

Development & Building Activity Snapshot | T1 2020

As of April 30, 2020

During the current global pandemic, the Planning and Development Department has shifted to remote work and continues to focus on core services by processing development applications and building permits, conducting inspections along with advancing various policy initiatives.

To ensure continuity of our Department's core services, staff have shifted to digital processing of all applications, utilizing virtual communication with applicants and other tools to work remotely. Through this shift nearly all applications are now processed electronically leading to a significant advancement in the ePlan program.

Development Activity

In the first trimester of 2020, 42 new projects were received compared to 34 new projects that were received in T1 2019. The increase in the number of projects demonstrates the development industry's continued interest in the Coquitlam market. Of note each of these projects are becoming increasingly complex. This is evidenced by the number of applications with Housing Agreements for both purpose-built market and below/non-market rental units; master planning development applications for multi-phase high rise, high density projects; and the renewal of established neighbourhoods with smaller infill projects based on the Official Community Plan.

As information and trends pertaining to development and construction activity and the broader economy are shifting frequently, it is too early to gauge the full impact of the pandemic on the development and construction sector. Many current development projects were already in progress and application numbers in the coming months may change. In addition, the impact of financial tightening in the market may lead to projects being abandoned or stalled.

Table 1: Current Development and Building Activity Summary¹

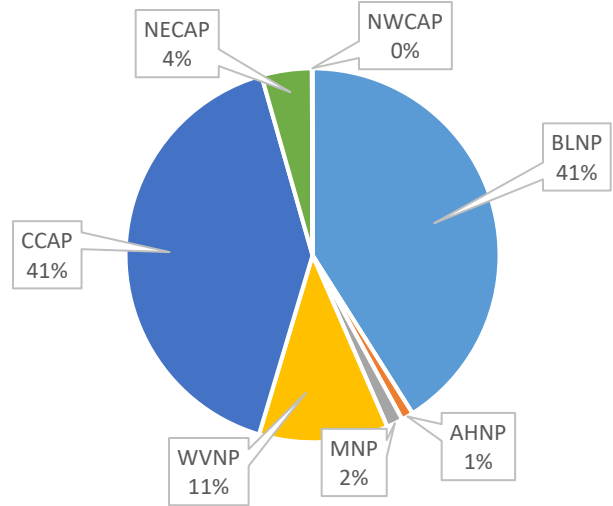
Stage	Single Family Units	Strata Units	Market Rental Units	Below-/Non-market Rental units	Total Dwelling Units
Pre-Application Stage	0	14,053	1,665	172	15,890
Development or Building Permit Stage	104	20,843	3,452	916	25,315
Under Construction	246	3,758	414	93	4,511
TOTAL	350	38,654	5,531	1,181	45,716

The list in attachment 1 provides details on all current multi-unit development and construction projects.

¹ 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.

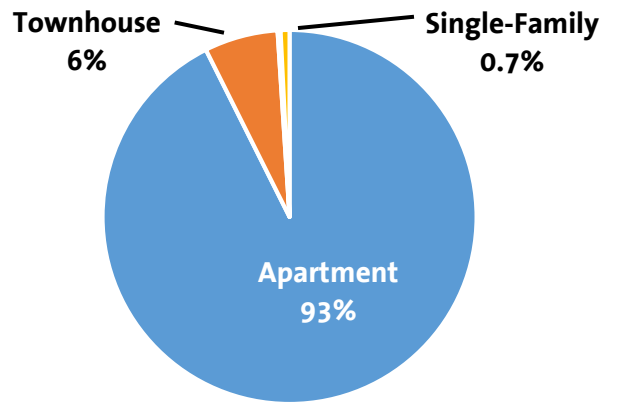
The majority of current development activity is occurring in Southwest Coquitlam (55% of current development applications), primarily in the Burquitlam-Lougheed neighbourhood. However, staff are starting to see more interest in City Centre (41%) as the City Centre Area Plan update moves forward.

Table 2: Dwelling Units by Plan Area



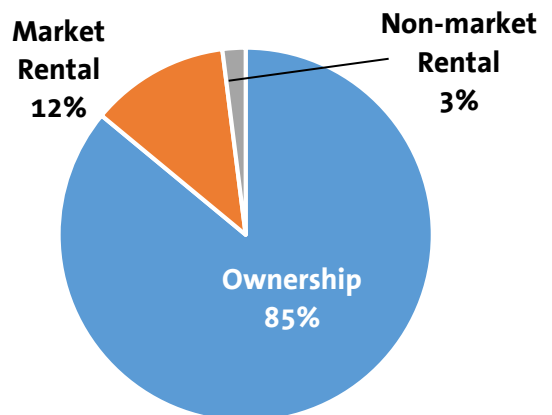
The vast majority of current applications are for apartment development (93%) reflecting the urbanized, transit-oriented community we are evolving into. With townhouses at 6%, single-family at 0.7% and Housing Choices at 0.3%. The housing choices volume while low has doubled since T3 2019 as applicants are reviewing their project potential given the recent updates to the housing choices program.

Table 3: 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 affordable housing incentives. Of current applications, approximately 85% are free-hold or strata units, 12% are purpose-built market rental and 3% are below/non-market rental. The completion of the Housing Needs Assessment in accordance with Provincial requirements over the next year will help to inform future policy direction to ensure that newly developed unit types are meeting our community's housing needs.

