

Development & Building Activity Snapshot | T2 2018

As of August 31, 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
Pre-Application Stage	6,596	1,221	677	8,481
Development or Building Permit Stage	13,832	2,854	255	16,932
Under Construction	2,216	155	14	2,385
TOTAL	22,644	4,230	946	27,798

Notes:

1. This is intended as a snapshot of application information current as of Aug. 31, 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 Project Snapshot - as of August 31, 2018

Project name	Applicant	NP	Status	Address	Housing Form	Strata Units in Project (includes fee simple row homes)	Purpose-Built Rental proposed	BM / NM rental units proposed	Total Units in Project
Projects in Pre-Application stage (unit counts & details are very likely to change)									
1143 Austin Ave	Omicron Architecture Engineering Construction Ltd.	AHNP	Pre-Application	1029 - 1031 Ridgeway Ave	Apt - Low-rise	98	0	0	98
	Omicron Architecture Engineering Construction Ltd.	AHNP	Pre-Application	1143, 1147, 1199 Austin Ave	Apt - High-rise	218	0	0	218
705 Alderson Avenue Apartments	Haraman Development Inc	BLNP	Pre-Application (option 3)	699, 701, 703, 705, 709, 711, 715 Alderson Ave	Apt - Mid-rise	144	42	0	144
Foster Road Rowhouses	H.R. Hatch Architect Ltd.	BLNP	Pre-Application	613, 621 Foster Ave	TH	18	0	0	18
Townline	North Road Whiting Nominee Ltd.	BLNP	Pre-Application	675 North Rd 668 Whiting Way	Apt - High-rise	366	139	0	505
604-616 Regan	IBI Group	BLNP	Pre-Application	604-616 Regan	Apt - High-rise and Low-rise	150	50	0	200
NE Corner Clarke and Como Lake Ave / 602 Clarke Rd	Intergulf Development (Como Lake) Corp	BLNP	Pre-Application	602, 612, 618 Clarke Rd & 605, 625 Como Lake Ave & 620 Lea Ave	Apt - High-rise and TH	881	201	0	1,111
	Townline Dansey Street Venture Inc.	BLNP	Pre-Application	577 Dansey Ave	Apt - High-rise	0	140	0	140
597 Dansey Ave	Belford (Dansey) Properties Ltd. Partnership	BLNP	Pre-Application	597, 599, 601 and 603 Dansey Ave	Apt - Low-rise	127	0	0	127
350 Guilby St.	Kingswood Real Estate Management	BLNP	Pre-Application	350 & 366 Guilby St	Apt - Low-rise	72	0	0	72
439 North Rd.	Choice Properties. Chris Dikeakos Architects Inc.	BLNP	Pre-Application	435 - 455 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 TH	0	197	6	203
	Circadian (Rochester) Devts	BLNP	Pre-Application	609 Rochester Ave	Apt - Low-rise and TH	145	0	0	145
	RT Architecture Studio	BLNP	Pre-Application	232 Hart St	HC - quadruplex	4	0	0	4
	Iredale Architecture	BLNP	Pre-Application	804 Robinson St 739 Como Lake Ave	Apt - Low-rise	0	0	0	0
Coronation Park	Polygon Development 314 Ltd	CCAP	Pre-Application	135 Balmoral Drive	Apt - High-rise, Low - rise and TH	797	0	0	797
Evergreen Place	Polygon Development 349 Ltd.	CCAP	Pre-Application	2800 Barnet Hwy	Apt - High-rise, TH with Commercial	1,073	108	0	1,181
Damka / Marcon	Marcon Clarke Homes Ltd., Damka Lumber & Dev. Ltd.	CCAP	Pre-Application	2968 Christmas Way; 2965 Pheasant St	Apt - High-rise	942	144	72	1,158
Hoy Creek	Hoy Creek Community Ltd Partnership (LP0730795)	CCAP	Pre-Application	2905 Glen Dr (was 1205 Johnson St)	Apt - High-rise and Low - rise	0	0	599	599
	Haraman Development Inc	MNP	Pre-Application	323 Begin St	TH	16	0	0	16
213 Laval St	Domus Ventures Ltd.	MNP	Pre-Application	213 Laval St & 1304, 1304, 1307, 1309 Laval Sq & 1308 Cartier Ave	TH with Heritage Home	41	0	0	41
	NSDA Architects	PCNP	Pre-Application	3469 Baycrest Ave	TH	16	0	0	16

