

CITY OF BURNABY PLANNING DEPARTMENT - MAJOR PROJECTS Updated to APRIL 22, 2025 ***For Information Purposes Only***									
Plan Areas		Type	Rezoning	Developer / Architect	Address	Development	Residential Strata Units	Residential Rental Units	Status
		Master Plan	Rez #17-03	Aquilini Indigenous Development LP	3405 Willingdon Avenue	Construction of a mixed-use development with production space, office, commercial, retail and residential. CD (P6, B2) to CD (P6, B2, C2, RM2)	N/A		Final Adoption 2024.10.21
		Residential	REZ #17-10017	Colliers International Consulting	5325 and 5385 Kincaid Street	To rezone the current School District 41 Administration office site to the R2 Residential District, for future subdivision and single family development.	18 lots		Second Reading 2019.02.11
		Supportive Housing	REZ #19-32	NSDA Architects	3755 McGill Street	Construction of a new seniors' supportive housing building.	265 units (Existing: 217; New: 48)		Final Adoption 2024.09.23
		Industrial	REZ #22-24	1074649 BC Ltd	3945 Myrtle Street	Four storey enclosed self-storage facility with two levels of underground parking.	N/A		Final Adoption 2025.01.28
		Industrial	REZ #22-25	BURO47 Architecture Inc.	4357 and 4385 Canada Way	Permit the construction of a new six-storey industrial/office building with a minor commercial component.	N/A		Initial Report 2022.10.03
		Multi-Family Residential	REZ #22-29	ADC Management LP	Ptn 3405 Willingdon Ave	Permit construction of one mid-rise (20 storey) market leasehold strata building, one mid-rise (14 storey) mixed tenure market leasehold strata and market rental building and one low rise (6 storey) non-market rental building.	267 units Strata 213 units Market Rental 91 units Non-Mkt Rental (below CMHC) 51 units Non-Mkt Rental (CMHC Median Rental)		Third Reading 2024.06.24
		Non-market Rental Housing	REZ #23-01	City of Burnaby	8304 11th Avenue	Establish development guidelines to facilitate development of non-market rental housing in Newcombe Community Plan.	N/A		Final Adoption 2024.09.09
		Neighbourhood Commercial Uses, including Childcare	REZ #23-02	Canadian Turner Construction Company	3700 Gilmore Way	Allow for neighbourhood commercial uses including childcare.	N/A		Final Adoption 2024.10.21
		Multiple-Family Residential	REZ #23-03	Doxa Development Ltd.	1030 Sperling Avenue	Permit the construction of market strata, non-market rental and market rental stacked townhouse dwellings.	Not available yet		Initial Report 2023.06.19
		Redevelopment of Memorial Park	REZ #24-07	John Clark Architect	Portion of 3789 Royal Oak Avenue	Redevelopment of Forest Lawn Memorial Park funeral home facilities. To facilitate the proposed redevelopment, the applicant is seeking to rezone a portion of the subject property, discharge Covenant BL418983 (tree preservation) and discharge and replace Covenant BL418981 (no build buffer).			First and Second Reading 2025.01.28
	City-wide	REZ #24-12	City of Burnaby	R District properties	New Local Government Act requirements related to small-scale multi-unit housing (SSMUH) through the rezoning of all current R District properties and portions of properties that are split-zoned as R District.	N/A		Final Adoption 2024.06.10	

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	Bainbridge	Multi-Family Residential	REZ #24-13	ADC Management LP	3405 Willingdon Avenue	Amendment to advance Phase 3-7 of the Kwasen Master Plan site (REZ #17-03) with a proposal to develop approximately fifteen 10-25 storey residential buildings with commercial podiums.	Not available yet		Initial Report 2024.08.26
		Master Plan	REZ #22-15	Create Urban Development Corp.	7000 Lougheed Highway	Master Plan. No specific development is being proposed by this applications.	Master Plan		Final Adoption 2024.05.27
		Master Plan	REZ #22-28	Sperling Limited Partnership	6800 Lougheed Highway	Master Plan. No specific development is being proposed by this application.	Master Plan		Final Adoption 2024.07.08
		Multi-Family Residential	REZ #22-32	Create Urban Development Corporation	Ptn 7000 Lougheed Highway	Permit construction of two mid-rise mixed tenure residential apartment buildings atop live-work units and underground parking in accordance with Phase 1 of the Bby Lake Heights Master Plan (REZ 22-15).	136 Bldg A Mkt Strata 66 Bldg A Non-Mkt Rental 310 Bldg G Mkt Strata		Third Reading 2024.06.10
		Multi-Family Residential	REZ #23-06	Sperling Limited Partnership	Ptn 6800 Lougheed Highway	Permit construction of two mid-rise mixed tenure residential buildings atop ground oriented commercial uses and underground parking. This rezoning application represents the first phase of development of the Burnaby Lake Village Master Plan Rezoning #22-31.	443 Mkt Strata 140 Non-Mkt Rental (below CMHC) 56 Mkt Rental		Third Reading 2024.07.08
		Multiple-Family Residential	REZ #23-08	BURO47 Architecture Inc.	3328 Bainbridge Avenue	Construction of a low-rise multiple-family residential development.	Not available yet		Initial Report 2023.06.19
		Multiple-Family Residential	REZ #23-14	Sperling Limited Partnership	Ptn of 6800 Lougheed Hwy	Construction of three mid-rise mixed-tenure residential building with ground-oriented commercial and underground parking	505 units Mkt Strata 75 units Non-Mkt Rental - PH 1A (20% Below CMHC Median)		First and Second Reading 2024.08.26
		Multiple-Family Residential	REZ #23-20	Beedie Living	3676 Bainbridge Avenue	Construction of a 4 storey stacked townhomes and 6 12 storey non-market rental and strata residential buildings	968 Mkt Strata 143 Non-Mkt Rental (20% Below CMHC) 1 Non-Mkt Rental (CMHC)		Third Reading 2025.04.22
		Multiple-Family Residential	REZ #24-14	Sperling Limited Partnership	Portion of 6800 Lougheed Highway	Construction of a mixed-use development with market and non-market residential uses above ground-oriented commercial.	Not available yet		Initial Report 2024.08.26
	Bainbridge	Multiple-Family Residential	REZ #25-02	Create Urban Development Corporation	Portion of 7000 Lougheed Highway	Construction of two mid-rise residential apartment buildings of 14 and 15 storeys respectively.	438 Mkt Strata 64 Non Mkt Rental (20% Below CMHC Median)		Rezoning Report 2025-03-25
