

AGENDA INFORMATION

- Council Workshop
- Finance & Audit
- Advisory Oversight
- Other:

Date: _____
Date: _____
Date: _____
Date: July 17, 2020

Dept. Manager	GM/ Director	<i>DM</i> for CAO
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**The District of North Vancouver
REPORT FOR INFORMATION**

July 17, 2020

File: 13.6480.30/001.002.000

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

SUBJECT: Pace of Development – 2019 Update

RECOMMENDATION:

THAT the report titled Pace of Development – 2019 update dated July 17, 2020, from the General Manager of Planning, Properties & Permits is received for information.

REASON FOR REPORT:

Council members have expressed a desire to keep up-to-date with the pace of development in the District of North Vancouver. The District is also in the process of conducting a targeted review of the Official Community Plan (OCP). This report is intended to provide Council with useful background information on the District’s historical and projected pace of development.

SUMMARY:

Pace of development can be expressed as the amount of development (e.g. number of residential units) approved, under construction, or occupied in a given period of time (e.g. per year). The accompanying presentation includes information on the historical and projected pace of development, in addition to information on active rezoning applications (i.e. instream applications).

Conclusion:

Pace of development is a key issue for the District of North Vancouver. This report and accompanying presentation are intended provide Council with useful background information for Council’s consideration.

Respectfully submitted,



Dan Milburn
General Manager of Planning, Properties & Permits

- Attachment 1: Background**
- Attachment 2: Historical Context**
- Attachment 3: Regional and Local Forecast**
- Attachment 4: Development Statistics**
- Attachment 5: Context Maps, July 7, 2020**
- Attachment 6: Infrastructure and Amenities**

Attachment 1: Background

I. What is “pace of development”?

Pace of development is the rate of community change associated with development activity. Pace of development can be expressed as the amount of development (e.g. new building area or number of new units) approved by Council, under construction, or occupied in a given amount of time.

II. 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, construction traffic, etc.),
- land use impacts (e.g. traffic, change to neighbourhood character, etc.), and
- cost and service demands (e.g. fiscal sustainability and capacity limits)

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 change). Each 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 community outcomes.

III. Key Influences to the pace of development

Demand influences:

- Population change (See Figures 1 and 2)
- 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 cost, 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 (See Figure 3).

Attachment 1: Background

As shown in Figures 1 and 2, the District of North Vancouver's population change in the 5-years before and after adoption of the 2011 OCP was significantly less than the rest of the North Shore, the Metro Vancouver Region, British Columbia, and Canada. This may be the result of less immigration and natural growth, in addition to limited housing options in the District of North Vancouver when compared to these other jurisdictions (e.g. fewer affordable rental units).

Figure 1. Census Population Change Rate % (2006-2011)

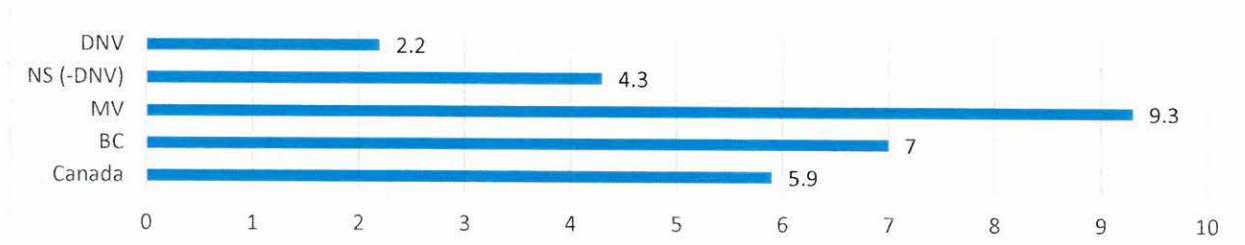
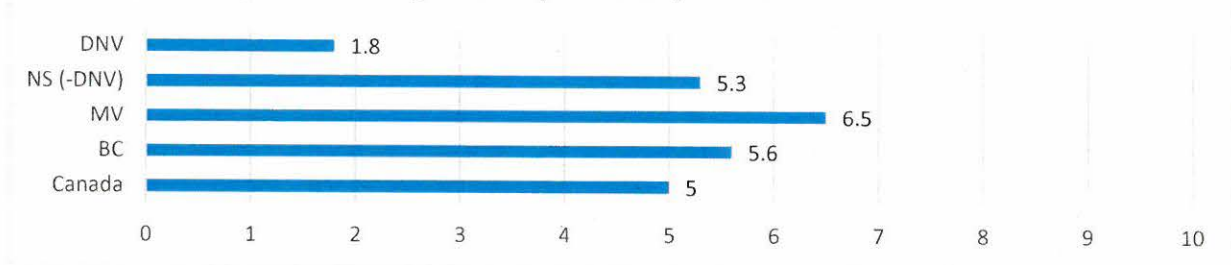


