

Development & Building Activity Snapshot | T2 2019

As of August 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-family applications and construction projects.

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

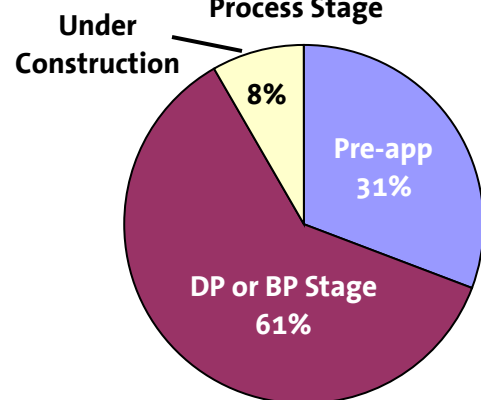
- Formal Applications (Rezoning, Development Permit, and Building Permit);
- Under Construction (Building Permit issued, but not granted an occupancy permit).
- Project details for pre-applications are not provided as these change significantly through the application process, however unit totals for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

Table 1: Development and Building Activity Summary¹

Stage	Single Family Units	Strata Units	Market Rental Units	Non-market Rental units	Total Dwelling Units
Pre-Application Stage	0	10,281	1,500	185	11,966
Development or Building Permit Stage	89	19,887	3,331	604	23,911
Under Construction	96	2,712	463	89	3,360
TOTAL	185	32,880	5,294	878	39,237

Development interest appears to be rebounding from T1, with an increase in dwelling units at all stages. 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 that market improves.

Table 2: Dwelling Units by Process Stage



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.

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 (57%), primarily in the Burquitlam-Lougheed neighbourhood, however staff are starting to see more interest in in City Centre (39%) 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

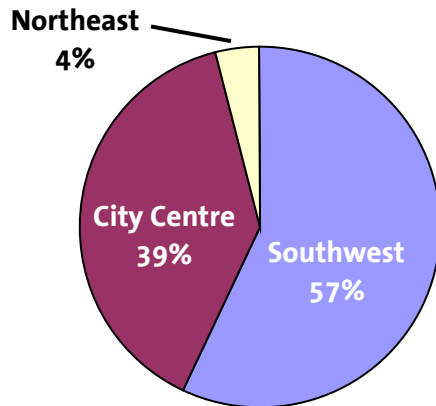
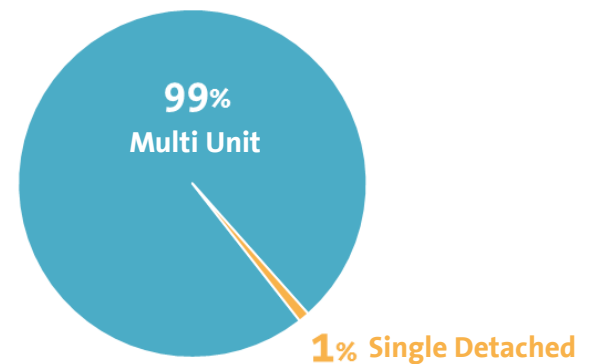
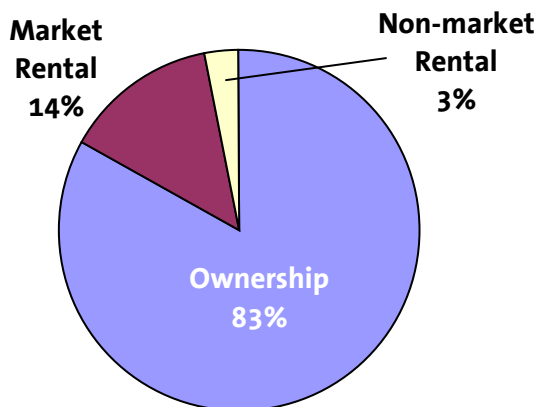


Table 4: Total Multi-unit vs. Single Detached Units in Process



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, approximately 84% are free-hold or strata units, 14% are purpose-built market rental and 3% are non-market rental. Approximately 13% of all rental units are proposed to contain three bedrooms.

