

## Development & Building Activity Snapshot | T3 2019

As of December 31, 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-unit applications and construction projects.

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

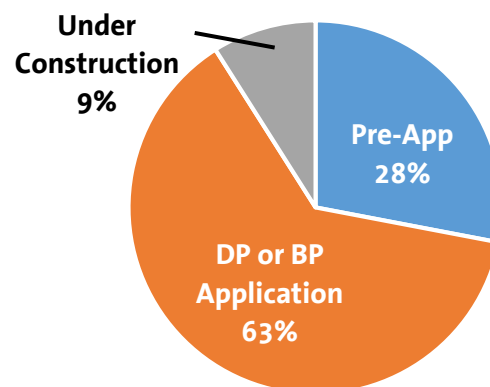
- **Formal Applications** – Rezoning, Development Permit, and Building Permit;
- **Under Construction** – Building Permit issued, but not granted an occupancy permit.
- Project details for pre-applications are not provided as these change significantly through the application process, however unit totals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

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

Stage	Single Family Units	Strata Units	Market Rental Units	Non-market Rental units	Total Dwelling Units
<b>Pre-Application Stage</b>	0	10,002	954	178	11,134
<b>Development or Building Permit Stage</b>	96	21,284	3,434	587	25,401
<b>Under Construction</b>	199	3,113	457	95	3,864
<b>TOTAL</b>	<b>295</b>	<b>34,399</b>	<b>4,845</b>	<b>851</b>	<b>40,399</b>

Development interest continues from T2, with an increase in the number of dwelling units under full application or under construction. While some projects may be delaying the launch of their pre-sales, applicants are continuing to work in the background to finalize their applications and seek their final approvals and permits in order to be “shovel-ready” once the market improves.

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



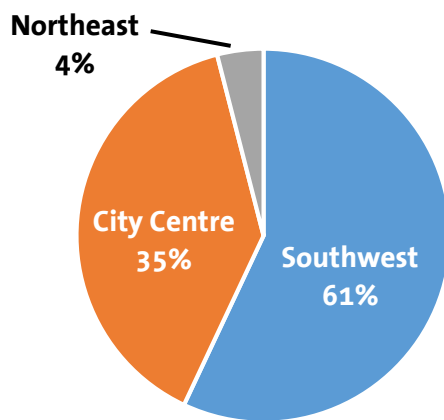
<sup>1</sup> Projects typically take 12-18 months to achieve their rezoning, development permit, building permit, and servicing approvals plus a further 18-24 months of construction, this means that new units show up ‘on the ground’ approximately two to three years after Council has approved the project. 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 senior levels of government, some of the market rental units may move to non-market units dependent on available funding.

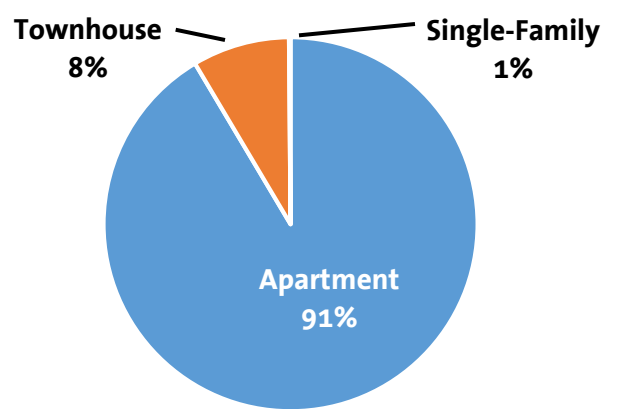
The majority of current development activity is occurring in Southwest Coquitlam (61%), primarily in the Burquitlam-Lougheed neighbourhood, however staff are starting to see more interest in City Centre (35%) as the City Centre Area Plan update moves forward.

The vast majority of current applications are for apartment development (91%) reflecting the urbanized, transit-oriented community we are evolving into. With townhouses at 8%, single-family at 1% and Housing Choices at 0.1%. Staff suspects that housing choices applicants are reviewing their project potential given the recent updates to the housing choices program.

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

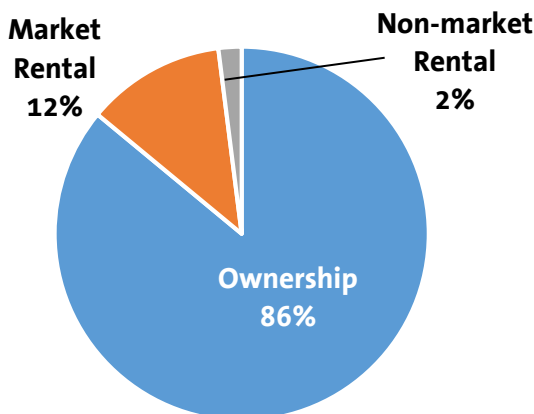


**Table 4: Dwelling Units by Type**



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, approximately 86% are free-hold or strata units, 12% are purpose-built market rental and 2% are non-market rental. Approximately 13% of all rental units are proposed to contain three bedrooms. The completion of the Housing Needs Assessment over the next year will help to inform future policy direction to ensure these unit types are meeting our community’s needs.