Figure 2. Census Population Change Rate % (2011-2016)



- DNV = District of North Vancouver
- NS (-DNV) = North Shore communities, not including the DNV: City of North Vancouver, District of West Vancouver, Capilano 5 R, Mission 1 R, Seymour Creek 2 R, and Burrard Inlet 3 R.
- MV = Metro Vancouver
- BC = British Columbia

Source: Statistics Canada Census

Attachment 1: Background

Figure 3. Development Process



After Council adopted a new Official Community Plan (OCP) in mid-2011, the District prepared Town and Village Centre Plans, each taking approximately 2 + years to complete (between 2011 and 2018) as described in Figure 3. During this period and afterwards, developers purchased and assembled properties and then prepared development proposals to submit to the District for consideration.

Typically, development requires a variety of permits and approvals in order to proceed: rezoning, development permits, subdivision, building permits and trade permits, highway use permits and servicing approvals. The application review process takes approximately 18 to 30 months, with complex applications taking the longest. If all approvals are granted, the construction phase may commence, which typically concludes in 18 to 36 months, with more complex and large projects taking the longest. Following the construction phase, purchasers and renters will begin to occupy the property (also called absorption). The amount of time it takes for a unit to be absorbed into the market depends on demand for that type of unit.

Attachment 2: Historical Context

Historical Population Change

Figure 4 describes the Canada Census population change for three North Shore municipalities: District of North Vancouver (DNV), City of North Vancouver (CNV) and District of West Vancouver (DWV), and the combined total of four North Shore Indigenous Communities (NSIC): Capilano 5 R, Mission 1 R, Seymour Creek 2 R, and Burrard Inlet 3 R, between 1991 and 2016. Figure 5 describes the percentage that each contributed to the total North Shore population change in each Census period. The District of North Vancouver's rate of population growth fluctuated from a high of 6,916 between 1986 and 1991, to 1,523 between 2011 and 2016. The District of North Vancouver's percentage contribution to population growth on the North Shore has declined from 55% in the 1991 Census to 23% in the 2016 Census. Between 1991 and 2016, Canada's population grew by 29%, while B.C. grew by 42%, and the District of North Vancouver by 14%.

Figure 4. Population: North Shore Communities (1991-2016)