	Big Bend	Industrial	REZ #16-34	Beedie Development Group	5115 North Fraser Way	Construction of a light industrial multi-tenant building. CD (M2, M5, P8) to A.CD (M5, M5r)	N/A		Second Reading 2020.03.09
	Big Bend	Industrial	REZ #19-09	Beedie Development Group	3133 Sumner Ave	Construction of a 4-5 storey mixed use industrial/office uilding with surface and underground parking.	N/A		Second Reading 2019.11.04
	Big Bend	Industrial	REZ #19-11	Christopher Bozyk Architects Ltd.	Portion of 5085 North Fraser Way	Construction of a light industrial /office building.	N/A		First and Second Reading 2024.11.18
	Big Bend	Industrial	REZ #21-46	Marine Way Investments	3990 Marine Way	Permit the construction of a new sound stage with associated office and workshop space.	N/A		Second Reading 2022.10.03

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	Brentwood	Mixed-Use Commercial/ Residential	REZ #17-10002	Chris Dikeakos Architects Inc.	4612 and 4650 Dawson Street	Construction of a mixed-use multi-family residential building with street fronting townhouses, and above and below grade structured parking. M2 to CD ( RM4s, C9)	Not available yet		Initial Report 2017.12.11
	Brentwood	Multi-Family Residential	REZ #17-10005	Rafii Architects Inc.	2152 and 2172 Douglas Road	Construction of a multi-family residential building with street-fronting townhouses and/or work/live units and underground parking.	Not available yet		Initial Report 2017.12.11
	Brentwood	High-rise Office Building	REZ #18-24	Onni Gilmore Holdings Corp	4161 Dawson Street	Construction of a high-rise office building (Gilmore Place Phase II Commercial Tower 4), commercial podiums, underground parking, and pulbic open space in accordance with the Gilmore Place Master Plan.	N/A		Third Reading 2023.07.10
	Brentwood	High-Rise Residential Tower With Commercial Podium	Rez #18-25	Onni Gilmore Holdings Corp	4120/60/70 Lougheed Highway and 4161/71 Dawson Street	Construction of a residential high-rise within Phase II of the Gilmore Place Master Plan site (Tower 5).	532 strata units		Third Reading 2023.07.10
	Brentwood	High-rise residential tower with commercial podium	Rez #18-26	Onni Gilmore Holdings Corp	4120/60/70 Lougheed Highway and 4161/71 Dawson Street	Construction of a residential high-rise within Phase II of the Gilmore Place Master Plan site (Tower 6).	480 strata units		Third Reading 2023.07.10
	Brentwood	Mixed-Use Commercial/ Residential	REZ #19-66	Onni Group	4180 Lougheed Hwy	To develop a high-rise residential building for inclusionary and market rental uses over a commercial podium.	Not available yet		Initial Report 2020.02.10
	Brentwood	Mixed-Use Commercial/ Residential	REZ #20-19	Brentwood-Willingdon Projects	2350/2410/2430 Willingdon Avenue	Construct a high-rise market residential building and two non-market residential rental buildings, comprising Phase 3 of the Grove Master Plan.	Not available yet		Initial Report 2020.10.05
	Brentwood	Multiple family residential development	REZ #20-35	Polygon Development	2300 Madison Ave and BC Hydro ROW	Permit construction of a high-density multiple-family residential development with market strata and non-market rental uses	250 - T1 Market Strata 345 - T2 Market Strata 302 - T3 Market Strata 356 - T4 Market Strata 111 - T1 Non-Mkt Rental 89 - Non-Mkt Rental		Final Adoption 2025.03.11
	Brentwood	Multiple family residential	REZ#21-30	Boffo Developments Ltd.	Ptn 2160 Springer Ave, 2210 Springer Ave and Ptn 5334 Lougheed Hwy	Phase 1 of the Mster Plan and construction of a high-rise residential building with street orientated townhouses atop u/g parking.	318 - T1 Market Strata		Third Reading 2024.04.29
	Brentwood	Multiple family residential development (high density)	REZ #21-31	Concord Brentwood (Nominee) Ltd	4818 Dawson, Ptn 4828 Dawson, Ptn 2285 Delta, Ptn 2311 Delta and Ptn 2316 Beta	Permit construction of Phase 3 of the Woodlands Site, comprised of 4 high-rise residential strat buildings and 1 non-market residential rental building atop underground and structured parking, as well as creation of the future City park.	254 Non-market rental 1750 Market Strata		Final Adoption 2024.04.15
	Brentwood	Multiple family residential development (high density)	REZ #21-34	Perkins and Will Canada Architects Co.	4612 Lougheed Highway, 2040, 2140 and 2150 Alpha Avenue	Permit construction of three mixed tenure high-rise residential buildings with residential mid-rises over commercial bases and a City community centre, underground parking, and public open space.	453 Market Strata 1,077 Market Rental 204 Non-Mkt Rental		Final Adoption 2024.05.13

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	Brentwood	Multiple family residential development (high density)	REZ #22-06	Millennium Properties Ltd	4141 Lougheed Hwy	Permit construction of a high-density mixed-tenure residential development atop a commercial/retail podium and underground parking.	488 Mkt Strata 80 Non-Mkt rental 10 Non-Mkt Rental (CMHC) 246 Mkt Rental		Second Reading 2023.12.04
	Brentwood	Multiple family residential development (high density)	REZ #22-08	Amacon	2211 and 2271 Rosser Avenue	Permit construction of a high-density mixed-tenure residential development atop street fronting retial and underground parking.	442 Mkt Strata 42 Non-Mkt Rental 30 Non-Mkt Rental (CMHC) 27 Mkt Rental		Third Reading 2024.12.16
	Brentwood	Multiple family residential development	REZ #22-09	Amacon	5166 Halifax Street	Permit construction of a mid-rise residential rental development atop underground parking.	126 Mkt Rental 87 Non-Mkt Rental Replacement 44 Non-Mkt Rental (CMHC)		Third Reading 2025.01.28
	Brentwood	Multiple family residential development (high density)	REZ #22-20	Solterra Development Corp.	4410, 4438 and 4450 Juneau Street	High-density mixed-tenure residential development atop underground parking.	Not available yet		Initial Report 2022.08.29
	Brentwood	Multiple family rental residential development	REZ #22-36	Shape Properties Corp	Portion of 4567 Lougheed Highway - Tower 8	Construction of a single high-rise market rental residential apartment building atop a commercial podium and underground parking.	641 Mkt Rental		Final Adoption 2024.04.15