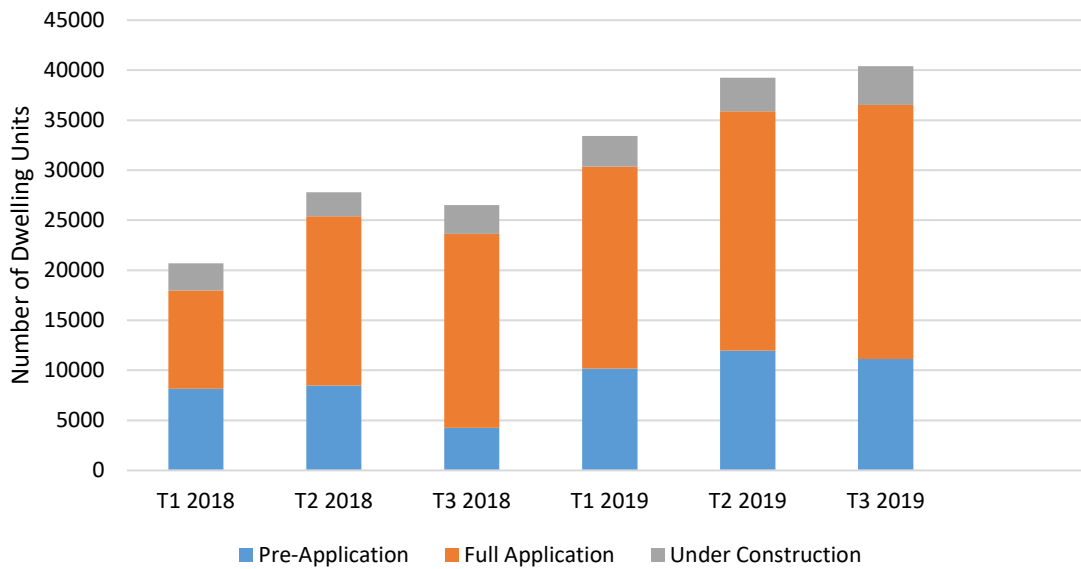
**Table 5: Dwelling Unit by Tenure**



## Development Trends

Over the past two years the number of dwelling units in process has been steadily increasing which reflects continued applicant interest and the attractive market in Coquitlam. While the absolute number of individual development applications has decreased, applications are increasingly complex with an increased number of dwelling units per application.

Table 6 - Dwelling Units In Process Timeline



# ATTACHMENT 1

## Current Multiple Family Housing (MFH) Development / Building Permit Applications and MFH Project Snapshot - as of December 31, 2019

Project # & name	Applicant	NP	AP	Status on August 30	Address	Form	Strata Units in Project (includes fee simple row homes)	Purpose built Rental	Non Market rental	Below Market rental	Total Units
Development Permit & Building Permit Applications in process (unit counts may change)											
19-103 - The Heights	Beedie Living + Vancouver Resource Society (VRS)	AHNP	SWCAP	MF App - Dec 6 2018 / air parcel - Nov. 29, 2019	1029 and 1033 Austin Ave	2 x Apt - highrise + 10 TH + Comm	344	0	12	0	356
18-060	David Lin	AHNP	SWCAP	DP / RZ / DV - App - Mar 28, 2018 / Awaiting Applicant Response	1404 Austin Ave	HC - triplex	3	0	0	0	3
18-068	EWAN Design + Construction	AHNP	SWCAP	RZ / DP - App - Apr 25 2018 / Awaiting Applicant Response	1400 Austin Ave	HC - fourplex	4	0	0	0	4
19-077	Lamme Zarei	AHNP	SWCAP	RZ / DP - Aug 15, 2019	1334 Charland Ave	HC - new duplex + existing	2	0	0	0	2
17-019	T D Studio	AHNP	SWCAP	3rd rdg - Sep 30, 2019	433 Marmont St	HRA + duplex	2	0	0	0	2
N/A	The Subros Homes	AHNP	SWCAP	MF App - Dec 23, 2016	491 Laurentian Cres	TH	5	0	0	0	5
18-066 - Precidia / Stonewood Manor	Led. McAllister Precidia + BC Housing	BLNP	SWCAP	MF app - Oct 16, 2019; 3rd rdg - Dec 11, 2018. *Received 3rd rdg with NM. New or Amended HA to get BM option	520 Cottonwood Ave	1x Apt - highrise	178	66	0	9	253
18-040 - Duet II	Adera Projects	BLNP	SWCAP	MF App - Aug 7, 2019	708 Lea Ave	Stacked TH	60	0	0	0	60
18-076 - Rochester Homes	Allaire Headwater Residences	BLNP	SWCAP	HR / OC / RZ / SD App Jun 14, 2018 / Awaiting Applicant Response	572,602,604,606,608,612 Rochester, 373,375 Clayton St, 390,394 Guilby	3x HRA; 8 st; 6 st; 4 st stacked TH; 3 st stacked TH; 2 SS	131	0	0	0	131
19-046 - 500 Foster - the Northlander	Amacon Holdings + YWCA	BLNP	SWCAP	New DP App / RZ / SD - Jun 24, 2019 / Awaiting Applicant Response	500 Foster Ave + 633 North Rd	1 x Apt - highrise + 1 x 6 st. lowrise + 4 TH + 7 acc. + Comm	303	110	12	0	425
19-008 - Kent Pl	Anthem Cottonwood Devts + BC Housing	BLNP	SWCAP	3rd rdg - Nov 18, 2019	533 Cottonwood Ave	1 x Apt - 42-st. highrise, 1 x lowrise rental, 8 x TH	332	115	20	0	467
18-100	Anthem Ducklow Devts	BLNP	SWCAP	3rd rdg - Nov 18, 2019	709 Ducklow St	stacked TH	69	0	0	0	69
19-028	Anthem Grant Devts	BLNP	SWCAP	RZ / SD / DP App - Mar 15, 2019 / Awaiting Applicant Response	909, 913, 917, 921, 925, 927 Grant St	stacked TH	63	0	0	0	63
16 - 001 - 319 North Rd - 5 towers + 1 lowrise rental in 4 Phases	Anthem Prop. Group Ltd + AHS	BLNP	SWCAP	Awaiting MF app / RZ - Approved - Dec 16, 2019	319 North Rd (related to 566 Lougheed Hwy)	Apt - highrise + comm + CC	949	0	0	0	949
	Phase 1 of 4: 2 towers: 494 units; Anthem will sell 18 units to AHS			Awaiting MF app / DP issued - Dec 16, 2019	319 North - AHS units to be located on level 4,5,7 of Tower 2	2 x Apt - highrise with comm	476	0	0	18	494
	Phase 2 of 4: Anthem will operate 40 PBR units + sell 31 units to AHS;			future - no DP at this time	319 North - 71 units to be located in 6 st. rental bldg	1 x Apt - lowrise	0	40	0	31	71
17-004	Anthem Prop. Group + BC Housing	BLNP	SWCAP	DP / RZ / SD - App Jan 11, 2018 / Awaiting Applicant Response	566 Lougheed Hwy (related to 319 North Rd)	2 x Apt - highrise	427	64	6	0	497
18-153	Atelier Pacific Arch.	BLNP	SWCAP	RZ / DP / SD - Dec 17, 2018 - Awaiting Applicant Response	557, 561,565, 569 Madore Ave. + 562, 580, 596, 598 Dansey Ave.	2x Apt - lowrise	168	0	0	0	168

