

Apartment building planned at Waterfront Vancouver Block 19

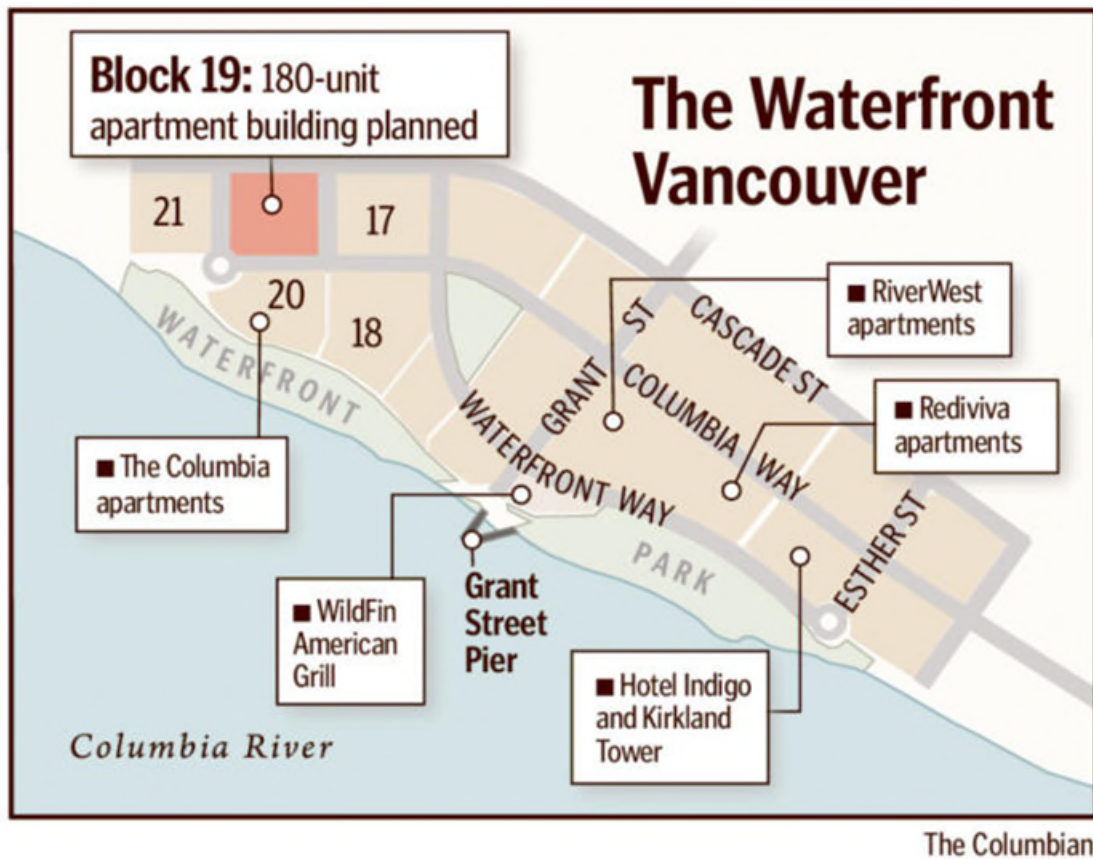
It would feature 180 units, lobby, lounge, fitness room

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The Vancouver Waterfront pictured from the air on Tuesday, May 11, 2021. (Joshua Hart/The Columbian)



Another apartment tower is in the works at The Waterfront Vancouver. A developer submitted a pre-application packet to the city earlier this month outlining plans for a 180-unit building on Block 19, one of the blocks along the railroad tracks near the western edge of the redevelopment area.

The pre-application packet lists the applicant as Seattle-based Alliance Realty Partners, and does not include an official name for the project, referring to it as Alliance Block 19. A pre-application conference with the city has been scheduled for 9 a.m. Sept. 30.

Seven-story structure

The building is described as seven stories, consisting of five levels of wood-framed residential units atop a two-story above-ground parking structure with capacity for 185 vehicles. Site diagrams show a lobby, lounge and fitness room along the southern side of the ground floor.

The building will likely be the sixth Waterfront apartment project to break ground following the completed Riverwest and Rediviva buildings, the nearly completed Columbia building and two projects which broke ground earlier this year: the Broadstone Claro building on Block 17 and a project from Summit Development on Block 3.

Kirkland Development is also wrapping up work on the Hotel Indigo and Kirkland Tower building, which will include hotel rooms and condominium units.

One other residential project has been announced but not yet broken ground: The Springs Living, a new senior community on Block 18.

No retail evident

The proposed Block 19 building does not appear to include any ground-floor retail, which would be in keeping with the vision for the area. The Columbia building on the nearby Block 20 has no retail space, and The Springs is slated to feature only residential amenities.

The eastern Waterfront buildings all include ground-floor retail, but Chad Bungcayao, vice president of acquisitions and dispositions at Columbia developer Jackson Square Properties, told The Columbian in 2019 that he and other developers envisioned the western end as a purely residential zone.

About half of the Waterfront's 21 blocks are now either built out, under construction or have projects in development that have at least hit the pre-application stage.