	Brentwood	Multiple family residential development (high density)	REZ #22-38	Chris Dikeakos Architects Inc.	4430, 4488 Halifax St. and 1801 Willingdon Ave.	Construction of two high-rise mixed tenure residential apartment buildings atop a commercial podium and underground parking	472 Phs 1 Market Strata 77 Phs 1 Non-Market Rental 266 Phs 2 Market Rental		Second Reading 2023.11.06
	Brentwood	Multiple family residential development (high density)	REZ #23-11	Keltic Canada Development Co. Ltd.	5502 Lougheed Highway	Allow for high-density mixed-use development at 5502 Lougheed Highway. The development is comprised of approximately 1,667 residential units (1,190 market strata units, 242 market rental units, and 235 affordable rental units), along with commercial space fronting Lougheed Highway. The proposed built form includes three residential towers above a common underground parkade, with building heights of 46, 54, and 60 storeys.	1,190 Market Strata 242 Market Rental 235 Non-Mkt Rental (20% Below CMHC)		First and Second Reading 2025.02.25
	Brentwood	Multi-Family residential development (high density)	REZ #23-19	Anthem Properties Group Ltd.	4587 and 4545 Juneau Street	Construction of a high-rise mixed tenure residential apartment building with at-grade commercial and unerground parking, and a public park.	450 Mkt Strata 45 Non-Mkt Rental (20% Below CMHC)		Third Reading 2025.03.25
	Brentwood	Multiple family residential development	REZ #24-08	Shape Properties Corp	Ptn 4567 Lougheed Hwy	Construction of a high-rise residential building atop commercial uses and underground parking. - Tower 8	Not available yet		Initial Report 2024.06.10
	Brentwood	Multiple family residential development	REZ #24-09	Shape Properties Corp	Ptn 4567 Lougheed Hwy	Construction of a high-rise residential building with ground oriented commercial uses and underground parking. - Tower 9	Not available yet		Initial Report 2024.06.10

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	Brentwood	Multiple-Family Residential	REZ #24-15	Boffo Developments Ltd.	5334 Lougheed Hwy	Advance Phase 2 of the Bassano Master site (REZ #17-13) with a proposal to develop a single 45-storey residential tower consisting of market units. Non-market housing obligations for the Master Plan are to be provided elsewhere on the Master Plan site and as part of the six-storey non-market housing development at 5650 Beresford Street (REZ #21-29).	336 Market Strata		First and Second Reading 2025.01.28
	Broadview	Ground-Oriented Multi-Family Residential	REZ #13-18	HNPA Architecture	3526 Smith Avenue	Low-rise multiple-family residential townhouse development with underground parking	34 townhouse units		Third Reading 2015.12.14
	Broadview	Multi-Family Residential	REZ #16-17	Norfolk Terrace Holdings Ltd.	3737 Canada Way, 3748 Norfolk Street, and abutting lane right-of-way and Esmond Avenue road right-of-way	Low-rise apartment development with underground parking.	4 studio units 22 1-bedroom 17 2-bedroom 43 units		Second Reading 2017.05.01
	Broadview	Institutional	REZ #20-26	Pacific Reach Properties Development	3460 Kalyk Avenue	Permit the development of a new campus of care comprised of long term residential care beds, seniors' supportive housing units, a child care facility, and associated amenities.	100 Units of supportive housing 103 residential care beds		Third Reading 2024.08.26
		Multi-Family Residential	REZ #21-33	AviSina Developments Inc.	3819 and 3841 Canada Way	Permit the construction of a mixed-use multiple family residential development with commercial uses at grade.	101 Market Strata 14 Non-Market Rental (Below CMHC) 15 Non-Market Rental (CMHC Market Median) 15 Market Rental		Third Reading 2025.03.11
		Multi-Family Residential	Rez #23-23	AviSina Developments Inc.	3300 Boundary Rd and 3718, 3732, 3744, 3790 Canada Way	Permit the construction of a mixed-use multiple family development with ground-oriented commercial uses.	Not available yet		Initial Report 2024.02.12
	Burnaby Lake Heights	Master Plan	REZ #25-02	Create Urban Development Corporation	Portion of 7000 Lougheed Highway	Advance Phase 1B of the Burnaby Lake Heights Master Plan (approved under REZ #22-15) to permit construction of two mid-rise residential apartment buildings.	438 Market Strata 64 Non-Market Renta (20% Below CMHC Median)		First and Second Reading 2025.04.22
		Recreational	REZ #24-02	City of Burnaby	3676 Kensington Avenue	To permit the use of the site for the full range of uses under P3 at 3676 Kensington Ave. to facilitate a revised design for community facilities.	N/A		Third Reading 2024.07.22
	Capitol Hill	Senior Housing and Non-market Rental	REZ #21-14	Ankenman Marchand	6005 Pandora Street	The purpose of the proposed rezoning bylaw amendment is to permit the construction of a non-market senior citizens and non-market rental development.	Not available yet		Initial Report 2021.06.14
	Central Administrative	Non-Market Housing	REZ #20-15	M'akola Development Services	Sunset Street and Kincaid Street	Permit a non-market housing development with adult day care and a child care facility, and a separate potential non-market housing development primarily for seniors.	244 units		Third Reading and Final Adoption 2024.12.16
	Central Administrative	Non-Market Housing	REZ #20-34	Altus Group Ltd	3873 Godwin Ave and 5867 Sunset Street	Permit the construction of a 20 unit non-market rental development.	18 non-market rental units		Third Reading 2024.12.16
	Central Administrative	Non-Market Housing	REZ #22-23	Collaborat8 Architecture + Design Inc.	5825 Sunset Street	Permit the addition of a third storey to an existing building, in order to provide 6 additional non-market rental units.	N/A		Third Reading 2024.12.16

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	Central Administrative	RCMP Detachment	REZ #23-21	City of Burnaby	4244 Norland Avenue	Permit the full range of uses under the P2 District	N/A		Final Adoption 2024.07.22
