



Development & Building Activity Snapshot | T2 2020

As of August 31, 2020

The current global pandemic continues to disrupt various sectors of the economy and it is too early to determine the long-term effects on the housing market and the broader development and construction sector. Following an initial slow-down in the spring, more recent reports indicate that while real estate prices have eased slightly, both sales volume and construction activity appear to be returning to pre-pandemic levels.

Development Activity

In the second trimester of 2020, 42 new projects were received compared to 35 new projects that were received in T2 2019. This 20% increase in development 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 increase in the number of dwelling units per application and 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 with complex legal agreements for the timing of amenities and servicing infrastructure; and the densification of established single family neighbourhoods with smaller infill projects based on the Official Community Plan.

Table 1: Current Development and Building Activity Summary¹

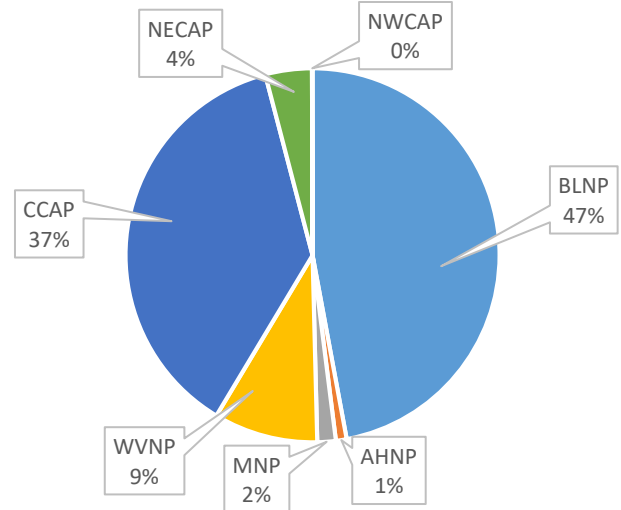
Stage	Single Family Units	Strata Units	Market Rental Units	Below-/Non-market Rental units	Total Dwelling Units
Pre-Application Stage	0	11,593	1,157	265	13,015
Development or Building Permit Stage	66	23,351	4,628	792	28,837
Under Construction	104	3,518	561	193	4,376
TOTAL	170	38,462	6,346	1,250	46,228

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.

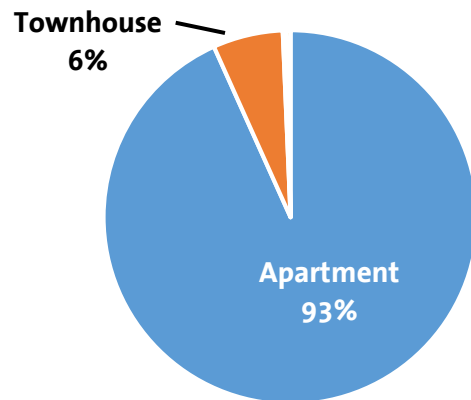
The majority of current development activity is occurring in Southwest Coquitlam (59% of current development applications), primarily in the Burquitlam-Lougheed neighbourhood. However, staff are starting to see more interest in City Centre (37%) as the City Centre Area Plan update moves forward.

Table 2: Dwelling Units by Plan Area



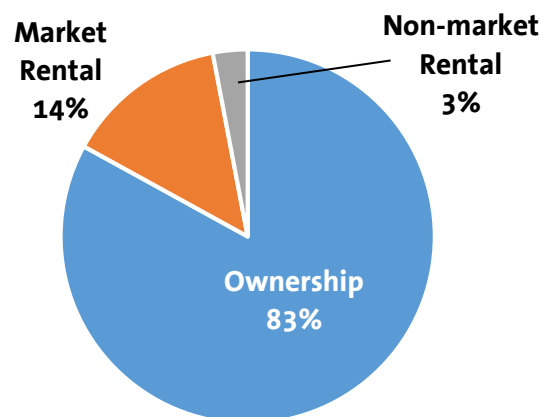
The vast majority of current applications are for apartment development (93%) reflecting the urbanized, transit-oriented community we are evolving into. With townhouses at 6%, single-family at 0.5% and Housing Choices at 0.5%. The housing choices volume while low has doubled since T3 2019 as applicants 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 83% are free-hold or strata units, 14% are purpose-built market rental and 3% are below/non-market rental.

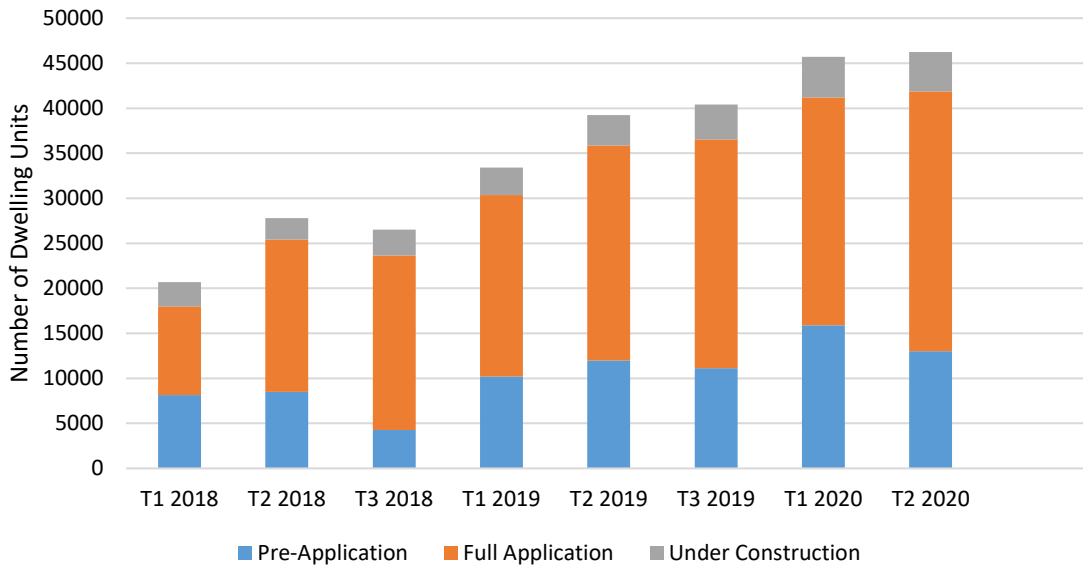
Table 4: Dwelling Unit by Tenure



Development Trends

Over the past two and a half 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) Development / Building Permit Applications and MFH Project Snapshot - as of Aug 31, 2020

