

Projects on the Go - December 2011

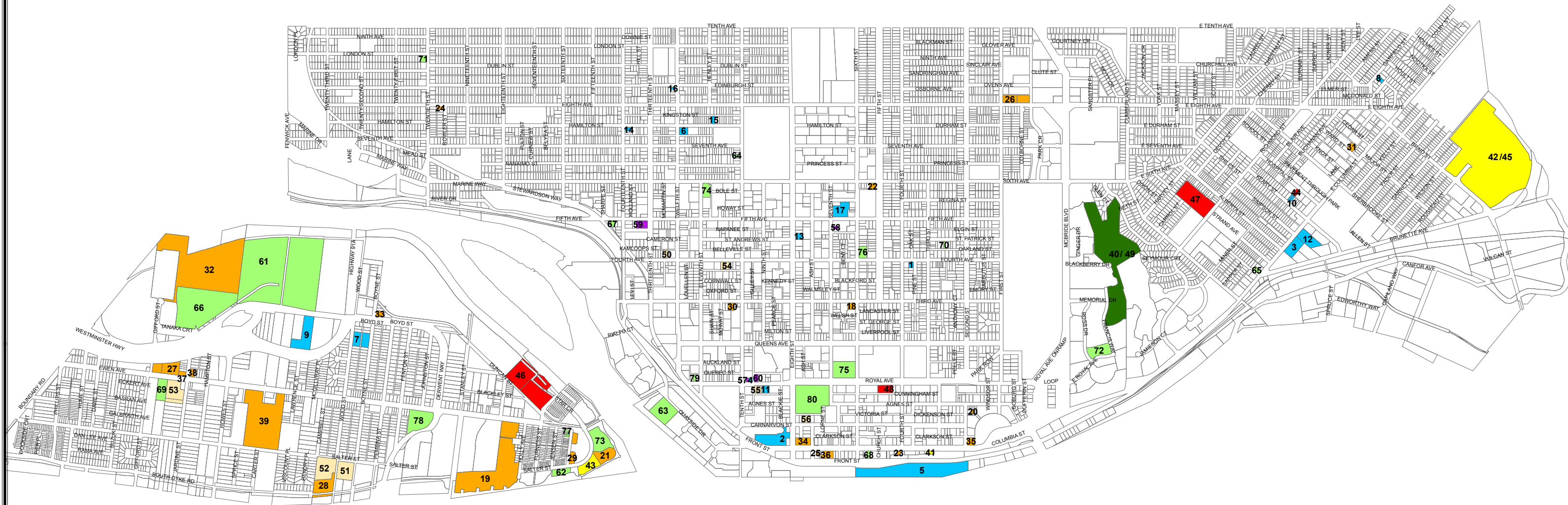
Item	Project Address	Project Type	Estimated Construction Costs	Project Description	Status	Last Month's Status	File	Project Planner
A - Building Permit Issued/Under Construction								
1	316 Fourth Avenue	Residential	n/a	Rezoning: Single Detached Dwelling District (RS-1) to Single Detached Dwelling Districts (Heritage) (RS-6).	A	A	6987	Dave Guiney
2	811 Columbia Street- Plaza 88 Retail	Mixed Use	\$26,000,000	SDP: 210,000 sq. ft. commercial space; VIA Architecture; Degelder Project Management	A	A	SDP143	Stephen Scheving
3	200 E Columbia Street- Building 2A	Mixed Use	\$16,000,000	DP: 41,700 sq.ft. at-grade commercial and 60,000 sq.ft. office above; WesGroup.	A	A	DP 022(S)	Jim Hurst
4	841 Royal Avenue	Residential	n/a	HRA: Relocation of heritage house to site and new construction, 6 units; HS Chase Architects Inc.	A	A	2608.2043	Julie Schueck
5	1 Sixth Street	City Project	\$25,000,000	Development of a waterfront park.	A	A	REZ 021	Lisa Spitalo
6	709 Twelfth Street	Mixed Use	\$4,950,000	DP: 4 storeys with 36 residential units and commercial at grade; Bernard Decosse Architect Inc.	A	A	DP 006(TS)	Mike Watson
7	347 Wood Street	Church	n/a	Rezoning: from RQ-1 to P-1 for Queensborough Temple; Ramsay Worden Architects.	A	A	REZ 024	Jim Hurst
8	527 McDonald Street & 514 Garfield Street	Residential	n/a	Rezoning: rezone from RS-1 to RS-5 (small lot); retain existing house and construct new house.	A	A	6980	David Guiney
9	800 Boyd Street	Industrial	\$2,816,000	DP: Addition of a new two storey building for mini-storage, 552,309 sq.ft.	A	A	DP 036(Q)	Mike Watson
10	331-333 Keary Street	Residential	n/a	Rezoning: rezone from RS-1 to RS-5 (small lot).	A	A	Rez 032	David Guiney
11	828 Royal Avenue	Residential	\$3,300,000	SDP: 29 unit stacked townhouse; Matthew Cheng Architect	A	A	SDP 170	Barry Waitt
12	290 E Columbia Street- Building 1B	Mixed Use	\$16,000,000	DP: 29,400 sq.ft. retail with 141,000 sq.ft. office (TransLink); Henriquez Partners Architect (Foundation Permit Only Issued)	A	A	DP 025 (S)	Jim Hurst
13	423 Eighth Street	Residential	\$3,300,000	Rezoning and DP: 16 stacked townhouse units; Denis Turco Architecture	A	A	6958	Jim Hurst
14	713 & 715 Fourteenth Street	Residential	n/a	Rezoning: rezone from NR-1 to NR-5 (small lot); retain existing house and construct new house.	A	A	Rez 030	David Guiney
15	1029 Hamilton Street	Residential	n/a	Rezoning: Neighbourhood Residential Dwelling District (NR-1) to Neighbourhood Residential Dwelling District (Small Lots) (NR-5). Construct two new houses.	A	A	REZ 045	David Guiney
16	818 Twelfth Street	Mixed Use	\$900,000	DP: 6 residential units with commercial at grade; Egil Lyngen.	A	A	DP 008 (TS)	Mike Watson
17	608 Belmont Street	Mixed Use	n/a	DP: 24 storeys with 170 residential units and 6,500 sq. ft. of commercial floor space facing Belmont Street, and a 20 unit four storey residential building facing Fifth Avenue. Existing medical building to be retained; Chris Dikeakos, Architect, Blue Sky Properties Inc.	A	B	DP (U) 040	Jim Hurst