	Edmonds	Multi-Family Residential	REZ #14-26	Southgate Village Homes Ltd.	portions of 7679 and 7701 18th Street	32-storey residential tower and a four-storey low rise apartment building	351		Second Reading 2016.05.09
	Edmonds	Industrial	REZ #14-43	NSDA Architects	Portions of 7650 and 7702 18th Street	Permit the existing milk plant as a continued use within the proposed Southgate neighbourhood until it's eventual development. M1 to CD (M1)	N/A		Initial Report 2014.11.24
	Edmonds	Ground-Oriented Multi-Family Residential	REZ #16-18	Fairwater Properties Ltd.	7447 and 7453 14 <sup>th</sup> Avenue	Infill townhouse development with underground parking.	21 units of 3 storey townhouses		Third Reading 2020 .07.20
	Edmonds	Multi-Family Residential	REZ #17-07	Ledingham McAllister Communities Ltd.	Portion of 7201 11th Avenue	Construction of six-storey rental building in the Gateway neighbourhood of the multi-phased Southgate Master Plan Area.	95 units		Second Reading 2019.12.02
	Edmonds	Multi-Family Residential	REZ #17-15	Southgate Villages Homes LP	Portion of 7201 11th Avenue	Construction of a high-rise residential tower on a 3 level parkade and a low-rise residential building. CD (RM5, RM1, C2) to A.CD (RM5, RM1)	Not available yet		Initial Report 2017.05.28
	Edmonds	Multi-Family Residential	REZ #18-43	IBI Group Architects	6958/84 Kingsway, 7243 Greenford Ave, 6957/61 Beresford Street	To permit construction of a single 40-storey high-rise strata apartment building with two-storey townhouse at grade and a six-storey mixed-use rental and commercial retail building fronting Kingsway.	Strata: 359 Mkt Rental: 52 Non-mkt rental: 17 Townhouses: 11		Final Adoption 2024.12.16
	Edmonds	Multi-Family Residential	REZ #19-28	Square Nine Griffiths Development	7465 Griffiths Drive	To permit the construction of a multiple-family development with both a strata and rental component.	Strata: 108 Non-Mkt Rental: 39 Mkt Rental: 22		Third Reading 2024.07.22
	Edmonds	Multi-Family Residential	REZ #19-70	Square Nine Bby Development Ltd	7109/7358/60/76/78 Eighteenth Street	To permit a residential multi-family development with a rental component	148 Market strata 20 non-market rental 19 CMHC median 18 market rental		Third Reading 2022.10.03
	Edmonds	Market and non-market residential	REZ #20-03	Southgate Village Homes Ltd.	Ptn of 7679 Eighteenth Street and 7701 Eighteenth Street	Permit a 41 storey market residential tower over a six-storey podium, and a 37 storey non-market residential tower over a six-storey podium.	421 Market units 505 Non-market		Second Reading 2020.12.07
	Edmonds	Non-Market Housing	REZ #20-17	CLT 0012 Community Society	6365/70/80/6428/48 Stride Ave and 7514 Bevan Street	To permit the development of two non-market rental apartment buildings.	118 units		Final Adoption 2024.11.18
	Edmonds	Master Plan	REZ #20-32	Aplin + Martin	7252, 7282 Kingsway and 7255 Edmonds Street	Preliminary vision, guiding principles and development concept for the Master Plan.	1,076 Market strata 233 CMHC Market Median Rental		Second Reading 2023.06.05
	Edmonds	Multi-Family Residential	REZ #21-01	Ledingham McAllister Communities Ltd.	7201 11th Avenue	Permit construction of a market residential development and an amendment to the Southgate Master Plan.	Not available yet		Initial Report 2021.02.08
	Edmonds	Low-Rise Rental	REZ #21-08	Redic Developments Inc.	7670 Kingsway	To permit the construction of a low-rise rental building.	87 Market Rental 28 Non-Mkt Rental		Third Reading 2023.09.11
	Edmonds	Truck Storage Building	REZ #21-26	SNC-Lavalin Inc.	6900 Southpoint Drive	To permit the construction of am truck storage building.	N/A		Final Adoption 2024.11.04
	Edmonds	Multiple-Family Residential	RE Z #22-02	Metro Vancouver Housing	7388 Southwynde Avenue	Permit construction of a six-storey multiple-family below-market rental building with a childcare facility for up to 37 children.	122 units		Final Adoption 2024.12.02



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Edmonds	Multiple-Family Residential	REZ #22-04	Mosaic Avenue Developments Ltd.	7514-7580 Bevan; 6335-6489 15th Ave; 6370-6488 Stride; 6370-6488 Stride Ave; and 6199-6253 Marine Drive	Permit construction of multiple-family market and below-market rental townhouses	92 CMHC Market Rental (Upper ptn) 91 Market Rental (Lower ptn)		Third Reading 2023.12.11	
Edmonds	Multiple-Family Residential	REZ #22-30	Southgate City Homes Ltd.	Portion of 7201 11th Avenue	Permit construction of two towers with podiums and two low-rise buildings within the Gateway Neighbourhood of the Southgate Master Plan area.	462 Market Strata - G5 and G6 (PH1) 95 Non Mkt Rental G5 and G6 (PH1) 415 Market Strata - G3 and G4 (PH2) 70 Non Mkt Rental - G3 and G4 (PH2)		First and Second Reading 2025.01.28	
Edmonds	Master Plan Amendment	REZ #22-31A	Southgate City Homes Ltd.	7201 11th Avenue and 7208 14th Avenue	To amend the Southgate Master Plan to facilitate future land uses and development in accordance with the City's Rental Use Zoning Policy.			Final Adoption 2025.03.11	
Edmonds	Multiple-Family Residential	REZ #22-31B	Southgate City Homes Ltd.	Portion of 7201 11th Avenue	Permit construction of two high-rise market strata residential buildings with associated residential podiums, one low-rise strata residential building, and one low-rise non-market rental building.	819 Mkt Strata 115 Non-Mkt Rental (below CMHC)		Final Adoption 2025.03.11	
Edmonds	Community Centre	REZ #22-40	Southgate City Homes Ltd.	7112 Southgate Boulevard	Construction of the two-storey interim Southgate City Presentation Centre with potential restaurant / café and community uses.	N/A		Initial Report 2023.02.06	
Edmonds	Multiple-Family Residential	REZ #23-09	Southgate City Homes Ltd.	Portion of 7201 11th Avenue	Construction of a mixed-use development that includes three towers on two building podiums within the Gateway Neighbourhood of the Southgate Master Plan area. As this application includes commercial uses, the C2 Commercial District remains included as a land use. This rezoning application will be in accordance with the amended Southgate Master Plan which is advancing under Rezoning #22-31.	Not available yet		Initial Report 2023.06.19	
