



## Permits Issued On: December 31, 2025

Site Address	Legal Description Current / Underlying Zone	Permit Number	Permit Category Type of Change	Value of Work Number of Units
4 - 3713 FIR ST	LOT 3 DISTRICT LOT 68 GROU 1 NEW WESTMINSTER DISTRICT PLAN 14689 R1	BLD25-01102	Building Permit (Residential) New	\$2,000,000.00 0
Applicant Name				
CHIU YU-HSUAN				
Contractor Name		Contractor Address		
PAULEY CONSTRUCTION & DEVELOPMENT		218 - 7760 MOFFATT RD RICHMOND, BC V6Y 1X8		
Description				
E-File - (MASTER BUILDING PERMIT) *SPRINKLERED* 4 Principal Buildings with 4 Primary Dwelling Units and 2 Secondary Suites and Attached Garages (Total units: 6)				

Site Address	Legal Description Current / Underlying Zone	Permit Number	Permit Category Type of Change	Value of Work Number of Units
5973 CHARLES ST	LOT: 8 DISTRICT LOT: 129 PLAN: NWP16096 Group 1, 6365-1281. R1	BLD25-01358	Building Permit (Residential) New	\$2,700,000.00 0
Applicant Name				
VICTOR AU				
Contractor Name		Contractor Address		
KNC INVESTMENTS INC		11653 WILLIAMS RD RICHMOND, BC V7A 1J3		
Description				
E-File -(MASTER BUILDING PERMIT) 5973 CHARLES ST/ 1277 STRATFORD AVE: 2 Principal Buildings with 4 Primary Dwelling Units and Parking Pad (Total units: 4)				

Site Address	Legal Description Current / Underlying Zone	Permit Number	Permit Category Type of Change	Value of Work Number of Units
3818 KINCAID ST	LOT: 33 BLOCK: 1/15 DISTRICT LOT: 68 PLAN: NWP11602 Group 1. R1	BLD25-00118	Building Permit (Residential) New	\$1,000,000.00 0
Applicant Name				
KAPIL SAREEN				
Contractor Name		Contractor Address		
SK CUSTOM HOMES LTD		102 - 9360 120TH ST SURREY, BC V3V 4B9		
Description				
1 Principal Building with 2 Primary Dwelling Units, 2 Secondary Suites and Detached Garage (Total units: 4)				

Site Address	Legal Description Current / Underlying Zone	Permit Number	Permit Category Type of Change	Value of Work Number of Units
3 - 3755 NITHSDALE ST	LOT: 37 BLOCK: 8 DISTRICT LOT: 68 PLAN: NWP11242 Group 1. R1	BLD25-00972	Building Permit (Residential) New	\$1,300,000.00 0
Applicant Name				
JAQUELINE CRUZ				
Contractor Name		Contractor Address		
GUTHRIE RESIDENTIAL BUILDERS INC		102 - 12655 190A ST PITT MEADOWS, BC V3Y 0E9		
Description				
E-File - (MASTER BUILDING PERMIT) 2 Principal Building with 3 Primary Dwelling Units and Attached Garage (Total un 3)				

Site Address	Legal Description Current / Underlying Zone	Permit Number	Permit Category Type of Change	Value of Work Number of Units
5025 FULWELL ST	LOT: N DISTRICT LOT: 74 PLAN: NWP14428 Group 1. R1	BLD25-01038	Building Permit (Residential) New	\$990,000.00 0
Applicant Name				
SIGMA WEST HOMES INC				
Contractor Name		Contractor Address		
SIGMA WEST HOMES INC		371 SPRINGER AVE BURNABY, BC V5B 3K6		
Description				
E File- 1 Principal Building with 2 Primary Dwelling Units and Detached Garages (Total Units: 2)				

