

## Development & Building Activity Snapshot | T1 2023

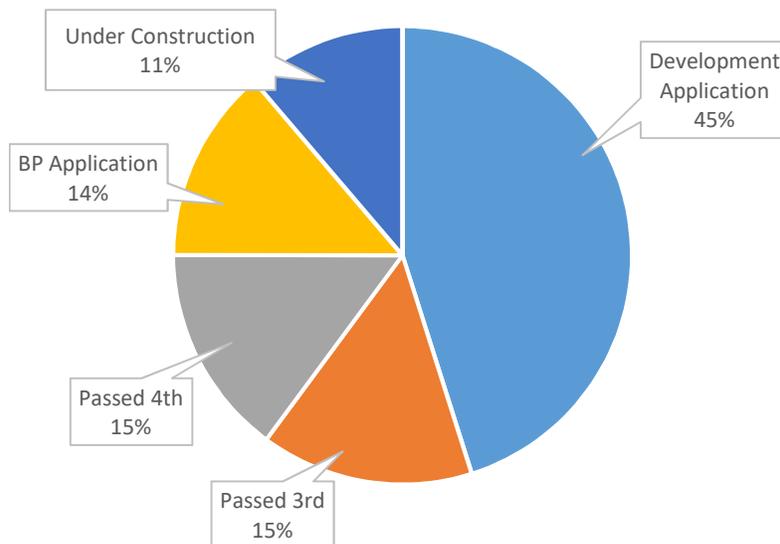
Despite continued indications of market volatility, the first trimester of 2023 saw the development industry's sustained interest in Coquitlam's housing market.

While there have been marginal decreases in the number of units under development review and at third reading, the number of units at later stages of the approval process has increased. The number of units at the Building Permit review stage in particular has increased significantly (55%), as applications move through the process and applicants push to get Building Permits issued in advance of the pending increase to City DCCs on October 1.

**Table 1: Current Development and Building Dwelling Unit Summary**

Stage	Single Detached	Strata Units	Market Rental	Below-/Non-market Rental	Total Dwelling Units	Change From T3 (2022)
<b>Development Review</b>	0	19,317	5,317	731	25,365	↓ 9%
<b>Council Review (passed 3<sup>rd</sup> reading)</b>	0	6,014	1,874	546	8,434	↓ 5%
<b>Council Approved (passed 4<sup>th</sup> reading)</b>	0	7,487	754	132	8,373	↑ 13%
<b>Building Permit Review</b>	27	5,920	1,406	376	7,729	↑ 55%
<b>Under Construction</b>	92	4,988	680	552	6,312	↑ 6%
<b>TOTAL</b>	<b>119</b>	<b>43,726</b>	<b>10,031</b>	<b>2,337</b>	<b>56,213</b>	<b>↑ 2%</b>

**Table 2: Dwelling Units by Process Stage**



### Development Activity

The development industry continues to demonstrate interest in the Coquitlam housing market. As of April 30, 2023, 32 new development applications had been submitted. Although this is lower than the record years on 2021 and 2022, it is in line with historical averages. A total of 252 total active development projects were in-process, with approximately 56,200 dwelling units under application or under construction.

While there are continued indications of market volatility, staff are seeing sustained interest in development in Coquitlam. A few projects have paused at key milestones where significant financial outlays are required, while others are continuing to advance so they can be shovel-ready when the market improves. For in-stream building permit projects, we're seeing significant increased activity with more permits, larger projects, and higher construction value.

### Building Permit Activity

The first trimester of 2023 ended with \$332.5 million in construction value, an 8.9% increase over the previous T1 2022 result of \$305.3 million.

The number of residential units issued by building permit in T1 increased by 12.1% in T1 of 2023, for a total of 928 new residential units (gross), compared to 828 units (gross) in 2022. Staff issued demolition permits for 42 units in T1, a decrease of 72% compared to T1 of last year with demolition permits issued for 151 residential units.