	Project # & name	Applicant	NP	AP	Status on August 31	Address	Form	Tower Count (RM-6+)	Strata Units in Project (incl. TH & row homes)	Purpose-built Rental	Non Market rental	Below Market rental	Total Units
Development Permit & Building Permit Applications in process (unit counts may change)													
1	18-060	David Lin	AHNP	SWCAP	RZ DVT DP - Mar 28, 2018	1404 Austin Ave	HC - triplex	0	3	0	0	0	3
2	18-068	EWAN Design + Construct	AHNP	SWCAP	RZ DP - Apr 25, 2018	1400 Austin Ave	HC - fourplex	0	4	0	0	0	4
3	20-030	Flat Arch.	AHNP	SWCAP	DP - Mar 17, 2020	1146 Madore Ave	HC - fourplex	0	4	0	0	0	4
4	20-035	Karl Wein & Associates / Lino Castagno	AHNP	SWCAP	DP - Mar 23, 2020	1138 Dansey Ave	HC - fourplex	0	4	0	0	0	4
5	19-077	Lamme Zarei	AHNP	SWCAP	RZ DP - Aug 15, 2019	1334 Charland Ave	HC + Add duplex	0	2	0	0	0	2
6	20-008	Martin Juettner	AHNP	SWCAP	DP - Jan 28, 2020	406 Schoolhouse St	HC - fourplex	0	4	0	0	0	4
7	17-019 - Philp House	T D Studio	AHNP	SWCAP	4th rdg HRA & HD - July 6, 2020	433 Marmont St	HRA + duplex	0	3	0	0	0	3
8	18-076 - Rochester Homes	Allaire Headwater Residences	BLNP	SWCAP	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	0	194	0	0	0	194
9	19-046 - 500 Foster - the Northlander	Amacon / VIAM + YWCA	BLNP	SWCAP	3rd rdg - June 15, 2020 New 1st rdg - Mar 2, 2020	500 Foster Ave + 633 North Rd	1 x 44 st. mixed use + 1 CRU & 1 x 6 st. apt + 7 rental TH	1	296	117	12	0	425
10	17-003 - Skagen	Andres Vargas / 1099556 / Foster Eighth	BLNP	SWCAP	MF App - Feb 11, 2020	606 Foster Ave	TH	0	52	0	0	0	52
11	19-008 - Kent Pl	Anthem Cottonwood + BCH	BLNP	SWCAP	3rd rdg - Nov 18, 2019	533 Cottonwood Ave	1 x Apt - 42-st. highrise, 1 x lowrise rental, 8 x TH	1	332	115	0	20	467
12	18-100	Anthem Ducklow	BLNP	SWCAP	3rd rdg - Nov 18, 2019	709 Ducklow St	stacked TH	0	69	0	0	0	69
13	19-028	Anthem Grant	BLNP	SWCAP	3rd rdg - July 6, 2020 1st rdg Jun 22, 2020	909, 913, 917, 921, 925, 927 Grant St	stacked TH in 6 bldgs.	0	63	0	0	0	63
14	17-004	Anthem Group	BLNP	SWCAP	RZ SD DP - Jan 11, 2018	566 Lougheed Hwy (with 319 North Rd)	1 x 29 st (236), 1 x 23 st. (194) & 1 rental lowrise (70)	2	427	64	0	6	497
15	16-001 - SOCO - 319 North Rd - 5 towers + 1 lowrise rental in 4 Phases	Anthem Group - SOCO + AHS	BLNP	SWCAP	4th rdg - Dec 16, 2019	319 North Rd (with 566 Lougheed Hwy)	Apt - highrise + comm + CC	3	888	0	0	0	888
		1 of 4: 2 towers: 494 units; will sell 18 units to AHS			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 + comm	2	496	0	0	18	514
		Phase 2 of 4: Anthem to 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	0	40	0	31	71
16	18-153	Atelier Pacific Arch / Vanhome Ventures 2	BLNP	SWCAP	3rd rdg - June 15, 2020 1st rdg - April 20, 2020	557, 561, 565, 569 Madore Ave. & 562, 580, 596, 598 Dansey Ave.	2 x 6 st. apt	0	144	0	0	0	144
17	*19-074 / prev 18-133	Belford (Dansey) Partnership	BLNP	SWCAP	3rd rdg - July 6, 2020 1st rdg June 1, 2020	597, 599, 601, 603 Dansey Ave	1 x 6 st. apt - 109 Affordable Home Ownership units and 19 mktcondo units	0	128	0	0	0	128
18	18-103 - Smith & Farrow prev. Anthony Manor	Boffo Devts (NR) + VRS	BLNP	SWCAP	RZ + HA 4th rdg - June 22, 2020	705 North Rd	1 x 46 st. tower & 1 x 20 st. tower + TH	2	348	113	21	0	482
19	18-123 - Smith Rental Residences	BURO47 Arch	BLNP	SWCAP	RZ SD DP - Sept 25, 2018	611 & 613 Smith Ave	1 x 8 st. rental apt + childcare	0	0	35	0	0	35
20	18-039 - Rochester + Madore	Cicozzi Arch / PureWest Properties	BLNP	SWCAP	3rd rdg - June 15, 2020 1st rdg - April 27 2020	558-568 Madore Ave & 555-565 Rochester Ave	1 x 7 st. apt	0	178	0	0	0	178
21	18-057 - Rochester Estates / Pollard HRA	Circadian (Rochester) Devts	BLNP	SWCAP	OC HRA RZ SD - Mar 22, 2018	571, 601, 609 Rochester Ave & 572, 600, 602, and 606 Madore Ave	HRA Pollard Residence (6 units), 109 x TH, & childcare	0	115	0	0	0	115
22	20-077 / 18-031 / 16-003 Burq. Park - All Phases with 18-030	Concert Prop. Burq. Park Phase 1: Burq. Park - Strata	BLNP	SWCAP	DVP pkg - Jul 23, 2020 MF App - hold - in Dec 5, 2018 DP approved: Dec 9, 2019	567 Emerson St - strata	1 x Apt - 52 storey strata	1	468	0	0	0	468