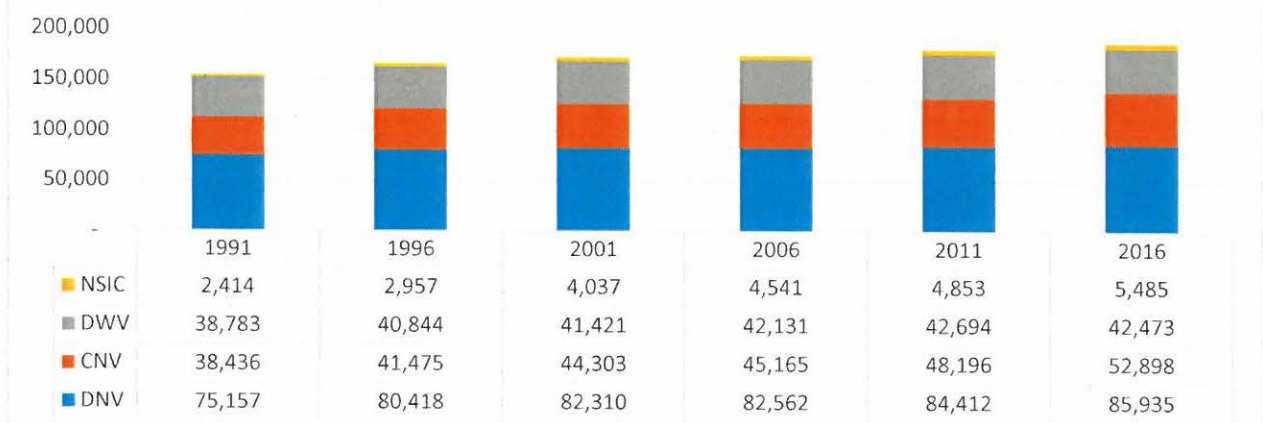
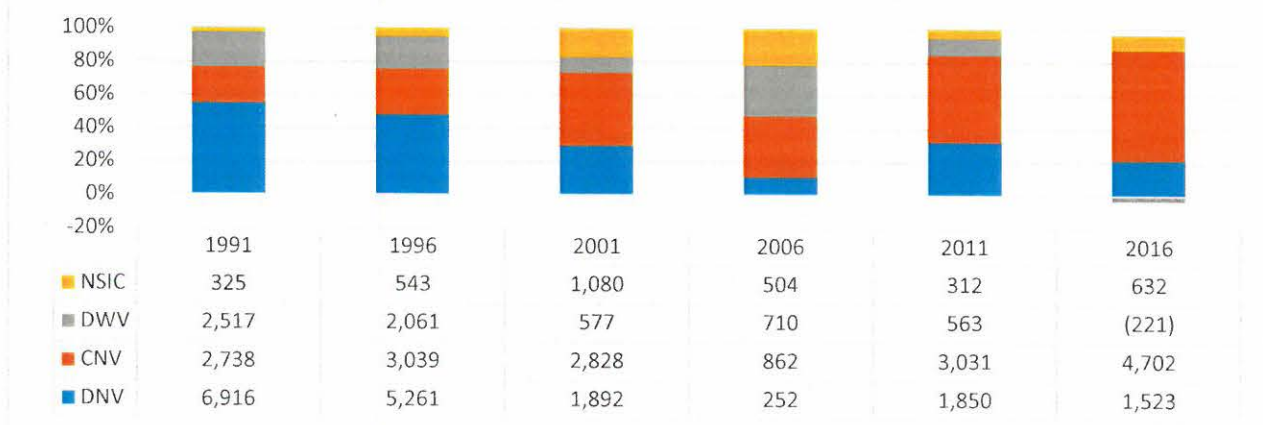


Figure 5. Population Rate of Change: North Shore Communities (1991-2016)



Source: Statistics Canada Census

DNV = District of North Vancouver
 NSIC = Capilano 5 R, Mission 1 R, Seymour Creek 2 R and Burrard Inlet 3 R
 MV = Metro Vancouver
 BC = British Columbia

Attachment 2: Historical Context

Historical Dwelling Change

Figure 6 describes the Canada Census change to the number of private dwellings occupied by usual residents in three North Shore municipalities: District of North Vancouver (DNV), City of North Vancouver (CNV) and District of West Vancouver (DWV), and the combined total of four North Shore Indigenous Communities (NSIC): Capilano 5 R, Mission 1 R, Seymour Creek 2 R, and Burrard Inlet 3 R, between 1991 and 2016. Figure 7 describes the percentage that each contributed to change in each Census period. The District of North Vancouver's rate of occupied dwelling growth has declined from a high of 2,585 dwellings between 1986 and 1991, to 563 dwellings between 2011 and 2016. The District of North Vancouver's percentage contribution to occupied dwelling growth on the North Shore has declined from 51% in the 1991 Census to 23% in the 2016 Census. Between 1991 and 2016, the number of private dwellings occupied by usual residents in Canada increased by 40%, B.C. by 51%, and the District of North Vancouver by 20%.