Project # & name	Applicant	NP	AP	Status on August 30	Address	Form	Strata Units in Project (includes fee simple row homes)	Purpose built Rental	Non Market rental	Below Market rental	Total Units
19-074 / prev. 18-133	Belford (Dansey) Properties	BLNP	SWCAP	DP / RZ / SD - Jul 31, 2019	597, 599, 601, 603 Dansey Ave	1 x Apt - lowrise	128	0	0	0	128
18-103 - Anthony Manor	Boffo Devts (NR) + Vancouver Resource Society	BLNP	SWCAP	3rd rdg - Sep 30, 2019	705 North Rd	2 x Apt - highrise, TH	348	113	22	0	483
17-029	Boffo Prop. (Como Lake)	BLNP	SWCAP	MF App - Oct 10, 2019	645 Como Lake Ave	2 x Apt - lowrise	175	0	0	0	175
18-123	BURO47 Architecture	BLNP	SWCAP	RZ / DP / SD - Sep 25, 2018 / Awaiting Applicant Response	611 + 613 Smith Ave	1 x lowrise	0	31	0	0	31
17-024 - Meridian	Chris Dikeakos / Townline	BLNP	SWCAP	3rd rdg - July 30, 2018. *Received 3rd rdg with NM. New or Amended HA to get BM option 3rd rdg ext	503, 511 Cottonwood Ave + 504 Clarke Rd	1 x Apt - highrise + TH + comm.	198	54	0	9	261
18-039 - Rochester + Madore	Cicozzi Architecture	BLNP	SWCAP	DP / RZ / SD - App Aug 15, 2018	558-568 Madore Ave + 555-565 Rochester Ave	1x Apt - lowrise or TH?	172	0	0	0	172
18-057 - Rochester Estates	Circadian (Rochester) Devts	BLNP	SWCAP	OC / HR / RZ / SD - App Mar 22, 2018 / Awaiting Applicant Response	571, 601, 609 Rochester Ave + 572, 600, 602, and 606 Madore Ave	HRA Pollard - Mid-rise + P2 assisted / independent living (no count avail.)	145	0	0	0	145
19-037 Strand - Phase 2 Bldg 2 / Phase 3 Bldg 3	Clarke Road Project / Strand Management / Anskar Court	BLNP	SWCAP	MF App P1 - Dec 6, 2018 / MF App P2+3 Sep 12, 2019	702 Clarke Rd > 735 Anskar Crt + 741 Anskar Crt	4 of 6 x Apt - lowrise (131 + 132 units)	263	0	0	0	263
16-002 Whitgift Gardens - 5 phases: 6 bldgs: 2 rental + 4 strata + amenity	Concert Cottonwood Lands / Concert Realty	BLNP	SWCAP	Awaiting MF app / 4th rdg: Dec 9, 2019	530, 550 Cottonwood Ave + 663 Whiting Way	6 x Apt - highrise	1,283	692	0	0	1,975
18-030 / 18-031 / 16-003 Burq. Park - All Phases	Concert Prop. Phase 1: Burq. Park - Rental	BLNP	SWCAP	Awaiting MF app / DP approved: Dec 9, 2019	551 Emerson St - rental (was 579 Smith)	1 x 33 st. Apt - highrise (rental)	0	208	100	0	308
	Concert Prop. Phase 1: Burq. Park - Strata	BLNP	SWCAP	Awaiting MF app / DP approved: Dec 9, 2019	567 Emerson St - strata	1 x Apt - 52 storey strata	468	0	0	0	468
N/A	D'Veneto Devts / Jordan Kutev	BLNP	SWCAP	MF App - Sep 30, 2019	258 Hart St	15 TH + 1 HRA	16	0	0	0	16
18-102	Formwerks Architectural	BLNP	SWCAP	3rd rdg - Oct 28, 2019 / Prelim. Approval	707 Robinson St	3 storey TH	34	0	0	0	34
19-083	Formwerks Boutique Properties	BLNP	SWCAP	RZ / SD / DP - Sep 18, 2019 / Awaiting Applicant Response	719, 720, 722, 723, 727, 728, 730 Seaton + 710, 712, 720 Robinson	TH	93	0	0	0	93
18-108 - Alderson Ave Apts	Haraman Devt	BLNP	SWCAP	HRA - Dec 17, 2018 / Awaiting Applicant Response	705 Alderson Ave	HRA + 2 x 8 st. midrise	120	0	0	0	120
19-014	iKor Devt + BC Housing	BLNP	SWCAP	RZ/DP/SD - Mar 15, 2018 / Awaiting Applicant Response	625 North Rd	1x Apt - highrise and TH	149	33	11	0	193