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23	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	6	1,283	692	0	0	1,975
24	18-035	Cyanc Devts	BLNP	SWCAP	Prelim. Approval SD DP - Feb 27, 2018	757 & 761 Edgar Ave	HC - 4 duplex	0	8	0	0	0	8
25	20-029 prev. 19-041	DF Architecture	BLNP	SWCAP	RZ DP SD - May 28, 2020	316 Allison St, 708 Delestre Ave, 712 Delestre Ave	1 x 8 st. apt + cc	0	80	0	0	0	80
26	20-088	Domus Projects	BLNP	SWCAP	RZ DP - Aug 25, 2020	724, 726 & 728 Lea Ave	TH	0	24	0	0	0	24
27	18-102 - The Robinsons	Formwerks Arch	BLNP	SWCAP	3rd rdg - Oct 28, 2019 RZ - Aug 20, 2018	707 Robinson St	3 storey TH + 8 lock-off units	0	34	0	0	0	34
28	19-083	Formwerks Boutique	BLNP	SWCAP	RZ SD DP RK - Sep 18, 2019	719, 720, 722, 723, 727, 728, 730 Seaton & 710, 712, 720 Robinson	TH	0	93	0	0	0	93
29	18-108 - Alderson Ave Apts	Haraman Devt	BLNP	SWCAP	HRA - Dec 17, 2018	705 Alderson Ave	HRA + 2 x 8 st. apt	0	120	0	0	0	120
30	19-014 - Glitz	iKor Devt + BC Housing	BLNP	SWCAP	3rd rdg - July 6, 2020 1st rdg - May 25, 2020	625 North Rd	1 x 27 st. apt, 4 st. podium	1	151	33	0	11	195
31	18-086 - Clarke + Como - All phases - 4 towers: 1203 units Phase 2 (Future): T3: 213, T4: 280 (mkt rental) + 5 st: 47 units (NM rental)	Intergulf Devt (Como Lake) + Vancouver Resource Society	BLNP	SWCAP	Awaiting Applicant Response 1st rdg - July 27, 2020 OC RZ DP SD - Oct 25, 2018	602, 612 & 618 Clarke Rd; 605 & 625 Como Lake Ave & 620 Lea Ave	1 x 40 st, 1 x 27 st apt, 1 x 30 st apt, 6 st. podium + TH	2	213	280	0	0	493
		Phase 1 of 4: T1, T2 + midrise (47 NM rental): 710 units + cc	BLNP	SWCAP	DP app - Oct 25, 2018	663 strata units	1 x 40 st. apt, 1 x 33 st. apt, +5 st. midrise + cc (37 kids)	2	663	0	47	0	710
32	19-033	Iredale Arch	BLNP	SWCAP	RZ DP SD - Apr 5, 2019	739 Como Lake	1 x 6 st. apt	0	37	0	0	0	37
33	20-017	IZ	BLNP	SWCAP	DP - Mar 6, 2020	751 Edgar Ave	HC - 2 x duplex	0	4	0	0	0	4
34	19-109	KADIUM Prop	BLNP	SWCAP	RZ DP SD - Dec 16, 2019	704, 706, 710 Grover Ave & 701, 705, 709 Regan Ave	TH	0	60	0	0	0	60
35	17-037 - Highpoint	Led. McAllister Burq - Highpoint Homes	BLNP	SWCAP	MF App - Apr 30, 2019	508 Clarke Rd	51 st. Highrise apt + retail	1	292	113	15	0	420
36	n/a - Sydney - prev. Sydney Place	Led. McAllister Sydney / Marcon	BLNP	SWCAP	MF App - Nov 27, 2018	545 Sydney Ave	21 st. tower & 4 st. rental podium = 25 st.	1	160	67	10	0	237
37	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 + cc	4	414	159	0	0	573
38	18-038 - Sierra (Euclid)	Led. McAllister Communities	BLNP	SWCAP	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	0	422	0	0	0	422
39	18-037 - Sienna	Led. McAllister	BLNP	SWCAP	RZ DP SD RK - Nov 21, 2018	530-550 Delestre Ave, 316 Loring St, & 527-555 Sunset Ave	2 x 6 st. apt + 2 x 7 st. apt	0	327	0	0	0	327
40	18-066 - Precidia / Stonewood Manor	Led. McAllister Precidia + BC Housing	BLNP	SWCAP	4th rdg RZ / DP / HA - May 25, 2020 MF App - Oct 16, 2019 RZ DP SD - Apr 12, 2018	520 Cottonwood Ave	1 x 29-st apt. highrise	1	178	66	9	0	253
41	20-091	Mara + Natha Arch / R. Lee	BLNP	SWCAP	Inc. App RZ DP - Aug 31, 2020	931 Grant St	4 x RTM-1	0	4	0	0	0	4
42	**19-021 - CMHC RCFi	Marcon Dogwood - density transfer with M. Elmwood	BLNP	SWCAP	RZ SD DP - Mar 26, 2019	631, 633 Smith & 708, 712, 716 Dogwood St	1 x 6 st. apt with two wings	0	0	110	0	0	110
43	20-086 prev. 20-066	Marcon Elmwood - density transfer with M. Dogwood	BLNP	SWCAP	RZ DP SD - Aug 20, 2020	585 Como Lake Ave, 606, 612 Elmwood Ave + lane	1 x 38 st. mixed use	1	333	0	0	0	333
44	19-078	McElhanney	BLNP	SWCAP	(revisions) RZ SD DP - Aug 29, 2019	760, 770, 780, 790 Ingersoll Ave, 936, 932 Grant, 792, 796, 800 Clarke Rd	TH + lowrise apt.	0	64	0	0	0	64
45	18-088 Allison: Phase 1 + 2	Mosaic Allison	BLNP	SWCAP	MF App - Jun 19, 2020 3rd rdg - Jan 27, 2020	700 Edgar Ave	2 x 4 st. apt	0	97	0	0	0	97
46	**17-024 - Meridian - CMHC RFEI	Townline / Chris Dikeakos	BLNP	SWCAP	3rd rdg re-ext. to July 30, 2021.	503, 511 Cottonwood Ave & 504 Clarke Rd	1 x 36 st. mixed use + TH + Comm	1	5	263	0	0	268
47	**19-018 - Caraby Manor + Avondale Crt - CMHC RFEI	Townline / North Road Whiting + BCH	BLNP	SWCAP	3rd rdg - Oct 28, 2019 RZ SD DP - Feb 28, 2019	675 North Rd & 668 Whiting Way	1 x 18 st. & 45 st. apt + TH + Comm	2	385	134	0	20	539