For Industrial/Commercial/Institutional (ICI) projects 39 building permits were issued for a total construction value of \$60.7 million. This compares to 46 building permits issued for \$9.4 million in value in T1 2022. While the number of permits is slightly less than last year's figure, the 546% increase in construction value reflects the larger scope of ICI projects within the City.

**Table 3 - Construction Value (CCI Adjusted)**

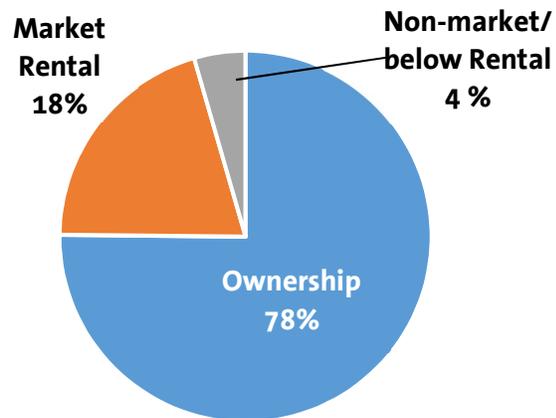


### Rental Housing Activity

Coquitlam continues to attract interest in developing rental housing, utilizing the rental incentives available. At the end of T1 2023, Coquitlam had a total of 12,368 new units of purpose-built rental in-stream. Of this total, 2,337 units (19%) are below-market/non-market rental, with over 550 having an issued building permit.

As the majority of Coquitlam’s new rental units are delivered in mixed tenure buildings, staff are monitoring market conditions to understand volatility and timing. As part of a revised approach to rental housing data, staff have updated the provincially-required ‘Housing Needs Report’ and provided recommendations to Council.

**Table 4: New Dwelling Units in Process by Tenure**



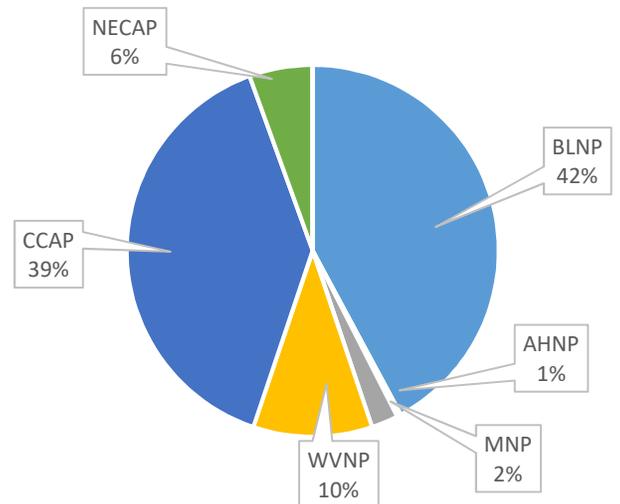
**Table 5: Rental Units Created through HAS Incentives**

	Occupancy 2020	Occupancy 2021	Occupancy 2022	Occupancy T1 2023	Under Construction	Under Application
<b>Market Rental</b>	155	302	275	59	680	9,351
<b>Below/ Non-Market Rental</b>	14	6	110	0	532	1,785
<b>TOTAL</b>	<b>169</b>	<b>308</b>	<b>385</b>	<b>59</b>	<b>1,395</b>	<b>13,726</b>

### Residential Activity by Area

The majority of current development and building activity (55%) is occurring in Southwest Coquitlam, primarily in the Burquitlam-Lougheed neighbourhood (42%). However, interest in the City Centre is holding steady (39%). Approximately 6% of all development is occurring in new neighbourhoods on Burke Mountain.

**Table 6: New Dwelling Units by Plan Area**



### Development Trends

Over the past four years the number of dwelling units in the development pipeline has increased significantly, which reflects continued strong applicant interest and the attractive market in Coquitlam. While the number of dwelling units in the development application stage has dropped slightly, the number of dwelling units under Building Permit application and under construction has increased noticeably.

Table 7 - Dwelling Units In Process