Edmonds	Multiple-Family Residential	REZ #24-20	Gracorp Properties LP	7135 Walker Avenue and 7244 Arcola Street	Construction of a 45-storey tower with approximately 430 units of market and non-market rental housing and a commercial building.	384 Mkt Rental 96 Non Mkt Rental		Rezoning Report 2025-04-22	
George Derby	Affordable seniors rental housing	REZ #20-10	Jensen Group Architects Inc.	7550 Cumberland Street	To permit the construction of a six storey affordable rental housing facility.	121 market and non-market rental units for seniors and 1st responders with disabilities		Second Reading on 2020.12.17	
George Derby	Supportive Housing	REZ #20-11	Jensen Group Architects Inc.	7550 Cumberland Street	To permit the construction of a six storey supportive housing facility.	N/A		Initial Report 2020.09.28	
Hastings	Mixed-Use Commercial / Residential	REZ #17-31	4308 Investments Ltd c/o Imperial Hospitality Ltd	4125 Hastings Street	Construction of a five storey mixed-use development fronting Hastings Street and a three storey ground oriented development fronting Albert Street. C8, R5 to CD (C8, RM3, C2h)	Not available yet		Initial Report 2017.12.11	
	Multi-Family Residential	REZ #20-23	Matthew Cheng Architect Inc.	3768 Pender Street	Construction of a four-unit multiple-family residential development.	N/A		Second Reading 2023.02.06	

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	Hastings	Mixed-use multiple-family rental apartment with commercial	REZ #20-30	Vittori Developments	4701 and 4705 Hastings Street	Permit the construction of a mixed-use multiple-family rental apartment development with commercial uses at grade.	42 Market Rental 4 CMHC Median Rental (80%) 4 CMHC Median Rental		Final Adoption 2025.03.11
	Hastings	Mixed-use multiple-family development with commercial	REZ #21-24	Domus Projects Ltd.	4049 Hastings Street	Construction of a mixed-use multiple-family development with commercial uses at grade.	35 units		Final Adoption 2025.03.11
	Hastings	Mixed-use develoment with commercial	REZ #21-47	Capitol Hill Ltd. Partnership	4472 Hastings Street	Construction of a five-storey mixed-use multiple-family strata residential development with commercial retail uses at grade and underground parking.	3 - Studio 4 - 1 Bedroom 6 - 1 Bedroom + Den 6 - 1 Bedroom + Den (Adaptable) 11 - 2 Bedroom 4 - 2 Bedroom (Adaptable)		Third Reading 2024.10.07
	Hastings	Mixed-use Commercial and Residential Development	REZ #22-12	Matthew Cheng Architect Inc.	4411, 4429 and 4431 Hastings Street	Construction of a six-storey mixed-use multiple-family strata and non-market rental residential development with commercial retail uses at grade.	69 Market Strata 9 Non-Mkt Rental (20% Below CMHC Median)		First and Second Reading 2024.08.26
	Hastings	Expansion of Existing Child Care	REZ #22-37	m + Architecture Inc.	Portion of 4828 Hastings Street	Expansion of an existing child care.	N/A		Final Adoption 2024.10.21
	Hastings	Multi-Family Residential	REZ #22-39	Matthew Cheng Architect Inc.	4404, 4406 and 4410 Pender Street	Construction of a mixed tenure ground-oriented multiple-family residential development with underground parking.	Not available yet		Initial Report 2023.02.06
	Hastings	Mixed-use Commercial and Residential Development	REZ #24-04	MA Architects Ltd.	4269 Hastings Street	Construction of a six-storey mixed-use multiple-family strata and non-market rental apartment development with commercial uses at grade.	Not available yet		Initial Report 2024.06.10
	Lake City	Industrial	REZ #17-23	JNT Developments (Production Way) Ltd	2751 Production Way	Construction of a multi-tenant flex-space office / warehouse / light manufacturing development with a maximum of 1.0 FAR and maximum height of 4 storeys.	N/A		Initial Report 2017.10.02
	Lake City	Master Plan	REZ#18-40	ZGF Architects Inc.	3100 Production Way	Establish a conceptual Master Plan for a multi-phased mixed-use business centre development.	N/A		Initial Report 2018.10.01
	Lake City	Industrial	REZ#18-41	ZGF Architects Inc.	Ptn 3100 Production Way	Construction of Phase 1 in line with the conceptual Master Plan for the larger property's multi-phased business centre development.	N/A		Initial Report 2018.10.01
	Lougheed	Mixed-Use Commercial / Residential	REZ #16-06	Onni Group	3249 & 3355 North Road	Construction of a mixed-use development with commercial, including an office tower and two residential towers. CD (C3), R2 to CD (RM4s, C2).	540 units		Second Reading 2017.07.10
	Lougheed	Mixed-Used Commercial/ Residential	REZ #16-48	NSDA Architects	9500 Erickson Drive	The purpose of the proposed rezoning bylawamendment is to permit construction of four new residential buildings, create more units in the existing residential apartment buildings, and demolish a portion of the commercial floor area on site. The existing and proposed residential developments on the subject property are all purpose-built rental units. CD (RM4,C1) to A.CD (RM4,C1)	Not available yet		Initial Report 2016.11.21



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Plan Areas		Type	Rezoning	Developer / Architect	Address	Development	Residential Strata Units	Residential Rental Units	Status
	Lougheed	Mixed-Used Commercial/ Residential	REZ #18-32	Pinnacle International	9850 Austin Road and 9858/9898 Gatineau Place	To permit the construction of three mixed-use buildings that each include a commercial podium and a high-rise apartment component.	1466 Market Strata		Third Reading 2023.06.05
	Lougheed	Mixed-Used Commercial/ Residential	REZ #19-72	Chris Dikeakos Architects Inc.	9601 Lougheed Hwy	To permit a mixed-use multi-family market and rental residential, commercial and hotel use.	Not available yet		Initial Report 2020.02.10
	Lougheed	Multiple family residential development	REZ #20-18	Pinnacle International	3846 Carrigan Court	Permit the construction of a multiple family residential development with high-rise and low rise components	546 Non-Mkt Rental 354 Market Strata		Final Adoption 2024.09.23