Table 5: Dwelling Unit Units by Tenure



Current Multiple Family Housing (MFH) Development / Building Permit Applications and MFH Project Snapshot - as of August 30, 2019 - INTERNAL USE ONLY

Project # / name	Applicant	NP	AP	Status on August 30	Address	Form	Strata Units in Project (includes fee simple row homes)	Purpose-built Rental Units proposed	Non-Market rental units proposed	Total Units
Development Permit & Building Permit Applications in process (unit counts may change)										
The Heights- 2 towers	Beedie Living + Vancouver Resource Society (VRS)	AHNP	SWCAP	MF App - Dec. 6 2018	1029, 1033 Austin Avenue	2 x Apt - High-rise	344	0	12	356
18-060	David Lin	AHNP	SWCAP	DP / RZ / DV - App - Mar 28, 2018	1404 Austin Ave	HC - triplex	3	0	0	3
18-068	EWAN Design + Construct Inc	AHNP	SWCAP	RZ / DP - App - Apr 25 2018	1400 Austin Ave	HC - fourplex	4	0	0	4
19-077	Lamme Zarei	AHNP	SWCAP	DP App - Aug. 6, 2019	1334 Charland Ave	HC + duplex	2	0	0	2
17-019	T D Studio Inc	AHNP	SWCAP	HR - App Mar 24 2017	433 Marmont St	HRA + duplex	2	0	0	2
	The Subros Homes	AHNP	SWCAP	MF App - Dec 23 2016	491 Laurentian Cres	TH	5	0	0	5
18-040 - Duet II	Adera Projects Ltd	BLNP	SWCAP	MF App - 8/7/2019	708 Lea Ave	Apt - Low-rise / Stacked TH	60	0	0	60
703 Como Lake Ave - Duet I	Adera Projects	BLNP	SWCAP	MF App - Dec 4 2018	707 Como Lake Ave	Apt - Low-rise	72	0	0	72
18-076 - Rochester Avenue Homes	Allaire Headwater (Rochester) Residences Limited Partnership	BLNP	SWCAP	HR / OC / RZ / SD App June 14 2018	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	131
19-046 - 500 Foster - current Northlander	Amacon Holdings + YWCA	BLNP	SWCAP	New DP App - June 24 2019	500 Foster Ave & 633 North Rd	1 x Apt - High-rise & 1 x 7 storey low-rise	296	117	12	425
19-008 - current Kent PI	Anthem Cottonwood Devts	BLNP	SWCAP	DP / RZ / SD App - Feb 5 2019	533 Cottonwood	Apt - High-rise, Mid-rise rental, TH	332	115	40	487
19-028	Anthem Grant Devts LP	BLNP	SWCAP	RZ / SD / DP App - March 15 2019 - Awaiting App's Response	909, 913, 917, 921, 925, 927 Grant St	stacked TH	63	0	0	63
17-004	Anthem Prop. Group Ltd + BC Housing	BLNP	SWCAP	DP / RZ / SD - App Jan 11 2018	566 Lougheed Hwy (related to 319 North Rd)	Apt - High-rise	427	64	6	497
319 North Rd - All 4 Phases	Anthem Prop. Group Ltd + AHS	BLNP	SWCAP	OC / DP / RZ - 3rd Reading Dec. 10, 2018	319 North Rd (related to 566 Lougheed Hwy)	Apt - High-rise with comm.	949	0	0	949
	Phase 1 of 4: 2 towers: 494 units; Anthem will sell 18 units to AHS			DP app	319 North - AHS units to be located on level 4,5,7 of Tower 2	Apt - High-rise with comm.	476	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 storey rental bldg	Apt - Low-rise		40	31	71
18-103 - 705 North Rd - incl. current Anthony Manor	Boffo Devts (NR) Ltd + VRS	BLNP	SWCAP	DP / RZ / SD App - Sept 7 2018	705, 707 North Rd, 720 Farrow St.	Apt - High-rise, TH	349	113	21	483