Figure 6. Dwellings: North Shore Communities (1991-2016)

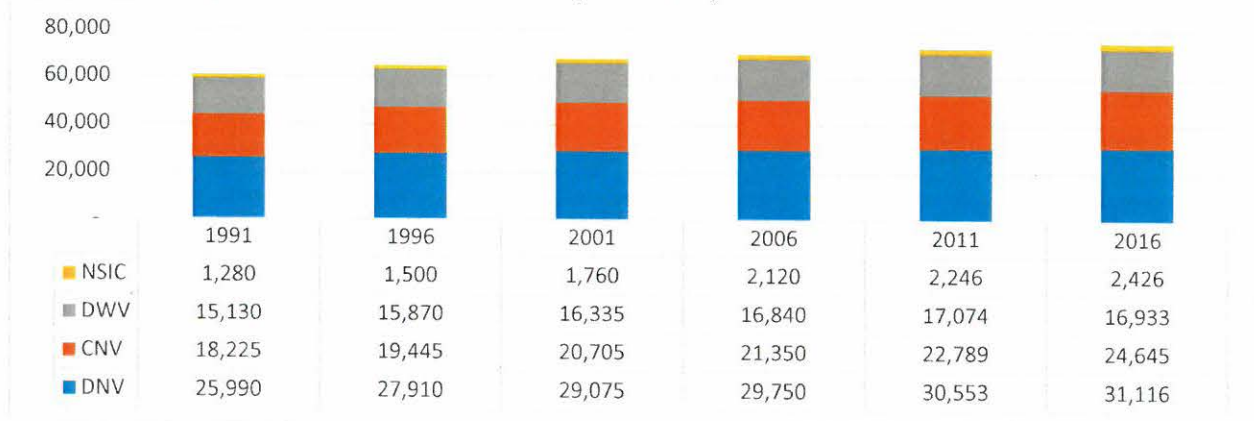
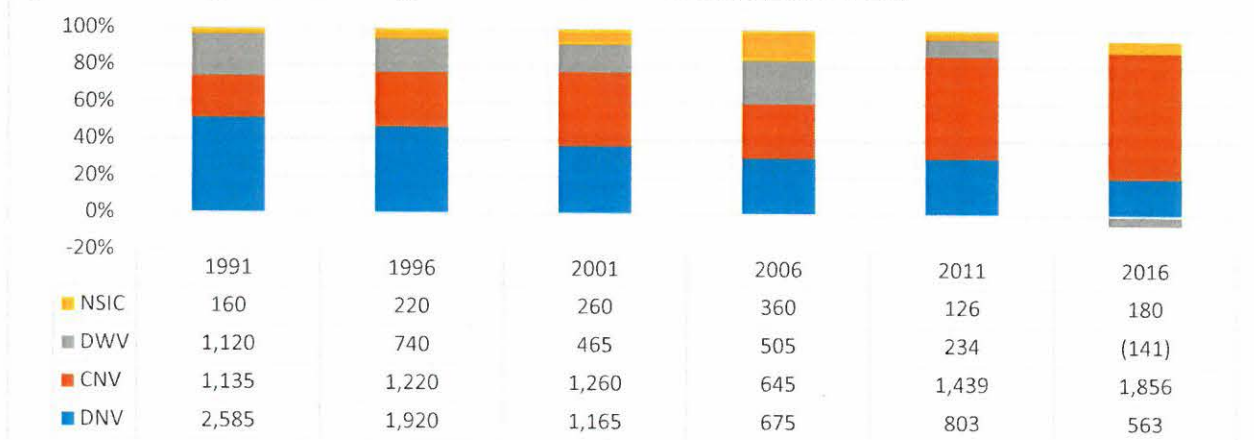


Figure 7. Dwellings Rate of Change: North Shore Communities (1991-2016)



Source: Statistics Canada Census

Private dwelling occupied by usual residents refers to a private dwelling in which a person or a group of persons is permanently residing. Also included are private dwellings whose usual residents are temporarily absent on May 10, 2016. Unless otherwise specified, all data in housing products are for private dwellings occupied by usual residents, rather than for unoccupied private dwellings or dwellings occupied solely by foreign and/or by temporarily present persons. Source: Dictionary Census of Population, 2016