Project # & name	Applicant	NP	AP	Status on August 30	Address	Form	Strata Units in Project (includes free simple row homes)	Purpose built Rental	Non Market rental	Below Market rental	Total Units
18-086 Clarke + Como - All 4 phases: 4 towers: 1180 units	Intergulf Devt (Como Lake) + Vancouver Resource Society	BLNP	SWCAP	OC / DP / RZ / SD - App Oct 25 2018 / Awaiting Applicant Response	602, 612 + 618 Clarke Rd; 605 + 625 Como Lake Ave.+ 620 Lea Ave	2 x Apt - highrise	209	293	0	0	502
	Phase 1 of 4: 2 towers + midrise: 678 units + cc	BLNP	SWCAP	DP app - Oct 25, 2018	678 strata units	2x Apt - highrise + midrise + cc	631	0	47	0	678
19-033	Iredale Architecture	BLNP	SWCAP	RZ / SD / DP - Apr 5, 2019 / Awaiting Applicant Response	739 Como Lake	1 x Apt - lowrise	39	0	0	0	39
19-109	KADIUM PROPERTIES	BLNP	SWCAP	RZ / SD / DP - Dec 16 2019	704, 706, 710 Grover Ave + 701, 705, 709 Regan Ave	TH + child care	60	0	0	0	60
17-037 - Highpoint	Led. McAllister Burq. - LM Highpoint Homes	BLNP	SWCAP	MF App - Apr 30, 2019 / MF App - Apr 30, 2019. Received 4th and final HA + DP (NM Rental Option). Needs new H.A. to get BM option	508 Clarke Ave	Apt - highrise + Retail	292	113	15	0	420
19-089 / 17-040 - Alderson Gate	Led. McAllister Burquitlam	BLNP	SWCAP	RZ / DS / DP - Oct 3, 2019	688 Lougheed Hwy, 632, 633 Grayson + 633 Alderson Ave	4 x Apt - highrise + Comm	412	159	0	0	571
18-037	Led. McAllister Burquitlam	BLNP	SWCAP	DP / RZ / SD - Nov 21, 2018	530-550 Delestre Ave, 316 Loring St, + 527-555 Sunset Ave	4x Apt - lowrise	313	0	0	0	313
545 Sydney - prev. Sydney Place	Led. McAllister Sydney	BLNP	SWCAP	MF App - Nov 27, 2018. Received 4th and final HA + DP (Non-Market Rental Option). Needs new H.A. to get BM option	545 Sydney Ave	Apt - highrise	160	67	10	0	237
18-038 - Sierra (Euclid)	Led. McAllister Communities	BLNP	SWCAP	DP / RZ / SD - App - Mar 22, 2018 / Awaiting Applicant Response	540-564 Sunset Ave.228-280 Dunlop St.265-285 Euclid Crt.559-569 Alderson	4 x Apt - lowrise	422	0	0	0	422
19-021	Marcon Dogwood (GP)	BLNP	SWCAP	RZ / DP / SD - Mar 26, 2019 / Awaiting Applicant Response	631, 633 Smith + 708, 712, 716 Dogwood St	2 x Apt - lowrise	110	0	0	0	110
19-078	McElhanney	BLNP	SWCAP	RZ / SD / DP - Aug 29, 2019 Awaiting Applicant Response	760, 770, 780, 790 Ingersoll Ave, 936, 932 Grant, 792, 796, 800 Clarke Rd	TH	64	0	0	0	64
18-088 Allison Phase 1 + 2	Mosaic Allison	BLNP	SWCAP	RZ / DP / SD - 1st rdg Dec 16, 2019	700, 702, 704, 708, 712 and 716 Edgar Ave.	2 x Apt - lowrise	96	0	0	0	96
19-018 - Caraby Manor + Avondale Crt	North Road Whiting / Townline + BC Housing	BLNP	SWCAP	3rd rdg - Oct 28, 2019	675 North Rd + 668 Whiting Way	2x Apt - highrise	388	139	0	10	537
19-027 (West)	Polygon Devt 219	BLNP	SWCAP	DP / RZ / SD App - Mar 21, 2019	611 - 631 Cottonwood Ave + 616 - 646 Vanessa Crt (West)	2 x Apt - lowrise	278	0	0	0	278
N/A	Raz Contracting	BLNP	SWCAP	HC App - Feb 9, 2017	279 Tenby St	HC - 1 Duplex + 2 SF detached	4	0	0	0	4
18-087	Shaw Ave Devts	BLNP	SWCAP	DP / RZ / SD App - 3rd rdg	600, 602, 606, 608, 610, 612 + 618 Shaw Ave.	1x Apt - lowrise	152	0	0	0	152