	Lougheed	Multi-Family Residential	REZ #21-15	Canderel Management Inc.	3965 North Road	The purpose of the proposed rezoning bylaw amendment is to permit the construction of high-rise mix-tenure buildings atop a commercial/retail podium.	77-T1 - Non-Mkt Rental 239 - T1 Market Rental 456 - T2 Market Strata		Second Reading 2023.11.06
	Lougheed	Multi-Family Residential	REZ #22-21	Shape Properties Corp	Ptn 9855 Austin Rd	High-density mixed-tenure residential development atop street fronting retail and underground parking - Tower 6.	809 Market Strata		First and Second Reading 2025.01.28
	Lougheed	Multi-Family Residential	REZ #22-22	Shape Properties Corp	Ptn 9855 Austin Rd	High-density mixed-tenure residential development atop street fronting retail and underground parking - Tower 5.	501 Market Rental 133 Non-Mkt Rental		First and Second Reading 2025.01.28
	Lougheed	Multiple-Family Residential	REZ #24-10	Shape Properties Corp	Ptn 9855 Austin Rd	High-density mixed-tenure residential development atop underground parking that is in line with the City's Rental Use Zoning Policy - Tower 7.	Not available yet		Initial Report 2024.06.10
	Lougheed	Multiple-Family Residential	REZ #24-11	Shape Properties Corp	Ptn 9855 Austin Rd	High-density residential development atop underground parking within the Lougheed Core Area Master Plan and in line with the City's Rental Use Zoning Policy - Tower 8.	Not available yet		Initial Report 2024.06.10
	Lougheed	Multiple-Family Residential	REZ #24-23	Pinnacle - Modiale	3900 Grand Promenade, 9850 Austin Road and 9858/9898 Gatineau Place	Amend REZ #18-32 which received Final Adoption on September 23, 2024 and included two residential buildings of 60 and 67 storeys atop a 13-storey retail and office commercial podium. The applicant is proposing to remove 11 storeys of office use and replace it with 11 storeys of additional market strata residential use.	468 1 Bedroom 704 1 Bedroom + Den 208 2 Bedroom 235 2 Bedroom + Den 143 3 Bedroom		First and Second Reading 2025.04.22
	Metrotown	Multi-Family Residential	REZ #17-24	Solterra Development Corp.	6004, 6006 and 6018 Wilson Avenue	Construction of a single high-rise apartment building with townhouses fronting Wilson Avenue. RM2 to CD (RM5s)	Not available yet		Initial Report 2017.12.11
	Metrotown	Multi-Family Residential	REZ #17-28	Anthem Properties Group Ltd.	6075 Wilson Avenue	Construction of a single-high rise apartment building with street oriented-townhousing, as well as a non-market housing component.	358 market and 86 non-market		Third Reading 2021.03.29
	Metrotown	Multi-Family Residential	REZ #17-35	Brook Pooni Associates Inc.	5852 Patterson Avenue	Development of a single 26-storey high-rise multiple family development which includes strata townhouse units, non-market rental apartments and strata apartment.	121 Market Strata 31 Non-Mkt Rental 1 Mkt Rental		Second Reading 2022.07.04
	Metrotown	Multi-Family Residential	REZ #17-10008	W.T. Leung Architects	5777 Willingdon Avenue and 4475 Grange Street	High-rise apartment building with a low-rise market rental apartment building.	Not available yet		Initial Report 2020.10.05

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Plan Areas	Type	Rezoning	Developer / Architect	Address	Development	Residential Strata Units	Residential Rental Units	Status	
	Metrotown	Multi-Family Residential	Rez #17-10009	Chris Dikeakos Architects Inc.	6450, 6486, 6488, 6508 Telford Avenue	To permit the construction of a highrise market residential building atop a retail and office podium, and a highrise rental residential building.	408 Market 167 Rental		Third Readomg 2023.02.27
	Metrotown	Multi-Family Residential	REZ #17-10016	iFortune Homes Inc	6605/07/65 Royal Oak Avenue	To permit the construction of a highrise market residential building atop a retail and rental podium.	Not available yet		Initial Report 2019.07.29
	Metrotown	Multi-Family Residential	REZ #18-03	Wesgroup Properties Ltd.	6280/6350 Willingdon Avenue	Permit the construction of two high-rise apartment buildings with rental podiums and street oriented townhousing.	617 Strata 116 Rental		Final Adoption 2024.03.25
	Metrotown	Multi-Family Residential	REZ #18-13	Hotson Architecture Inc	6615 Telford Ave	To construct a low/mid-rise rental apartment building and a high-rise strata apartment building.	Market Strata: 261 Below Market rental: 54 Market Rental: 17 CMHC median rental: 17		Thirdd Reading 2022.12.05
	Metrotown	Multi-Family Residential	REZ #18-27	Ivanhoe Cambridge	1700/4800 Kingsway and portion of 4750 Kingsway	To establish a conceptual Master plan and development guidelines.	Not available yet		Initial Report 2019.10.28
	Metrotown	Multi-Family Residential	REZ #18-29	IBI Group Architects	5978 Wilson Avenue	Permit the construction of a single high-rise apartment building with townhouses and a live-work street-oriented component.	Not available yet		Initial Report 2020.07.27
	Metrotown	Multi-Family Residential	REZ #18-30	W.P.J McCarthy and Company Ltd.	4940 Kingsway, 4900 Kingsway, 6446 Nelson Avenue and 6450 Nelson Avenue	Permit a master plan and set of design guidelines for multi-phased high density mixed-use development. No specific development approvals are being sought in conjunction with the proposed rezoning bylaw amendment.	N/A		Initial Report 2019.06.10
	Metrotown	Multi-Family Residential	REZ #18-31	IBI Group Architects	6540 Marlborough Ave	To permit the construction of a high-rise residential building consisting of market strata and affordable rental units.	132 Market Strata 26 Market Rental 30 Non-Market Rental		Third Reading 2022.12.05
	Metrotown	Multi-Family Residential	REZ #18-49	Matchpoint Development	6645, 6659, 6675, 6691 Dow Avenue	To permit a mixed-use ground-oriented retail/office podium with two high-rise market residential towers, and a six-storey rental building	770 Market Strata 4 - CMHC Median Rental 12 (Non Market Rental) 112 - Non-Market Rental (Rental Replacement)		Second Reading 2023.07.10
	Metrotown	Multi-Family Residential	REZ #19-60	ZGF Architects Inc.	7112 Kingsway, 7236 and 7248 Salisbury Avenue	To permit a mixed-use development comprised of strata residential, rental residential, hotel and street-fronting commercial uses.	Not available yet		Initial Report 2019.12.02