Site Address	Legal Description Current / Underlying Zone	Permit Number	Permit Category Type of Change	Value of Work Number of Units
3 - 3713 FIR ST	LOT 3 DISTRICT LOT 68 GROU 1 NEW WESTMINSTER DISTRICT PLAN 14689 R1	BLD25-01819	Building Permit (Residential) New Sub Permit	\$0.00 0
Applicant Name				
CHIU YU-HSUAN				
Contractor Name		Contractor Address		
PAULEY CONSTRUCTION & DEVELOPMENT		218 - 7760 MOFFATT RD RICHMOND, BC V6Y 1X8		
Description				
(UNIT 3) *SPRINKLERED* 1 Principal Building with 1 Primary Dwelling Unit and Attached Garage **(All Fees Paid Under Master Building Permit BLD25-01102)**				

Site Address	Legal Description Current / Underlying Zone	Permit Number	Permit Category Type of Change	Value of Work Number of Units
4 - 3713 FIR ST	LOT 3 DISTRICT LOT 68 GROU 1 NEW WESTMINSTER DISTRICT PLAN 14689 R1	BLD25-01820	Building Permit (Residential) New Sub Permit	\$0.00 0
Applicant Name				
CHIU YU-HSUAN				
Contractor Name		Contractor Address		
PAULEY CONSTRUCTION & DEVELOPMENT		218 - 7760 MOFFATT RD RICHMOND, BC V6Y 1X8		
Description				
(UNIT 4) *SPRINKLERED* 1 Principal Building with 1 Primary Dwelling Unit and Attached Garage **(All Fees Paid Under Master Building Permit BLD25-01102)**				

Site Address	Legal Description Current / Underlying Zone	Permit Number	Permit Category Type of Change	Value of Work Number of Units
7986 15TH AVE	LOT: 15 BLOCK: 16 DISTRICT LOT: 28 PLAN: NWP627 Group 1. R1	BLD25-01219	Building Permit (Residential) New	\$1,369,389.00 0
Applicant Name				
KULWANT PUNIA				
Contractor Name		Contractor Address		
DREAM CASA DEVELOPMENT LTD		8675 ROYAL OAK AVE BURNABY, BC V5J 4L7		
Description				
E-File - 1 Principal Building with 2 Primary Dwelling Units, 2 Secondary Suites and Attached Garages (Total units: 4)				

Site Address	Legal Description Current / Underlying Zone	Permit Number	Permit Category Type of Change	Value of Work Number of Units
2 - 6910 HYCREST DR	LOT: 6 DISTRICT LOT: 131 PLAN: NWP24211 Group 1. R1	BLD25-01850	Building Permit (Residential) New Sub Permit	\$0.00 0
Applicant Name				
YAN HONG GUO				
Contractor Name		Contractor Address		
DUAL C CONSTRUCTION & MANAGEMENT II		604 - 4759 VALLEY DR VANCOUVER, BC V6J 4B7		
Description				
(UNIT 1 & UNIT 2) E-File - 1 Principal Building with 2 Primary Dwelling Units ** ( Please Note: All Fees Paid Under Master Building Permit BLD25-01301)**				

Site Address	Legal Description Current / Underlying Zone	Permit Number	Permit Category Type of Change	Value of Work Number of Units
3 - 5577 BOOTH AVE	LOT: 9 DISTRICT LOT: 33 PLAN NWP2220 Group 1, 5765-5589. R1	BLD25-01384	Building Permit (Residential) New	\$1,900,000.00 0
Applicant Name				
GREWAL GREWAL				
Contractor Name		Contractor Address		
JASWINDER S GREWAL DBA BIHLA HOME D		7529 DAVIES ST BURNABY, BC V3N 3H2		
Description				
E-File - **MASTER BUILDING PERMIT**(4639 Sardis St & 5577 Booth Ave) 2 Principal Buildings with 6 Primary Dwelling Units and Attached Garages (Total units: 6)				