Project # & name	Applicant	NP	AP	Status on August 30	Address	Form	Strata Units in Project (includes free simple row homes)	Purpose built Rental	Non Market rental	Below Market rental	Total Units
18-008 - Fairview Slopes	TATLA Devts	BLNP	SWCAP	3rd rdg - Jul 8, 2019	669,675,681,689 Adler Ave 634,638 Cottonwood Ave + 672,678,682 Fairview	TH	48	0	0	0	48
18-009	Trillium Projects	BLNP	SWCAP	3rd rdg - May 27, 2019	605, 607, 611 Sydney Ave	TH	20	0	0	0	20
19-101	Trio Adera Devts	BLNP	SWCAP	RZ / SD / DP - Nov 27, 2019	715 and 717 Como Lake Ave	1 x Apt - lowrise	57	0	0	0	57
18-065	0796698 BC	MNP	SWCAP	DP / RZ - 3rd rdg - Dec 16 2019	824 Edgar Ave	HC - Detached 4	4	0	0	0	4
19-092	1164614 BC	MNP	SWCAP	RZ / DP / SD - Oct 21, 2019	200 Marmont St.,1053, 1055, 1057, 1059 James Ave.	1 x Apt - lowrise	64	0	0	0	64
17-011 - Red House	Brook Pooni Associates	MNP	SWCAP	HR / SD - App Aug 14 2017 / Awaiting Applicant Response	1121, 1123, 1135 Brunette Ave, 209, 213 Therrien St + 208 Begin St	HRA + 2 x 5 storey lowrise + 2 x 4 st. stacked TH + 4 comm	99	0	0	0	99
18-027	Casa Realty Investments	MNP	SWCAP	DP / RZ - App Feb 8 2018 / Awaiting Applicant Response	726 Roderick Ave	HC - 2x Duplex	4	0	0	0	4
16-009 - Blue Mtn Tower	DA Architects + Planners	MNP	SWCAP	DP / RZ - 3rd rdg / Awaiting Applicant Response / MF App - Dec 6, 2018	837 Lougheed Hwy + 218 Blue Mountain St	1x Apt - highrise + comm.	150	0	0	0	150
18-083	Dolomiti Homes	MNP	SWCAP	RZ/ DP/SD - May 23, 2018 / Prelim. Approval	808 + 812 Gauthier Ave	1 x Apt - lowrise	46	0	0	0	46
17-013 - 1309 Laval Sq.	Domus Projects	MNP	SWCAP	3rd rdg - Nov. 18, 2019. Prelim. Approval.	213 Laval St, 1302, 1304, 1307, 1309 Laval Sq + 1308 Cartier Ave	4 x HRA - Apt - lowrise / 22 x TH / HC	37	0	0	0	37
17-038	Nitesh Nath	MNP	SWCAP	HR / SD - May 31, 2017 / Awaiting Applicant Response	345 Marmont St	HRA + HC - duplex	2	0	0	0	2
17-005	Parkcrest Properties Inc.	MNP	SWCAP	Awaiting Applicant Response	1220 Thomas Ave	HC - triplex	3	0	0	0	3
19-057 - Chez Nous	Porte Homes (LeBleu)	MNP	SWCAP	DP / RZ - Jun 7, 2019 / Awaiting Applicant Response	209 Lebleu St	1 x Apt - lowrise + TH	114	0	0	0	114
18-130	Rail House Builders Inc.	MNP	SWCAP	DP / RZ - Oct 3, 2018 / Awaiting Applicant Response	269 King St	HC - triplex	3	0	0	0	3
19-108	Srinivasa Sastry Janaswamy	MNP	SWCAP	DP / SD - Dec 13, 2019	271 Blue Mountain St	HC - fourplex	4	0	0	0	4
17-035	Vivid Green Architecture Inc.	MNP	SWCAP	DP / RZ - 3rd rdg	231, 233 Lebleu Street	HC - Detached fourplex	4	0	0	0	4
18-115	Wilsong Chang Arch / ML Emporio Prop. + BC Housing	MNP	SWCAP	3rd rdg - Dec 16 2019	901 Lougheed Hwy	1x Apt - highrise + TH + comm.	122	51	6	0	179
16-004 / 19-007 - Fraser Mills	Beedie Living / Fraser Mills Properties	WVC	SWCAP	OC / RZ / DA / SD - App Feb 5 ,2016	2 King Edward St	13 x Apt - highrise + park	4,312	44	117	0	4,473
	FRASER MILLS Prop. - 19-065	WVC	SWCAP	DP - App Jul 3 2019	2 King Edward St (future lot 9)	1 x Apt - lowrise	0	74	0	0	74
	FRASER MILLS Prop. - 19-064	WVC	SWCAP	DP - App Jul 3 2019	2 King Edward St (future lot 10)	1 x Apt - lowrise	85	0	0	0	85