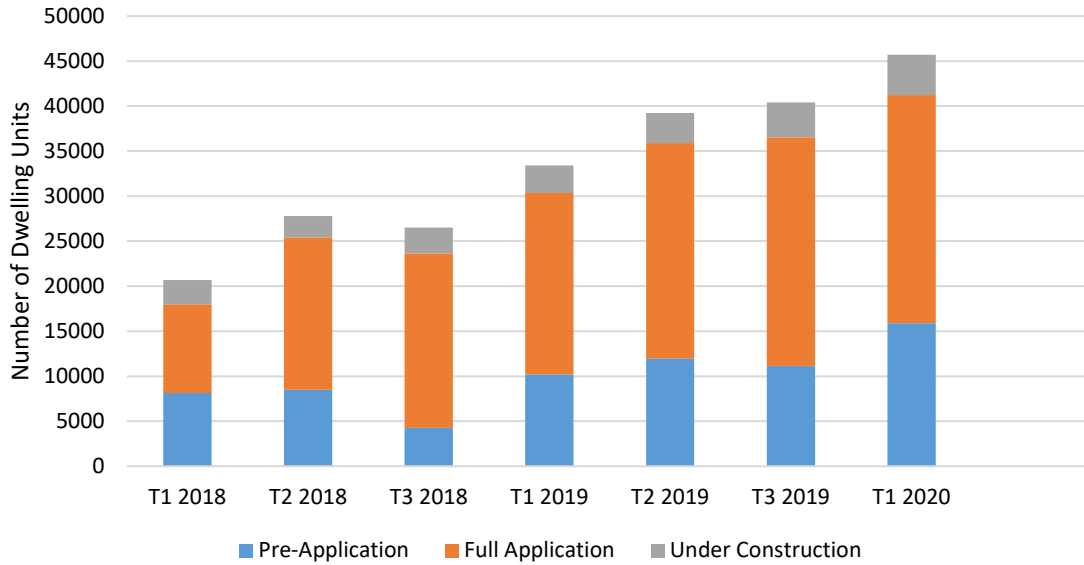
Table 4: Dwelling Unit by Tenure



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 is relatively steady, applications are increasingly complex with an increased number of dwelling units per application.

Table 5 - Dwelling Units In Process Timeline



Current Multiple Family Housing (MFH) Dev't / Building Permit Applications and MFH Project Snapshot - as of April 30, 2020