Site Address	Legal Description Current / Underlying Zone	Permit Number	Permit Category Type of Change	Value of Work Number of Units
1 - 5973 CHARLES ST	LOT: 8 DISTRICT LOT: 129 PLAN: NWP16096 Group 1, 6365-1281. R1	BLD25-01808	Building Permit (Residential) New Sub Permit	\$0.00 0
Applicant Name				
VICTOR AU				
Contractor Name		Contractor Address		
KNC INVESTMENTS INC		11653 WILLIAMS RD RICHMOND, BC V7A 1J3		
Description				
(Unit 1 & 2) 1 Principal Building with 2 Dwelling Units **(Please Note: All Fees Paid Under Master Building Permit BLD25-01358)**				

Site Address	Legal Description Current / Underlying Zone	Permit Number	Permit Category Type of Change	Value of Work Number of Units
7986 15TH AVE	LOT: 15 BLOCK: 16 DISTRICT LOT: 28 PLAN: NWP627 Group 1. R1	DEMO25-00239	Demolition Permit Demolition Residential	\$1,000,000.00
Applicant Name				
KULWANT PUNIA				
Contractor Name		Contractor Address		
DREAM CASA DEVELOPMENT LTD		8675 ROYAL OAK AVE BURNABY, BC V5J 4L7		
Description				
E-File - Demo of ESFD and ALL other buildings on site. **PLEASE NOTE: all structures to be demolished must be removed prior to booking a forms inspection**				

Site Address	Legal Description Current / Underlying Zone	Permit Number	Permit Category Type of Change	Value of Work Number of Units
S2 - 3713 FIR ST	LOT 3 DISTRICT LOT 68 GROU 1 NEW WESTMINSTER DISTRICT PLAN 14689 R1	BLD25-01818	Building Permit (Residential) New Sub Permit	\$0.00 0
Applicant Name				
CHIU YU-HSUAN				
Contractor Name		Contractor Address		
PAULEY CONSTRUCTION & DEVELOPMENT		218 - 7760 MOFFATT RD RICHMOND, BC V6Y 1X8		
Description				
(UNIT 2) *SPRINKLERED* 1 Principal Building with 1 Primary Dwelling Unit and 1 Secondary Suite and Attached Garage **(All Fees Paid Under Master Building Permit BLD25-01102)**				

Site Address	Legal Description Current / Underlying Zone	Permit Number	Permit Category Type of Change	Value of Work Number of Units
2 - 3755 NITHSDALE ST	LOT: 37 BLOCK: 8 DISTRICT LOT: 68 PLAN: NWP11242 Group 1. R1	BLD25-01894	Building Permit (Residential) New Sub Permit	\$0.00 0
Applicant Name				
JAQUELINE CRUZ				
Contractor Name		Contractor Address		
GUTHRIE RESIDENTIAL BUILDERS INC		102 - 12655 190A ST PITT MEADOWS, BC V3Y 0E9		
Description				
E-File - (UNIT 1 & UNIT 2) 1 Principal Building with 2 Primary Dwelling Units **(Please note: All Fees paid under Master Building Permit BLD25-00972)**				

Site Address	Legal Description Current / Underlying Zone	Permit Number	Permit Category Type of Change	Value of Work Number of Units
5 - 7264 INLET DR	LOT: 52 DISTRICT LOT: 216 PLAN: NWP11555 Group 1. R1	BLD25-01019	Building Permit (Residential) New	\$1,607,440.00 0
Applicant Name				
ALLAN BALATICO				
Contractor Name		Contractor Address		
LOUISAN PACIFIC DEVELOPMENTS INC		1509 - 7371 WESTMINSTER HWY RICHMOND, BC V6X 0B		
Description				
E-File - 1 Principal Building with 4 Primary Dwelling Units to ESFD (Total 5 Units)				

Site Address	Legal Description Current / Underlying Zone	Permit Number	Permit Category Type of Change	Value of Work Number of Units
6910 HYCREST DR	LOT: 6 DISTRICT LOT: 131 PLAN: NWP24211 Group 1. R1	BLD25-01301	Building Permit (Residential) New	\$2,000,000.00 0
Applicant Name				
YAN HONG GUO				
Contractor Name		Contractor Address		
DUAL C CONSTRUCTION & MANAGEMENT II		604 - 4759 VALLEY DR VANCOUVER, BC V6J 4B7		
Description				
(MASTER BUILDING PERMIT) E-File - 2 Principal Buildings with 4 Primary Dwelling Units (Total units: 4)				