Project # & name	Applicant	NP	AP	Status on August 31	Address	Form	Tower Count (RM-6+)	Strata Units in Project (incl. TH & row homes)	Purpose-built Rental	Non Market rental	Below Market rental	Total Units
48 19-027 - Cardinal- P1 - 140 units + Burquitlam East - P2 - 138 units	Polygon Cardinal Polygon Devt 219	BLNP	SWCAP	3rd rdg - July 27 2020 1st rdg - July 6, 2020	611 - 631 Cottonwood Ave & 616 - 646 Vanessa Crt	3 x 6 st. apt	0	0	0	0	0	278
	DP - P1 - Cardinal (140 units)	BLNP	SWCAP	DP - Mar 21, 2019	611 - 631 Cottonwood Ave	140 units in the west building	0	140	0	0	0	0
	DP - P2 - Burq. East (138 units - 2bldgs)	BLNP	SWCAP	DP - Mar 21, 2019	616 - 646 Vanessa Crt	138 units in the east building	0	138	0	0	0	0
49 19-057 - Chez Nous	Porte Homes (LeBleu)	BLNP	SWCAP	RZ DP - Jun 7, 2019	209 Lebleu St	1 x 7 st. Apt - lowrise + 12TH	0	114	0	0	0	114
50 20-079 / prev. 19-084 / prev. 18-116	Qualex-Landmark Burquitlam	BLNP	SWCAP	RZ DP SD - Jul 31, 2020	604, 606, 608,612,616 Regan Ave & 569 Emerson St.	1 x 6 st. apt	0	117	0	0	0	117
51 20-015	Roger Challis	BLNP	SWCAP	RZ DP - Feb 7, 2020	947 Robinson St	4x RTM	0	4	0	0	0	4
52 **18-087 - CMHC RFEI - 11 yrs as rental	Shaw Ave Devts	BLNP	SWCAP	MF App - Jul 31, 2020 DP + RZ 4th rdg - July 27, 2020	600 Shaw Ave	2 x 6 st. apt	0	0	197	0	0	197
53 18-008 - Fairview Slopes	TATLA Devts	BLNP	SWCAP	4th rdg - June 22 , 2020 RZ SD DP - Mar 15, 2018	669,675,681,689 Adler Ave 634,638 Cottonwood Ave & 672,678,682 Fairview	TH (40 townhouse units & 12 stacked TH units) with underground parking	0	52	0	0	0	52
54 18-009 - Sydney Townhomes	Trillium Project Management	BLNP	SWCAP	4th rdg - May 11, 2020	605, 607, 611 Sydney Ave	TH + underground parking	0	20	0	0	0	20
55 19-101	Trio Adera Devts	BLNP	SWCAP	RZ DP SD - Nov 27, 2019	715 & 717 Como Lake Ave	1 x 4 st. apt	0	0	59	0	0	59
56 18-065	0796698 BC	MNP	SWCAP	HC App - Jul 2, 2020 4th rdg - June 15, 2020	824 Edgar Ave	HC - detached fourplex	0	4	0	0	0	4
57 19-092	1164614 BC	MNP	SWCAP	RZ DP SD - Oct 21, 2019	200 Marmont St.,1053, 1055, 1057, 1059 James Ave.	1 x 6 st. apt	0	64	0	0	0	64
58 20-003	1192674 BC	MNP	SWCAP	DP - Jan 17, 2020	1204 Hammond Ave	HC -fourplex	0	4	0	0	0	4
59 20-011	Architype Design	MNP	SWCAP	RZ DP - Feb 4, 2020	1038 Delestre Ave	HC -fourplex	0	4	0	0	0	4
60 17-011 - Red House	Brook Pooni Associates	MNP	SWCAP	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	0	99	0	0	0	99
61 20-056	Cardoon Engineering	MNP	SWCAP	SD DP - Jul 6, 2020	264 Blue Mountain St	HC - triplex	0	3	0	0	0	3
62 18-027	Casa Realty Investments	MNP	SWCAP	RZ DP - Feb 8, 2018	726 Roderick Ave	HC - 2 x duplex	0	4	0	0	0	4
63 16-009 - Blue Mtn Tower / Centred Devts	Centred Devts - prev. DA Architects & Planners	MNP	SWCAP	3rd rdg ext to Nov. 28 2020 - May 25, 2020 MF App - Dec 6, 2018	837 Lougheed Hwy & 218 Blue Mountain St	1 x 21 st. + 8 TH + comm	1	142	0	0	0	142
64 18-083	Dolomiti Homes	MNP	SWCAP	MF App - Jul 21, 2020 4th rdg - June 15, 2020	808 Gauthier Ave	1 x 5 st. apt	0	51	0	0	0	51
65 20-014	John Cheah	MNP	SWCAP	DP - Feb 10, 2020	937 Walls Ave	HC -triplex	0	3	0	0	0	3
66 17-038	Nitesh Nath	MNP	SWCAP	HR / SD - May 31, 2017	345 Marmont St	HRA + duplex	0	2	0	0	0	2
67 20-039	Noura Construction	MNP	SWCAP	DP - Mar 30, 2020	1211 Thomas Ave	HC - fourplex	0	4	0	0	0	4
68 17-005	Parkcrest	MNP	SWCAP	RZ DP SD - Apr 21, 2017	1220 Thomas Ave	HC - triplex	0	3	0	0	0	3
69 18-130	Rail House Builders	MNP	SWCAP	RZ DP - Oct 3, 2018	269 King St	HC - triplex	0	3	0	0	0	3
70 19-108	Srinivasa Sastry Janaswamy	MNP	SWCAP	Preliminary Approval DP / SD - Dec 13, 2019	271 Blue Mountain St	HC - fourplex	0	4	0	0	0	4
71 20-070 prev. 17-035 was withdrawn	Vivid Green Architecture	MNP	SWCAP	RZ SD DP - Aug 14, 2020	231 Lebleu St	HC - 2 bldgs w. 3 units each.	0	6	0	0	0	6