Project # / name	Applicant	NP	AP	Status on August 30	Address	Form	Strata Units In Project (Includes fee simple row homes)	Purpose-built Rental Units proposed	Non-Market rental units proposed	Total Units
17-029 - 631 Como Lake	Boffo Prop. (Como Lake) LP	BLNP	SWCAP	DP / RZ / SD - 3rd reading	631, 635, 639, 643 Como Lake & 630, 636, 640 646 Lea Ave	Apt - low-rise	176	0	0	176
17-024 - Meridian - 503 Cottonwood Ave	Chris Dikeakos Architects Inc. / Townline	BLNP	SWCAP	DP / SD - 3rd reading	503, 511 Cottonwood Ave & 504 Clarke Rd	Apt - High-rise with comm.	198	54	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	Apt - Low-rise	172	0	0	172
18-057 - Rochester Estates	Circadian (Rochester) Devts Ltd	BLNP	SWCAP	OC / HR / RZ / SD - App June 20 2018	571, 601, 609 Rochester Ave and 572, 600, 602, 606 Madore Ave	HRA - Mid-rise, TH	145	0	0	145
19-037 Strand	Clarke Road Project LP / Strand Management Corporation / Anskar Court Project LP	BLNP	SWCAP	RZ approved Mar 11 2019. ST App - April 18 2019. MF App - Dec. 6 2018	702 Clarke	6 x 6 storey Apt - Low-rise	398	0	0	398
16-002 Whitgift Gardens - All phases	Concert Cottonwood Lands Concert Realty Services Ltd	BLNP	SWCAP	RZ - 3rd reading	530, 550 Cottonwood Ave & 663 Whiting Way	Apt - High-rise	1,187	786	0	1,973
16-003 Burquitlam Park - All Phases	Concert Prop. Phase 1: Burq. Park.	BLNP	SWCAP	RZ - 3rd reading	579 Smith Ave > 551 Emerson St: 567 Emerson St (468 strata)	Apt - High-rise	0			776
18-031 (strata)	Concert Properties			DP - Oct 17, 2018 Awaiting App's Response	579 Smith Ave (strata)	Apt - High-rise	468			
18-030 (rental)	Concert Properties + BC Housing			DP - Oct 17, 2018 Awaiting App's Response	579 Smith Ave (rental) > 551 Emerson St	Apt - High-rise	0	208	100	
18-102: 707 Robinson St	Formwerks Architectural Incorporated	BLNP	SWCAP	DP / RZ / SD App - Aug 20 2018	707, 711, 715 & 717 Robinson St.	TH	34	0	0	34
Vista Condos	Gauthier Devts Joint Venture / Cicozzi / Dolomiti	BLNP	SWCAP	MF App - Dec 3 2018	700 Clarke Rd	Apt - Low-rise	75	0	0	75
18-108: 705 Alderson Avenue Apts	Haraman Devt Inc	BLNP	SWCAP	HR - Awaiting Applicant's Response	699, 701, 703, 705, 709, 711, 715 Alderson Ave	HRA - Apt - Mid-rise	120	0	0	120
19-014	iKor Devt Inc. + BC Housing	BLNP	SWCAP	RZ / DP App - Mar 15 2018	625 North Rd	Apt - High-rise and TH	149	33	11	193
18-086: Clarke + Como - All 4 phases: 4 towers: 1132 units	Intergulf Devt (Como Lake) Corp + VRS	BLNP	SWCAP	OC / DP / RZ / SD - App Oct 25 2018	602, 612 & 618 Clarke Rd; 605 & 625 Como Lake Ave. & 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
18-066 Precidia - current Stonewood Manor	Led. McAllister + BC Housing	BLNP	SWCAP	DP / RZ - 3rd reading	520 Cottonwood	Apt - High-rise	178	66	9	253
545 Sydney	Led. McAllister Sydney Homes	BLNP	SWCAP	MF App - Nov 27, 2018	545 Sydney Ave	Apt - High-rise	157	67	10	234