Site Address	Legal Description Current / Underlying Zone	Permit Number	Permit Category Type of Change	Value of Work Number of Units
3 - 6910 HYCREST DR	LOT: 6 DISTRICT LOT: 131 PLAN: NWP24211 Group 1. R1	BLD25-01851	Building Permit (Residential) New Sub Permit	\$0.00 0
Applicant Name				
YAN HONG GUO				
Contractor Name		Contractor Address		
DUAL C CONSTRUCTION & MANAGEMENT II		604 - 4759 VALLEY DR VANCOUVER, BC V6J 4B7		
Description				
(UNIT 3 & UNIT 4) E-File - 1 Principal Building with 2 Primary Dwelling Units ** ( Please Note: All Fees Paid Under Master Building Permit BLD25-01301)**				

Site Address	Legal Description Current / Underlying Zone	Permit Number	Permit Category Type of Change	Value of Work Number of Units
3 - 3755 NITHSDALE ST	LOT: 37 BLOCK: 8 DISTRICT LOT: 68 PLAN: NWP11242 Group 1. R1	BLD25-01895	Building Permit (Residential) New Sub Permit	\$0.00 0
Applicant Name				
JAQUELINE CRUZ				
Contractor Name		Contractor Address		
GUTHRIE RESIDENTIAL BUILDERS INC		102 - 12655 190A ST PITT MEADOWS, BC V3Y 0E9		
Description				
E-File - (UNIT 3) 1 Principal Building with 1 Primary Dwelling Unit and Attached Garage **(Please note: All Fees paid und Master Building Permit BLD25-00972)**				

Site Address	Legal Description Current / Underlying Zone	Permit Number	Permit Category Type of Change	Value of Work Number of Units
4705 WAYBURNE DR	LOT: 1 DISTRICT LOT: 71 & 72 PLAN: EPP112033 GROUP 1 CD	BLD25-00757	Building Permit (Commercial) New	\$5,350,000.00 0
Applicant Name				
JORDI ASHWORTH				
Contractor Name		Contractor Address		
ALFRED HORIE CONSTRUCTION CO LTD		3830 1ST AVE BURNABY, BC V5C 3W1		
Description				
BCIT STUDENT ASSOCIATION - New 1 Storey Childcare Building (13 staff + 50 (children age 3 to 5) + 12 (children under 36 months) = Total 75 persons max Note: Fraser Health approval on file for 62 children max)				

Site Address	Legal Description Current / Underlying Zone	Permit Number	Permit Category Type of Change	Value of Work Number of Units
6910 HYCREST DR	LOT: 6 DISTRICT LOT: 131 PLAN: NWP24211 Group 1. R1	DEMO25-00252	Demolition Permit Demolition Residential	\$2,000,000.00
Applicant Name				
YAN HONG GUO				
Contractor Name		Contractor Address		
DUAL C CONSTRUCTION & MANAGEMENT II		604 - 4759 VALLEY DR VANCOUVER, BC V6J 4B7		
Description				
E-File - Demo of ESFD and ALL other buildings on site. **PLEASE NOTE: all structures to be demolished must be removed prior to booking a forms inspection**				

Site Address	Legal Description Current / Underlying Zone	Permit Number	Permit Category Type of Change	Value of Work Number of Units
7264 INLET DR	LOT: 52 DISTRICT LOT: 216 PLAN: NWP11555 Group 1. R1	DEMO25-00195	Demolition Permit Demolition Residential	\$1,607,440.00
Applicant Name				
ALLAN BALATICO				
Contractor Name		Contractor Address		
CANTON EXCAVATING LTD		4371 DALLYN RD RICHMOND, BC V6X 2S5		
Description				
E-File - Demo of Garage ONLY **PLEASE NOTE: all structures to be demolished must be removed prior to booking a for inspection**				