Attachment 2: Historical Context

Historical Labour Force Change

Figure 8 describes the Canada Census labour force (aged 15 and older) change in three North Shore municipalities: District of North Vancouver (DNV), City of North Vancouver (CNV) and District of West Vancouver (DWV), and the combined total of four North Shore Indigenous Communities (NSIC): Capilano 5 R, Mission 1 R, Seymour Creek 2 R, and Burrard Inlet 3 R, between 1991 and 2016. Figure 9 describes the percentage that each contributed to change in each Census period. The District of North Vancouver's rate of labour force growth has fluctuated from a high of 4,105 between 1986 and 1991, to 425 between 2011 and 2016. The District of North Vancouver's percentage contribution to labour force growth on the North Shore has declined from 60% in 1991 to 14% in 2016. Between 1991 and 2016, Canada's labour force grew by 19%, B.C. grew by 32%, and the District of North Vancouver by 7%.

Figure 8. Residents in Labour Force (15+): North Shore Communities (1991-2016)

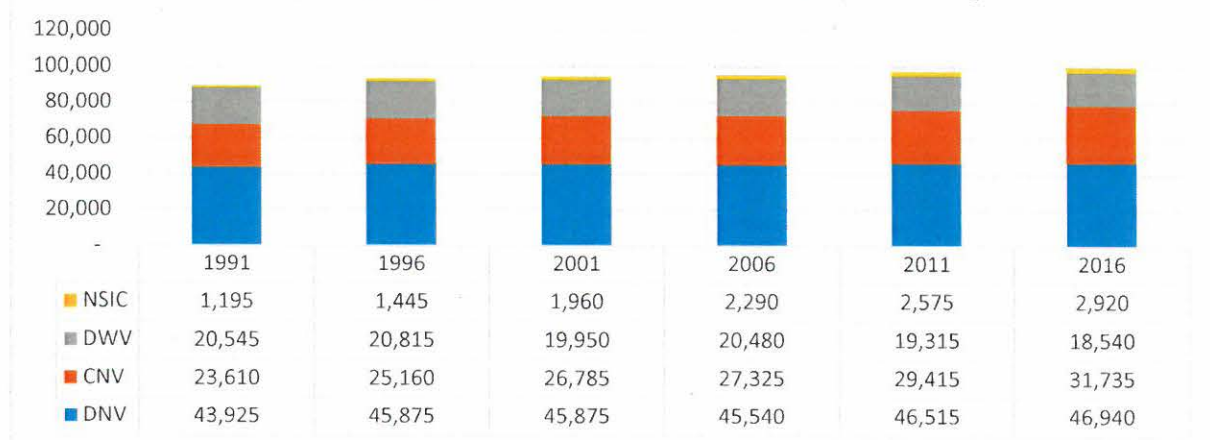
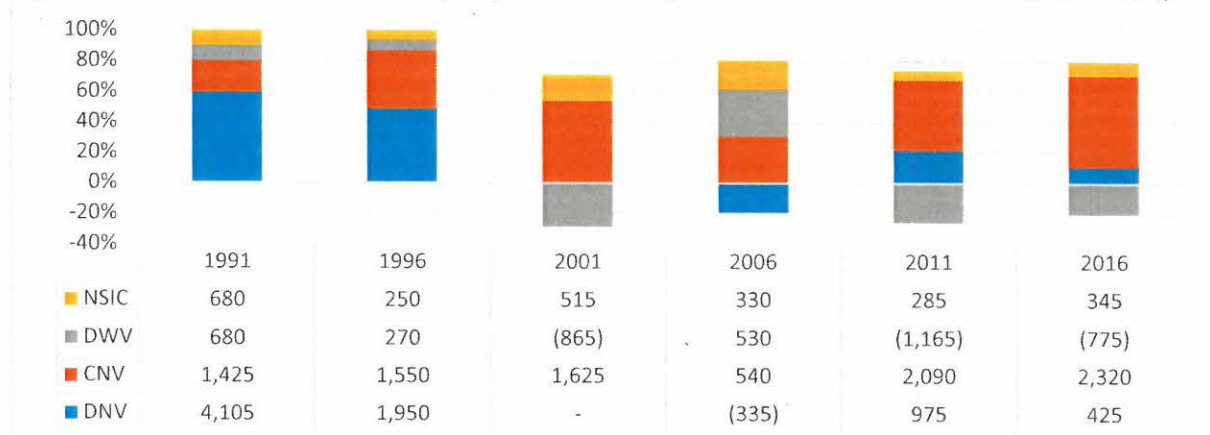


Figure 9. Residents in Labour Force (15+) Rate of Change: North Shore Communities (1991-2016)



Source: Statistics Canada Census. Note: Some data not available in Mission 1 R (2001), Seymour Creek 2 R (1996), and Burrard Inlet 3 R (2006). In these cases the previous census years' census counts were used.