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17-037 - Highpoint	Led. McAllister Burquitlam - LM Highpoint Homes Ltd	BLNP	SWCAP	MF App - Apr 30, 2019	508 Clarke Rd	Apt - High-rise	292	113	15	420
18-037	Led. McAllister Burquitlam Homes	BLNP	SWCAP	DP / RZ / SD App Nov 21, 2018	530-550 Delestre Ave, 316 Loring St, & 527-555 Sunset Ave	Apt - Low-rise	313	0	0	313
17-040 Alderson Gate	Led. McAllister Burquitlam Homes	BLNP	SWCAP	DP / RZ / SD - Awaiting Applicant's Response	688 Lougheed Hwy, 632, 633 Grayson & 633 Alderson Ave	Apt - Mid-rise with TH comm.	287	0	0	287
18-038 - Sierra (Euclid)	McAllister Communities	BLNP	SWCAP	DP / RZ / SD - App - Oct 5, 2018	540-564 Sunset Ave.228-280 Dunlop St.265-285 Euclid Cr.559-569 Alderson	Apt - Low-rise	468	0	0	468
19-078	McElhanney Ltd	BLNP	SWCAP	DP / RZ / SD App - Aug 13, 2019	760, 770, 780, 790 Ingersoll Ave, 936, 932 Grant, 792, 796, 800 Clarke Rd	TH	64	0	0	64
18-088 Allison Residential Phase 1 + 2	Mosaic Allison LP	BLNP	SWCAP	DP / RZ / SD - App Oct 4, 2018	700, 702, 704, 708, 712 and 716 Edgar Ave.	Apt - Low-rise	97	0	0	97
19-018 - current Caraby Manor & Avondale Crt	North Road Whiting Ltd Partnership / Townline + BC Housing	BLNP	SWCAP	DP / RZ App - March 6, 2019	675 North Rd & 688 Whiting Way	Apt - High-rise	388	139	10	537
19-027 (West)	Polygon Devt 219	BLNP	SWCAP	DP / RZ / SD App - March 21, 2019	611 - 631 Cottonwood Ave & 616 - 646 Vanessa Crt (West)	Apt - Low-rise	278	0	0	278
	Raz Contracting	BLNP	SWCAP	MF App - Feb 9, 2017	279 Tenby St	HC 1 Dup & 2 detached	4	0	0	4
18-087 - 600 Shaw Ave	Shaw Ave. Devts	BLNP	SWCAP	DP / RZ / SD App July 27 2018	600, 602, 606, 608, 610, 612 & 618 Shaw Ave.	Apt - Low-rise	152	0	0	152
18-008 - Fairview Slopes	TATLA Devts	BLNP	SWCAP	DP / RZ / SD - 3rd reading	669,675,681,689 Adler Ave 634,638 Cottonwood Ave & 672,678,682 Fairview	TH	48	0	0	48
18-009	Trillium Project Management	BLNP	SWCAP	DP / RZ / SD - 3rd reading - May 25 2018	605, 607, 611 Sydney Ave	TH	20	0	0	20
17-036 - KIRA	Woodbridge Investments (Dogwood)	BLNP	SWCAP	MF App - 8/2/2019	644 Como Lake Ave	Apt - Low-rise	116	0	0	116
18-065	0796698 BC	MNP	SWCAP	DP / RZ App - April 12 2018	824 Edgar Ave	HC - Detached 4	4	0	0	4
17-011	Brook Pooni Associates Inc.	MNP	SWCAP	HR / SD - App Aug 14 2017	1121, 1123, 1135 Brunette Ave, 209, 213 Therrien St, & 208 Begin St	HRA - MF / TH	99	0	0	99
18-027	Casa Realty Investments Inc.	MNP	SWCAP	DP / RZ - App Feb 8 2018	726 Roderick Avenue	HC - 2x Duplex	4	0	0	4