B - Development Permit Approved/ Received 3rd Reading								
18	258 Sixth Street	Mixed Use	\$13,500,000	Rezoning and DP: 57 apartment units and 8 townhouse units and 2779 sq.ft. commercial; Bumen Architecture. (Temporary Sales Office Permit Issued)	B	B	6947	Jim Hurst
19	180 Ewen Avenue- Port Royal 4B	Residential	\$9,500,000	DP: 57 townhouse units in 14 buildings; Ramsay Worden Architect, Aragon Properties Ltd.	B	B	DP 035 (Q)	Jim Hurst
20	127-131 Dickenson Street	Residential	n/a	Rezoning: Single Detached Dwelling District (RS-2) to Multiple Dwelling District (highrise) (RM-4). 18 storeys- 114 apartment and 7 townhouse units; Gomeroff Bell Lyon Architects.	B	B	6915	Jim Hurst
21	210 Salter Street- Port Royal lot 5	Residential	\$35,000,000	DP: 21 storeys with 163 units; Ramsey Worden Architects.	B	B	DP 032 (Q)	Jim Hurst
22	500 Sixth Avenue	Commercial	\$3,800,000	DP: 1 storey commercial building with 6,729 sq.ft.; Eric Pattison Architect	B	B	DP 35 (UT)	Jim Hurst
23	410 Columbia Street	Commercial	\$170,000	SDP: Minor changes to the rear exterior of the building; Chercover Massie & Associates	B	B	SDP 168	Barry Waitt
24	1932 Eighth Avenue	Church	n/a	Rezoning: from NR-1 (Neighbourhood Residential) to CD (Comprehensive Development) zone to allow church addition; Eric Pattison Architect.	B	B	REZ 026	Jim Hurst
25	716 Columbia Street	Mixed Use	n/a	SDP: Interior renovations of existing commercial space, creation of 7 residential units and façade renovations.	B	B	SDP 173	Barry Waitt

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26	55-85 Eighth Avenue	Mixed Use	n/a	Rezoning & DP: From Local Commercial Districts (C-1) and Community Commercial Districts (C-2) to Comprehensive Development District Based on C-2A; 4 storey mixed use building with approx. 8,222 sq. ft. of commercial and 152 residential units.	B	B	Rez 033	Mike Watson
27	301 & 307 Gifford Street, 1109, 1117, 1129 & 1135 Ewen Avenue- Alexander Walk Phases 2 & 3	Residential	n/a	Rezoning & DP: 61 townhouse units; Patrick Cotter, Architect.	B	B	REZ 027	Jim Hurst
28	42 South Dyke Road	Residential	n/a	Rezoning: from Queensborough Neighbourhood Residential Dwelling Districts (RQ-1) to Multiple Dwelling Districts (Low Rise) (RM-2A); 36 townhouse units; Don Andrews, Creekside Architects.	B	B	REZ 018	Jim Hurst
29	215 & 245 Brookes Street- Port Royal Phase 3A	Residential	n/a	Rezoning & DP: Rezoning from Multiple Dwelling Districts Waterfront (Low Rise) (RMW-2) to a Comprehensive District, allowing two 3-storey buildings with 29 and 28 units each; Ramsay Worden Architects.	B	B	REZ 034	Jim Hurst
30	1010/1012 Third Avenue	Residential	n/a	HRA: Subdivision of 2 lots into 3. Retention of 2 heritage houses and 1 new house.	B	B	2608.2042	Julie Schueck
31	311 Ward Street	Residential	n/a	DP: 4 storey, 25 unit residential building; Creekside Architects.	B	B	REZ 012	Jim Hurst
32	345 Gifford Street	Industrial	n/a	DP: 500,000 sq.ft. industrial warehouse building. (Foundation Permit Issued)	B	B	DP 045 (Q)	Beverly Grieve
33	409 Boyne Street	Industrial	n/a	Rezoning & OCP Amendment: From Heavy Industrial (M-2) to Light Industrial (M-1); Boffo Corp.	B	B	REZ 013	Jim Hurst