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	FRASER MILLS Prop. - 19-064	WVC	SWCAP	DP - App Jul 3 2019	2 King Edward St (future lots 7B and 8B)	2 x Apt - highrise	418	0	0	0	418
<b>Subtotal Application units in SWCAP</b>							<b>16,334</b>	<b>2,466</b>	<b>378</b>	<b>77</b>	<b>19,255</b>
19-029 Hoy Creek	Community Land Trust / TL Housing Solutions	N/A	CCAP	DP App - Mar 14 2019	2905 Glen Dr (was 1205 Johnson St)	1 x Apt - lowrise (co-op)	0	0	132	0	132
18-090 Mall Redevt - Phase 1: 9 towers	Morguard Investments	N/A	CCAP	OC / DP / RZ / SD App - May 25 2018 / Awaiting Applicant Response	2929 Barnet Hwy, 1150 The High St, 1140 Pinetree Way	11 x Apt - highrise + comm.	2,924	731	0	0	3,655
18-069 1175 Pinetree Way	Onni Pinetree Way Holdings	N/A	CCAP	DP / RZ / SD - 3rd rdg	3022 Glen Dr + 1175 Pinetree Way	3x Apt - highrise with comm.	705	186	0	0	891
Sophora	Polygon Devt 316	N/A	CCAP	MF App - Dec 5 2018	1182 Westwood St	Apt - highrise	222	51	0	0	273
<b>Subtotal Application units in CCAP</b>							<b>3,851</b>	<b>968</b>	<b>132</b>	<b>0</b>	<b>4,951</b>
17-014	London Vista Enterprises Inc. (0982415 BC)	LHCVNP	NECAP	3rd rdg - Jan 28 2019	3429 Roxton Ave	TH: RTM-1	3	0	0	0	3
16-011 - Baycrest on the Rise - Phase 1 + 2 + 3	Ciccozzi Architecture / Woodbridge Devts	PCNP	NECAP	MF App - Sep 19, 2019 - P 1 + 3 / MF App - Aug 13, 2019 - P2	3569 Baycrest Ave	TH - Bldgs 1 - 5, TH Bldgs 6 - 12 incl. amenity bldg + Bldgs 13 -15	67	0	0	0	67
16-008	GRD Victoria Homes + RBD Victoria Homes / H. R. Hatch Arch.	PCNP	NECAP	DP / OC / RZ - Oct 31, 2016 / Awaiting Applicant Response	3553 Victoria Dr	TH	60	0	0	0	60
19-068	McVicar Court	PCNP	NECAP	DP - July 22, 2019 / Awaiting Applicant Response	3550 McVicar Crt	3 st. TH	155	0	0	0	155
19-039	Mitchell Street Holdings 2.0	PCNP	NECAP	DP - App May 7 2019 / Awaiting Applicant Response	1310 Mitchell St.	TH	112	0	0	0	112
19-020	Mortise Construction	PCNP	NECAP	MF App - Jul 18 2019	3503 Gislason Ave	TH	16	0	0	0	16
16-006 - P1 + P2	Mosaic Avenue Devts	PCNP	NECAP	MF App - Nov 7 2019	3509 Baycrest Ave	TH - 26 + 27	53	0	0	0	53
19-032	Noura Construction	PCNP	NECAP	DP App - Apr 2 2019 / Awaiting Applicant Response	3469 Baycrest Ave	TH	16	0	0	0	16
17-007	Pivotal Devt Consultants	PCNP	NECAP	3rd rdg - Oct 28 2019. Prelim. Approval	3580 Victoria Dr	TH	30	0	0	0	30
19-006	Polygon Devt 265	PCNP	NECAP	RZ / DP / SD - App Mar 8 2019 Awaiting Applicant Response	3646, 3648, 3650, 3654, 3674 + 3680 Victoria Dr + 4189 Cedar Dr.	TH	156	0	0	0	156
19-045	Polygon Devt 216	PCNP	NECAP	MF App - Dec 20 2019 / DP - Auth Dec 16, 2019 /	1350 Mitchell St	TH	75	0	0	0	75
19-044	Polygon Devt 230	PCNP	NECAP	MF App - Dec 20 2019 / DP - Auth Dec 16, 2019	3549 Princeton Ave	TH	58	0	0	0	58
18-053 / 17-006	Wesbild Holdings	PCNP	NECAP	OC / RZ / SD - 3rd rdg	3541 + 3640 Sheffield Ave	TH lot	0	0	0	0	0