Labour Force refers to persons who, during the week of Sunday, May 1 to Saturday, May 7 (in that Census Year), were either employed or unemployed. Source: Dictionary Census of Population, 2016

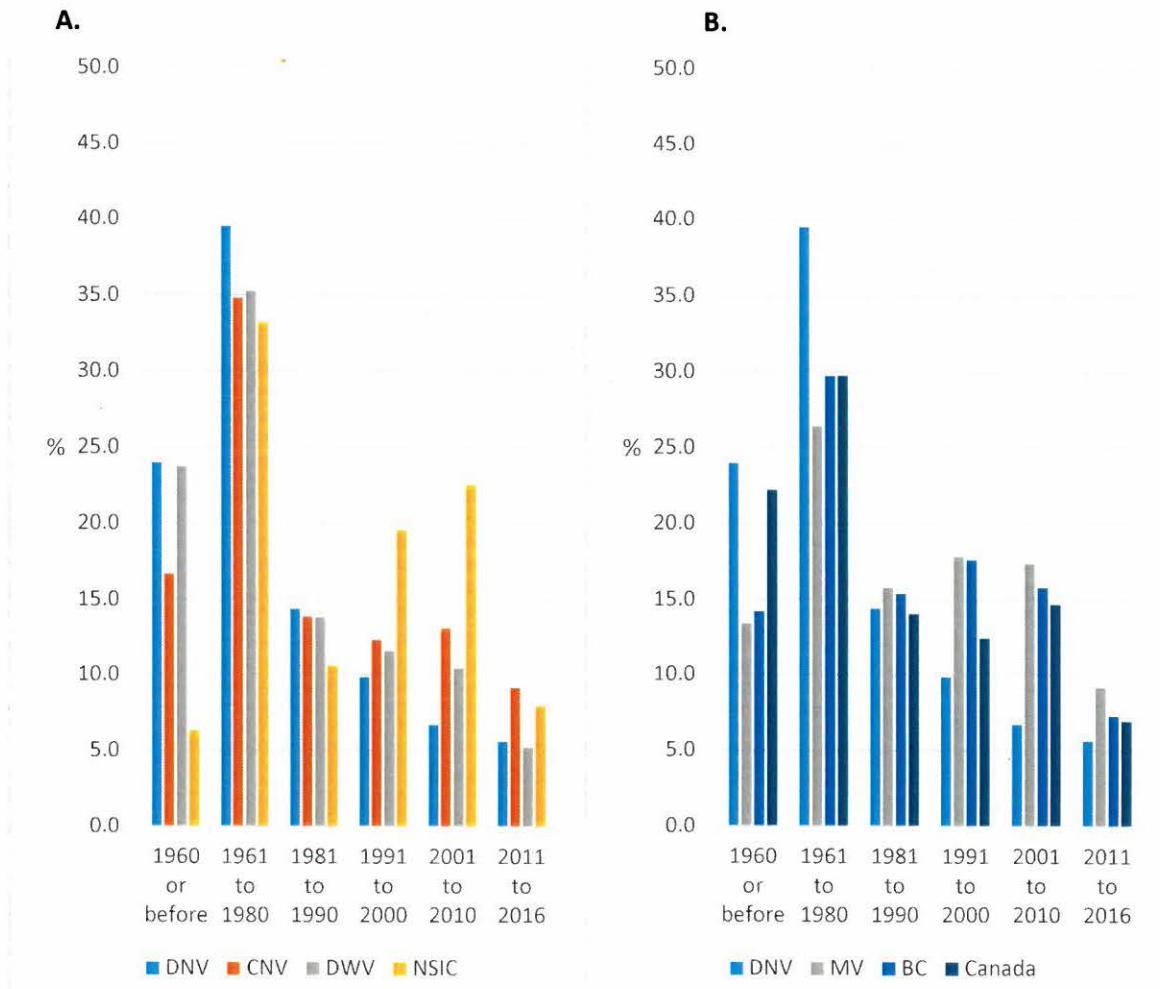
Attachment 2: Historical Context

Historical Dwelling Characteristics

Figure 10 A. describes the Canada Census age of private dwellings occupied by usual residents as the percentage in each age category in three North Shore municipalities: District of North Vancouver (DNV), City of North Vancouver (CNV) and District of West Vancouver (DWV), and the combined total of four North Shore Indigenous Communities (NSIC): Capilano 5 R, Mission 1 R, Seymour Creek 2 R, and Burrard Inlet 3 R, in 2016. Figure 10 B. describes the Canada Census age of private dwellings occupied by usual residents as the percentage of total units in each age category in District of North Vancouver (DNV), Metro Vancouver (MV), British Columbia (BC) and Canada in 2016.

These 2016 age profiles reflect the historical results of initial construction activity and redevelopment over time. Compared to the other jurisdictions shown, in 2016 the District of North Vancouver had significantly more dwellings built before 1981, and significantly fewer dwellings built after 1991, except for the District of West Vancouver, which had a somewhat more similar age profile.

