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Dept.
Manager

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CAO
(Acting)

The District of North Vancouver INFORMATION REPORT TO COUNCIL

April 25, 2023

File: 13.6480.30/001.002.000

AUTHOR: Dan Milburn, General Manager, Planning, Properties & Permits

SUBJECT: Pace of Development – 2022 Update

REASON FOR REPORT:

The purpose of this report is to provide Council with an update on the historical pace of development in the District of North Vancouver from adoption of the Official Community Plan (OCP) in 2011 through to December 31st, 2022.

SUMMARY:

The OCP is the District’s vision for the future and emphasizes the provision of housing, and the creation of social and supportive housing in particular. Pace of development is a key indicator of progress towards realizing this vision.

Attachment 1 includes summary data on development activity in the District from 2011 to 2022, including units in-stream, approved, under construction, and occupied. **Attachment 2** includes the value of infrastructure and amenities from approved development in the District from 2011 to 2022.

Timing:

The District’s digital workplan for 2023 includes data visualization and presentation of development activity in an online dashboard format. This work aims to provide up-to-date and easy to understand data allowing Council to see trends and make informed decisions.

This data dashboard, currently under development, will show metrics, trends, and progress towards goals. The specific measures to be included will be determined through consultation with Council and staff. Once created, the dashboard will provide up-to-date data directly from our systems. Staff estimate the dashboard will be available on dnv.org in 2023.

Given the timing of that work, and the desire to release this pace of development update in a timely manner, this report provides the 2022 data in the same format as seen in prior years.

Once new data visualizations are finalized through the work being undertaken by the digital team, the data for 2011 to 2022 will be made available in that new format.

Conclusion:

As a key indicator of progress towards realizing the vision and objectives of the OCP, the pace of development summary data is intended to provide Council with useful information on the District’s historical and projected pace of development.

Respectfully submitted,



Dan Milburn
General Manager
Planning, Properties & Permits

Attachment 1: Pace of Development – 2022 Update – Summary Data

Attachment 2: Infrastructure and Amenities from Approved Development 2011-2022

REVIEWED WITH:					
<input type="checkbox"/> Community Planning	_____	<input type="checkbox"/> Clerk's Office	_____	External Agencies:	
<input type="checkbox"/> Development Planning	_____	<input type="checkbox"/> Communications	_____	<input type="checkbox"/> Library Board	_____
<input type="checkbox"/> Development Engineering	_____	<input type="checkbox"/> Finance	_____	<input type="checkbox"/> NS Health	_____
<input type="checkbox"/> Utilities	_____	<input type="checkbox"/> Fire Services	_____	<input type="checkbox"/> RCMP	_____
<input type="checkbox"/> Engineering Operations	_____	<input type="checkbox"/> ITS	_____	<input type="checkbox"/> NVRC	_____
<input type="checkbox"/> Parks	_____	<input type="checkbox"/> Solicitor	_____	<input type="checkbox"/> Museum & Arch.	_____
<input type="checkbox"/> Environment	_____	<input type="checkbox"/> GIS	_____	<input type="checkbox"/> Other:	_____
<input type="checkbox"/> Facilities	_____	<input type="checkbox"/> Real Estate	_____		
<input type="checkbox"/> Human Resources	_____	<input type="checkbox"/> Bylaw Services	_____		
<input type="checkbox"/> Review and Compliance	_____	<input type="checkbox"/> Planning	_____		
<input type="checkbox"/> Climate and Biodiversity	_____				

Pace of Development – 2022 Update – Summary Data

Why is pace of development important?

The pace of development is important because of the potential impacts on the community:

- Change, uncertainty and risk (e.g. tenant displacement),
- Construction impacts (e.g. noise and construction traffic),
- Land use impacts (e.g. traffic and change to neighbourhood character),
- Cost and service demands (e.g. fiscal sustainability and capacity limits), and
- Housing needs (e.g. supportive, social, and rental housing) or other policy objectives (e.g. business/employee retention and attraction)

All communities change over time. For example, infrastructure and buildings deteriorate with age; therefore, regular maintenance and eventual renewal or replacement is required. Furthermore, populations change over time with the rate of births, deaths and migration. Market forces and the environment also change (e.g. climate emergency). Every community is impacted by these broad societal and natural forces. The pace of community development is related to these forces, but can also be shaped to achieve desired outcomes, such as those described in the Official Community Plan.

Key Influences on the pace of development

Demand influences:

- Population and demographic change
- Business and employment change
- Interest rates and mortgage stress test
- Fees and taxes (e.g. Foreign Buyers Tax, Property Transfer Tax, School Tax)

Supply influences:

- Land supply (e.g. amount of vacant, partially or underutilized lands)
- Market factors (e.g. land & borrowing costs, speculation, holdings and settlements)
- Physical limits (e.g. environmentally sensitive areas, hazardous areas, and servicing costs)
- Policies & regulations (e.g. Federal, Provincial, Indigenous, Regional and Local Governments)
- Development processes

Definitions

Supportive Housing

Supportive housing provides on-site supports and services to residents who cannot live independently. This housing is typically for people who are homeless or at risk of being homeless. Supportive Housing includes the following subcategories: *Safe Houses*, *Emergency Housing*, complex care housing, and *Other Supportive Housing*.

Social Housing

Social housing is owned by a not-for-profit organization, a co-op, or a government. Rents are subsidized (usually by the government) making it possible for people with lower incomes to find housing they can afford. Household income must be below certain limits in order to be eligible.

Social Housing – Rental includes purpose-built rental units secured for rental at the time of occupancy including those secured under time-limited covenants with BC Housing or other agencies.

Market Housing

Market housing is privately owned by an individual (or a company) who generally does not receive direct subsidies to purchase or maintain it. Prices are set by the private market. About 95% of households in the province live in market housing, either rental market housing or home ownership.¹

Market Housing – Rental includes purpose-built rental units secured for rental at the time of occupancy including those secured under time-limited covenants with BC Housing or other agencies. Units in the secondary rental market (e.g. condominiums or other units that are rented out by owners) are not included². This is a change over prior year reporting.

In-stream

“In-stream” applications include all rezoning applications that were submitted to the District, but had not received Council approval, nor been withdrawn by the applicant. These include preliminary and detailed rezoning applications, as well as applications between these stages.

Approvals 2011 to 2022

- Rezoning applications approved after OCP adoption (June 27, 2011);
- Applications approved before OCP adoption, but occupied after OCP adoption; and
- Development Permits (not requiring rezoning) approved after OCP adoption.

¹ See Housing Glossary, British Columbia: <https://www2.gov.bc.ca/gov/content/housing-tenancy/affordable-and-social-housing/housing-glossary>

² More information on the secondary housing market in the District can be found in the Metro Vancouver Housing Book, see https://view.publitas.com/metro-vancouver/22-145-pln_2022-housing-data-book-december-2022-final/page/131

Single-Family Dwellings Under Construction

Figure 1 indicates the number of single-family dwellings under construction (i.e. active building permits for new construction or major renovation) in each of the last 3 years. Figure 2 indicates the approximate location of single-family dwellings under construction at any point in 2022.

While construction activity had decreased in earlier years, 2022 saw an increase over the prior two years with a total 369 single-family building permits in 2022 compared to 325 permits in 2021 and 326 permits in 2020.

Figure 1. Single Family Dwellings Under Construction (2019 - 2022)

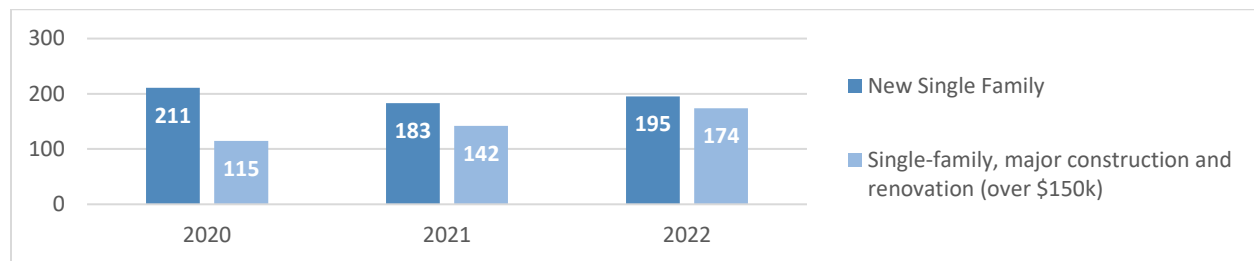
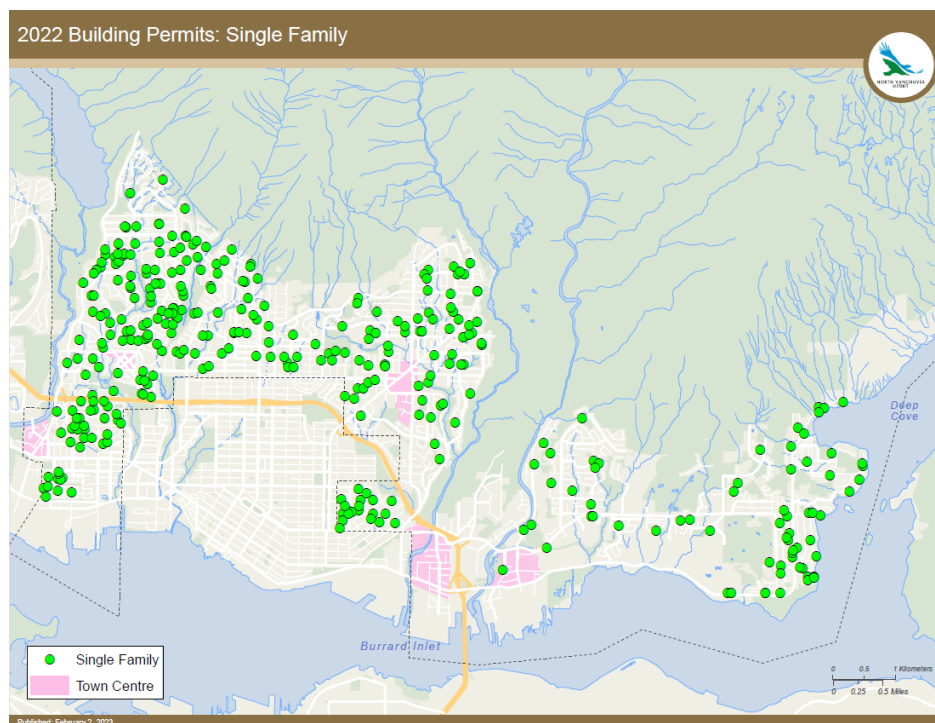