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19-071 - 9 phases	Woodbridge Devts (Baycrest East)	PCNP	NECAP	ST - App July 15, 2019	3525 Victoria, 1225 Mitchell St, + 1220 Rocklin St	TH + amenity	72	0	0	0	72
19-056	Woodbridge Devts (Baycrest West) No 1087597	PCNP	NECAP	OC/ RZ/DP/SD - May 31, 2019 / Awaiting Applicant Response	3489 Baycrest Ave	TH	24	0	0	0	24
18-024	Annesley Homes	SCNP	NECAP	DP / RZ - App Jan 30, 2018 / Awaiting Applicant Response	3421 + 3431 Queenston Ave	TH	21	0	0	0	21
19-096	Anyi Investment	SCNP	NECAP	RZ / DP / SD - Dec 2, 2019	3420 + 3428 Queenston Ave	TH + child care	57	0	0	0	57
	NNSDA Architects	SCNP	NECAP	MF App - Dec 4, 2018	3409 Harper Rd	TH	18	0	0	0	18
18-111	Sachin Sood	SCNP	NECAP	OC/RZ/DP/SD - Jul 11, 2018 - Awaiting Applicant Response	1369 Coast Meridian Rd	TH	13	0	0	0	13
19-090	Wesbild Holdings	SCNP	NECAP	DP - Oct 21, 2019	3508 Hall Ave	TH	80	0	0	0	80
18-041	BC Dream House Builders	UHCVNP	NECAP	OC/RZ/DP/SD - Mar 12, 2018 / Awaiting Applicant Response	1350 Coast Meridian Rd	RTM-1	13	0	0	0	13
<b>Subtotal units under application in NECAP</b>							<b>1,099</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,099</b>
<b>Total units under application - citywide</b>							<b>21,284</b>	<b>3,434</b>	<b>510</b>	<b>77</b>	<b>25,305</b>
<b>Total Non-market and BM units under application - citywide</b>									<b>587</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>											
	Colliers International + CLUC	AHNP	SWCAP	MF Issued - May 2, 2019	1110 King Albert Ave	Church + Apt - lowrise	0	0	75	0	75
Residences at the Heights	Red Brick Prop.	AHNP	SWCAP	MF Issued - Feb 8, 2018	951 Charland Ave	Apt - lowrise	0	41	0	0	41
Simon2	Otovo Devt Group	BLNP	SWCAP	MF Issued - Jul 17, 2018	621 Regan Ave	Apt - highrise	82	0	0	0	82
703 Como Lake Ave - Duet I	Adera Projects	BLNP	SWCAP	MF Issued - Sep 11, 2019	707 Como Lake Ave	Apt - lowrise	72	0	0	0	72
Wynwood Green / Brandywine	Anthem 585 Austin Devts	BLNP	SWCAP	MF Issued - Apr 29, 2019	585 Austin Ave	Apt - highrise	379	0	0	0	379
Lougheed Heights	Bosa Blue Sky / LH3	BLNP	SWCAP	ST - May 31, 2019 / MF Issued - Aug 1, 2018	655 North Rd	Tower 3: Apt - highrise, TH, comm.	242	0	0	0	242
	Bosa Blue Sky / LH2	BLNP	SWCAP	ST - Oct 4, 2018 / MF Issued - Dec 21, 2017	525 Foster Ave	Tower 2: Apt - highrise	263	61	0	0	324
	Bosa Blue Sky / LH1	BLNP	SWCAP	MF Issued - Nov 16, 2017	657 Whiting Way	Tower 1: Apt - highrise	334	0	0	0	334
Hensley - 430 + 450 Westview	Cressey - Hensley Devt	BLNP	SWCAP	MF Issued - Aug 7, 2019	430 Westview St	Apt - highrise	0	201	0	0	201
	Cressey - Glendale Apts.	BLNP	SWCAP	MF Issued - Jul 3, 2019	450 Westview St	Apt - highrise	264	0	0	0	264