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72	20-010	Western Homes & Management	MNP	SWCAP	DP - Feb 6, 2020	1038 Stewart Ave	HC - triplex	0	3	0	0	0	3
73	18-115 - Loma	Wilsong Chang Arch / ML Emporio + BCH	MNP	SWCAP	MF App - Aug 28, 2020 4th rdg - July 27, 2020	901 Lougheed Hwy	1 x 25 st. apt + Comm	1	122	52	0	6	180
74	19-007 / 18-141 / 16-004 - Fraser Mills	18-141 / DP - 19-063 - Incomplete	WVC	SWCAP	Incomplete DP App - Jul 3 2019	(future lots 7B and 8B)	2 x Apt - highrise	2	418	0	0	0	418
		Beedie Living / Fraser Mills	WVC	SWCAP	OC / RZ / DA / SD - App Feb 5 , 2016	2 King Edward St	6 x CD lots & park. 13 x Apt - hirise	14	4,312	44	117	0	4,473
		DP - 19-064 - Incomplete	WVC	SWCAP	Incomplete DP App - Jul 3 2019	(future lot 10)	1 x Apt - lowrise	0	85	0	0	0	85
		DP - 19-065 - Incomplete	WVC	SWCAP	Incomplete DP App - Jul 3 2019	(future lot 9)	1 x Apt - lowrise	0	0	74	0	0	74
Subtotal Application units in SWCAP								52	15,598	2,827	231	112	18,768
75	17-014	London Vista Enterprises Inc. (0982415 BC)	LHCVNP	NECAP	3rd rdg Ext to Jan 16, 2021 - July 16 2020	3429 Roxton Ave	RTM	0	3	0	0	0	3
76	20-028	Infinity Properties (Baycrest)	PCNP	NECAP	OC RZ DP - Mar 24, 2020	3553, 3557, 3563 & 3575 Victoria Drive	TH	0	72	0	0	0	72
77	19-068	McVicar Court	PCNP	NECAP	DP - Jul 22, 2019	3550 McVicar Crt	3 st. TH	0	155	0	0	0	155
78	17-007	Pivotal Devt Consultants	PCNP	NECAP	Prelim. Approval - Oct 28, 2019 RZ DP SD DVP - Aug 23, 2017	3580 Victoria Dr	TH	0	30	0	0	0	30
79	16-008	RBD (Cariboo) Devt / GRD Victoria + RBD Victoria	PCNP	NECAP	DP OC RZ - Oct 31, 2016	3553 Victoria Dr	TH	0	60	0	0	0	60
80	19-056	Woodbridge Devts (Baycrest West) No 1087597	PCNP	NECAP	OC RZ DP SD - May 31, 2019	3489 Baycrest Ave	stacked TH	0	24	0	0	0	24
81	19-032	Noura Construction	PCNP	NECAP	RZ DP - Apr 2, 2019	3469 Baycrest Ave	TH	0	16	0	0	0	16
82	19-006	Polygon Devt 265	PCNP	NECAP	RZ DP RK SD - Mar 8, 2019	3646, 3648, 3650, 3654, 3674 and 3680 Victoria Dr & 4189 Cedar Dr.	TH	0	156	0	0	0	156
83	19-039	Townline / Mitchell Street 2.0	PCNP	NECAP	DP - App May 7 2019	1310 Mitchell St.	TH	0	112	0	0	0	112
84	18-024	Annesley Homes	SCNP	NECAP	RZ OC DP SD - Jan 30, 2018	3421 & 3431 Queenston Ave	TH	0	21	0	0	0	21
85	19-096 was 18-148	Anyi Invest. / Macintosh Highlands Master Builders	SCNP	NECAP	OC RZ DP SD - Dec 2, 2019	3420 & 3428 Queenston Ave	TH + childcare	0	57	0	0	0	57
86	19-095	Gradual Arch	SCNP	NECAP	DP - Jan 16, 2020	3507 Hall Ave	TH	0	66	0	0	0	66
87	20-033	Mosaic Riley Park North	SCNP	NECAP	DP - Mar 30, 2020	1340 Olmsted St	TH	0	77	0	0	0	77
88	20-032	Mosaic Riley Park South Hldgs	SCNP	NECAP	DP - Mar 30, 2020	1331 Olmsted St	TH	0	90	0	0	0	90
89	18-111	Sachin Sood	SCNP	NECAP	OC RZ SD DP - Jul 11, 2018	1369 Coast Meridian Rd	TH	0	22	0	0	0	22
90	19-090	Wesbild	SCNP	NECAP	DP - Oct 21, 2019	3508 Hall Ave	TH	0	80	0	0	0	80
91	18-041	BC Dream House Builders	UHCVNP	NECAP	OC RZ SD DP - Mar 12, 2018	1350 Coast Meridian Rd	RTM	0	13	0	0	0	13
Subtotal units under application in NECAP								0	1,054	0	0	0	1,054
92	19-029 - Hoy Creek - co-op	TL Housing Solutions / Community Land Trust	N/A	CCAP	MF App - June 4, 2020 4th rdg + DP - May 25, 2020 HA - new 3rd rdg - May 4, 2020	2905 Glen Dr (was 1205 Johnson St)	1 x 6 st. bldg (co-op)	0	0	0	132	0	132
93	20-022 - Pinetree Court prev. 19-060	Dys Arch / BCH + AHS	N/A	CCAP	1st rdg - July 27, 2020	3100 Ozada Ave	1 x 6 st. apt	0	0	0	164	0	164
94	20-045 / 19-009 / 17-027	Marcon Central (GP) / Quadreal - P1 - 2 x rental tower	N/A	CCAP	RZ SD DP RK - May 11, 2020 P1 - Chrysler site	2954, 2965, 2966 Pheasant St, 2960, 2968	P1 : 3 x apt rental + 1 comm + hotel	4	524	893	0	153	1,570

Project # & name	Applicant	NP	AP	Status on August 31	Address	Form	Tower Count (RM-6+)	Strata Units in Project (incl. TH & row homes)	Purpose-built Rental	Non Market rental	Below Market rental	Total Units
94 (DP) - 6 phases: 4,160 units	P2 - P6	N/A	CCAP	Roos' pub site	Christmas Way, & 2950 Lougheed H	P2 - 6: 5 x mkt condo tower	5	2,590	0	0	0	2,590
95 18-090 - Mall Redev't - P1: 9 residential towers	Morguard Investments	N/A	CCAP	OC RZ SD DP - May 25, 2018	2929 Barnet Hwy, 1150 The High St, 1140 Pinetree Way	11 x mixed use tower + Comm	9	2,924	731	0	0	3,655
96 18-069 - 1175 Pinetree Way	Onni Pinetree Way	N/A	CCAP	HA 3rd rdg - Feb 3 2020 PH held Mar 4, 2019	3022 Glen Dr & 1175 Pinetree Way	3x Apt - hirise (50, 45, 21) + comm.	3	661	177	0	0	838
Subtotal Application units in CCAP							21	6,699	1,801	296	153	8,949
Total units under application - citywide							73	23,351	4,628	527	265	28,771