	Metrotown	Multi-Family Residential	REZ #20-09	3777 and 3791 Kingsway Portfolio Inc., No. A67716 and A011057	3777 and 3791 Kingsway	Permit the construction of a high-density mixed use development consisting of residential, office, and retial uses, including the retention and integration of the orginal office component on-site.	724 units		Final Adoption 2025.03.11
	Metrotown	Multi-Family Residential	REZ #21.-12	Bosa Properties Inc.	6031 Wilson Avenue	The purpose of the proposed rezoning bylaw amendment is to permit the construction of a high-rise residential strata building and a low-rise non-market rental building.	417 Market 69 Non-Mkt		Final Adoption 2024.04.15

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Plan Areas	Type	Rezoning	Developer / Architect	Address	Development	Residential Strata Units	Residential Rental Units	Status	
	Metrotown	Multi-Family Residential	REZ #21-13	Bosa Properties Inc.	4444 and 4488 Kingsway	The purpose of the proposed rezoning bylaw amendment is to permit the construction of two-mixed use mixed-tenure high-rise buildings above a low-rise commercial podium.	Not available yet		Initial Report 2021.06.14
	Metrotown	Multi-Family Residential	REZ #21-19	IDS Group	6622 and 6688 Willingdon Avenue	To permit the construction of a high-rise residential rental building, with low-rise market and non-market rental components.	362 Mkt Rental 98 Non-Mkt Rental		Third Reading 2022.12.12
	Metrotown	Multi-Family Residential	REZ #21-36	OpenForm Properties Ltd	6470 and 6508 Silver Avenue	Single residential strata tower with street fronting townhomes and a low-rise residential rental building	358 Market Strata 83 Non-Mkt Rental		Second Reading 2023.10.16
	Metrotown	Multi-Family Residential	REZ#21-39	GSR Telford Development Limited Partnership	6540 and 6592 Telford Avenue	The development is comprised of a 29-storey mixed-use building and a six-storey rental building. The mixed-use building includes a childcare and retail unit at grade, four small-scale office units on level two and market residential units. The six-storey rental building includes both market and non-market rental units, including replacement units.	253 Market Strata 53 Non-Mkt Rental (20% Below CMHC Median) 25 Non-Mkt Rental (CMHC Median) 25 Mkt Rental		First and Second Reading 2024.08.24
	Metrotown	Multi-Family Residential	REZ #21-41	RH Architects Inc	4955 Newton Street	Two infill low-rise rental residential buildings	20 Non-Mkt Rental 80 Mkt Rental		Third Reading 2025.03.11
	Metrotown	Multi-Family Residential	REZ #22-18	Kirpal Properties Ltd.	4214.4234.4250 Maywood Street and 6562.6588 Willingdon Avenue	High-density multiple-family residential development atop street fronting retail, and a six-storey rental building with shared underground parking	Not available yet		Initial Report 2022.08.29
	Metrotown	Multi-Family Residential	REZ #23-04	Keltic Canada Development Co. Ltd.	4444 and 4488 Kingsway	Construction of two mixed-use high-rise buildings above a low rise commercial podium, street-fronting townhomes and underground parking.	Not available yet		Initial Report 2023.02.06
	Metrotown	Multiple-Family Residential	REZ #23-07	Old Orchard Apartments Ltd.	5777 Willingdon Avenue and 4475 Grange Street	Permit construction of 37-storey high-rise residential building consisting of market strata units, and a 6 storey mid-rise replacement rental building.	310 Market Strata 86 Non-Market Rental		First and Second Reading 2024.07.22
	Metrotown	Commercial	REZ #23-13	Thind Properties Ltd.	6505 Sussex Avenue	Conversion of the existing commercial office floor area, recently constructed and approved under REZ #16-42, to hotel use. The proposed change also includes the addition of a liquor licence establishment on-site.	Not applicable		Final Adoption 2024.11.04
	Metrotown	Multi-Family Residential	REZ #23-17	Belford Properties Ltd.	6378, 6392 McKay Avenue and 6387, 6425 Silver Avenue	Construction of a 46 storey high-rise residential building consisting of market strata units, and a 6 storey mid-rise replacement rental building	Not available yet		Initial Report 2023.10.16
	Metrotown	Multi-Family Residential	REZ #23-18	Belford Properties Ltd.	6544 Silver Avenue	Construction of a 28 storey high-rise residential building consisting of market strata and rental units.	Not available yet		Initial Report 2023.10.16
	Metrotown	Commercial	REZ #24-06	Anthem Properties Group Ltd.	4657 Kingsway	Allow for hotel use within the existing commercial office floor area.	Not applicable		Final Adoption 2024.09.09
	Metrotown	Multi-Family Residential	REZ #24-16	DIALOG	Portion of 4940 Kingsway and 6446, 6450 Nelson Avenue	Construction of a mixed-use development with a tower that is approximately 72-storeys at the corner of Kingsway and Nelson Street and a terracing building podium fronting Kingsway and Bennett Street.	169 Mkt Strata 130 Non-Mkt Rental 170 Mkt Rental		Third Reading 2025.03.25

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Plan Areas		Type	Rezoning	Developer / Architect	Address	Development	Residential Strata Units	Residential Rental Units	Status
	Metrotown	Multi-Family Residential	REZ #24-17	Thind Properties Ltd.	6677 Silver Avenue	Amend the previously approved high-density mixed use residential and commercial development with an increase in building height and added commercial density to allow for a small-scale hotel use. A minor amendment to the Metrotown Downtown Plan will be required as part of the subject rezoning to add the hotel as an allowable use under the C3 District. Any refinements to the residential tower design will remain within the allowable density already approved.	Not available yet		Initial Report 2024.08.26
		Multi-Family Residential	REZ #24-22	Bosa Properties Inc.	5978 Wilson Avenue	Permit development of an approximately 40-storey residential rental building with a child care facility at grade. The proposed building includes approximately 418 rental units, 38 of which are below market rental replacement units in line with the Rental Use Zoning Policy.	Not available yet		Initial Report 2024.12.02