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16-009 - Blue Mountain Tower	DA Architects & Planners	MNP	SWCAP	DP / RZ - 3rd reading / Awaiting App's Response / MF App - Dec. 6 2018	218 Blue Mountain Street & 837 Lougheed Hwy	Apt - High-rise, TH with comm.	150	0	0	150
18-083	Dolomiti Homes	MNP	SWCAP	DP / RZ / SD - 1st reading	808 & 812 Gauthier Ave	Apt - Low-rise	46	0	0	46
17-013 - 1309 Laval Square	Domus Projects	MNP	SWCAP	HR / SD App - Dec 6 2017	213 Laval St & 1304, 1304, 1307, 1309 Laval Sq & 1308 Cartier Ave	HRA - Apt - Low-rise / TH / HC	37	0	0	37
17-038	Nitesh Nath	MNP	SWCAP	HR - Awaiting Applicant's Response	345 Marmont St	HRA + HC - duplex	2	0	0	2
18-130	Rail House Builders Inc.	MNP	SWCAP	D P / RZ - Awaiting Applicant's Response	269 King St	HC - triplex	3	0	0	3
17-035	Vivid Green Architecture Inc.	MNP	SWCAP	DP / RZ - 3rd reading	231, 233 Lebleu Street	HC - Detached fourplex	4	0	0	4
18-115	Wilsong Chang Architect Inc. / ML Emporio Prop. + BC Housing	MNP	SWCAP	SD - App July 18 2018 - Technically Feasible	901 Lougheed Hwy	Apt - High-rise & TH	124	37	6	167
17-008	WOW Properties Inc.	MNP	SWCAP	DP / RZ App March 13 2017	911 Delestre Ave	HC - fourplex	4	0	0	4
16-004 - Fraser Mills	Beedie Living / Fraser Mills Properties	WVC	SWCAP	OC / RZ / DA / SD - App Feb 5 ,2016	2 King Edward St	Mixed	3,932	44	117	4,093
19-065	FRASER MILLS PROP.			DP - App July 3 2019	2 King Edward St	Apt - Low-rise x 1	0	74		74
19-064	FRASER MILLS PROP.			DP - App July 3 2019	2 King Edward St	Apt - Low-rise x 1	85			85
19-063	FRASER MILLS PROP.			DP - App July 3 2019	2 King Edward St	Apt - High-rise x 2	418			418
Subtotal Application units in SWCAP							15,261	2,363	473	18,097
19-029 Hoy Creek	Community Land Trust / TL Housing Solutions	N/A	CCAP	DP App - March 14 2019	2905 Glen Dr (was 1205 Johnson St)	Apt - Low-rise (co-op)	0	0	131	131
18-090 Mall ReDev't - Phase 1: 9 towers	Morguard Investments Limited	N/A	CCAP	OC / DP / RZ / SD App - May 25 2018	2929 Barnet Hwy, 1150 The High St, 1140 Pinetree Way	Apt - High-rise with comm.	2,924	731	0	3,655
18-069	Onni Pinetree Way Holdings Corp	N/A	CCAP	DP / RZ 3rd Reading / SD	3022 Glen Dr & 1175 Pinetree Way	Apt - High-rise with comm.	705	186	0	891
Sophora	Polygon Dev't 316	N/A	CCAP	MF App - Dec 5 2018	1182 Westwood St	Apt - High-rise	222	51	0	273
Subtotal Application units in CCAP							3,851	968	131	4,950
17-014	London Vista Enterprises Inc. (0982415 BC LTD)	LHCVNP	NECAP	RZ - 3rd reading	3429 Roxton Ave	TH	3	0	0	3