Figure 2. Approximate Location of Single Family Dwellings Under Construction in 2022



Notes for Figures 1 and 2

Source: District of North Vancouver. The green dots are not to scale and locations are only approximate to anonymize the data.

Housing Continuum

The District of North Vancouver Housing Continuum (Figure 3 below) was developed to track the District's change in housing units relative to the estimated demand. The 2030 Estimated Demand figures are not targets and are periodically adjusted with input from Council and when new information becomes available, such as the 2021 Housing Needs Report and census data. The Approved to End of 2022 figures in the housing continuum reflect units approved for rezoning or development permit, and those occupied from OCP adoption to the end of 2022.

In 2022 a total of 1,222 new units were approved in the District:

- 111 Social Housing – Rental units,
- 457 Market Housing – Rental units, and
- 654 Market Housing – Ownership units.

Figure 3. Housing Continuum

DNV HOUSING			2011 (Units/Beds)	Progress: Approved to End of 2022 (Units/Beds)	2030 Est. Demand (Units/Beds)
SOCIAL AND SUPPORTIVE	SUPPORTIVE	Safe Houses	22	22	37
		Emergency Housing	0	5	50
		Other Supportive Housing	28	116	178
	SOCIAL	Seniors Care and Disability Care	279	442	579
		Subsidized Rental	643	1,292	1,643
		Ownership — Co-op	343	343	343
		Ownership — Co-housing	0	0	0
Affordable Home Ownership	0	0	0		
MARKET	RENTAL	Seniors Care and Disability Care	328	389	528
		Coach Houses	0	33	80
		Secondary Suites	4,295	6,571	6,930
	OWNERSHIP	Multifamily	1,259	2,786	2,859
		Strata Apartments	3,793	7,665	10,143
		Townhouses	2,565	3,597	3,485
		Duplexes, Triplexes, etc.	73	85	73
		Row House	0	0	0
		Single-Family Detached	19,944	19,805	19,794

Notes for Figure 3

Source: District of North Vancouver.

Figures for “Approved to End of 2022” are defined by “Approvals 2011 to 2022”.

The “Approved to 2022” for Single-Family Detached dwellings includes 67 units created through single-family subdivision in addition to a net loss of 206 units through conversion from single-family to multi-family dwellings.

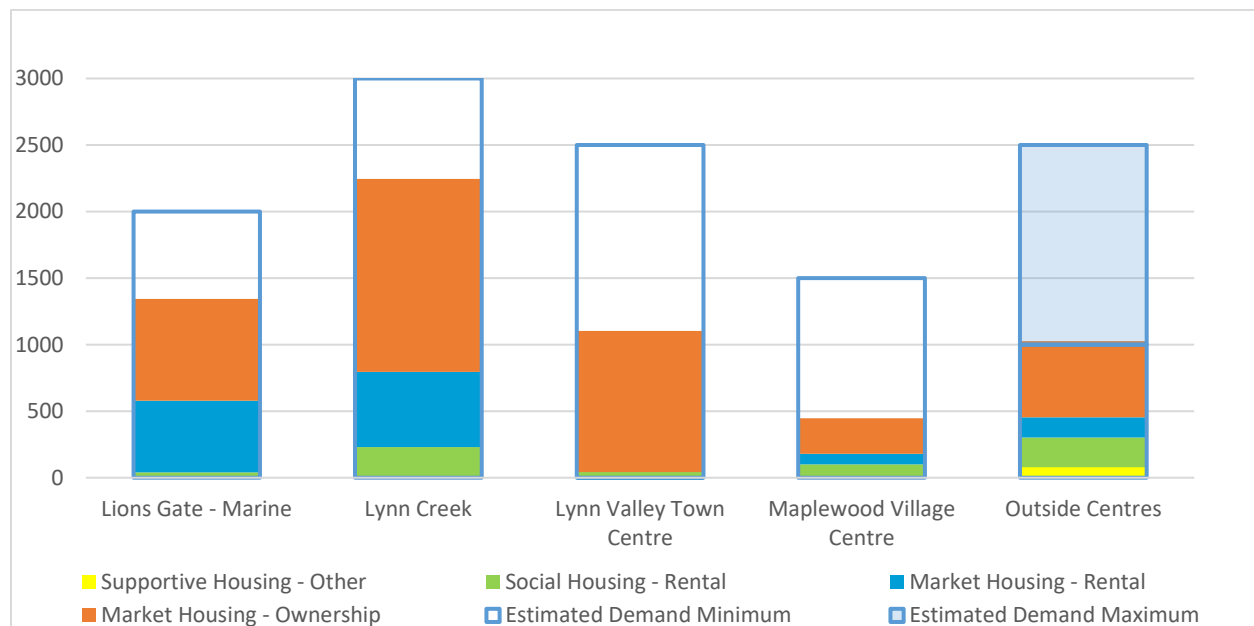
Pace of Development and OCP Estimated Demand

The OCP strategically directs 75-90% of new residential units in four key centres: Lynn Valley and Lynn Creek Town Centres, and Maplewood and Lions Gate Village Centres. Within the OCP’s 20-year horizon to 2030, the OCP identifies capacity for approximately 10,000 net new housing units, corresponding to a population increase of around 20,000 people. These figures are estimates, not targets, and are provided to help guide planning and municipal decision-making.

Figure 4 shows net new units approved relative to the estimated demand for residential units in the key Centres, as well as outside of the key centres. Since 2011, the majority of new residential units approved have been located in key Centres, with little change in existing single family neighbourhoods. From 2011 to 2022:

- 6,367 new units have been approved through rezoning District-wide, representing 64% of the estimated demand to 2030; and
- 83% of these new units are located within key centres, which is in-line with the OCP target.

Figure 4. Net New Units Rezoned and Estimated Demand in Centres (2011-2022)



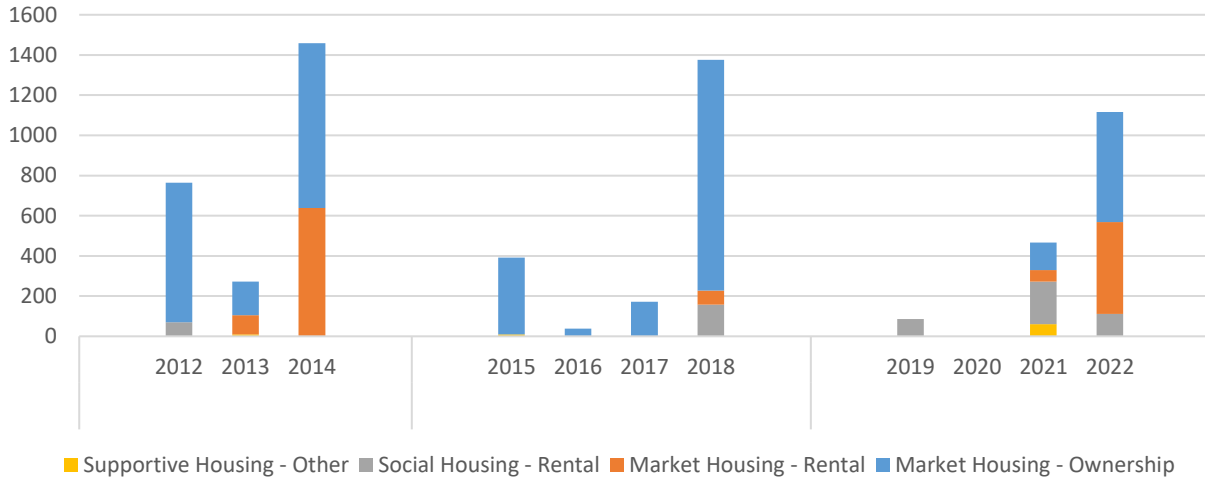
Notes for Figure 4

Source: District of North Vancouver.

Net New Units by Tenure and Year Rezoned

Figure 5 below summarizes new residential units by the year rezoning was approved.