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Subtotal Units Under Pre-Application						6,596	1,221	677	8,481
Development Permit & Building Permit Applications in process (unit counts may change)									
	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
Shaw Avenue Development	Shaw Ave. Devts Ltd.	BLNP	DP	600 - 618 Shaw Ave	Apt - Low-rise	152	0	0	152
Rochester & Madore	Cicozzi Architecture	BLNP	DP	555-565 Rochester Ave 558-568 Madore Ave	Apt - Low-rise	172	0	0	172
707 Robinson St	Formwerks Architectural Inc.	BLNP	DP, RZ, SD	707, 711, 715 & 717 Robinson St	TH	34	0	0	34
Rochester Estates 571 Rochester Ave	Circadian (Rochester) Devts Ltd	BLNP	HR, OC, SD	571, 601, 609 Rochester Ave and 572, 600, 602, 606 Madore Ave	Apt - Low-rise	145	0	0	145
Rochester Avenue Homes / 572 Rochester Ave	Allaire Headwater (Rochester) Residences Ltd. Partnership	BLNP	HR, OC, SD	390 & 394 Guilby, 572, 602, 604, 606, 608, 612 Rochester Ave, 373 & 375 Clayton	Apt - Mid-rise and TH	131	0	0	131
	Trillium Project Management Ltd.	BLNP	RZ, SD, DP	605 Sydney Ave	TH	20	0	0	20
600 Shaw Ave	Shaw Ave. Devts Ltd.	BLNP	DP, RZ, SD	600 - 618 Shaw Ave	Apt - Low-rise	152	0	0	152
Rochester and Madore	Cicozzi Architecture	BLNP	DP, RZ, SD	588-568 Madore Ave and 555-565 Rochester Ave	Apt - Low-rise	172	0	0	172
	TATLA Devts Ltd.	BLNP	Application	675 Adler Ave	TH	48	0	0	48
631 Como Lake	Boffo Properties (Como Lake) LP	BLNP	Application	631, 635, 639, 643 Como Lake & 630, 636, 640 646 Lea Ave 631 Como Lake Ave	Apt - Low-rise	176	0	0	176
Presidia	Ledingham McAllister	BLNP	Application	520 Cottonwood Ave	Apt - High-rise	176	75	9	251
	Duet II Adera Projects Ltd.	BLNP	Awaiting Applicant's Response	704 Lea Ave	TH	60	0	0	60
	Anthem Properties Group Ltd.	BLNP	Application	566 Lougheed Hwy	Apt - High-rise	427	64	6	497
Alderson Gate	Ledingham McAllister Burquitlam Homes Ltd	BLNP	Awaiting Applicant's Response	688 Lougheed Hwy	Apt - High-rise with Commercial	289	0	0	289
4 Phases	Anthem Properties Group Ltd.	BLNP	Awaiting Applicant's Response	319 North Rd	Apt - High-rise with Commercial	1,370	49	54	1,473
	Casa Mia Projects Ltd.	BLNP	Awaiting Applicant's Response	820 Dogwood St	HC - duplex	4	0	0	4
Coquitlam City Centre Redevelopment	Morguard Investments Ltd.	CCAP	RZ, OC, SD, DP	2929 Barnet Highway 1150 The High St 1140 Pinetree Way	Apt - High-rise	3,654	801	0	4,455
	Onni Pinetree Way Holdings Corp	CCAP	RZ, SD, DP	1175 Pinetree Way 3022 Glen Dr	Apt - High-rise with Commercial	662	130	30	822
	London Vista Enterprises Inc. (0982415 BC LTD)	LHCVNP	Application - Technically feasible	3429 Roxton Ave	TH	3	0	0	3
	Dolomiti Homes	MNP	RZ, SD, DP	808 Gauthier Ave	Apt - Low-rise	46	0	0	46
901 Lougheed Highway	Wilsong Chang Architect Inc.	MNP	DP	901 Lougheed Highway	Apt - High-rise	106	0	0	106
	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