	Montecito	Multi-Family Residential	REZ #19-51	Interworld Properties Inc.	1508 Hatton Avenue	Construction of a four-unit multiple-family residential development.	4 - 3 bdrm units		Third Reading 2023.01.23
	Montecito	Multi-Family Residential	REZ #24-19	NSDA Architects	7409 Halifax Street	Construction of approximately 441 units of non-market housing and a child care facility on the City-owned property	441 Non-market rental		Third Reading 2025.02.25
	Rayside	Multi-Family Residential	REZ #18-07	Derek Venter Architectural Design	5070 Canada Way and 4951 Claude Avenue	Construction of a multiple family residential development.	Not available yet		Initial Report 2018.06.11
	Royal Oak	Ground-Oriented Multi-Family Residential	REZ #16-54	C.P. Construction Ltd.	5168, 5180 & 5192 Sidley Street	Construction of townhouses. R5 to CD (RM2)	22 - 2 Bdrm		Second Reading 2020.10.05
	Royal Oak		Mixed-use Commercial and Residential Development	REZ #19-53	Wanson Group	6660 and 6692 Royal Oak Avenue	Construction of a mixed-use commercial and residential development.	90 Strata 70 Rental	
	Royal Oak	Mixed-use development	REZ #20-27	Workers' Capital (LMAO) Holding Corp.	6877, 6891, 6913, 6939 and 6945 Palm Avenue	Permit the development of a new mid-rise mixed-use development with non-market housing, offices, café/commissary and child care facility.	146 Market 146 Non-market rental		Final Adoption 2024.04.15
	Royal Oak	Mixed-use Development	REZ #21-16	Porte Communities	5292 and 5318 Kingsway	The purpose of the proposed rezoning bylaw amendment is to permit the construction of a six-storey mixed-use development.	75 Mkt Strata 10 Non-Market rental		Third Reading 2024.11.18
	Royal Oak	Public worship, food production and child care	REZ #21-27	Rajesh Kumar	7271 Gilley Avenue	Permit a place of public worship, food production, a child care facility and accessory uses.	N/A		Final Adoption 2024.01.29
		Multiple family residential development	REZ #21-28	Xuedong Zhao	7455, 7475, 7495 Royal Oak and 5165 Irmin St	Permit the construction of a townhouse development.	Not available yet		Initial Report 2021.10.04
	Royal Oak	Multi-Family rental residential	REZ #21-29	Boffo Developments Ltd.	5650 Beresford Street	Six storey purpose built residential atop underground parking.	104 Non Market Rental		Third Reading 2024.07.08
	Royal Oak	Multi-Family residential	REZ #21-43	Simplex + G Architecture Inc.	5675/5691 Rumble Street	Three-storey residential townhouse development with underground parking.	10-3 bedroom units		Third Reading 2023.10.16
	Royal Oak	Multi-Family Residential	REZ #22-01	Integra Architecture	7118 and 7280 MacPherson Avenue	Construct a multiple family residntial development with up to 2.75 FAR.	147 Market Strata 20 Non-Market Rental		Final Adoption 2025.02.25
	Royal Oak	Light industrial, retail and general office	REZ #22-35	Mallen Gowing Berzins Architecture Incorporated	5900 Kingsway	Construction of a new 5-storey building with a mixture of retail, light industrial and general office uses.	N/A		Initial Report 2023.02.06
	Royal Oak	Multi-Family Residential	REZ #24-18	Raffaele Architecture Inc.	7305 and 7317 Buller Avenue	To permit construction of a six-storey multiple-family residential development.	Not available yet		Initial Report 2024.08.26

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Plan Areas		Type	Rezoning	Developer / Architect	Address	Development	Residential Strata Units	Residential Rental Units	Status
	Sixth Street	Multi-Family Residential	REZ #15-47	Harkamaljit Grewal	7477 6th Street and 7874 17th Avenue	Multi-family residential development with underground parking.	Not available yet		Initial Report 2015.11.23
	Sixth Street	Mixed-Use Commercial / Residential	REZ #18-51	Moody Park Homes Ltd.	7763 and 7767 Edmonds Street	To permit the construction of a mixed-use commercial and residential development.	49 Mkt Strata (Apt) 12 Mkt Strata (TwnHs)		First and Second Reading 2025.02.25
	Sixth Street	Mixed-use multiple-family rental apartment with commercial	REZ #19-33	Kamcon Investments Ltd.	7320 Canada Way	To permit the construction of a mixed-use multiple-family market strata and rental apartment development with commercial uses at grade.	Not available yet		Initial Report 2021.04.12
	Sixth Street	Multi-Family Residential	REZ #19-43	Sodhi Real Estate Group	7629, 7639 6th Street and 7873 14th Avenue	To permit construction of a mixed-use commercial and residential development.	Not available yet		Initial Report 2019.10.28
	Sixth Street	Mixed-use Commercial and Residential Development	REZ #20-31	Lovick Scott Architects Ltd.	7330 Sixth Street	Permit the construction of amixed-use commercial and residential development.	58 units		Second Reading 2023.07.10
	Sixth Street	Multi-Family Residential	REZ #22-03	Metro Vancouver Housing	7730 Sixth Street	Permit construction of a six-storey multiple-family below-market rental building with an in-home childcare facility for up to 8 children.	174 Units		Final Adoption 2024.08.26
	Willingdon Lands	Multi-Family Residential	REZ #22-29	ADC Management LP	Portion of 3405 Willingdon Avenue	Permit construction of a multiple family residential development above underground parking. A total of 622 residential dwelling units are proposed in Phase 1.	267 Strata Units 51 Mkt Median Rental Units (CMHC) 213 Mkt Rental Units 91 Inclusionary Rental Units (Below CMHC Mkt Median Rate)		Final Adoption 2025.02.25
	Willingdon Lands	Mixed-use Commercial and Residential Development	REZ #23-24	ADC Management LP	Portion of 3405 Willingdon Avenue	Mixed-use development with multiple family residential units situated above ground-level commercial retail uses and underground parking	920 Units Market Strata		Third Reading 2025.04.22
	Willingdon Lands	Mixed use Residential and Commercial	REZ #24-13	ADC Management LP	Portion of 3405 Willingdon Avenue	Mixed-use development with multiple family residential units situated above ground-level commercial and various publicly accessible open spaces.	374 Market Rental 3,439 Market Strata 138 Non-Mkt Rental (20% Below CMHC Median) 50 Non-Mkt Rental (CMHC Median)		Third Reading 2025.04.22