Figure 5. Net New Units by Tenure and Year Rezoned



Notes for Figure 5

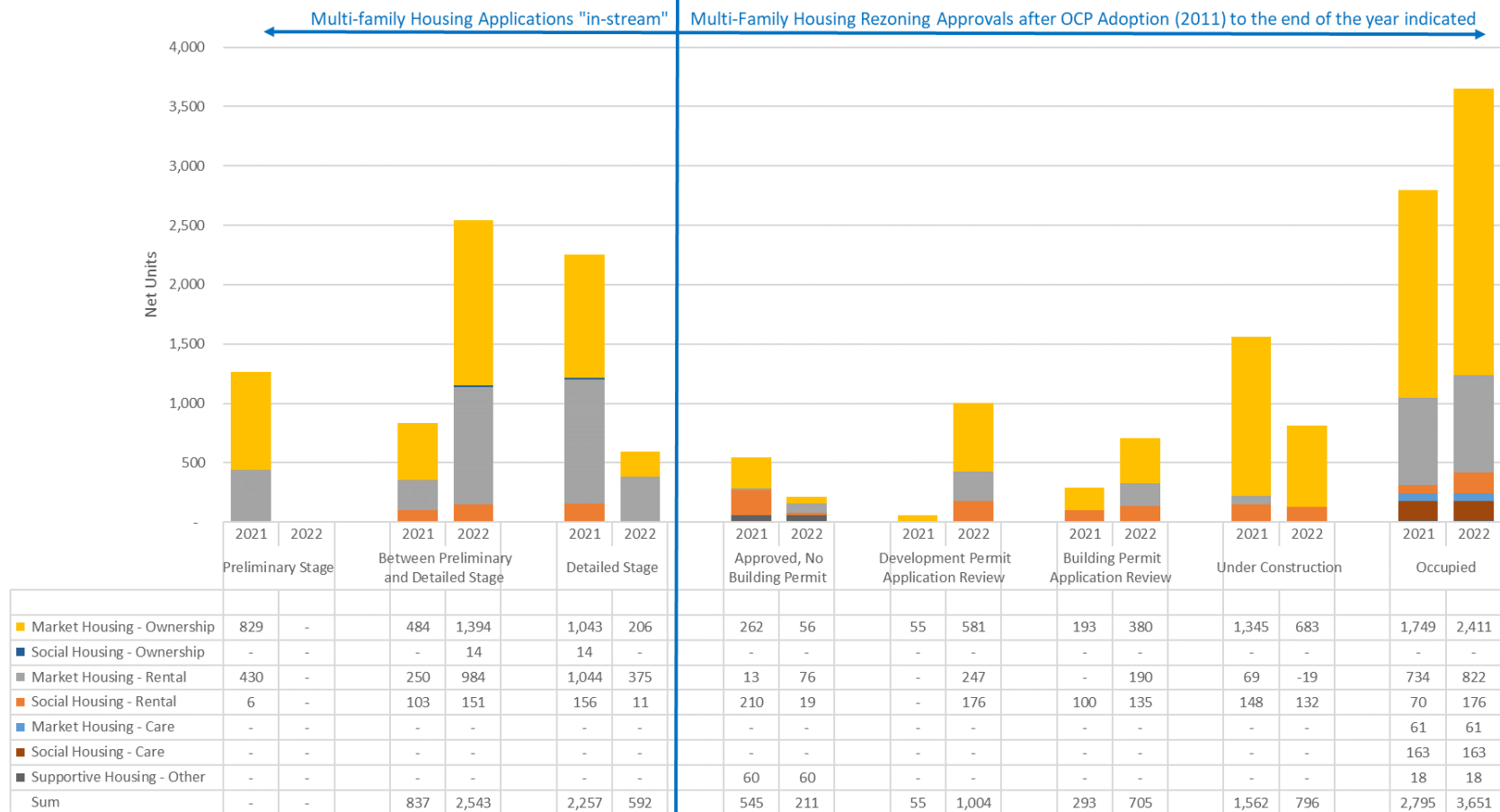
Source: District of North Vancouver.

Net Multi-family Dwelling Units by Housing Type and Phase of Development

The progress of multi-family housing development from preliminary application to occupancy is depicted in Figure 6. This figure includes multi-family housing development associated with rezoning applications submitted or approved after OCP adoption in 2011.

Figure 6 provides a snapshot for comparison of development status at December 31, 2021 and December 31, 2022.

Figure 6. Net Multi-family Dwelling Units by Housing Type and Phase of Development



Notes for Figure 6

Source: District of North Vancouver.

Some building permit applications are phased.

The category “Under Construction” includes projects with issued building permits for the superstructure (i.e. above ground). Projects with only issued foundation or excavation permits are found in earlier categories.

The negative net number of Market Housing – Rental units shown as Under Construction in 2022 are the result of replacing existing Market Housing – Rental at Emery Village with a combination of Social Housing – Rental and Market Housing – Ownership on the same site.

Significant multi-family development projects that progressed to a new development phase January 1 to December 31, 2022

Please note that links to project pages are only active during the application and construction phases so may not be available in future.

Figure 7. Significant multi-family development projects that reached development phase milestones January 1 to December 31, 2022

Project Name	Main Address Proposed	Supportive Housing - Other	Social Housing - Rental	Market Housing - Rental	Market Housing - Ownership	Total
<u>Preliminary application concluded</u>						
1504, 1508 & 1516 Rupert St	1504, 1508 & 1516 Rupert St			70	-3	67
1553 Hunter Street	1553-1595 Hunter St and 489 Marie Pl			92	72	164
331 Riverside Dr	331-333 Riverside Dr, 340 Seymour River Pl, 2170 Old Dollarton Rd, 2171 Munster Ave			191	84	275
Best Western	1634 - 1748 Capilano Rd		6	72	197	275
Black Bear Pub Site	1177 Lynn Valley Rd (partial site)			98		98
Safeway	1170 E 27th St				479	479
<u>Rezoning application received</u>						
Ridgewood Drive Townhouse Development	1031-1045 Ridgewood Dr				28	28
<u>Rezoning approved</u>						
Baron - Rental - 1565-1589 Rupert St	1565-1589 Rupert St		19	76	-5	90
Canfield Townhomes	3155-3175 Canfield Cres				6	6
Fairborne Homes*	1510, 1526, 1530 Crown St and 420, 440, 460 Mountain Hwy		45	170	200	415

Project Name	Main Address Proposed	Supportive Housing - Other	Social Housing - Rental	Market Housing - Rental	Market Housing - Ownership	Total
Marie Place - Fairborne East*	405-485 Marie Pl				129	129
Travel Lodge, Denny's, Pho, Earls*	2050-2070 Marine Dr, 2000 Curling Rd		41	77	212	330
<u>Development Permit issued</u>						
1235 Marine Drive	1235 Marine Dr				39	39
Supportive Housing Development at W. 16th St	W 16th St and Lloyd Ave	60				60
<u>Building Permit application submitted</u>						
BlueShore Financial Mixed-Use	1080 Marine Dr				35	35
Canfield Townhomes	3155-3175 Canfield Cres				6	6
CapU Student Housing**	2055 Purcell Way		1			1
DNV Non-Market Housing Delbrook	600 West Queens Rd		86			86
Emery Village, Phase 3	2320 Emery Court				46	46
Maplewood Plaza	229 Seymour River Pl		10		155	165
PC Urban Holland Row 2 (corner)	1920-1932 Glenaire Dr				13	13
Seymour Estates, Phase 1	902 Lytton St		33	56	107	196
The 1515 (Redic Stacked Townhomes)	342 Mountain Hwy				21	21
The Two Twenty	220 Mountain Hwy and 1515-1555 Oxford St		6	134	-6	134

Project Name	Main Address Proposed	Supportive Housing - Other	Social Housing - Rental	Market Housing - Rental	Market Housing - Ownership	Total
<u>Building Permit issued</u>						
3030 Sunnyhurst Rd Triplex	3030 Sunnyhurst Rd				2	2
Sanford Housing Society	267 Orwell St		90		-2	88
<u>Occupancy granted (including provisional)</u>						
27North ***	3468-3490 Mt Seymour Pkwy				23	23
Citimark Belle Isle Place	2060 Curling Rd				80	80
Intergulf West	1401-1479 Hunter St, 481-497 Mountain Hwy				326	326
Kiwanis 6-storey apartment building	2551 Whiteley Ct		106			106
Oxford Adera	1550 Oxford St			88	-2	86
Park West	2010 Marine Drive / 1633 Capilano Road (Grouse Inn)				258	258

* No Development Permit issued

** Student beds not listed

*** Provisional occupancy in 2022, full occupancy was granted in January 2023 (see Figure 8 below)

Notes for Figure 7

Source: District of North Vancouver.

Significant multi-family development projects that progressed to a new development phase January 1 to March 31, 2023

These are not reflected in Figure 6 of this report but will be included in the Pace of Development – 2023 Update.

Please note that links to project pages are only active during the application and construction phases so may not be available in future.