Project # / name	Applicant	NP	AP	Status on August 30	Address	Form	Strata Units In Project (includes fee simple row homes)	Purpose-built Rental Units proposed	Non-Market rental units proposed	Total Units
	Sumeet Sekhon / BC1136465	LHCVNP	NECAP	MF App - Nov 27 2018	3406 Roxton Ave	Multi-Family Fee Simple	6	0	0	6
Baycrest on the Rise - 16-011	Ciccozzi Architecture / Woodbridge Devt's	PCNP	NECAP	MF App - 8/13/2019	3569 Baycrest Ave (3561, 3569, & Lot 10 Baycrest Ave)	TH	67	0	0	67
16-008	GRD Victoria Homes Inc & RBD Victoria Homes Inc. / H. R. Hatch Architect	PCNP	NECAP	DP / OC / RZ - Awaiting Applicant's Response	3553-3575 Victoria Dr & 3570 Baycrest Ave	TH	60	0	0	60
19-039	Mitchell Street Holdings 2.0	PCNP	NECAP	DP - App May 7 2019	1310 Mitchell St.	TH	112	0	0	112
19-020	Mortise Construction Ltd	PCNP	NECAP	MF App - 7/18/2019	3503 Gislason Ave	TH	16	0	0	16
16-006: 3509 Baycrest	Mosaic Avenue Devts	PCNP	NECAP	RZ / DP / Add. revision from 3495 to 3509 / 3rd reading	3509, 3515, 3525 & 3535 Baycrest Ave	TH	53	0	0	53
19-032	Noura Construction	PCNP	NECAP	DP App - April 2 2019	3469 Baycrest Ave	TH	16	0	0	16
17-007 / 19-030	Pivotal Devt Consultants	PCNP	NECAP	DP - Awaiting Applicant's Response	3580 Victoria Dr	TH	30	0	0	30
19-045	Polygon Devt 216 Ltd	PCNP	NECAP	DP App - May 9 2019	1350 Mitchell St	TH	73	0	0	73
19-044	Polygon Devt 230	PCNP	NECAP	DP - App May 9 2019	3549 Princeton Ave	TH	59	0	0	59
19-006	Polygon Devt 265	PCNP	NECAP	DP - App March 21 2019 / RZ Awaiting Applicant's Response	3646, 3648, 3650, 3654, 3674 and 3680 Victoria Dr & 4189 Cedar Dr.	TH	156	0	0	156
17-006 / 18-053	Wesbild Holdings	PCNP	NECAP	OC / RZ / SD - App Nov 2 2017	3541 & 3640 Sheffield Ave	TH lot	0	0	0	0
19-071	Woodbridge Devts (Baycrest)	PCNP	NECAP	ST - App July 15 2019	3525 Victoria, 1225 Mitchell St, & 1220 Rocklin St	TH	72	0	0	72
18-024	Annesley Homes	SCNP	NECAP	DP / RZ - App Jan 30 2018	3421 & 3431 Queenston Ave	TH	21	0	0	21
	NSDA Architects	SCNP	NECAP	MF App - Dec 4 2018	3409 Harper Rd	TH	18	0	0	18
18-111	Sachin Sood	SCNP	NECAP	RZ - Awaiting Applicant's Response	1369 Coast Meridian Rd	TH	13	0	0	13
Subtotal units under application in NECAP							775	0	0	775
Total units under application - citywide							19,887	3,331	604	23,822
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)										
	Colliers International + CLUC	AHNP	SWCAP	MF iss. - May 2, 2019	1110 King Albert Ave	Church & Apt - Low-rise	0	0	75	75