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	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
	Pivotal Development Consultants Ltd.	PCNP	Awaiting Applicant's Response	3580 Victoria Dr	TH	28	0	0	28
	GRD Victoria Homes Inc & RBD Victoria Homes Inc.	PCNP	Awaiting Applicant's Response	3553 Victoria Dr	TH	60	0	0	60
	Krahn Engineering Ltd	PCNP	DP Application	3503 Gislason Ave	TH	16	0	0	16
	Sachin Sood	SCNP	RZ, SD	1369 Coast Meridian Rd	TH	13	0	0	13
	Annesley Homes Ltd.	SCNP	Awaiting Applicant's Response	3421 Queenston Ave	TH	21	0	0	21
	Haraman Development Inc	SWCAP	Application	804 MacIntosh St	TH	14	0	0	14
	BC Dream House Builders Ltd.	UHCNP	Awaiting Applicant's Response	1350 Coast Meridian Rd	TH	13	0	0	13
500 Foster Ave	Amacon Holdings Ltd.	BLNP	1st reading June 18 2018	500 Foster Ave and 633 North Road	Apt - High-rise, Low - rise, TH with Commercial	304	93	0	397
adjacent to Sobey's	Beedie Living. Chris Dikeakos Architects Inc.	AHNP	3rd reading July 10 2018	1033 Austin Ave	Apt - High-rise	334	0	12	346
Strand - 702 Clarke Rd	Clarke Road Project LP, Anskar Court Project LP	BLNP	3rd reading Sept 24 2018; 1st reading - July 30 2018;	702-708, 712-730 Clarke Rd & 719-739 Anskar Crt	Apt - Low-rise	398	0	0	398
Dogwood - 644 Como Lake Ave	Ciccozzi Architecture Inc.	BLNP	3rd Reading Sept 24 2018; 1st reading Sept 4 2018; PH	740, 746, 748, 752, 756 Dogwood St & 644 Como Lake Ave	Apt - Low-rise	116	0	0	116
Highpoint - 508 Clarke Rd	Ledingham McAllister Burquitlam Homes Ltd	BLNP	3rd reading July 30 2018	508, 518, 520, 522, 524 Clarke Rd	Apt - High-rise	295	105	15	415
660-700 Clarke Rd	Dolomiti Homes Inc.	BLNP	3rd reading July 30 2018	660 Clarke Rd	Apt - Low-rise	70	0	0	70
545 Sydney	Ledingham McAllister Sydney Homes	BLNP	3rd reading May 28 2018; 1st reading May 7 2018;	545 Sydney Ave	Apt - High-rise	157	69	9	235
503 Cottonwood Ave	Townline Cottonwood / Chris Dikeakos Architects Inc.	BLNP	3rd Reading July 30 2018	503, 511 Cottonwood Ave & 504 Clarke Rd	Apt - High-rise	198	54	9	261
	Adera Equities Inc.	BLNP	3rd Reading July 30 2018	703 Como Lake Ave	Apt - Low-rise	74	0	0	74
590 Foster Ave	Cornerstone Architecture	BLNP	3rd reading July 30 2018	590, 598, 606, 618, 622 Foster Ave	TH	52	0	0	52
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
1175 Pinetree Way / 1182 Westwood St - Lot B /	Polygon Development 316 Ltd.	CCAP	3rd reading May 29, 2018. HA 3rd reading Sept 18 2018	1180 Westwood St & 3026-3052 Glen Drive (was 1175 Pinetree Way)	Apt - High-rise with Commercial	222	51	0	273
Blue Mountain Tower	DA Architects & Planners	MNP	3rd reading May 29 2018	218 Blue Mountain Street and 837 Lougheed Hwy	Apt - High-rise, TH with Commercial	155	0	0	155
	Mosaic Avenue Devts Ltd.	PCNP	3rd Reading	3505 Baycrest Ave	TH	53	0	0	53