Total Non-market and BM units under application - citywide **792**

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)													
97	19-103 - The Heights	Beedie Living + Vancouver Resource Society (VRS)	AHNP	SWCAP	ST - Nov 29, 2019 MF issued - Jan 14, 2020	1033 Austin Ave	2 x Apt - highrise + 10 TH + Comm	2	344	0	12	0	356
98	N/A - 1110 King Albert	Colliers International + CLUC	AHNP	SWCAP	MF issued - May 2, 2019 MF App - Jun 1, 2018	1110 King Albert Ave	Church + Apt - lowrise	0	0	0	75	0	75
99	N/A	Subros / Joseph Park	AHNP	SWCAP	MF issued - Jun 8, 2020 MF App - Dec 23, 2016	491 Laurentian Cres	TH	0	5	0	0	0	5
100	18-040 - Duet II	Adera Projects	BLNP	SWCAP	MF issued - Jan 14, 2020	708 Lea Ave	Stacked TH	0	60	0	0	0	60
101	703 Como Lake Ave - Duet I	Adera Projects	BLNP	SWCAP	MF issued - Sep 11, 2019	707 Como Lake	1 x 7 st. apt	0	72	0	0	0	72
102	Wynwood Green / Brandywine	Anthem 585 Austin Devts	BLNP	SWCAP	MF issued - Apr 29, 2019	585 Austin Ave	Apartment - High-rise	2	379	0	0	0	379
103	19-037 - The Oaks - Clarke Road Project - all 3 phases: 396 units	P3 - Strand Management Anskar Court	BLNP	SWCAP	MF issued - Jun 25, 2020	702 Clarke Rd - future 741 Anskar Crt	2 of 6 x Apt - lowrise (131 units)	0	131	0	0	0	131
		P2 - Strand Management Anskar Court	BLNP	SWCAP	MF issued - Jun 25, 2020	702 Clarke Rd - future 735 Anskar Crt	2 of 6 x Apt - lowrise (132 units)	0	131	0	0	0	131
		P1 - Strand Management Anskar Court	BLNP	SWCAP	MF issued - Jan 13, 2020	702 Clarke Rd - future 721 Anskar Crt	2 of 6 x 6-storey Apt - lowrise	0	135	0	0	0	135
104	18-030 / 16-003 Burq. Park - All Phases	Concert Prop. Burq. Park Phase 1: Rental	BLNP	SWCAP	MF issued - Jun 25, 2020	551 Emerson St - rental (was 579 Smith)	1 x 33 st. Apt - highrise (rental)	1	0	208	100	0	308
105	Hensley - 430 + 450 Westview	Cressey - Glendale Apts.	BLNP	SWCAP	MF issued - Jul 3, 201	450 Westview St	Apt - High-rise	1	264	0	0	0	264
		Cressey - Hensley Devt	BLNP	SWCAP	MF issued - Aug 7, 2019	430 Westview St	Apt - High-rise	1	0	201	0	0	201
106	N/A	D'Veneto Devts / Jordan Kutev	BLNP	SWCAP	MF issued - May 4, 2020	258 Hart St	15 TH + 1 HRA	0	16	0	0	0	16
107	Vista Condos	Gauthier Devts / Ciccozzi / Dolomiti	BLNP	SWCAP	MF issued - Dec 23, 2019	700 Clarke Rd	Apt - Low-rise	0	76	0	0	0	76
108	581 - Kevington 567 Clarke + Como	Marcon / Kevington Tower	BLNP	SWCAP	MF issued - Apr 26, 2019	581 Clarke Rd	Apt - highrise (rental)	1	0	101	0	0	101
		Marcon Clarke Homes + Kinsight	BLNP	SWCAP	MF issued - Apr 26, 2019	567 Clarke Rd	Apt - highrise + Comm (strata)	1	358	0	6	0	364
109	N/A	Raz Contracting	BLNP	SWCAP	HC App - Feb 9, 2017	279 Tenby St	HC - 1 Duplex + 2 SF detached	0	4	0	0	0	4
110	17-029 - Port & Mill	Streetside Devts prev. Boffo (Como Lake)	BLNP	SWCAP	MF issued - Jun 29, 2020	645 Como Lake Ave & 648 Lea Ave	2 x Apt - lowrise	0	175	0	0	0	175
111	17-036 - KIRA	Woodbridge Investments (Dogwood)	BLNP	SWCAP	MF issued - Jan 13, 2020	750 Dogwood St	Apt - lowrise	0	116	0	0	0	116
112	17-013 -1309 Laval Sq. (Hammond-Lambert, Croteau Pare, Croteau, Boileau HRA)	Domus Homes	MNP	SWCAP	MF issued - Aug 24, 2020 MF app - May 26, 2020	213 Laval St (future 1306 Laval Sq)	4 x HRA - 9 x TH + stacked TH bldgs	0	41	0	0	0	41

Project # & name	Applicant	NP	AP	Status on August 31	Address	Form	Tower Count (RM-6+)	Strata Units in Project (incl. TH & row homes)	Purpose-built Rental	Non Market rental	Below Market rental	Total Units
Subtotal units under construction in SWCAP							9	2,307	510	193	0	3,010
113	N/A	Boldwing Continuum	N/A	NWCAP	MF issued - Jun 3, 2019	1412 Pipeline Rd	TH	0	12	0	0	12
Subtotal units under construction in NWCAP							0	12	0	0	0	12
114	N/A	1057889 BC	LHCVNP	NECAP	MF issued - Nov 2, 2018	3419 Roxton Ave	Multi-Family Fee Simple	0	19	0	0	19
115	N/A	Sumeet Sekhon / BC1136465	LHCVNP	NECAP	MF issued - Aug 20, 2019	3406 Roxton Ave	TH-FS	0	6	0	0	6
116	18-002	Krahn / Assis	PCNP	NECAP	MF issued - May 28, 2020	3503 Gislason Ave	TH	0	16	0	0	16
117	20-041 / 16-006 - P2, 3, 4	Mosaic Baycrest P2	PCNP	NECAP	MF issued - Jun 29, 2020	3529 Baycrest Ave	TH	0	27	0	0	27
118	20-041 / 16-006 - P1 of 4	Mosaic Baycrest P1	PCNP	NECAP	MF issued - Jun 29, 2020	3529 Baycrest Ave	TH	0	26	0	0	26
119	N/A	Mosaic Lower Victoria	PCNP	NECAP	MF Issued - Jul 24, 2019	3552 Victoria Dr	TH	0	100	0	0	100
120	Victoria	Mosaic Upper Victoria	PCNP	NECAP	MF issued - Oct 10, 2017	1221 Rocklin St	TH	0	31	0	0	31
121	19-045	Polygon Devt 216	PCNP	NECAP	MF issued - Jun 29, 2020 MF App - Dec 20, 2019	1350 Mitchell St	TH	0	75	0	0	75
122	19-044	Polygon Devt 230	PCNP	NECAP	MF issued - Jun 29, 2020	3549 Princeton Ave	TH	0	58	0	0	58
123	Forester at Burke Mtn	Townline / Mitchell Street	PCNP	NECAP	MF issued - Apr 30, 2019	1290 Mitchell St	TH	0	100	0	0	100
124	20-002 / 16-011 - Baycrest on the Rise - All phases	Woodbridge Devts / Ciccozzi Arch	PCNP	NECAP	ST - Feb 3, 2020 MF issued - Jan 14, 2020	3565 Baycrest Ave	TH - Bldgs 1 - 5, TH Bldgs 6 -12 + Bldgs 13 -15	0	67	0	0	67
125	19-071 - Rocklin on Creek	Woodbridge - Baycrest East	PCNP	NECAP	ST - Jul 15, 2019 MF issued - Sep 5, 2019	3525 Victoria Dr	TH	0	72	0	0	72
126	N/A	1044070 BC	SCNP	NECAP	MF issued - Jan 9, 2019	3416 Queenston Ave	TH-FS	0	8	0	0	8
127	The Princeton	Nordel Devts	SCNP	NECAP	MF issued - Aug 31, 2018	3535 Princeton Ave	TH	0	27	0	0	27
128	N/A	NSDA Arch	SCNP	NECAP	MF issued - Mar 27, 2020	3409 Harper Rd	TH	0	18	0	0	18
129	Kentwell - P2,3,4	Polygon Kentwell Homes	SCNP	NECAP	MF issued - Nov 21, 2018	3500 Burke Village Prom	TH	0	104	0	0	104
130	Kentwell - P 1	Polygon Kentwell Homes	SCNP	NECAP	MF issued - Aug 23, 2017	3500 Burke Village Prom	TH	0	59	0	0	59
131	Amberleigh	Polygon Hadleigh on Park	UHCVP	NECAP	MF issued - Apr 23, 2018	3306 Princeton Ave	TH	0	88	0	0	88
Subtotal units under construction in NECAP							0	901	0	0	0	901
132	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	0	76	0	0	76
133	Sophora - prev. with 18-069	Polygon Devt 316	N/A	CCAP	MF issued - Apr 16, 2020	1182 Westwood St	1 x 40 st. High-rise	1	222	51	0	273
Subtotal units under construction in CCAP							1	298	51	0	0	349
Total units under construction - citywide							10	3,518	561	193	0	4,272
Total Non-market and BM units under construction - citywide									193			
Total Units in Process							83	26,869	5,189	720	265	33,043