Project # & name	Applicant	NP	AP	Status on April 30	Address	Form	Strata Units <small>In Project (incl. TH & row homes)</small>	Purpose built Rental	Non Market rental	Below Market rental	Total Units	
Dev't Permit & Building Permit Applications in process (unit counts may change)												
1	18-060	David Lin	AHNP	SWCAP	Awaiting appl. response RZ DVT DP - Mar 28, 2018	1404 Austin Ave	HC - triplex	3	0	0	0	3
2	18-068	EWAN Design + Construct	AHNP	SWCAP	Awaiting appl. response RZ DP - Apr 25, 2018	1400 Austin Ave	HC - fourplex	4	0	0	0	4
3	20-030	Flat Arch.	AHNP	SWCAP	DP - Mar 17, 2020	1146 Madore Ave	HC - fourplex	4	0	0	0	4
4	19-077	Lamme Zarei	AHNP	SWCAP	Awaiting appl. response RZ DP - Aug 15, 2019	1334 Charland Ave	HC + Add duplex	2	0	0	0	2
5	20-035	Lino Castagno	AHNP	SWCAP	DP - Mar 23, 2020	1138 Dansey Ave	HC - fourplex	4	0	0	0	4
6	20-008	Martin Juettner	AHNP	SWCAP	Awaiting appl. response DP - Jan 28, 2020	406 Schoolhouse St	HC - fourplex	4	0	0	0	4
7	N/A	Subros / Joseph Park	AHNP	SWCAP	MF App - Dec 23, 2016	491 Laurentian Cres	TH	5	0	0	0	5
8	17-019 - Philp House	T D Studio	AHNP	SWCAP	3rd rdg HRA SD - Mar 24, 2017	433 Marmont St	HRA + duplex	2	0	0	0	2
9	17-004	Anthem Group	BLNP	SWCAP	Awaiting appl. response RZ SD DP - Jan 11, 2018	566 Lougheed Hwy	1 x 29 st. apt & 1 x 23 st. apt	427	64	0	6	497
10	18-076 - Rochester Homes	Allaire Headwater Residences LP	BLNP	SWCAP	Awaiting appl. response HRA OC RZ SD - Jun 14, 2018	572,602,604,606,608,612 Rochester, 373,375 Clayton St, 390,394 Guilby	3x HRA + 1 x 7 st., 1x 6 st., 1 x 4 st., stacked TH + 2x ss	162	0	0	0	195
11	19-046 - 500 Foster - the Northlander	Amacon + YWCA	BLNP	SWCAP	1st rdg - Mar 2, 2020 PH postponed New DP / RZ / SD - Jun 24, 2019	500 Foster Ave + 633 North Rd	1 x 44 st. mixed use + Comm & 1 x 6 st. apt + 7 rental TH	296	117	12	0	425
12	17-003	Andres Vargas / 1099556 / Foster Eighth	BLNP	SWCAP	MF App - Feb 11, 2020	606 Foster Ave	TH	52	0	0	0	52
13	19-008 - Kent Pl	Anthem Cottonwood Devts + BC Housing	BLNP	SWCAP	3rd Reading - Nov 18, 2019 RZ TA SD DP - Sep 26, 2018	533 Cottonwood Ave	1 x Apt - 42-st. highrise, 1 x lowrise rental, 8 x TH	332	115	20	0	467
14	18-100	Anthem Ducklow Devts LP	BLNP	SWCAP	3rd rdg - Nov 18, 2019 RZ DVP DP - Dec 20, 2018	709 Ducklow St	TH	69	0	0	0	69
15	19-028	Anthem Grant Devts LP	BLNP	SWCAP	Awaiting appl. response RZ SD DP - Mar 15, 2019	909, 913, 917, 921, 925, 927 Grant St	stacked TH	63	0	0	0	63
16	16 - 001 - SOCO - 319 North Rd - 5 towers + 1 lowrise rental in 4 Phases	Anthem Group - SOCO + AHS 1 of 4: 2 towers: 494 units; will sell 18 units to AHS Phase 2 or 4: Anthem will operate 40 PBR units + sell 31 units to AHS.	BLNP	SWCAP	RZ - Approved - Dec 16, 2019	319 North Rd (related to 566 Lougheed Hwy)	Apt - highrise + comm + CC	888	0	0	0	888
					P1 - MF App - Mar 6, 2020 DP issued - Dec 16, 2019	AHS units to be located on level 4,5,7 of Tower 2	2 x Apt - highrise with comm	496	0	0	18	514
					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	18-153	Atelier Pacific Arch.	BLNP	SWCAP	Awaiting appl. response RZ SD DP - Dec 17, 2018	557, 561, 565, 569 Madore Ave. & 562, 580, 596, 598 Dansev Ave	2 x 6 st. apt	168	0	0	0	168
18	19-074 / prev 18-133	Belford (Dansey) Partnership	BLNP	SWCAP	RZ SD DP - Jul 31, 2019	597, 599, 601, 603 Dansey Ave	1 x 6 st. apt - 109 Affordable Home Ownership units and	128	0	0	0	128
19	18-103 - Anthony Manor	Boffo Devts (NR) + VRS	BLNP	SWCAP	3rd rdg - Sep 30, 2019 RZ DP SD - Sept 7, 2018	705 North Rd	1 x 48 st. tower & 1 x 21 st. tower + TH	348	113	21	0	482
20	18-123	BURO47 Arch.	BLNP	SWCAP	Awaiting appl. response RZ SD DP - Sept 25, 2018	611 & 613 Smith Ave	1 x 7 st. rental apt	0	31	0	0	31