34	777 Columbia Street	Mixed Use	\$35,000,000	Rezoning & SDP: 160 ft. institutional and commercial development. 4 storey Multi Use Civic Facility plus up to 8 storey office tower (130,000 sq.ft.); City of New Westminster and Uptown Property Group; HCMA and MCM architects.	B	B	REZ 048	Lisa Spitale
35	125 Columbia Street	Mixed Use	n/a	SDP & Rezoning: 20 storeys with 111 apartments, 9 townhouses and 718 sq.ft. commercial; HR Hatch Architect/Ballenas Project Managements.	B	B	REZ 043 & SDP 175	Barry Waitt
36	660-700 Columbia Street- Trapp Block	Mixed-Use	n/a	SDP & Rezoning: 20 storeys with 180 housing units and 8,800 sq. ft of at grade commercial; IBI/HB Architects.	B	B	REZ00002 SDP00159	Stephen Scheving
37	1101 Ewen Avenue	Commercial	n/a	Minor DP: Façade upgrades to existing gas station.	B	B	DP 046 (Q)	Mike Watson
38	305 Jardine Street	Residential	n/a	DP and Rezoning: From RQ-1 to CD for proposed 8 unit townhouse development; Gen Yada Architect.	B	C	REZ 006	Mike Watson
39	900 Ewen Avenue - Queensborough Community Centre	Institutional	\$6,200,000	Expansion of the existing community centre to include youth and seniors spaces, multi-purpose rooms, child care facility, satellite library, weight/fitness room and police office space; Urban Arts Architecture.	B	C		Renee Chadwick
C - Council Consideration Underway								
40	271 Frances Way- Parcel J Victoria Hill	Residential	n/a	DP: 21 storey high rise with 232 apt. units and 16 townhouse units; Onni Group of Companies	C	C	DP 009 (W)	Barry Waitt
D - Planning Issues Unresolved								
41	250 Columbia Street	Commercial	n/a	SDP & DVP: Addition to existing building to include 5 residential units, expansion of Liquor Retail Store, rooftop terrace and commercial space along Front Street. Height proposed at 56 ft; Eric Pattison Architects	D	D	SDP 178 DVP 515	Barry Waitt
42	97 Braid Street	Commercial	n/a	DP: Four five-storey office buildings (392,000 sq.ft.) on the south east portion of the site; Bentall Kennedy, B&H Bunting Coady architects.	D	D	DP 024(S)	Mike Watson
43	Port Royal- Phase 3C	Residential	n/a	DP: 4 storey apartment building with 67 residential units; Ramsay Worden Architects.	D	D	DP 048 (Q)	Jim Hurst
E - Design & Land Use Review								
44	326 Hospital Street	Residential	n/a	Rezoning & DP: 4 townhouse units.	E	E	REZ 031	Mike Watson
45	97 Braid Street	Mixed Use	n/a	Master Plan Process for mixed use, transit-oriented development around Braid Street SkyTrain station (38 acres site); Bentall Kennedy, Brook Pooni Associates, MCM Architects.	E	E	PF 007050	Beverly Grieve
46	45 & 175 Duncan Street	Residential	n/a	Rezoning & DP: From Heavy Industrial Districts M2 to Comprehensive District (CD), 308 residential units; Kasho Consulting	E	E	REZ 008	Jim Hurst
47	115 Richmond Street	Institutional	n/a	Rezoning: from Single Detached Dwelling Districts (RS-1) to Institutional (P-1) to allow continuation of cemetery use and construction of a columbarium.	E	E	Rez 0036	Jim Hurst
48	414-422 Royal Avenue	Residential	n/a	SDP: 6 storey apartment, 124 apartment units; Integra Architects	E	E	SDP 184	Barry Waitt