Figure 8. Significant multi-family development projects that reached development phase milestones January 1 to March 31, 2023

Project Name	Main Address Proposed	Supportive Housing - Other	Social Housing - Rental	Market Housing - Rental	Market Housing - Ownership	Total
<u>Preliminary application received</u>						
Bluebonnet Townhomes	3695 Bluebonnet Rd			-4	11	7
Glenaire Townhomes	1883, 1901 Glenaire Dr				9	9
<u>Rezoning application received</u>						
Maplewood Gardens	2131 Old Dollarton Rd		95	60	354	509
<u>Building Permit issued</u>						
840 St Denis Triplex	840 St Denis				2	2
<u>Occupancy granted (including provisional)</u>						
27North	3468-3490 Mt Seymour Pkwy				23	23
Ebb + Flow Townhomes Phase 1*	2035 Glenaire Dr				98	98
Maplewood West*	2045 Heritage Park Ln				34	34

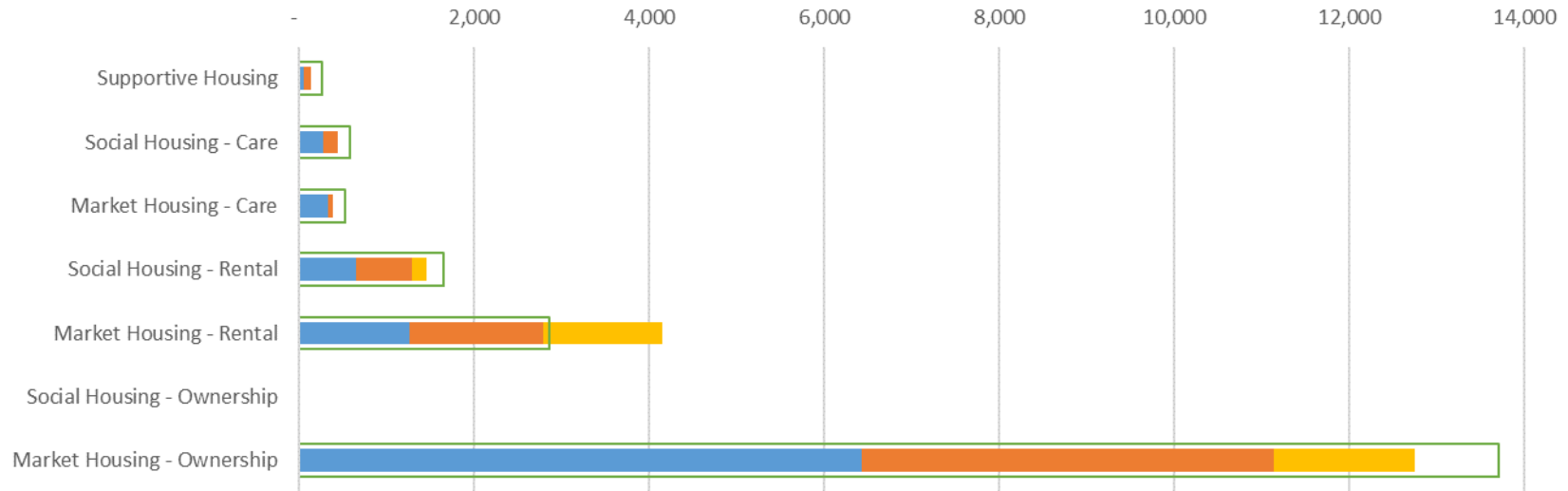
* Provisional occupancy

Notes for Figure 8

Source: District of North Vancouver.

Occupied, Net New Approved, and In-Stream Rezoning Applications Compared to Estimated Demand (2030)

Figure 9. Occupied Multi-family Dwelling units (2011), Net New Multi-family Dwelling Units Approved (2011 – 2022), and In-Stream Rezoning Applications Compared to Estimated Demand (2030)



	Market Housing - Ownership	Social Housing - Ownership	Market Housing - Rental	Social Housing - Rental	Market Housing - Care	Social Housing - Care	Supportive Housing	Total
2030 Estimated Demand	13,701	-	2,859	1,643	528	579	265	19,575
2011	6,431	-	1,259	643	328	279	50	8,990
Approvals 2011 to 2022	4,710	-	1,527	649	61	163	78	7,188
In-Stream	1,600	-	1,359	162	-	-	-	3,121

The figures in this table do not sum.

Remaining estimated demand is the 2030 Estimated Demand less the values for 2011 and Approvals 2011 to 2022:

Remaining estimated demand	2,560	-	73	351	139	137	137	3,397
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Notes for Figure 9

Source: District of North Vancouver.

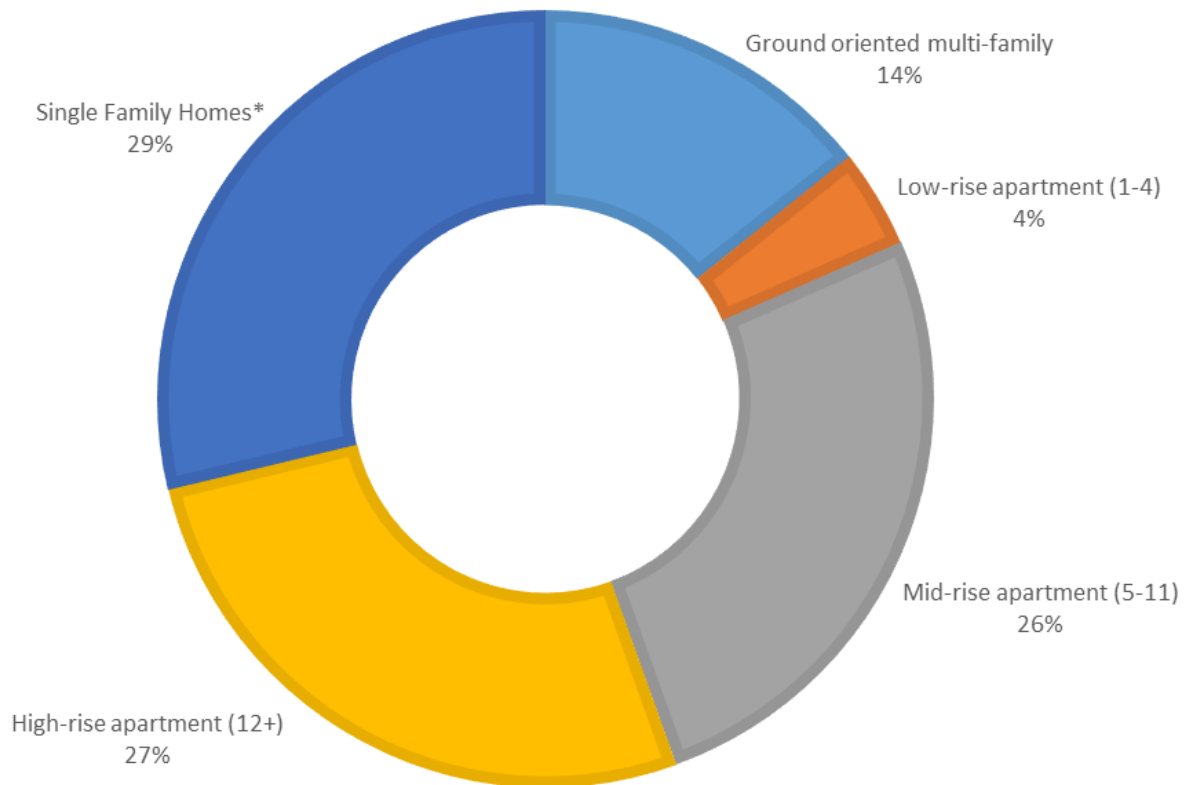
“Remaining Estimated Demand” are the future demand figures calculated by subtracting the dwelling units that existed at the time of OCP adoption (2011) and approved dwelling units (2011 – 2022) from the total estimated dwelling unit demand in 2030 (i.e. OCP estimated demand).

If approved, the number of “In-Stream” applications for Market Housing – Rental, would result in the rental supply exceeding the OCP estimated demand in 2030 by approximately 1,286 units.

Student beds (360) at CapU Student Housing, 2055 Purcell Way are not included in Figure 9.

Residential Floor Area Change from Rezoning and Single-family Dwelling Construction

Figure 10. Net Residential Floor Area Change (%) from Rezoning Approvals and Single-family Dwelling Construction after OCP Adoption (2011) to the end of 2022



Notes for Figure 10

Source: District of North Vancouver.