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Baycrest	Woodbridge Devts (Baycrest) Ltd.	PCNP	3rd Reading	3569 Baycrest Ave	TH	73	0	0	73
3505 Baycrest Ave	Woodbridge Devts (Baycrest West) Ltd. Inc. No. 1087597	PCNP	3rd reading	3495, 3505, 3515, 3525, 3535 and 3487 Baycrest Ave	TH	24	0	0	24
	Woodbridge Properties Ltd.	PCNP	3rd Reading	3525 Victoria Dr	TH	72	0	0	72
	NSDA Architects	SCNP	3rd Reading Oct 23 2017	3409 Harper Rd	TH	20	0	0	20
	Colliers International	AHNP	MF Application - in June 1, 2018	1110 King Albert Ave	Apt - Low-rise	0	0	75	75
	The Subros Homes Ltd.	AHNP	MF Application - in Dec 23 2016	491 Laurentian Cres.	MF Fee Simple	5	0	0	5
Hensley - 450 Westview	Glendale Apts. / Cressey (Hensley) Development LLP	BLNP	MF Application 1 - Apr 17, 2018 MF Application 2 - June 1, 2018	430-450 Westview St	Apt - High-rise	264	201	0	465
Wynwood Green / Brandywine	Anthem 585 Austin Devts	BLNP	MF Application - in Mar 09, 2018	585 Austin Ave	Apt - High-rise	379	0	0	379
Regan West	Marcon Regan West (GP) Ltd	BLNP	MF Application - in Feb 14 2018	603 Regan Ave	Apt - Low-rise	75	0	0	75
581 - Kevington Tower 567 Clarke + Como	Marcon / Kevington	BLNP	581 - MF Application - Feb 9, 2018 / 567 - MF Application - Dec 7, 2017	567 and 581 Clarke Rd	Apt - High-rise	358	101	6	465
	Taiwan Enterprises Inc. / JM Arch.	BLNP	MF Application - in Dec 02, 2016	743 Como Lake Ave	Apt - Low-rise	3	0	0	3
	Oak Lake Devts Corp BC 1104082	NWCAP	MF Application - May 28 2018	1412 Pipeline Rd	TH	12	0	0	12
1290 Mitchell St	Mitchell Street Holdings Ltd.	PCNC	DP Approved April 16; MF Application	1290 Mitchell St	TH	100	0	0	100
	Mosaic Lower Victoria Ltd. Partnership	PCNP	MF Application	3552 Victoria Dr	TH	100	0	0	100
3500 Burke Village Promenade	POLYGON KENTWELL HOMES LTD	SCNP	MF Application - in Jan 8, 2018	3500 Burke Vill. Prom.	TH	102	0	0	102
	1044070 BC Ltd	SCNP	MF Application - in July 20 2018	3416 Queenston Ave	MF Fee Simple	8	0	0	8
Subtotal Units Under Application						13,832	2,854	255	16,932
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)									
Residences at the Heights	Red Brick Properties	AHNP	MF Issued Feb 08 2018	951 Charland Ave	Apt - Low-rise	0	41	0	41
	Kainos Development By Design Ltd.	AHNP	HC Issued Jan 23 2017	1408 Austin Ave	HC - 3 Single Family	3	0	0	3
621 Regan Ave	Simon2 by Otivo	BLNP	MF Issued Jul 05, 2018	621 Regan Ave	Apartment - Low-rise	82	0	0	82
Lougheed Heights	Bosa Blue Sky Properties (Lougheed Heights 1,3) Ltd.	BLNP	MF Issued Nov 16, 2017 MF Issued Dec. 21, 2017 MF Issued Aug. 1, 2018	657 Whiting Way; 525 Foster Ave; 655 North Rd / 632 Whiting Way	Apt - High-rise	786	61	0	847
Simon	Otovo Development Group	BLNP	MF Issued Oct 25 2017	717 Breslay St	Apt - Low-rise	64	0	0	64
Brookmere	Onni North Rd South Holdings	BLNP	MF Issued Sept 15 2017	531 North Rd	Apt - High-rise	218	0	0	218