	Project # & name	Applicant	NP	AP	Status on April 30	Address	Form	Strata Units in Project (incl. TH & row homes)	Purpose built Rental	Non Market rental	Below Market rental	Total Units
21	17-024 - Meridian	Chris Dikeakos / Townline	BLNP	SWCAP	3rd rdg Extension - Rec'd 3rd rdg with NM. New or Amended HA to get BM option 3rd rdg ext RZ DP SD - Nov 3, 2017	503, 511 Cottonwood Ave & 504 Clarke Rd	1 x 32 st. mixed use + TH + Comm	181	54	0	9	244
22	18-039 - Rochester + Madore	Cicozzi Arch.	BLNP	SWCAP	RZ SD DP - Aug 15, 2018	558-568 Madore Ave & 555-565 Rochester Ave	1 x 6 st. apt	172	0	0	0	172
23	18-057 - Rochester Estates / Pollard HRA	Circadian (Rochester) Devts	BLNP	SWCAP	Awaiting appl. response	571, 601, 609 Rochester Ave & 572, 600, 602, and 606 Madore Ave	HRA Pollard Residence, 1 x 6 st senior rental, 2 stacked TH & childcare	49	80	0	0	129
24	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
25	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
26	18-035	Cyanic Devts	BLNP	SWCAP	Prelim. Approval SD DP - Feb 27, 2018	757 & 761 Edgar Ave	HC - 4 duplex	8	0	0	0	8
27	18-102	Formwerks Architectural	BLNP	SWCAP	Prelim. Approval - Oct 28, 2019	707 Robinson St	3 storey TH	34	0	0	0	34
28	19-083	Formwerks Boutique	BLNP	SWCAP	Awaiting appl. response RZ SD DP RK - Sep 18, 2019	719, 720, 722, 723, 727, 728, 730 Seaton & 710, 712, 720 Robinson	TH	93	0	0	0	93
29	18-108 - Alderson Ave Apts	Haraman Development	BLNP	SWCAP	Awaiting appl. response HRA - Dec 17, 2018	705 Alderson Ave	HRA + 2 x 8 st. apt	120	0	0	0	120
30	19-014	iKor Devt + BC Housing	BLNP	SWCAP	Awaiting appl. response RZ SD DP - Feb 15, 2019	625 North Rd	1 x 27 st. apt, 3 st. podium	151	33	11	0	195
31	18-086 - Clarke + Como - All phases - 4 towers: 1203 units T1: 364, T2: 299, T3: 213	Intergulf Devt (Como Lake) + Vancouver Resource Society	BLNP	SWCAP	Awaiting appl. response OC RZ DP SD - Oct 25, 2018	602, 612 & 618 Clarke Rd; 605 & 625 Como Lake Ave & 620 Lea Ave	1 x 27 st apt, 1 x 30 st apt, 6 st. podium + TH	213	280	0	0	493
		Phase 1 of 4: T1, T2 + midrise (47 rental): 678 units + cc			DP app - Oct 25, 2018	663 strata units	1 x 40 st. apt, 1 x 33 st. apt, +5 st. midrise + cc	663	0	47	0	710
32	19-033	Iredale Arch.	BLNP	SWCAP	Awaiting appl. Response RZ DP SD - Apr 5, 2019	739 Como Lake	1 x 6 st. apt	37	0	0	0	37
33	20-017	IZ	BLNP	SWCAP	DP - Mar 6, 2020	751 Edgar Ave	HC - 2 x duplex	4	0	0	0	4
34	19-109	KADIUM	BLNP	SWCAP	RZ DP SD - Dec 16, 2019	704, 706, 710 Grover Ave & 701, 705, 709 Regan Ave	TH	60	0	0	0	60
35	18-037	Ledingham McAllister	BLNP	SWCAP	Awaiting appl. response RZ DP SD RK - Nov 21, 2018	530-550 Delestre Ave, 316 Loring St, & 527-555 Sunset Ave	4 x 6 st. apt	313	0	0	0	313
36	19-089 / 17-040 - Alderson Gate	Led. McAllister Burquitlam	BLNP	SWCAP	RZ SD DP RK - Oct 3, 2019	688 Lougheed Hwy, 632, 633 Grayson + 633 Alderson Ave	4 x highrise apt + childcare	414	159	0	0	573
37	17-037 - Highpoint	Led. McAllister Burq. - LM Highpoint Homes	BLNP	SWCAP	MF App - Apr 30, 2019 . Rec'd 4th & final HA + DP (NM Rental Option). Needs new H.A. to get BM option	508 Clarke Rd	51 st. Highrise apt + retail	292	113	15	0	420
38	18-066 - Precidia / Stonewood Manor	Led. McAllister Precidia + BC Housing	BLNP	SWCAP	MF App - Oct 16, 2019 3rd rdg - Dec 11, 2018 RZ DP SD - Apr 12, 2018	520 Cottonwood Ave	1 x apt. highrise	178	66	0	9	253