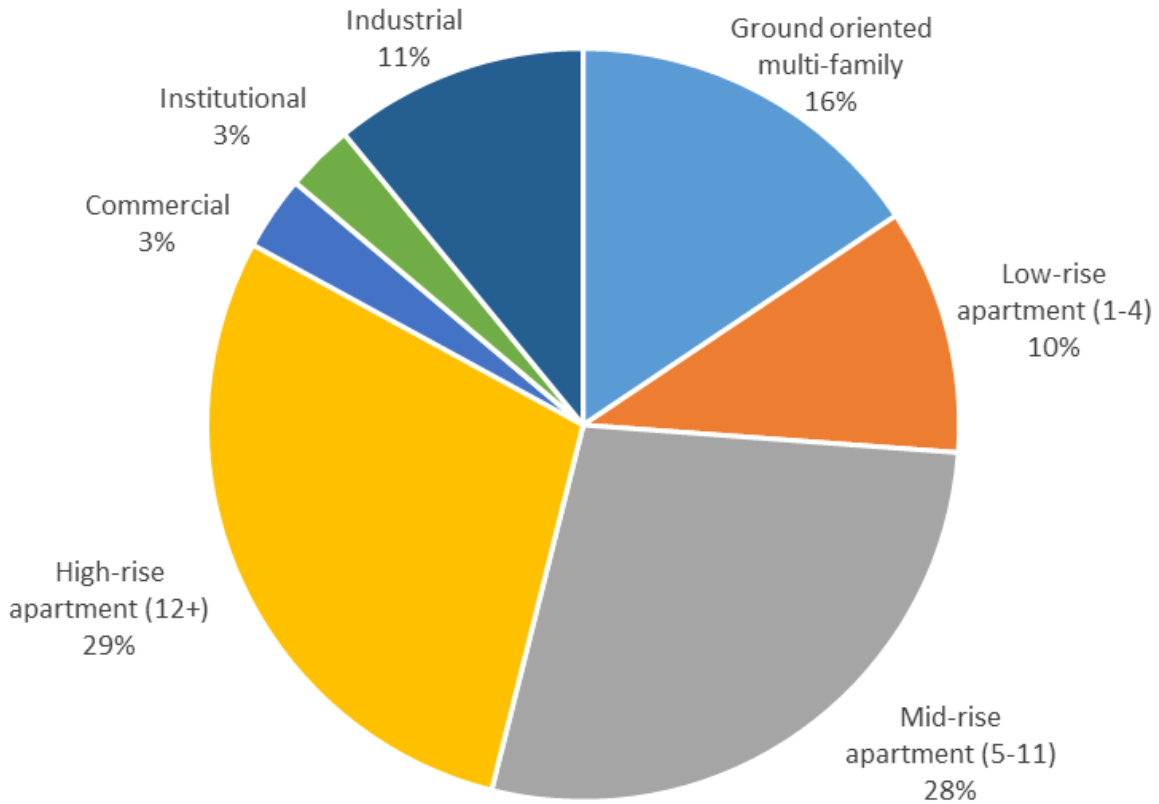
* Single-family dwelling size is based on estimated unit sizes not actuals (both demolition and construction).

Some areas based on estimates not actuals (both demolition and construction).

Combined floor area of all approved rezoning applications regardless of their status (i.e. building permit, under construction or occupied).

Floor Area Change by Floor Area Type

Figure 11. Net Floor Area Change (Sq. m.) Approved or Occupied from OCP Adoption (2011) to the end of 2022



Notes for Figure 11

Source: District of North Vancouver.

Some areas based on estimates not actuals (both demolition and construction).

Projects included are defined by “Approvals 2011 to 2022”.

New Units of Housing by Stage of Development

Figures 12 and 13 provide an overview of multi-family developments in the District from adoption of the Official Community Plan (OCP) on June 27, 2011 until December 31, 2022.

Figure 12. Market and Social Housing Units

These figures show net units for market ownership, market rental, and social rental that have been rezoned, or have been completed (occupancy permit issued).

During this period, there were a total of 4,155 net new residential units built and occupied in the District.

Housing Type	Rezoned	Occupancy
Market Housing - Ownership	4,111	2,936
Market Housing - Rental	1,316	1,033
Social Housing - Rental	638	186
Net gain / (loss)	6,065	4,155

Figure 13. Care and Supportive Housing

These figures include net beds and units for market care, social care, and supportive housing that have been rezoned, or have been completed (occupancy permit issued).

Housing Type	Rezoned	Occupancy
Market Housing - Care	61	61
Social Housing - Care	163	163
Supportive Housing - Other	78	18
Net gain / (loss)	302	242

Notes for Figures 12 and 13

Source: District of North Vancouver.

New Multi-Family Residential Units Adopted Listed by Project Name

Figure 14 shows the gross new multi-family residential units that were rezoned in each Council term from adoption of the Official Community Plan (OCP) in 2011 until December 31, 2022 listed by Council term and project name.

Figure 14. Rezoned December 5, 2011 to December 31, 2022 by Council Term

Gross Units	Supportive Housing - Other	Social Housing - Care	Social Housing- Rental	Market Housing - Care	Market Housing - Rental	Market Housing - Ownership	Total
November 6, 2018 to November 6, 2022							
840 St Denis Triplex						3	3
Baron - Rental - 1565-1589 Rupert St			19		76		95
Canfield Townhomes						8	8
DNV Non-Market Housing Delbrook			86				86
Fairborne Homes			45		170	205	420
Marie Place - Fairborne East						140	140
PC Urban Holland Row 2 (corner)						15	15
Riverside Site Social Housing			90				90
Sanford Housing Society			90				90
Seymour Estates			33		56	252	341
Supportive Housing Development at W. 16th St	60						60
The Two Twenty			6		134		140
Travel Lodge, Denny's, Pho, Earls			41		77	212	330
Total 2018-2022	60		410		513	835	1,818
Rezoned December 1, 2014 to November 5, 2018							
27North						27	27
3030 Sunnyside Rd Triplex						3	3
3105-3115 Crescentview						23	23

Gross Units	Supportive Housing - Other	Social Housing - Care	Social Housing- Rental	Market Housing - Care	Market Housing - Rental	Market Housing - Ownership	Total
Boffo 1 Ridgewood and Edgemont						24	24
BrookLynn Living						63	63
Canyon North Townhomes						8	8
Chelsea Mews						16	16
Chesterfield Small Townhouse						4	4
Citimark Belle Isle Place						88	88
Connaught Living - Grosvenor						82	82
Continuum Townhomes						23	23
Covo						7	7
Creekstone Care Centre		150		30			180
Cressey Townhomes						40	40
Crown Street Apartments						47	47
Draycott Apartments "Walter's Place"						35	35
Ebb + Flow Townhomes						150	150
Emery Village			42		42	327	411
Forsman Townhouse East						8	8
Harbourview Townhomes						7	7
Intergulf West						326	326
Kiwanis 6-storey apartment building			106				106
Maplewood Plaza			10		28	155	193
Maplewood West						39	39
Mountain Court					75	246	321
Oxford Adera					88		88
Parkside Edge						17	17
PC Urban Holland Row						23	23
Queens Cross Mews						14	14
Taylor Creek						8	8

Gross Units	Supportive Housing - Other	Social Housing - Care	Social Housing- Rental	Market Housing - Care	Market Housing - Rental	Market Housing - Ownership	Total
The 1515 (Redic Stacked Townhomes)						26	26
Turning Point Men's Support Recovery House	9						9
Total 2014-2018	9	150	158	30	233	1,836	2,416
Rezoned December 5, 2011 to November 17, 2014							
1152 Wendel PI						4	4
3068 Fromme Rd						3	3
Canyon Springs Lynn Valley						108	108
Capilano Residences					460		460
Connect - Brody Keith / Orwell						32	32
Edgemont Senior Living (Amica)				31	96		127
GWL Northwoods Village					80		80
Loden Green						30	30
Maplewood Townhomes (Anthem)						61	61
Mill House		4				71	75
Oxford Flats					98		98
Park West						258	258
Parkgate						16	16
Polygon Noble Cove / Cates Landing						95	95
Seylynn Village			70			718	788
Sunnyhurst Small Townhouse						7	7
The Residences		9				356	365
Turning Point Women's Recovery Home	9						9
Total 2011-2014	9	13	70	31	734	1,759	2,616

Notes for Figure 14

Source: District of North Vancouver.

New Multi-Family Residential Unit Mix

Figure 15 provides the gross number of new multi-family residential units rezoned by Council since adoption of the Official Community Plan (OCP) in 2011 until December 31, 2022, by housing type and by number of bedrooms (studio, 1- bedroom, 2-bedroom, 3-bedroom, and 4+bedroom).

Note that these figures:

- Include units only, and do not include beds (e.g. care or supportive settings)
- Do not include safe houses, emergency housing, secondary suites, or coach houses
- Do not include Senior’s housing. Senior’s housing is designed for individuals and couples, typically without children at home, which means fewer bedrooms are typically needed
- Numbers may change as projects progress through the building permit stage

Figure 15. New Multi-Family Residential Unit Mix

	Supportive Housing - Other	Social Housing - Rental	Market Housing - Rental	Market Housing - Ownership	Total
Studio	40	46	59	21	166
	67%	9%	4%	0%	3%
1 Bdrm	2	244	526	1,143	1,915
	3%	46%	39%	26%	30%
2 Bdrm	12	169	643	2,130	2,954
	20%	32%	48%	48%	46%
3 Bdrm	4	70	109	998	1,181
	7%	13%	8%	23%	19%
4+ Bdrm	2	3	2	136	143
	3%	1%	0%	3%	2%
Sum units	60	532	1,339	4,428	6,359

Notes for Figure 15

Source: District of North Vancouver.

