	MF issued Oct. 10, 2017	1221 Rocklin St	TH	31	0	0	31



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The Princeton	Nordel Devts Ltd.	SCNP	NECAP	MF issued Aug. 31, 2018	3535 Princeton Ave	TH	27	0	0	27
Amberleigh	Polygon Hadleigh on the Park	UHCVNP	NECAP	MF issued Apr. 23, 2018	3306 Princeton Ave	TH	88	0	0	88
Kentwell	P1: Polygon Kentwell Homes Ltd.	SCNP	NECAP	MF Issued Aug. 23, 2017	3500 Burke Village Prom	TH	59	0	0	59
Kentwell	P2, 3, 4: Polygon Kentwell Homes Ltd.	SCNP	NECAP	MF issued Nov. 21, 2018	3500 Burke Village Prom	TH	104	0	0	104
<b>Subtotal units under construction in NECAP</b>							<b>442</b>	<b>0</b>	<b>0</b>	<b>442</b>
<b>Subtotal units under construction (open Building Permits) - citywide</b>							<b>2,786</b>	<b>256</b>	<b>14</b>	<b>3,056</b>
<b>Total Units in Process</b>							<b>18,559</b>	<b>3,621</b>	<b>557</b>	<b>22,823</b>

Associated strata units in project	Purpose- Built Rental Units proposed	BM / NM Units proposed	<b>Total MF Units in process as of April 30, 2019</b>
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1. This list is intended as a snapshot of housing unit counts by project in the Development Application and/or Building Permit application process current as of April 30, 2019.
2. All Multiple Family Housing projects with active applications and building permits are shown by tenure. Pre-applications are not included.
3. Unit counts are provided for convenience purposes only. Unit counts should be understood as an expression of Floor Area and therefore should be considered to be approximate until final building form is approved.
4. Unit counts and mix represent the applicant's vision and are subject to verification and approval through the development application and building permitting process.
5. Multi-phase projects where Phase 1 has received a Building Permit may be combined for convenience. Unit counts may change.
6. Where unit counts have not been provided by the applicant, total unit counts may show as zero.
7. Unit counts are based on application totals, rather than on drawing revisions.
8. Non-Market unit counts include: co-op housing, affordable ownership and non-profit housing.
9. Non-Market units may be stratified and/or physically located within a strata building, or within a separate purpose-built rental building.
10. Only those rezoning applications for which potential unit counts were available have been included on this list.
11. Fee Simple Row Homes and Townhouse units are counted as Strata Units.
12. "Purpose-built" and /or "Non-market Rental" housing units are dependent on partnerships and financing and must be secured with a Housing Agreement.