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F - Application Review								
49	271 Frances Way- Parcel O Victoria Hill	Residential	n/a	Rezoning and DP: From P-3 (institutional) to CD zoning (multi-family) 6 storey apartment, 192 units; Douglas Johnson Architect	F	F	Rez 059	Barry Waitt
50	1209-1211 Fourth Avenue	Residential	n/a	Rezoning and DP: from Single Detached Dwelling Districts (RS-2) to Comprehensive District (CD) for 8 townhouse units;	F	F	Rez 0057 DP 0010 (T)	Jim Hurst
51	620 Salter Street	Residential	n/a	Rezoning and DP for 54 unit townhouse development; Matthew Cheng Architects	F	F	REZ 049	Jim Hurst
52	702 Salter Street	Residential	n/a	Rezoning & DP: From RQ-1 to Queensborough Townhouse Districts (RT-3), 63 unit townhouse units; Patrick Cotter Architect Inc.	F	F	REZ 063	Jim Hurst
53	1110 Ewen Avenue & 240 Jardine Street	Mixed Use	n/a	Rezoning: rezone a portion of 1110 Ewen Avenue and all of 240 Jardine Street from Queensborough Neighbourhood Residential Dwelling Districts (RQ-1) and Commercial Hotel Districts (C-7), to Queensborough Townhouse Districts (RT-3) and Commercial Hotel Districts (C-7) to allow a 34 unit townhouse development; Patrick Cotter Architect Inc.	F	F	REZ00058	Jim Hurst
54	1016-1022 Fourth Avenue	Residential	n/a	Rezoning and DP: subdivision into five lots and allow a stacked townhouse with three units on each of the new lots	F	F	REZ00042 DPB00017	Jim Hurst
55	832-848 Royal Avenue	Residential	n/a	SDP: 35 unit townhouse development; Matthew Cheng.	F	*	SDP 187	Barry Waitt
56	737 Carnarvon Street	Residential	n/a	Rezoning & SDP: Conversion of existing above grade commercial space to residential; IBI Group	F	*	REZ 065	Barry Waitt
G - No Recent Activity / On Hold								
57	845 Royal Avenue	Residential	n/a	HRA: Rehabilitation of the Telford Block building to create 6 units; HS Chase Architects Inc.	G	G	2608.2037	Julie Schueck
58	437 Seventh Street	Residential	n/a	HRA: Rehabilitation of duplex to triplex.	G	G	2608.2103	Julie Schueck
59	1305 - 1308 Cariboo Street & 432 - 428 Thirteenth Street	Residential	n/a	Rezoning: From Single Detached Dwelling Districts (RS-2) to a comprehensive development district to allow a four storey apartment building with 46 units; Brian Hart and Company.	G	G	REZ 040	Jim Hurst
60	835 Royal Avenue	Residential	n/a	HRA: Retention of front heritage house and addition of 5 townhouse units in rear.	G	G	2608.20.47	Julie Schueck
H - Completed Within the Past Year								
61	805 Boyd Street	Commercial	\$4,200,000	DP: amendment for 25,580 sq.ft. addition to Wal-Mart.	H	A	DP 012 (Q)	Jim Hurst
62	230 Salter Street Port Royal- Parcel 2C	Residential	\$7,000,000	DP: 30 townhouse units in 5 buildings; Bernard Decosse Architect Inc.	H	A	DP 027 (Q)	Jim Hurst
63	1210 Quayside Drive	Residential	\$7,000,000	SDP: Façade remediation; Trow Associates Inc.	H	A	SDP 155	Barry Waitt
64	626 Tenth Street	Residential	n/a	HRA: Subdivision, retention of heritage house and construction of new house.	H	A	2608.20.033	Julie Schueck
65	131 East Columbia Street	Commercial	\$90,000	DP: Façade upgrades; Ron Allen, Architects	H	H	DP 026 (S)	Mike Watson