Site Address	Legal Description Current / Underlying Zone	Permit Number	Permit Category Type of Change	Value of Work Number of Units
1 - 3713 FIR ST	LOT 3 DISTRICT LOT 68 GROU 1 NEW WESTMINSTER DISTRICT PLAN 14689 R1	BLD25-01816	Building Permit (Residential) New Sub Permit	\$0.00 0
Applicant Name				
CHIU YU-HSUAN				
Contractor Name		Contractor Address		
PAULEY CONSTRUCTION & DEVELOPMENT		218 - 7760 MOFFATT RD RICHMOND, BC V6Y 1X8		
Description				
(UNIT 1) *SPRINKLERED* 1 Principal Building with 1 Primary Dwelling Unit and 1 Secondary Suite and Attached Garage **(All Fees Paid Under Master Building Permit BLD25-01102)**				

Site Address	Legal Description Current / Underlying Zone	Permit Number	Permit Category Type of Change	Value of Work Number of Units
3 - 4639 SARDIS ST	LOT: 9 DISTRICT LOT: 33 PLAN NWP2220 Group 1, 5765-5589. R1	BLD25-01811	Building Permit (Residential) New Sub Permit	\$0.00 0
Applicant Name				
GREWAL GREWAL				
Contractor Name		Contractor Address		
JASWINDER S GREWAL DBA BIHLA HOME D		7529 DAVIES ST BURNABY, BC V3N 3H2		
Description				
(UNIT 1-3) 1 Principal Building with 3 Primary Dwelling Units and attached Garages Master Building Permit BLD25-01384)**				

Site Address	Legal Description Current / Underlying Zone	Permit Number	Permit Category Type of Change	Value of Work Number of Units
2 - 1277 STRATFORD AVE	LOT: 8 DISTRICT LOT: 129 PLAN: NWP16096 Group 1, 6365-1281. R1	BLD25-01809	Building Permit (Residential) New Sub Permit	\$0.00 0
Applicant Name				
VICTOR AU				
Contractor Name		Contractor Address		
KNC INVESTMENTS INC		11653 WILLIAMS RD RICHMOND, BC V7A 1J3		
Description				
(Unit 1 & 2) 1 Principal Building with 2 Dwelling Units **(Please Note: All Fees Paid Under Master Building Permit BLD25-01358)**				



Site Address	Legal Description Current / Underlying Zone	Permit Number	Permit Category Type of Change	Value of Work Number of Units
1455 DELTA AVE	LOT: Q DISTRICT LOT: 123 PLAN: NWP14906 Group 1.	BLD25-00659	Building Permit (Commercial) Addition	\$20,000,000.00 0
Applicant Name				
JUSTIN DYCK				
Contractor Name		Contractor Address		
UNITECH CONSTRUCTION MANAGEMENT L		200 - 1530 56TH ST DELTA, BC V4L 2A8		
Description				
PHASE 2 BRENTWOOD PARK ELEMENTARY SCHOOL - Addition (Childcare), Alteration, Seismic Sprinkler upgrade				

Site Address	Legal Description Current / Underlying Zone	Permit Number	Permit Category Type of Change	Value of Work Number of Units
1 - 5577 BOOTH AVE	LOT: 9 DISTRICT LOT: 33 PLAN NWP2220 Group 1, 5765-5589. R1	BLD25-01812	Building Permit (Residential) New Sub Permit	\$0.00 0
Applicant Name				
GREWAL GREWAL				
Contractor Name		Contractor Address		
JASWINDER S GREWAL DBA BIHLA HOME D		7529 DAVIES ST BURNABY, BC V3N 3H2		
Description				
(UNIT 1-3) 1 Principal Building with 3 Primary Dwelling Units and attached Garages <sup>**</sup> (Please Note: All Fees Paid Under Master Building Permit BLD25-01384) <sup>**</sup>				