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The Burquitlam Capital	Magusta Devts	BLNP	MF Issued July 7 2017	509 Clarke Rd	Apt - High-rise, TH with	193	0	0	193
The Nelson on Foster	Intracorp Projects Ltd.	BLNP	MF Issued May 25 2017	516 Foster Ave	Apt - Low-rise	93	0	0	93
Union	Square Nine Devts Inc.	BLNP	MF Issued Dec 22 2016	518 Whiting Way (was 515 Austin Ave)	Apt - High-rise	102	0	0	102
FCRHA / Intracorp / Aalto Townhomes	1226 Johnson Street Partnership / Finnish Can. Rest Home Assoc.	CCAP	MF Issued May 1 2018; Apartment - Low-rise MF Issued June 19 2018	1228 Hudson St & 1226 Johnson St	TH & Apartment - Low-rise	76	53	14	143
Dwell24	Epix Devts (Falcon Drive) Ltd. Partnership	CCAP	MF Issued Sept 18 2017	2565 Runnel Dr	TH	24	0	0	24
Mantyla	Polygon	CCAP	MF Issued Mar 29 2017	3096 Windsor Gate	Apt - High-rise	144	0	0	144
The Lloyd	Polygon	CCAP	MF Issued Nov 17 2016	3100 Windsor Gate	Apt - High-rise	179	0	0	179
	1057889 BC Ltd.	LHCVNP	MF ready	3419 Roxton Ave	MF Fee Simple	19	0	0	19
still open?	Haraman Development Inc	MNP	HC Issued Mar 14 2018	1311 Hachey Ave	HC - 2 Duplexes and 4 SF	4	0	0	4
Villa Bleu	Apex Living Ltd.	MNP	MF Issued Oct 3 2017	806 Gauthier Ave (was 804 Gauthier)	TH	9	0	0	9
	Pattison Architecture	MNP	MF Issued Mar 3 2016	1313 Cartier Ave	TH with Heritage building	4	0	0	4
Victoria	Mosaic Upper Victoria Ltd. Partnership	PCNP	MF Issued Oct 10 2017	1221 Rocklin St	TH	31	0	0	31
The Princeton - Townhomes	Nordel Devts Ltd.	SCNP	MF Issued Aug 17 2018	3535 Princeton Ave	TH	27	0	0	27
3499 Gislason Ave	1081785 BC LTD.	SCNP	MF Issued Aug 13 2018	3499 Gislason Ave	TH	6	0	0	6
3500 Burke Village Prom	POLYGON KENTWELL HOMES LTD	SCNP	MF Issued Aug 23 2017	3500 Burke Village Prom. Historic: 3504 3512 David Ave & 3461 3499 Gislason Ave & 1305 1315 Riley St. Historic: 3499 & 3561 Gislason Ave	TH	59	0	0	59
Amberleigh	Polygon Hadleigh on the Park	UHCVN P	MF Issued April 23 2018	3306 Princeton Ave	TH	88	0	0	88
	Noura Construction Ltd	UHCVN P	MF Issued Dec 18 2017	1392 Trafalgar St	TH	5	0	0	5
Subtotal Units Under Construction						2,216	155	14	2,385
Total Units in Process						22,644	4,230	946	27,798

Associated strata units in project
Purpose-Built Rental Units proposed
BM / NM Units proposed
Total MF Units in process as of Aug. 30, 2018

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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 convenience. 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 separate purpose-built rental building.
9. Only those rezoning applications for which potential unit counts were available have been included on this list.