Project # & name	Applicant	NP	AP	Status on August 30	Address	Form	Strata Units in Project (includes free simple row homes)	Purpose built Rental	Non Market rental	Below Market rental	Total Units
Vista Condos	Gauthier Devts Joint Venture / Ciccozzi / Dolomiti	BLNP	SWCAP	MF Issued - Dec 23, 2019	700 Clarke Rd	Apt - lowrise	76	0	0	0	76
581 - Kevington Tower 567 Clarke + Como	Kevington Tower / Marcon	BLNP	SWCAP	MF Issued - Apr 26, 2019	581 Clarke Rd	Apt - highrise (rental)	0	101	0	0	101
	Marcon Clarke Homes + Kinsight	BLNP	SWCAP	MF Issued - Apr 26, 2019	567 Clarke Rd	Apt - highrise + Comm (strata)	358	0	6	0	364
Regan West	Marcon Regan West (GP) Ltd	BLNP	SWCAP	MF Issued - Oct 3, 2018	603 Regan Ave	1 x Apt - lowrise	75	0	0	0	75
19-037 - Strand	Strand Management Corp. / Anskar Court Project LP	BLNP	SWCAP	Ready for Issue / MF App P1 - Dec 6, 2018	702 Clarke Rd	2 of 6 x 6-storey Apt - lowrise	135	0	0	0	135
17-036 - KIRA	Woodbridge Investments (Dogwood)	BLNP	SWCAP	Ready for Issue / MF App - Aug 02, 2019	644 Como Lake Ave	Apt - lowrise	116	0	0	0	116
Villa Bleu	Apex Living	MNP	SWCAP	MF Issued - Oct 3, 2017	806 Gauthier Ave	TH	9	0	0	0	9
<b>Subtotal units under construction in SWCAP</b>							<b>2,405</b>	<b>404</b>	<b>81</b>	<b>0</b>	<b>2,890</b>
Aalto Townhomes: 67 rental apt + 76 TH	1226 Johnson Street Part. / Finnish Can. Rest Home Ass. / Intracorp	N/A	NWCAP	MF Issued - May 1, 2018	1228 Hudson St	TH	76	0	0	0	76
		N/A	NWCAP	MF Issued - Jun 19, 2018	1226 Johnson St	Apt - lowrise	0	53	14	0	67
	Boldwing Continuum Arch.	N/A	NWCAP	MF Issued - Jun 3, 2019	1412 Pipeline Rd	TH	12	0	0	0	12
<b>Subtotal units under construction in CCAP</b>							<b>88</b>	<b>53</b>	<b>14</b>	<b>0</b>	<b>155</b>
	1057889 BC	LHCVNP	NECAP	MF Issued - Nov 2, 2018	3419 Roxton Ave	TH-FS	19	0	0	0	19
	Sumeet Sekhon / BC1136465	LHCVNP	NECAP	MF Issued - Aug 20, 2019	3406 Roxton Ave	TH-FS	6	0	0	0	6
	Mitchell Street Holdings	PCNP	NECAP	MF Issued - Apr 30, 2019	1290 Mitchell St	TH	100	0	0	0	100
	Mosaic Lower Victoria	PCNP	NECAP	MF Issued - Jul 24, 2019	3552 Victoria Dr	TH	100	0	0	0	100
Victoria	Mosaic Upper Victoria	PCNP	NECAP	MF Issued - Oct 10, 2017	1221 Rocklin St	TH	31	0	0	0	31
19-071 - Rocklin On The Creek	Woodbridge Prop.	PCNP	NECAP	MF Issued - Sep 5, 2019	3525 Victoria Dr	TH	72	0	0	0	72
	1044070 BC	SCNP	NECAP	MF Issued - Jan 9, 2019	3416 Queenston Ave	TH-FS	8	0	0	0	8
3499 Gislason Ave	1081785 BC	SCNP	NECAP	MF Issued - Aug 13, 2018	3499 Gislason Ave	TH	6	0	0	0	6
The Princeton	Nordel Devts	SCNP	NECAP	MF Issued - Aug 31, 2018	3535 Princeton Ave	TH	27	0	0	0	27
Kentwell - Phase 1	Polygon Kentwell Homes	SCNP	NECAP	MF Issued - Aug 23, 2017	3500 Burke Village Prom	TH	59	0	0	0	59
Kentwell - Phase 2, 3, 4	Polygon Kentwell Homes	SCNP	NECAP	MF Issued - Nov 21, 2018	3500 Burke Village Prom	TH	104	0	0	0	104

Project # & name	Applicant	NP	AP	Status on August 30	Address	Form	Strata Units in Project (includes fee simple row homes)	Purpose built Rental	Non Market rental	Below Market rental	Total Units
Amberleigh	Polygon Hadleigh on the Park	UHCVNP	NECAP	MF Issued - Apr 23, 2018	3306 Princeton Ave	TH	88	0	0		88
<b>Subtotal units under construction in NECAP</b>							<b>620</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>620</b>
<b>Total units under construction - citywide</b>							<b>3,113</b>	<b>457</b>	<b>95</b>	<b>0</b>	<b>3,665</b>
<b>Total Non-market and BM units under construction - citywide</b>									<b>95</b>		
<b>Total Units in Process</b>							<b>24,397</b>	<b>3,891</b>	<b>605</b>	<b>77</b>	<b>28,970</b>

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 December 31, 2019.
2. All Multiple Family Housing projects with active applications and building permits are shown by tenure. Pre-applications are not shown.
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 or Below 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 "Below" or "Non-market Rental" housing units are dependent on partnerships and financing and must be secured with a Housing Agreement.

Associated strata units in project	Purpose-Built Rental Units proposed	Non Market Units proposed	Below Market Units proposed	Total units in process