INFRASTRUCTURE & AMENITIES FROM APPROVED DEVELOPMENT 2011-2022

KEY CENTRE	DEVELOPMENT NAME	[a]	[b]	[c]	[a+b+c] = [A]	[B]	[C]	[D]	[E]	[A + B + C + D + E] = [F]	[G ₁]	[H ₁]	[G ₂]	[H ₂]	[I]	[G + H + I] = [J]	
		CAC - CASH	CAC - CONTRIBUTED ASSET	HOUSING AMENITY	TOTAL AMENITIES	DCC	WORKS & SERVICES	LAND ACQUIRED \$	RIGHT OF WAY \$	TOTAL CONTRIBUTIONS	MARKET RENTAL	SOCIAL HOUSING - RENTAL	MARKET HOUSING - CARE BEDS/UNITS	SOCIAL/ SUPPORTIVE HOUSING - CARE BEDS/UNITS	NEW OWNER	TOTAL BEDS/UNITS	
LYNN CREEK TOWN CENTRE	1550 Fern St (Seylynn Village - Building C - "Beacon")	150,000	530,000	-	680,000	826,129	3,897,055	18,610,956	-	24,014,140	-	-	-	-	176	176	
	1561 Oxford (Oxford Flats)	50,000	-	2,450,000	2,500,000	562,293	258,564	1,644,545	48,090	5,013,493	98	-	-	-	(4)	94	
	650 Seylynn Cres (Seylynn Village - Building D - "Horizon")	-	-	7,350,000	7,350,000	9,105	-	-	-	-	7,359,105	-	70	-	-	-	70
	680 Seylynn Cres (Seylynn Village - Building A - "Compass")	1,500,000	900,000	-	2,400,000	2,222,524	-	4,151,524	-	5,208,955	-	-	-	-	-	243	243
	1503 Crown St (Crown Street Apartments)	100,000	-	-	100,000	301,472	939,829	-	-	-	1,341,301	-	-	-	-	44	44
	467 Mountain Hwy	705,000	-	-	705,000	472,022	2,368,340	-	-	-	3,545,362	-	-	-	-	63	63
	1401 Hunter St (Inter Gulf West)	-	8,300,000	-	8,300,000	2,352,418	3,426,505	-	-	-	14,078,923	-	-	-	-	326	326
	600 Mountain Hwy (Seylynn Village - Building B - "Apex")	1,600,000	-	-	1,600,000	2,380,813	-	10,269	-	-	3,991,082	-	-	-	-	274	274
	1552 Oxford St (1568 Oxford Adera)	922,000	-	2,200,000	3,122,000	957,147	1,247,210	1,400,105	-	-	6,726,462	88	-	-	-	(2)	86
	340 Mountain Hwy (Rupert Stacked Town homes)	625,696	-	-	625,696	324,880	138,852	-	-	-	1,089,429	-	-	-	-	21	21
	DNV Non-Market Housing Oxford Street (Sanford Oxford Site) ¹²	-	-	9,000,000	9,000,000	-	-	-	-	-	9,000,000	-	90	-	-	(2)	88
	405-485 Marie Pl (Marie Place - Fairborne West)	3,053,722	-	(225,000)	2,828,722	1,290,242	880,200	3,568,000	-	-	8,567,164	(9)	-	-	-	138	129
	1510 Crown ST, 1526 Crown ST, 1530 Crown ST, 420 Mountain HWY, 440 Mount	-	-	8,750,000	8,750,000	-	-	-	-	-	8,750,000	170	45	-	-	(5)	210
	1510, 1526, 1530 Crown ST/420, 440, 460 Mountain HWY (Fairborne Homes)	2,500,000	-	-	2,500,000	4,148,282	1,969,800	8,467,130	-	-	17,085,212	-	-	-	-	205	205
	220 Mountain HWY and 1515-1555 Oxford St (Oxford Rental Project -The Two T	-	-	3,800,000	3,800,000	1,019,211	360,000	1,775,171	-	-	6,954,382	128	6	-	-	-	134
	Baron Rental (1565-1589 Rupert St)	-	25,000	-	3,700,000	747,751	1,440,040	1,002,701	-	-	6,890,492	71	19	-	-	-	90
LYNN CREEK TOWN CENTRE Sum		11,206,418	9,755,000	37,000,000	57,961,418	17,614,289	16,926,396	40,630,401	5,257,045	138,389,550	546	230	-	-	1,477	2,253	
LYNN VALLEY TOWN CENTRE	2665 Mountain Hwy (Canyon Springs Lynn Valley)	983,575	-	-	983,575	488,751	1,248,188	79,051	-	2,799,565	-	-	-	-	93	93	
	1325 Draycott Rd (Draycott Apartments "Walter's Place")	57,557	-	-	57,557	246,329	179,424	-	-	483,310	-	-	-	-	35	35	
	1280 E 27th St (Lynn Valley Centre Bosa - Buildings E & F)	1,500,000	500,000	-	2,000,000	299,935	8,028,656	952,775	12,037	11,293,403	-	-	-	-	112	112	
	1205 Harold Rd (Brody)	55,016	-	-	55,016	59,582	237,704	-	-	352,302	-	-	-	-	4	4	
	2632 Library Ln (Mountain Court)	-	100,000	1,875,000	1,975,000	825,674	-	3,480,001	1,925	-	6,282,600	75	-	-	-	68	143
	2770 Valley Centre Ave (Lynn Valley Centre Bosa - Buildings A,B,C,D,G)	-	3,000,000	-	3,000,000	3,050,693	3,270,000	181,869	-	-	9,502,561	-	-	-	-	244	244
	2632 Library Ln (Mountain Court)	-	-	-	-	1,132,748	2,399,591	-	-	-	3,532,339	-	-	-	-	178	178
	1200 Emery Pl (Emery Village - Phase 1)	4,000,000	-	6,090,000	10,090,000	655,319	4,040,092	-	-	-	14,785,411	42	42	-	-	84	84
	1200 Emery Pl (Emery Village - Phase 2)	5,000,000	-	-	5,000,000	2,899,644	7,262,000	-	-	-	15,161,644	-	-	-	-	220	220
	1200 Emery Pl (Emery Village - Phase 3)	1,500,000	-	-	1,500,000	599,581	-	-	-	-	2,099,581	-	-	-	-	46	46
	1200 Emery Pl (Emery Village - Phase 4)	1,400,000	-	-	1,400,000	521,898	-	-	-	-	1,921,898	-	-	-	-	61	61
	LYNN VALLEY TOWN CENTRE Sum	14,496,148	3,600,000	7,965,000	26,061,148	10,780,154	26,665,654	4,693,696	13,962	68,214,615	117	42	-	-	1,061	1,220	
MAPLEWOOD VILLAGE CENTRE	2132 Old Dollarton (Maplewood Living)	-	-	-	-	91,594	120,228	-	-	211,821	-	-	-	-	16	16	
	300 Seymour River Pl (Latitudes)	-	-	-	-	106,575	87,639	-	-	194,215	-	-	-	-	11	11	
	2135 Heritage Park Ln (Loden Green)	174,000	26,000	-	200,000	170,828	87,124	-	-	457,952	-	-	-	-	23	23	
	433 Seymour River Pl (Maplewoods - Anthem)	395,000	-	-	395,000	423,709	536,532	186,325	48,486	1,590,052	-	-	-	-	54	54	
	2151 FrontSt (GWL Northwoods Village rental building)	35,000	70,000	2,000,000	2,105,000	686,826	1,165,623	11,535,750	-	-	15,493,199	80	-	-	-	80	80
	2049 Heritage Park Ln (Maplewoods West)	697,041	-	-	697,041	574,640	1,425,944	-	-	2,697,625	-	-	-	-	34	34	
	229 Seymour River Pl (Maplewood Plaza)	500,000	-	1,475,000	1,975,000	1,243,000	2,834,367	2,850,738	119,544	9,022,648	28	10	-	-	155	193	
	DNV Riverside Site Social Housing ¹⁵	-	-	6,975,000	6,975,000	-	-	-	-	-	6,975,000	-	90	-	-	-	90
MAPLEWOOD VILLAGE CENTRE Sum	1,801,041	96,000	10,450,000	12,347,041	3,297,172	6,257,457	14,572,813	168,030	36,642,512	108	100	-	-	293	501		
LIONS GATE VILLAGE CENTRE	1120 Marine Dr (District Crossing)	244,305	-	-	244,305	724,013	793,485	-	-	1,761,803	-	-	-	-	129	129	
	2035 Fullerton Ave (Larco)	2,500,000	-	6,350,000	8,850,000	3,974,717	4,886,400	-	441,114	18,152,231	254	-	-	-	-	254	
	1591 Bowser Ave (London Meridian)	111,850	-	-	111,850	106,835	251,053	-	-	469,738	-	-	-	-	16	16	
	2035 Fullerton Ave (Larco)	-	9,800,000	5,150,000	14,950,000	-	-	-	-	14,950,000	206	-	-	-	-	206	
	1946 Glenaire Dr (PC Urban Holland Row)	121,581	-	-	121,581	219,513	1,218,992	-	-	1,560,086	-	-	-	-	18	18	
	2060 Curling Rd (Citimark Belle Isle Place)	324,071	-	-	324,071	797,197	1,456,970	-	-	2,578,238	-	-	-	-	80	80	
	B-1633 Capilano Rd (Grouse Inn)	4,562,500	-	-	4,562,500	2,951,323	4,195,860	-	55,239	11,764,922	-	-	-	-	258	258	
	1801 Glenaire Dr (Cressey Townhomes)	164,797	-	-	164,797	424,616	2,452,690	-	-	3,042,103	-	-	-	-	34	34	
	2067 Glenaire Dr (Woodbridge Citimark Town homes - Phase 2)	-	-	-	-	505,000	-	-	-	-	505,000	-	-	-	-	36	36
	2067 Glenaire Dr (Woodbridge Citimark Townhomes - Phase 1)	575,178	-	-	575,178	1,351,522	4,692,500	-	-	6,619,200	-	-	-	-	98	98	
	2050-2070 Marine Dr, 2000 Curling Rd (Travel Lodge, Denny's, Pho, Earls)	3,400,000	-	6,025,000	9,425,000	4,072,000	2,673,000	23,598,850	750,915	-	40,519,765	77	41	-	-	212	330
1920-1932 Glenaire DR (PC Urban Holland Row 2 (corner))	399,212	-	-	399,212	355,725	673,990	1,528,291	-	-	2,957,218	-	-	-	-	13	13	
LIONS GATE VILLAGE CENTRE Sum	12,403,494	9,800,000	17,525,000	39,728,494	15,482,461	23,294,940	25,127,141	1,247,267	104,880,304	537	41	-	-	894	1,472		