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39	n/a - Sydney - prev. Sydney Place	Led. McAllister Sydney / Marcon	BLNP	SWCAP	MF App - Nov 27, 2018	545 Sydney Ave	apt - highrise	160	67	10	0	237
40	19-021	Marcon Dogwood (GP)	BLNP	SWCAP	Awaiting appl. response RZ SD DP - Mar 26, 2019	631, 633 Smith & 708, 712, 716 Dogwood St	2 x 6 st. apt	110	0	0	0	110
41	18-038 - Sierra (Euclid)	Led. McAllister Communities	BLNP	SWCAP	Awaiting appl. response RZ DP SD - Mar 22, 2018	540-564 Sunset Ave.228-280 Dunlop St.265-285 Euclid Crt.559-569 Alderson	4 x 6 st. apt	422	0	0	0	422
42	19-078	McElhanney	BLNP	SWCAP	Awaiting appl. response (revisions) RZ SD DP - Aug 29, 2019	760, 770, 780, 790 Ingersoll Ave, 936, 932 Grant, 792, 796, 800 Clarke Rd	TH + lowrise apt.	64	0	0	0	64
43	18-088 Allison: Phase 1 + 2	Mosaic Allison	BLNP	SWCAP	3rd rdg - Jan 27, 2020 RZ DP SD - Oct 4, 2018	700, 702, 704, 708, 712 and 716 Edgar Ave.	2 x 4 st. apt	96	0	0	0	96
44	19-018 - Caraby Manor + Avondale Crt	North Road Whiting / Townline + BC Housing	BLNP	SWCAP	3rd rdg - Oct 28, 2019 RZ SD DP - Feb 28, 2019	675 North Rd & 668 Whiting Way	1 x 18 st. apt & 45 st. apt + TH + Comm	385	134	0	20	539
45	19-027 - Carumai P1 (140 units) + Burquitlam East - P2 (128 units)	Polygon Devt 219	BLNP	SWCAP	RZ SD DP RK - Mar 21, 2019	611 - 631 Cottonwood Ave & 616 - 646 Vanessa Crt	2 x 6 st. apt	278	0	0	0	278
46	19-057 - Chez Nous	Porte Homes (LeBleu)	BLNP	SWCAP	Awaiting appl. Response RZ DP - Jun 7, 2019	209 Lebleu St	1 x Apt - lowrise + TH	114	0	0	0	114
47	20-015	Roger Challis	BLNP	SWCAP	Awaiting appl. response RZ DP - Feb 7, 2020	947 Robinson St	4x RTM	4	0	0	0	4
48	18-087	Shaw Ave Devts .	BLNP	SWCAP	3rd rdg PH - July 29, 2019 RZ SD DP - Jul 27, 2018	600, 602, 606, 608, 610, 612 & 618 Shaw Ave.	1 x 6 st. apt	197	0	0	0	197
49	19-037 - The Oaks - P2 Bldg 2 + P3 Bldg 3 (all phases: 396 units)	Clarke Road Project Strand Management Anskar Court	BLNP	SWCAP	MF App P2+3 - Sep 12, 2019 SD - Apr 18, 2019	702 Clarke Rd > 735 Anskar Crt + 741 Anskar Crt	4 of 6 x Apt - lowrise (131 + 132 units)	263	0	0	0	263
50	17-029 - Port & Mill	Streetside Devts / prev. Boffo (Como Lake)	BLNP	SWCAP	MF App - Oct 10, 2019	645 Como Lake Ave & 648 Lea Ave	2 x Apt - lowrise	175	0	0	0	175
51	18-008 - Fairview Slopes	TATLA Devts	BLNP	SWCAP	3rd Reading PH - July 8, 2019 RZ SD DP - Mar 15, 2018	669,675,681,689 Adler Ave 634,638 Cottonwood Ave & 672,678,682 Fairview	TH	48	0	0	0	48
52	18-009	Trillium Project Management	BLNP	SWCAP	3rd rdg PH held May 27, 2019	605, 607, 611 Sydney Ave	TH	20	0	0	0	20
53	19-101	Trio Adera Devts	BLNP	SWCAP	Awaiting appl. response / Review Letter Sent RZ DP SD - Nov 27, 2019	715 & 717 Como Lake Ave	1 x 4 st. apt	57	0	0	0	57
54	18-065	0796698 BC	MNP	SWCAP	3rd rdg - Dec 16, 2019 DP - Apr 12, 2018	824 Edgar Ave	HC - fourplex	4	0	0	0	4
55	19-092	1164614 BC	MNP	SWCAP	Awaiting appl. response RZ DP SD - Oct 21, 2019	200 Marmont St.,1053, 1055, 1057, 1059 James Ave.	1 x 6 st. apt	64	0	0	0	64
56	20-003	1192674 BC	MNP	SWCAP	Awaiting appl. response DP - Jan 17, 2020	1204 Hammond Ave	HC -fourplex	4	0	0	0	4
57	20-011	Architype Design	MNP	SWCAP	RZ DP - Feb 4, 2020	1038 Delestre Ave	HC -fourplex	4	0	0	0	4
58	17-011 - Red House	Brook Pooni Associates	MNP	SWCAP	Awaiting appl. response HRA SD RK - Aug 14, 2017	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

	Project # & name	Applicant	NP	AP	Status on April 30	Address	Form	Strata Units in Project (incl. TH & row homes)	Purpose built Rental	Non Market rental	Below Market rental	Total Units
59	18-027	Casa Realty Investments	MNP	SWCAP	Awaiting appl. response RZ DP - Feb 8, 2018	726 Roderick Ave	HC - 2 x duplex	4	0	0	0	4
60	16-009 - Blue Mtn Tower	DA Architects & Planners	MNP	SWCAP	3rd rdg Extension MF App - Dec 6, 2018 RZ SD DP - Jan 29, 2016	837 Lougheed Hwy & 218 Blue Mountain St	1 x 21 st. + comm	150	0	0	0	150
61	18-083	Dolomiti Homes	MNP	SWCAP	Prelim. Approval 3rd rdg - Sep 30, 2019 RZ SD DP - May 23, 2018	808 & 812 Gauthier Ave	1 x 4 st. apt	46	0	0	0	46
62	17-013 -1309 Laval Sq.	Domus Homes	MNP	SWCAP	Prelim. Approval 3rd rdg - Nov 18, 2019 HRA SD - Dec 6, 2017	213 Laval St, 1302, 1304, 1307, 1309 Laval Sq & 1308 Cartier Ave	4 x HRA - 9 x TH + stacked TH bldgs	37	0	0	0	37
63	20-014	John Cheah	MNP	SWCAP	DP - Feb 10, 2020	937 Walls Ave	HC - triplex	3	0	0	0	3
64	17-038	Nitesh Nath	MNP	SWCAP	Awaiting appl. Response HR / SD - May 31, 2017	345 Marmont St	HRA + duplex	2	0	0	0	2
65	20-039	Noura Construction	MNP	SWCAP	DP - Mar 30, 2020	1211 Thomas Ave	HC - fourplex	4	0	0	0	4
66	17-005	Parkcrest Inc.	MNP	SWCAP	Awaiting appl. response RZ DP SD - Apr 21, 2017	1220 Thomas Ave	HC - triplex	3	0	0	0	3
67	18-130	Rail House Builders	MNP	SWCAP	Awaiting appl. response RZ DP - Oct 3, 2018	269 King St	HC - triplex	3	0	0	0	3
68	19-108	Srinivasa Sastry Janaswamy	MNP	SWCAP	Review Letter Sent DP / SD - Dec 13, 2019	271 Blue Mountain St	HC - fourplex	4	0	0	0	4
69	17-035	Vivid Green Arch.	MNP	SWCAP	3rd rdg RZ DP - Dec 22, 2017	231, 233 Lebleu Street	HC - fourplex	4	0	0	0	4
70	20-010	Western Homes & Management	MNP	SWCAP	Awaiting appl. response DP - Feb 6, 2020	1038 Stewart Ave	HC - triplex	3	0	0	0	3
71	18-115 - Loma	Wilsong Chang Arch / ML Emporio + BCH	MNP	SWCAP	3rd rdg - Dec 16, 2019 RZ SD DP - Jul 18, 2018	901 Lougheed Hwy	1 x 25 st. apt + Comm	122	51	6	0	179
72	16-004 / 19-007 - Fraser Mills	Beedie Living / Fraser Mills	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
		DP - 19-065			DP - App Jul 3 2019	(future lot 9)	1 x Apt - lowrise	0	74	0	0	74
		DP - 19-064			Awaiting appl. response DP - App Jul 3 2019	(future lot 10)	1 x Apt - lowrise	85	0	0	0	85
		DP - 19-064			Awaiting appl. response DP - App Jul 3 2019	(future lots 7B and 8B)	2 x Apt - highrise	418	0	0	0	418
Subtotal Application units in SWCAP								15,958	2,535	359	93	18,978
73	20-022 was 19-060	Dys Arch. / BCH + AHS	N/A	CCAP	RZ DP DVP - Mar 5, 2020	3100 Ozada Ave	1 x 6 st. apt	0	0	166	166	166
74	18-090 - Mall Redevt - P1: 9 towers	Morguard Investments	N/A	CCAP	Awaiting appl. response OC RZ SD DP - May 25, 2018	2929 Barnet Hwy, 1150 The High St, 1140 Pinetree Way	11 x mixed use tower + Comm	2,924	731	0	0	3,655
75	18-069 - 1175 Pinetree Way	Onni Pinetree Way	N/A	CCAP	3rd rdg PH held Mar 4, 2019 RZ SD DP - May 2, 2018	3022 Glen Dr & 1175 Pinetree Way	3x Apt - highrise with comm.	705	186	0	0	891
76	19-029 - Hoy Creek - co-op	Community Land Trust / TL Housing Solutions	N/A	CCAP	HA - new 3rd rdg - May 4, 2020 DP - Mar 14, 2019	2905 Glen Dr (was 1205 Johnson St)	1 x 6 st. bldg (co-op)	0	0	132	0	132