Project # & name	Applicant	NP	AP	Status on August 31	Address	Form	Tower Count (RM-6+)	Strata Units in Project (incl. TH & row homes)	Purpose-built Rental	Non Market rental	Below Market rental	Total Units
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Pre-Apps (includes projects with the Status "Review Letter Sent" and "Incomplete Application") as of Aug 31, 2020

Project # & name	Applicant	NP	AP	Status on August 31	Address	Form	Tower Count (RM-6+)	Strata Units in Project (incl. TH & row homes)	Purpose-built Rental	Non Market rental	Below Market rental	Total Units	
134	20-090	Red Door Housing Society	N/A	SWCAP	Incomplete Pre-app - Aug 26, 2020	2910 Norman Ave	4 x 6 st lowrise	0	0	271	90	0	361
135	20-048	Archtype Design	AHNP	SWCAP	Pre-app - May 5, 2020	1420 Dansey Ave	HC - triplex	0	3	0	0	0	3
136	20-069	Jasbir (Jessie) Minhas	AHNP	SWCAP	Pre-app - Jun 25, 2020	1155 Charland Ave	HC - fourplex	0	4	0	0	0	4
137	20-049	JY Architecture	AHNP	SWCAP	Review Letter Sent Pre-app - May 20, 2020	1591 & 1611 Austin Avenue	HC - 18 units	0	18	0	0	0	18
138	20-040	Amar Dhaliwal	BLNP	SWCAP	Final - Jun 5, 2020 Pre-app - Apr 15, 2020	616 Alderson Ave	HC - triplex	0	3	0	0	0	3
139	19-099 - Burquitlam Plaza	B & A Planning Group	BLNP	SWCAP	Final - June 9, 2020 Pre-app - Nov 25, 2019	568 & 552 Clarke Road	6 x highrise apt + Comm podium incl. TH	6	1,800	0	0	0	1,800
140	19-073	Brook Pooni Associates / River Ridge Estates	BLNP	SWCAP	Final - Sep 3, 2019 Pre-app - Jul 19, 2019	789, 791, 797 & 799 Clarke Rd	1 x 15 st. apt & Comm	1	114	0	0	0	114
141	20-027	CityState Consulting	BLNP	SWCAP	Completed - June 8, 2020 Pre-app - Mar 17, 2020	641, 639, 637 Aspen St, and 574, 582 Foster Ave	TH	0	60	0	0	0	60
142	20-038	Domus Projects	BLNP	SWCAP	Final - Jun 5, 2020 Pre-app - Apr 6, 2020	724, 726 & 728 Lea Ave.	25 x TH	0	25	0	0	0	25
143	19-110	JY Architecture	BLNP	SWCAP	Final - Apr 6, 2020 Pre-App - Dec 18, 2019	720 + 714 Smith Ave	HC- Multiplex	0	27	0	0	0	27
144	19-079	Proscenium Arch. & Interiors / Unimet	BLNP	SWCAP	Pre-app - Aug 15, 2019	544 Austin Ave	1 x highrise	1	168	54	12	0	234
145	20-084	Quantum Properties	BLNP	SWCAP	Pre-app - Aug 13, 2020	634, 436, 640, 642 & 644 Tyndall Street	1 x 6 st. apt	0	119	0	0	0	119
146	20-053	Strand Holdings	BLNP	SWCAP	Pre-app - May 25, 2020	618, 622, 626 Claremont St 631, 633 Gardena Dr	1 x 26 st. & 6 st. rental	1	232	102	0	0	334
147	20-060	Trillium Project Management	BLNP	SWCAP	Pre-app - Jun 16, 2020	606, 608, 610A, 610B, 612A, 612B Thompson Ave	TH	0	39	0	0	0	39
148	20-067	Wanson Development	BLNP	SWCAP	Pre-app - Jun 29, 2020	604, 608, 612, 616 Harrison Ave & 605, 609, 615 Kemsley Ave	1 x 6 st.	0	142	0	0	0	142
149	20-009	WeVest GPI	BLNP	SWCAP	Pre-app - Mar 11, 2020	631 Roderick Ave, Lot 2 Roderick	HC - fourplex	0	4	0	0	0	4
150	20-021	WG Architecture	BLNP	SWCAP	Pre-app - Feb 25, 2020	820 and 826 Dogwood St, 615, 617, 633 Lea Ave	2 x 6 st.	0	129	0	0	0	129
151	20-063	1153241 BC	MNP	SWCAP	Pre-app - Jun 25, 2020	232 Nelson St	HC - triplex	0	3	0	0	0	3
152	20-046	Catalyst Community Devt Society	MNP	SWCAP	Pre-app - Jun 5, 2020	1013, 1025 Brunette Ave	1 x 6 st. mixed use	0	0	0	163	0	163
153	20-036	Surjit Singh Janjua	MNP	SWCAP	Review Letter Sent Pre-app - Mar 24, 2020	954 Edgar Ave	HC - triplex	0	3	0	0	0	3
154	20-031	Zelimir Visekruna	MNP	SWCAP	Review Letter Sent Pre-app - Mar 16, 2020	722 Loughheed Hwy	HC - fourplex	0	4	0	0	0	4
Subtotal Pre-app units in SWCAP							9	2,897	427	265	0	3,589	
155	20-023	Atelier Pacific Architecture	N/A	NWCAP	Final - Aug 25, 2020 Pre-app - Mar 4, 2020	1491 Pipeline Rd	HC - triplex and fourplex	0	13	0	0	0	13
Subtotal Pre-app units in NWCAP							0	13	0	0	0	0	13
156	20-062	0997179 BC	PCNP	NECAP	Incomplete App - Pre-app - Jun 16, 2020	3489 & 3497 Victoria Dr	TH	0	0	0	0	0	0