KEY CENTRE	DEVELOPMENT NAME	CAC - CASH	CAC - CONTRIBUTED ASSET	HOUSING AMENITY	TOTAL AMENITIES	DCC	WORKS & SERVICES	LAND ACQUIRED \$	RIGHT OF WAY \$	TOTAL CONTRIBUTIONS	MARKET RENTAL	SOCIAL HOUSING - RENTAL	MARKET HOUSING - CARE BEDS/UNITS	SOCIAL/ SUPPORTIVE HOUSING - CARE BEDS/UNITS	NEW OWNER	TOTAL BEDS/UNITS
RESIDENTIAL	OUTSIDE OF CENTRE															
	3294 Mt Seymour Pkwy (Northlands Terrace)	-	-	-	-	403,960	448,713	-	-	852,673	-	-	-	-	55	55
	1312 Marine Dr (The Drive 1300)	-	-	-	-	404,420	440,355	-	-	844,775	-	-	-	-	64	64
	2832 Capilano Rd (Capilano Grove)	-	-	-	-	79,268	102,868	-	-	182,136	-	-	-	-	12	12
	3633 Mt Seymour Pkwy (Cedar Springs Pacific Arbour)	500,000	250,000	4,175,000	4,925,000	647,779	380,698	-	-	5,953,477	136	10	-	-	(8)	143
	1273 Marine Dr (The Ivy)	-	-	-	-	132,678	153,123	5,206,170	82,153	5,574,124	-	-	-	-	24	24
	1171 Marine Dr (The Drive 1177)	-	-	-	-	494,084	285,537	-	-	779,621	-	-	-	-	81	81
	897 Premier St (Legacy)	152,780	-	-	152,780	200,096	172,037	-	-	524,913	-	-	-	-	24	24
	4310 Gallant Ave (Cove Gardens)	-	-	-	-	72,368	99,450	-	-	171,818	-	-	-	-	8	8
	3064 Fromme Rd (3068 Fromme Rd)	16,775	-	-	16,775	15,815	14,082	-	-	46,672	-	-	-	-	2	2
	1152 Wendel Pl	11,919	-	-	11,919	42,923	188,857	-	-	243,699	-	-	-	-	4	4
	1201 W 16th St (The Ave)	-	-	-	-	115,064	200,703	1,346,576	-	1,662,343	-	-	-	-	30	30
	3225 Highland Blvd (Edgemont Senior Living)	406,000	94,000	2,400,000	2,900,000	590,766	393,650	-	-	3,884,416	96	-	-	-	(6)	90
	3508 Mt Seymour Pkwy (Parkgate)	62,300	-	-	62,300	137,332	181,676	-	267,046	648,354	-	-	-	-	14	14
	757 Orwell St (Connect - Brody Keith/ Orwell)	182,841	-	-	182,841	298,418	353,899	-	-	835,159	-	-	-	-	26	26
	3205 Mountain Hwy (Lynn Valley United Church)	-	455,000	-	455,000	447,855	292,853	522,990	24,181	1,742,879	-	-	-	-	71	71
	3825 Cates Landing Way (Polygon Noble Cove/ Cates Landing)	1,613,700	250,000	-	1,863,700	630,447	1,111,687	2,686,646	37,439	6,329,919	-	-	-	-	95	95
	3022 Sunnyhurst Rd (Sunnyhurst Small Townhouse)	36,778	-	-	36,778	40,254	49,971	-	-	127,004	-	-	-	-	5	5
	1061 Marine Dr	-	-	-	-	296,776	118,982	2,417,164	21,248	2,854,170	-	-	-	-	41	41
	4343 Starlight Way (Monterey School Morningstar)	324,636	135,364	-	460,000	148,014	1,750,306	-	-	2,358,319	-	-	-	-	-	-
	3730 Edgemont Blvd (Harbourview Townhomes)	33,585	-	-	33,585	39,000	301,801	-	-	374,386	-	-	-	-	3	3
	3260 Edgemont Blvd (Connaught Living- Grosvenor)	1,263,230	230,000	-	1,493,230	945,506	2,450,483	14,059,937	-	18,949,156	-	-	-	-	78	78
	115 W Queens Rd (Queens Cross Mews)	91,835	-	-	91,835	150,205	78,260	-	-	320,300	-	-	-	-	12	12
	1060 Churchill Cres (Onni 3)	-	-	1,875,000	1,875,000	498,964	525,856	-	-	2,899,820	75	-	-	-	-	75
	1133 Ridgewood Dr (Boffa 1 Ridgewood and Edgemont)	157,460	-	-	157,460	249,345	269,240	-	-	676,045	-	-	-	-	20	20
	1633 Tatlow Ave (1700 Marine)	-	-	-	-	305,304	830,277	-	-	1,135,581	-	-	-	-	33	33
	3105 Crescentview	337,095	-	-	337,095	216,125	561,025	-	-	1,114,245	-	-	-	-	21	21
	856 Orwell St (Continuum Townhomes)	125,020	-	-	125,020	244,024	700,872	-	-	1,069,917	-	-	-	-	20	20
	756 Forsman Ave (Forsman Townhouse East)	105,817	-	-	105,817	72,205	167,000	-	-	345,022	-	-	-	-	6	6
	905 Premier St	257,281	-	-	257,281	243,827	555,522	-	-	1,056,630	-	-	-	-	13	13
	4670 Capilano Rd	162,408	-	-	162,408	185,715	142,980	-	-	491,103	-	-	-	-	7	7
	2555 Whiteley Cr (Kiwani 6-storey addition)	-	-	1,089,510	1,089,510	-	179,830	-	-	1,269,340	-	106	-	-	-	106
	3030 Sunnyhurst Rd (Sunnyhurst Triplex)	23,382	-	-	23,382	44,984	-	-	-	68,366	-	-	-	-	2	2
	2932 Chesterfield Ave (Chesterfield Small Townhouse)	158,564	-	-	158,564	84,108	298,010	-	-	540,682	-	-	-	-	3	3
	3468 Mt Seymour Pkwy (Serenity Mews)	533,979	-	-	533,979	356,500	878,495	-	-	1,768,974	-	-	-	-	23	23
	DNV Non-Market Housing Delbrook ²²	-	-	8,600,000	8,600,000	-	-	-	-	8,600,000	-	86	-	-	-	86
	3568 Mt Seymour Pkwy (Taylor Creek) ⁷	48,075	-	-	48,075	135,937	TBD	-	-	184,012	-	-	-	-	6	6
	1080 Marine Dr (BlueShore Financial Mixed-Use) ⁷	-	-	-	-	332,337	-	-	-	332,337	-	-	-	-	35	35
	1180 Clements Ave & 5020 Capilano Rd (Capilano Heights Restaurant) ⁷	-	-	-	-	184,033	-	-	-	184,033	-	-	-	-	16	16
	2055 Purcell Way (CapU Student Housing) ^{7,14}	-	-	100,000	100,000	-	-	-	-	100,000	-	1	-	-	-	1
	1235 Marine Drive ⁷	-	-	-	-	448,580	-	-	-	448,580	-	-	-	-	39	39
	840 St Denis AVE (840 St Denis Triplex)	3,089	-	-	3,089	35,076	-	-	-	38,165	-	-	-	-	2	2
	900-944 Lytton ST (Seymour Estates) Phase 1	3,386,385	-	4,700,000	8,086,385	2,793,400	2,750,365	-	-	13,630,150	56	33	-	-	107	196
	900-944 Lytton ST (Seymour Estates) Phase 2	-	-	-	-	-	-	-	-	-	-	-	-	-	31	31
	3155-3175 Canfield Cres	176,338	-	-	176,338	108,600	TBD	147,280	-	432,218	-	-	-	-	6	6
(NSF Addition - Minor)	-	-	-	-	108,376	216,388	-	-	324,763	-	-	-	-	-	-	
(NSF Alteration - Major)	-	-	-	-	35,522	607,635	-	-	643,156	-	-	-	-	-	-	
(NSF Alteration - Minor)	-	-	-	-	38,831	30,630	-	-	69,461	-	-	-	-	-	-	
(NSF New Construction)	-	-	-	-	730,965	566,362	-	-	1,297,326	-	-	-	-	-	-	
(Subdivisions)	-	-	-	-	444,514	-	-	-	444,514	-	-	-	-	-	-	
(Rezoning with DP (±OCP))	-	-	-	-	-	1,291	-	-	1,291	-	-	-	-	-	-	
(SF New Construction)	-	-	-	-	-	269,444	-	-	269,444	-	-	-	-	-	-	
(Subdivision (±Env DPA))	-	-	-	-	111,093	9,557	-	-	120,650	-	-	-	-	-	-	
(Subdivision with DVP (±Env DPA))	-	-	-	-	15,897	1,291	-	-	17,188	-	-	-	-	-	-	
(Subdivision with Rezoning (±OCP ±Env DPA))	-	-	-	-	31,795	4,600	-	-	36,395	-	-	-	-	-	-	
OUTSIDE OF CENTRE Sum		10,171,273	1,414,364	22,939,510	34,525,147	14,389,082	19,136,660	26,386,764	432,067	94,869,719	363	236	-	-	1,030	1,629
RESIDENTIAL Sum		50,078,374	24,665,364	95,879,510	170,623,248	61,563,158	92,281,107	111,410,815	7,118,372	442,996,699	1,671	649	-	-	4,755	7,075
LYNN CREEK TOWN CENTRE	1502 Oxford St (Creekstone Care Centre)	5,000	-	8,250,000	8,255,000	311,505	1,452,290	1,360,048	-	11,378,843	-	-	30	150	(8)	172
LYNN CREEK TOWN CENTRE Sum		5,000	-	8,250,000	8,255,000	311,505	1,452,290	1,360,048	-	11,378,843	-	-	30	150	(8)	172
LYNN VALLEY TOWN CENTRE	1280 E 27th St (Lynn Valley Centre Bosa - Buildings E & F)	-	-	1,771,745	1,771,745	-	-	-	-	1,771,745	-	-	-	9	9	
LYNN VALLEY TOWN CENTRE Sum		-	-	1,771,745	1,771,745	-	-	-	-	1,771,745	-	-	-	9	9	
CARE	OUTSIDE OF CENTRE															
	2670 Lloyd Ave (Turning Point Women's Recovery Home)	-	-	90,000	90,000	-	-	-	-	90,000	-	-	-	8	-	8
	3225 Highland Blvd (Edgemont Senior Living)	-	-	775,000	775,000	-	393,650	-	-	1,168,650	-	-	31	-	-	31
	3205 Mountain Hwy (Lynn Valley United Church)	-	-	560,000	560,000	-	-	-	-	560,000	-	-	-	4	-	4
	2431 Burr Pl (Turning Point Men's Support Recovery House)	-	-	90,000	90,000	-	85,005	-	-	175,005	-	-	-	9	-	9
	West 16th Street supportive housing - DNV ¹²	-	-	600,000	600,000	-	-	-	-	600,000	-	-	-	60	-	60
OUTSIDE OF CENTRE Sum		-	-	2,115,000	2,115,000	-	478,655	-	-	2,593,655	-	-	31	81	-	112
CARE Sum		5,000	-	12,136,745	12,141,745	311,505	1,930,945	1,360,048	-	15,744,243	-	-	61	240	(8)	293