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Residences at the Heights	Red Brick Prop.	AHNP	SWCAP	MF iss. - Feb 8 2018	951 Charland Ave	Apt - Low-rise	0	41	0	41
Hensley - 430 + 450 Westview	Cressey - Hensley Devt LLP /	BLNP	SWCAP	MF iss. - Aug 7, 2019	430 Westview St	Apt - High-rise	0	201	0	201
	Cressey - Glendale Apts.	BLNP	SWCAP	MF iss. - July 3, 2019	450 Westview St	Apt - High-rise	264	0		264
Wynwood Green / Brandywine	Anthem 585 Austin Devts	BLNP	SWCAP	MF iss. - Apr. 29, 2019	585 Austin Ave	Apt - High-rise	379	0	0	379
581 - Kevington Tower 567 Clarke + Como	Marcon Clarke Homes + Kinsight	BLNP	SWCAP	MF iss. - Apr. 26 2019	567 Clarke Rd	Apt - High-rise & Comm (strata)	358	6	0	364
	Kevington Tower / Marcon			MF iss. - Apr. 26 2019	581 Clarke Rd	Apt - High-rise (rental)	0	101	0	101
Regan West	Marcon Regan West (GP) Ltd	BLNP	SWCAP	MF iss. - Oct 3, 2018	603 Regan Ave	Apt - Low-rise	75	0	0	75
Lougheed Heights	Bosa Blue Sky Prop.	BLNP	SWCAP	MF iss. Dec 21, 2017	525 Foster Ave / 537 Foster Ave (rental)	T2: Apt - High-rise	263	61	0	324
	Bosa Blue Sky Prop. / (Lougheed Heights 3)			MF iss. Aug 1, 2018	655 North Rd / 632 Whiting Way	T 3: Apt - High-rise, TH, Comm.	242	0	0	242
	Bosa Blue Sky Prop.			MF iss. Nov 16, 2017	657 Whiting Way	T 1: Apt - High-rise	334	0	0	334
Simon2	Otivo Devt Group	BLNP	SWCAP	MF iss. - July 17, 2018	621 Regan Ave	Apt - High-rise	82	0	0	82
Villa Bleu	Apex Living	MNP	SWCAP	MF iss. - Oct 3, 2017	806 Gauthier Ave (was 804 Gauthier)	TH	9	0	0	9
	Pattison Architecture	MNP	SWCAP	MF iss. - March 3, 2016	1313 Cartier Ave	TH	4	0	0	4
Subtotal units under construction in SWCAP							2,010	410	75	2,495
Aalto Townhomes: 67 rental apt + 76 TH	1226 Johnson Street Partnership / FCRHA / Intracorp	N/A	CCAP	MF iss. - June 19, 2018	1226 Johnson St	Apt - Low-rise	0	53	14	67
		N/A	CCAP	MF iss. - May 1, 2018	1228 Hudson St	TH	76	0	0	76
Subtotal units under construction in CCAP							76	53	14	143
	Boldwing Continuum Architects Inc.	N/A	NWCAP	MF iss. - June 3, 2019	1412 Pipeline Rd	TH	12	0	0	12
Subtotal units under construction in NWCAP							12	0	0	12
	1057889 BC	LHCVNP	NECAP	MF iss. - Nov. 2, 2018 / Hold	3419 Roxton Ave	TH - FS	19	0	0	19
	Mitchell Street Holdings	PCNP	NECAP	MF iss. - Apr. 30 2019	1290 Mitchell St	TH	100	0	0	100

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	Mosaic Lower Vic. Partnership	PCNP	NECAP	MF iss. - July 24, 2019	3552 Victoria Dr	TH	100	0	0	100
Victoria	Mosaic Upper Vic. Partnership	PCNP	NECAP	MF iss. - Oct. 10, 2017	1221 Rocklin St	TH	31	0	0	31
19-071 - Rocklin On The Creek	Woodbridge Prop.	PCNP	NECAP	MF iss. - Sept. 5, 2019	3525 Victoria Dr	TH	72	0	0	72
	1044070 BC Ltd	SCNP	NECAP	MF iss. - Jan. 9, 2019	3416 Queenston Ave	TH - FS	8	0	0	8
Kentwell	P2, 3, 4: Polygon Kentwell Homes	SCNP	NECAP	MF iss. - Nov. 21, 2018	3500 Burke Village Prom.	TH	104	0	0	104
Kentwell	P1: Polygon Kentwell Homes	SCNP	NECAP	MF iss. - Aug. 23, 2017	3500 Burke Village Prom.	TH	59	0	0	59
The Princeton	Nordel Devts	SCNP	NECAP	MF iss. - Aug. 31, 2018	3535 Princeton Ave	TH	27	0	0	27
3499 Gislason Ave	1081785 BC	SCNP	NECAP	MF iss. - Aug. 13, 2018	3499 Gislason Ave	TH	6	0	0	6
Amberleigh	Polygon Hadleigh on the Park	UHCVP	NECAP	MF iss. - Apr. 23, 2018	3306 Princeton Ave	TH	88	0	0	88
Subtotal units under construction in NECAP							614	0	0	614
Subtotal units under construction (open Building Permits) - citywide							2,712	463	89	3,264
Total Units in Process							22,599	3,794	693	27,086

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 August 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. Triplexes, Fourplexes, 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.

Purpose-Built Rental Units proposed	BM / NM Units proposed	BM only	Total MF Units in process as of August 30, 2019
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