Project # & name	Applicant	NP	AP	Status on April 30	Address	Form	Strata Units in Project (incl. TH & row homes)	Purpose built Rental	Non Market rental	Below Market rental	Total Units	
Subtotal Application units in CCAP							3,629	917	298	166	4,844	
77	17-014	London Vista Enterprises Inc. (0982415 BC)	LHCVNP	NECAP	3rd rdg Extension	3429 Roxton Ave	RTM	3	0	0	0	3
78	20-028	Infinity Properties (Baycrest)	PCNP	NECAP	OC RZ DP - Mar 24, 2020	3553, 3557, 3563 & 3575 Victoria Drive	TH	72	0	0	0	72
79	18-002	Krahn / Assis	PCNP	NECAP	MF App - Jul 18, 2019	3503 Gislason Ave	TH	16	0	0	0	16
80	19-068	McVicar Court LP	PCNP	NECAP	Awaiting appl. response DP - Jul 22, 2019	3550 McVicar Crt	3 st. TH	155	0	0	0	155
81	19-039	Mitchell Street 2.0 / Townline	PCNP	NECAP	Awaiting appl. Response DP - App May 7 2019	1310 Mitchell St.	TH	112	0	0	0	112
82	20-041 - P1 of 4 (was 16-006)	Mosaic Baycrest	PCNP	NECAP	ST - Apr 20, 2020 MF App - Nov 7, 2019	3529 Baycrest Ave	TH	26	0	0	0	26
83	20-041 - P2 of 4 (was 16-006)	Mosaic Baycrest	PCNP	NECAP	ST - Apr 20, 2020 MF App - Nov 7, 2019	3529 Baycrest Ave	TH	27	0	0	0	27
84	17-007	Pivotal Dev't Consultants	PCNP	NECAP	Prelim. Approval - Oct 28, 2019 RZ DP SD DVP - Aug 23, 2017	3580 Victoria Dr	TH	30	0	0	0	30
85	19-045	Polygon Dev't 216	PCNP	NECAP	Awaiting appl. response MF App - Dec 20, 2019 DP - May 9, 2019	1350 Mitchell St	TH	75	0	0	0	75
86	19-044	Polygon Dev't 230	PCNP	NECAP	MF App - Dec 20, 2019	3549 Princeton Ave	TH	58	0	0	0	58
87	16-008	RBD (Cariboo) Devts / GRD Victoria + RBD Victoria	PCNP	NECAP	Awaiting appl. response DP OC RZ - Oct 31, 2016	3553 Victoria Dr	TH	60	0	0	0	60
88	19-056	Woodbridge Devts (Baycrest West) No 1087597	PCNP	NECAP	Awaiting appl. response OC RZ DP SD - May 31, 2019	3489 Baycrest Ave	stacked TH	24	0	0	0	24
89	19-032	Noura Construction	PCNP	NECAP	Awaiting appl. response RZ DP - Apr 2, 2019	3469 Baycrest Ave	TH	16	0	0	0	16
90	19-006	Polygon Dev't 265	PCNP	NECAP	Awaiting appl. response RZ DP RK SD - Mar 8, 2019	3646, 3648, 3650, 3654, 3674 and 3680 Victoria Dr & 4189 Cedar Dr	TH	156	0	0	0	156
91	18-024	Annesley Homes	SCNP	NECAP	Awaiting appl. response	3421 & 3431 Queenston Ave	TH	21	0	0	0	21
92	19-096 was 18-148	Anyi Investment / Macintosh Highlands Master Builders	SCNP	NECAP	Awaiting appl. response OC RZ DP SD - Dec 2, 2019	3420 & 3428 Queenston Ave	TH + childcare	57	0	0	0	57
93	19-095	Gradual Arch. Inc	SCNP	NECAP	DP - Jan 16, 2020	3507 Hall Ave	TH	66	0	0	0	66
94	20-033	Mosaic Riley Park North	SCNP	NECAP	DP - Mar 30, 2020	1340 Olmsted St	TH	77	0	0	0	77
95	20-032	Mosaic Riley Park South by its GP Mosaic Riley Park South	SCNP	NECAP	DP - Mar 30, 2020	1331 Olmsted St	TH	90	0	0	0	90
96	18-111	Sachin Sood	SCNP	NECAP	Awaiting appl. response OC RZ SD DP - Jul 11, 2018	1369 Coast Meridian Rd	TH	22	0	0	0	22
97	19-090	Wesbild	SCNP	NECAP	DP - Oct 21, 2019	3508 Hall Ave	TH	80	0	0	0	80
98	18-041	BC Dream House Builders	UHCVNP	NECAP	Awaiting appl. response OC RZ SD DP - Mar 12, 2018	1350 Coast Meridian Rd	RTM	13	0	0	0	13
Subtotal units under application in NECAP							1,256	0	0	0	1,256	
Total units under application - citywide							20,843	3,452	657	259	25,078	
Total Non-market and BM units under application - citywide									916			
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)												
99	19-103 - The Heights	Beedie Living + Vancouver Resource Society (VRS)	AHNP	SWCAP	MF Ready to Issue - Jan 14, 2020 ST - Nov 29, 2019	1033 Austin Ave (with 1029 Austin Ave)	2 x Apt - highrise + 10 TH + Comm	344	0	12	0	356