	KEY CENTRE	DEVELOPMENT NAME	CAC - CASH	CAC - CONTRIBUTED ASSET	HOUSING AMENITY	TOTAL AMENITIES	DCC	WORKS & SERVICES	LAND ACQUIRED \$\$	RIGHT OF WAY \$\$	TOTAL CONTRIBUTIONS	MARKET RENTAL	SOCIAL HOUSING - RENTAL	MARKET HOUSING - CARE BEDS/UNITS	SOCIAL/ SUPPORTIVE HOUSING - CARE BEDS/UNITS	NEW OWNER	TOTAL BEDS/UNITS
NON RESIDENTIAL	LYNN CREEK TOWN CENTRE	1520 Barrow ST (Liquor Store and Office)	-	-	-	-	45,778	133,899	-	-	179,677	-	-	-	-	-	-
		270 Harbour AVE (Canada Post Harbour)	-	-	-	-	12,952	26,731	-	-	39,683	-	-	-	-	-	-
		LYNN CREEK TOWN CENTRE Sum					58,730	160,630			219,360						
	MAPLEWOOD VILLAGE CENTRE	2146 Dollarton Hwy (GWL Northwoods Village)	-	-	-	-	25,260	-	-	-	25,260	-	-	-	-	-	-
		2150 Dollarton Hwy (GWL Northwoods Village)	-	-	-	-	128,483	-	-	-	128,483	-	-	-	-	-	-
		2160 Dollarton Hwy (GWL Northwoods Village)	-	-	-	-	36,500	-	869,295	3,451	909,246	-	-	-	-	-	-
		2180 Dollarton Hwy (GWL Northwoods Village)	-	-	-	-	62,073	-	-	-	62,073	-	-	-	-	-	-
		2100 Dollarton Hwy (GWL Northwoods Village)	-	-	-	-	34,029	-	-	-	34,029	-	-	-	-	-	-
		MAPLEWOOD VILLAGE CENTRE Sum					286,346		869,295	3,451	1,159,092						
	OUTSIDE OF CENTRE	10 & 50 Pemberton AVE (Seaspan Shipyard Modernization)	-	-	-	-	270,718	338,044	-	96,407	705,169	-	-	-	-	-	-
		3053 Edgemont BLVD (Edgemont Commons)	252,975	155,000	-	407,975	77,162	363,563	-	38,798	887,497	-	-	-	-	-	-
		100 Amherst AVE (Canexus Office Building)	-	-	-	-	44,279	-	-	477,514	521,793	-	-	-	-	-	-
		1226 Marine DR (Amadon Plaza)	-	-	-	-	54,115	357,002	-	-	411,117	-	-	-	-	-	-
		10 Pemberton AVE (Seaspan Office Building)	-	-	-	-	321,102	263,900	-	-	585,002	-	-	-	-	-	-
		2580 Capilano RD (Mountainside Veterinary Clinic)	-	-	-	-	35,815	244,679	-	-	280,494	-	-	-	-	-	-
		107 Pemberton Ave (Lions Gate Waste Water Treatment Plant)	-	-	-	-	1,870,562	4,800,000	-	-	6,670,562	-	-	-	-	-	-
		1209 McKeen AVE (Fibreco Terminal Enhancement Project)	-	-	-	-	365,600	485,930	-	-	851,530	-	-	-	-	-	-
		1131 Frederick (Argyle Secondary School) ⁷	-	-	-	-	-	216,388	-	-	216,388	-	-	-	-	-	-
		1995 W 1st St (Kinder Morgan Diesel Expansion)	-	-	-	-	77,681	-	-	-	77,681	-	-	-	-	-	-
		1371 McKeen (1371 McKeen)	-	-	-	-	1,609,439	TBD	-	-	1,609,439	-	-	-	-	-	-
		Handsworth Secondary School Replacement ⁷	-	-	-	-	31,277	-	-	-	31,277	-	-	-	-	-	-
		OUTSIDE OF CENTRE Sum	252,975	155,000		407,975	4,757,750	7,069,505			12,847,949						
		NON RESIDENTIAL Sum	252,975	155,000		407,975	5,102,826	7,230,135	869,295	616,170	14,226,401						
		Grand Total	50,336,349	24,820,364	108,016,255	183,172,968	66,977,489	101,442,186	113,640,158	7,734,542	472,967,343	1,671	649	61	240	4,747	7,368

Notes & Assumptions:

- Infrastructure and amenities from approved development, includes contributions collected and pending collection
- CACs negotiated as per CAC Policy & approved by Council
- Housing Amenity valuations are based on 2017 Coriolis market analysis report;
Due to the unique nature of each care bed/unit valuations are complex, the information above represents the best estimate based on sources available
- DCCs as per DCC Bylaw rates, amounts estimated per Bylaw based on best available information on increase square footage
- Works & Services per Development Services Bylaw, amounts per Engineering Service Agreements and include a 25% contingency, or estimates included in rezoning Council reports
- Works & Services marked as "TBD" are yet to be defined in Engineering Service Agreements
- 1080 Marine Dr (35 units), 3568 Mt Seymour Pkwy (6 units), 1180 Clements Ave & 5020 Capilano Rd (16 units), 1235 Marine Drive (39 units), 2055 Purcell Way (CapU Student Housing - 1 caretaker unit) are "Development Permit" only and do not require "Rezoning" Council approval
- Land acquired valuations are based on the average sales at the time of transfer of the land or SRW per town centre, for the highest and best use of the land.
- Right of Way valuations are based on 15% of market value
- On-site amenities have not been included in the above, with the exception of Larco Plaza \$1.3m
- Projects where existing units were rental units have been presented as "gross" units (Emery Village 61 units, Mountain Court 75 units and Maplewood Plaza 28 units, Turning point 1 bed, Total Diff = 164 units/beds)
- The value of the units for housing projects on DNV land are based on the same Housing Amenity valuations as private developments (i.e. the 2017 Coriolis market analysis report)
Not shown in the table above is the estimated value of the District owned land.
- Updates since Dec 2021:
Approved projects added: Baron Rental (Rupert St), Canfield Townhomes, Fairborne Homes (Crown St & Mtn Hwy), Marie Place Fairborne East, 1920-1932 Glenaire Dr, The Two Twenty (Mtn Hwy & Oxford St), 2050-2070 Marine Dr / 2000 Curling Rd
Unit tenure updated for 2035 Fullerton Ave (Larco)
Land acquired valuations added for Creekstone Care & Pivot Adera
Works & Service estimates have been updated on a number of projects, most notable: Emery Place phase 2, Woodbridge Citimark Townhomes - Phase 1 and Lions Gate Waste Water Treatment Plant
Updated units for Seymour Estates (Lytton St)
- Student Housing at Capilano University includes 360 student beds (only the caretaker unit is included above)
- DNV Riverside Site Social Housing Rezoning has been approved and project is expected to deliver 90 units. Partner to develop/build is yet to be approved
- Comparison of unit count to Pace of Development units (Dec 2022):
Pace of Development unit count (Approved 2011 - 2022) **7,188**
DP Only Projects (not yet approved)
Capilano Heights Restaurant 16
Projects adjusted to gross units:
Emery Village 61
Mountain Court 75
Maplewood Plaza 28
7,368