66	1085 Tanaka Court	Industrial	\$9,400,000	DP: Large format retail building supply store (Lowe's) 173,706 sq.ft.; GBL Architects.	H	H	DP 031(Q)	Beverly Grieve
67	1408 Fifth Avenue	Institutional	\$400,000	Rezoning from RS-2 to a comprehensive development district in order to allow a licensed group daycare facility which will provide for the care of 50 children.	H	H	REZ 036	Mike Watson
68	530 Columbia Street	Commercial	\$400,000	SDP & Rezoning: Minor façade changes and relocation of liquor primary licence from 401 to 530 Columbia Street and to allow food primary licence at 530 Columbia Street for Lafflines at the Burr Theatre.	H	H	REZ 038 & SDP 174	Barry Waitt
69	1130 Ewen Avenue	Residential	4,800,000	Rezoning & DP: From Queensborough Neighbourhood Residential District (RQ-1) to Comprehensive Development District, 33 residential units and 2 commercial units; Ramsay Worden Architects.	H	H	7010	Jim Hurst
70	218 St. Patricks Street	Residential	n/a	HRA: Relocation of heritage house to site and 672 sq.ft. addition; Eric Pattison Architect.	H	H	2608.2045	Julie Schueck
71	846 Twentieth Street	Commercial	\$525,000	DP: Multi-tenant commercial building, 3,750 sq.ft.; Eric Pattison Architect.	H	H	DP 002 (C)	Jim Hurst
72	255-265 Ross Drive- Victoria Hill Parcel G	Residential	\$13,000,000	DP: 178 units in four 4-storey apartments; Gomberoff Bell Lyon Architects Group Inc; Onni Group of Companies.	H	H	DP005(W)	Barry Waitt
73	200 Salter Street Port Royal - Phase 3B	Residential	\$18,750,000	DP: 129 units in 2 four storey buildings. Ramsay Worden Architects; Aragon Development.	H	H	DP024(Q)	Jim Hurst
74	525 Eleventh Street	Residential	\$2,500,000	DP: Façade revision to 9 storey apartment building.	H	H	DP 010 (BH)	Jim Hurst
75	140 Sixth Street- Royal Towers	Residential	\$1,100,000	DP: Conversion of existing 1st and 2nd levels to 33 residential units; Alan Brown Architect	H	H	DP 036(UT)	Jim Hurst
76	401 Sixth Street	Commercial	\$400,000	DP: Façade renovation and landscaping; Urban Design Group Architects.	H	H	DP 039(UT)	Jim Hurst
77	244-252 Brooke Street Port Royal Row Houses - Phase 2A Bld. A	Residential	\$840,000	DP: 5 unit row house development; Ramsey Worden Architect; Aragon Properties Ltd.	H	H	DP 026 (Q)	Jim Hurst

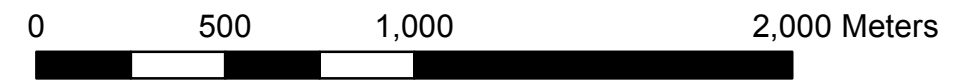
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78	510 Ewen Avenue	Institutional	\$5,000,000	Official Community Amendment and Rezoning of City Owned properties at 510 Ewen Avenue, 306 Wood Street and 703 Ewen Avenue to allow for development of parks.	H	H	REZ 039	Jim Hurst
79	1105 Royal Avenue	Residential	\$5,900,000	DP: 13 permanent and 11 transitional housing units; Anthony Boni Architect.	H	H	7003	Jim Hurst
80	700 Royal Avenue	Institutional	n/a	SDP: 1,884 sq.ft. addition to 4th floor for meeting space; CJP Architects	H	H	SDP 171	Barry Waitt

Projects on the Go as at December, 2011



Project on the Go Status

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- E Design & Land Use Review
- F Application Review
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1:20,000