	Project # & name	Applicant	NP	AP	Status on April 30	Address	Form	Strata Units in Project (incl. TH & row homes)	Purpose built Rental	Non Market rental	Below Market rental	Total Units
100	N/A	Colliers International + CLUC	AHNP	SWCAP	MF Issued - May 2, 2019	1110 King Albert Ave	Church + Apt - lowrise	0	0	75	0	75
101	Wynwood Green / Brandywine	Anthem 585 Austin Devts	BLNP	SWCAP	MF Issued - Apr 29, 2019	585 Austin Ave	Apartment - High-rise	379	0	0	0	379
102	581 - Kevington 567 Clarke + Como	Marcon Clarke Homes + Kinsight	BLNP	SWCAP	MF Issued - Apr 26, 2019	567 Clarke Ave	Apt - highrise + Comm (strata)	358	0	6	0	364
		Kevington Tower / Marcon	BLNP	SWCAP	MF Issued - Apr 26, 2020	581 Clarke Rd	Apt - highrise (rental)	0	101	0	0	101
103	Lougheed Heights - 3 towers	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 / LH3			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 / LH1			MF Issued - Nov 16, 2017	657 Whiting Way	Tower 1: Apt - highrise	334	0	0	0	334
104	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
105	Vista Condos	Gauthier Devts Joint Venture / Ciccuzzi / Dolomiti	BLNP	SWCAP	MF Issued - Dec 23, 2019	700 Clarke Rd	Apartment - Low-rise	76	0	0	0	76
106	19-037 - The Oaks - P1 of 3 (all phases: 396 units)	Strand Management / Anskar Court Project	BLNP	SWCAP	MF Issued - Jan 13, 2020	702 Clarke Rd	2 of 6 x 6-storey Apt - lowrise	135	0	0	0	135
107	703 Como Lake Ave - Duet I	Adera Projects	BLNP	SWCAP	MF Issued - Sep 11, 2019	707 Como Lake Ave	1 x 7 st. apt	72	0	0	0	72
108	17-036 - KIRA	Woodbridge Investments (Dogwood)	BLNP	SWCAP	MF Issued - Jan 13, 2020	750 Dogwood St was 644 Como Lake	Apt - lowrise	116	0	0	0	116
109	Regan West	Marcon Regan West (GP)	BLNP	SWCAP	MF Issued - Oct 3, 2018	603 Regan Ave	1 x Apt - lowrise	75	0	0	0	75
110	N/A	D'Veeto Devts / Jordan Kutev	BLNP	SWCAP	MF Ready for Issue- April 30, 2020	258 Hart St	15 TH + 1 HRA	16	0	0	0	16
111	18-040 - Duet II	Adera Projects	BLNP	SWCAP	MF Issued - Jan 14, 2020	708 Lea Ave	Stacked TH	60	0	0	0	60
112	Villa Bleu	Apex Living	MNP	SWCAP	MF Issued - Oct 3, 2017	806 Gauthier Ave	TH	9	0	0	0	9
Subtotal units under construction in SWCAP								2,743	363	93	0	3,199
113	18-069 - Sophora	Polygon Devt 316	N/A	CCAP	MF Issued - Apr 16, 2020	1182 Westwood St	Apt - highrise	222	51	0	0	273
114	18-081 - Aalto: w.Koskela - 67 rental apt: Occ	1226 Johnson Street / FCRHA / Intracorp	N/A	CCAP	MF Issued - May 1, 2018	1228 Hudson St	76 x TH	76	0	0	0	76
Subtotal units under construction in CCAP								298	51	0	0	349
115	N/A	Sumeet Sekhon / BC1136465	LHCVNP	NECAP	MF Issued - Aug 20, 2019	3406 Roxton Ave	TH-F5	6	0	0	0	6
116	N/A	1057889 BC	LHCVNP	NECAP	MF Issued - Nov 2, 2018	3419 Roxton Ave	TH-F5	19	0	0	0	19
117	10-0117 20-002 - Baycrest on the Rise - Phase 1	Ciccuzzi Arch. / Woodbridge Devts	PCNP	NECAP	MF Issued - Jan 14, 2020 ST - Feb 3, 2020	3565 Baycrest Ave - was 3569 Baycrest Ave	TH - Bldgs 1-5, TH Bldgs 6-12 + Bldgs 13-15	67	0	0	0	67
118	N/A	Mitchell Street / Townline	PCNP	NECAP	MF Issued - Apr 30, 2019	1290 Mitchell St	TH	100	0	0	0	100