Project # & name	Applicant	NP	AP	Status on August 31	Address	Form	Tower Count (RM-6+)	Strata Units in Project (incl. TH & row homes)	Purpose-built Rental	Non Market rental	Below Market rental	Total Units	
157	20-082	Morningsun Homes	PCNP	NECAP	Pre-app - Aug 14, 2020	3483 Forst Ave	HC - multiplex	0	8	0	0	0	8
158	20-061 - Non-market stratified	Habitat for Humanity Greater Vancouver	UHCVNP	NECAP	Review Letter sent - Aug 11, 2020 Pre-app - Jun 18, 2020	1358 Coast Meridian Rd	TH	0	50	0	0	0	50
Subtotal Pre-app units in NECAP							0	58	0	0	0	0	58
159	20-085 / prev. 18-132	LM 1175 Pipeline Homes+E201	N/A	CCAP	Incomplete Pre-app - Aug 14, 2020 OCP RZ DP SD - Aug 14, 2020	1175 Pipeline Rd	1 x 25 st. highrise + TH	1	136	65	0	0	201
160	20-019 - Stratford Wynd	Ledingham McAllister	N/A	CCAP	Pre-app - Feb 21, 2020	1145 Inlet St, 1110 Inlet St, 1155 Pipeline Rd, 1159 Pipeline Rd	4 x highrise, 7 x midrise	4	1,469	557	0	0	2,026
161	20-076	MCMP Architects	N/A	CCAP	Pre-app - Aug 11, 2020	1034 Westwood St	1 x 23 st. highrise + comm + retail	1	174	0	0	0	174
162	Coronation Park	Polygon Devt 314	N/A	CCAP	Final - Aug 9, 2017 Pre-app - Jul 4, 2017	135 Balmoral Dr	Apt - High-rise, Low-rise, TH	3	797	0	0	0	797
163	Evergreen Place - Rona site	Polygon Development 349	N/A	CCAP	Pre-app - Final May 17, 2018 Pre-app - Jun 16, 2017	2800 Barnet Hwy	Apt - High-rise, Townhouse + Comm	3	1,073	108	0	0	1,181
164	19-058 - Sunwood (4 phases)	Sun Life Assurance c/o Bentall Kennedy	N/A	CCAP	Final - May 29, 2020 Pre-app - Jun 6, 2019	3025 Lougheed Hwy	13 x Apt - highrise (5x rental) + Comm + TH	13	4,976	0	0	0	4,976
Subtotal Pre-app units in CCAP							25	8,625	730	0	0	0	9,355
Subtotal Units Under Pre-application - citywide							34	11,593	1,157	265	0	0	13,015

Multiple Family Occupancy Permits Issued between May 1 and Aug 31, 2020

Project # & name	Applicant	NP	AP	Status on August 31	Address	Form	Tower Count (RM-6+)	Strata Units in Project (incl. TH & row homes)	Purpose-built Rental	Non Market rental	Below Market rental	Total Units	
165	18-131 - Lougheed Heights	Bosa Blue Sky / LH1 - P1 of 3 towers	BLNP	SWCAP	Occ - June 30, 2020 MF issued - Nov 16, 2017	657 Whiting Way	Tower 1: Apt - highrise	1	334	0	0	0	334
166	19-054 - Lougheed Heights	Bosa Blue Sky / LH3	BLNP	SWCAP	Occ - Jun 26, 2020 MF issued - Aug 1, 2018 MF - Nov 7, 2016	655 North Rd	Tower 3: Apt - highrise, TH, comm.	1	242	0	0	0	242
167	18-131 - Lougheed Heights	Bosa Blue Sky / LH2 - P2 of 3 towers	BLNP	SWCAP	Occ - Apr 16, 2020 MF issued - Dec 21, 2017	525 Foster Ave + 537 Foster Ave (rental)	Tower 2: Apt - highrise + 6 st. rental	1	263	61	0	0	324
168	Regan West	Marcon Regan West (GP)	BLNP	SWCAP	Occ - Jun 8, 2020 MF issued - Oct 3, 2018 MF - Feb 14, 2018	603 Regan Ave	1 x Apt - lowrise	0	75	0	0	0	75
169	Villa Bleu	Apex Living	MNP	SWCAP	Occ - May 4, 2020 MF issued - Oct 3, 2017 MF - Dec 20, 2016	806 Gauthier Ave	TH	0	9	0	0	0	9
170	3499 Gislason Ave	1081785 BC	SCNP	NECAP	Occ - Jun 25, 2020 MF issued - Aug 13, 2018 MF - Feb 21, 2018	3499 Gislason Ave	TH	0	6	0	0	0	6
Total New Multiple Family Units (Occupancy permit issued or final) - citywide							3	929	61	0	0	0	990

Notes:

*Affordable Home Ownership (AHOP): 109 Affordable Home Ownership units are proposed to be developed in partnership with BC Housing under AHOP. According to the AHOP Program Framework, the affordable home ownership units are created using BC Housing's low interest interim construction financing and equity contributions from the developer or project partner to reduce the cost to eligible purchasers. The difference between sale price and market value is secured through an AHOP mortgage.

**CMHC Rental Construction Financing Initiative (RCFI) applicant projects: if the applicant is successful in qualifying for this CMHC administered program, rental tenure must be guaranteed for a minimum of ten years. Some projects may offer a percentage of units at Below-Market rents, along with other affordability measures. These projects will not be secured by a Housing Agreement with the City of Coquitlam and do not make use of Coquitlam Housing Affordability Strategy incentives. Three projects are proposing a total of 570 units under this initiative. They have been captured here in the Purpose-built Rental category.

***Habitat for Humanity - 50 stratified, non-market units proposed to be built on city - owned land are captured here as Strata Units.