	Project # & name	Applicant	NP	AP	Status on April 30	Address	Form	Strata Units in Project (incl. TH & row homes)	Purpose built Rental	Non Market rental	Below Market rental	Total Units
119	Victoria	Mosaic Upper Victoria	PCNP	NECAP	MF Issued - Oct 10, 2017	1221 Rocklin St	TH	31	0	0	0	31
120	19-071 - Rocklin On The Creek	Woodbridge Devts (Baycrest East)	PCNP	NECAP	MF Issued - Sep 5, 2019 ST - Jul 15, 2019	3525 Victoria, 1225 Mitchell St, + 1220 Rocklin St	TH	72	0	0	0	72
121	N/A	Mosaic Lower Victoria	PCNP	NECAP	MF Issued - Jul 24, 2019	3552 Victoria Dr	TH	100	0	0	0	100
122	N/A	1044070 BC	SCNP	NECAP	MF Issued - Jan 9, 2019	3416 Queenston Ave	TH-FS	8	0	0	0	8
123	Kentwell - P 1	Polygon Kentwell Homes	SCNP	NECAP	MF Issued - Aug 23, 2017	3500 Burke Village Prom	TH	59	0	0	0	59
124	Kentwell - P2,3,4	Polygon Kentwell Homes	SCNP	NECAP	MF Issued - Nov 21, 2018	3500 Burke Village Prom	TH	104	0	0	0	104
125	3499 Gislason Ave	1081785 BC	SCNP	NECAP	MF Issued - Aug 13, 2018	3499 Gislason Ave	TH	6	0	0	0	6
126	N/A	NSDA Architects	SCNP	NECAP	MF Issued - Mar 27, 2020	3409 Harper Rd	TH	18	0	0	0	18
127	The Princeton	Nordel Devts	SCNP	NECAP	MF Issued - Aug 31, 2018	3535 Princeton Ave	TH	27	0	0	0	27
128	Amberleigh	Polygon Hadleigh on the Park	UHCVNP	NECAP	MF Issued - Apr 23, 2018	3306 Princeton Ave	TH	88	0	0	0	88
Subtotal units under construction in NECAP								705	0	0	0	705
129	N/A	Boldwing Continuum Arch.	N/A	NWCAP	MF Issued - Jun 3, 2019	1412 Pipeline Rd	TH	12	0	0	0	12
Subtotal units under construction in NWCAP								12	0	0	0	12
Total units under construction - citywide								3,758	414	93	0	4,265
Total Non-market and BM units under construction - citywide										93		
Total Units in Process								24,601	3,866	750	259	29,343

- 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, 2020.
- All Multiple Family Housing projects with active applications and building permits are shown. Pre-applications are not shown.
- 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.
- Unit counts and mix represent the applicant's vision and are subject to verification and approval through the development application and building permitting process.
- Multi-phase projects where Phase 1 has received a Building Permit may be combined for convenience. Unit counts may change.
- Where unit counts have not been provided by the applicant, total unit counts may show as zero.
- Unit counts are based on application totals, rather than on drawing revisions.
- Non-Market unit counts include: co-op housing, affordable ownership and non-profit housing.
- Non or Below Market units may be stratified and/or physically located within a strata building, or within a separate purpose-built rental building.
- Only those rezoning applications for which potential unit counts were available have been included on this list.
- Fee Simple Row Homes and Townhouse units are counted as Strata Units.
- "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 Res. Units in process
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