Figure 10. Dwelling Age: Various Jurisdictions (2016)



Source: Statistics Canada Census

Attachment 2: Historical Context

Figure 11. describes the Canada Census structural type of dwelling in the District of North Vancouver (DNV); City of North Vancouver (CNV); District of West Vancouver (DWV); the combined total of four North Shore Indigenous Communities (NSIC) - Capilano 5 R, Mission 1 R, Seymour Creek 2 R, and Burrard Inlet 3 R; Metro Vancouver (MV); British Columbia (BC); and Canada in 2016. Compared to the other jurisdictions shown, the District of North Vancouver had significantly fewer apartments in buildings that are 5 or more storeys, relative to other structural types in 2016.

Figure 12. Describes the Canada Census change to the structural type of dwelling for the District of North Vancouver from 1991 to 2016. The percentage of single-detached houses in the District of North Vancouver declined from 70% in 1991 to 52% in 2016, which was offset by an increase in the amount of ground oriented and low-rise attached dwellings over the same period.

Figure 11. Structural Type of Dwelling: Various Jurisdictions (2016)

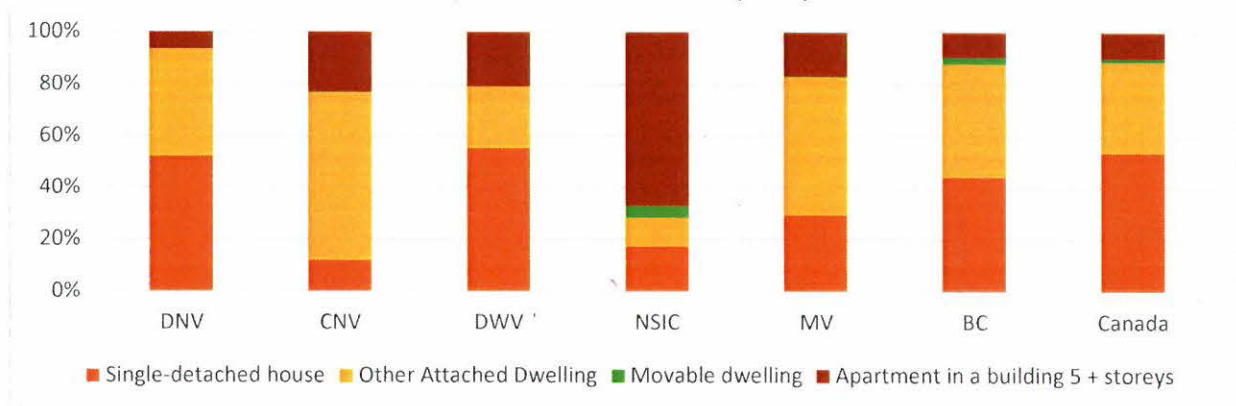
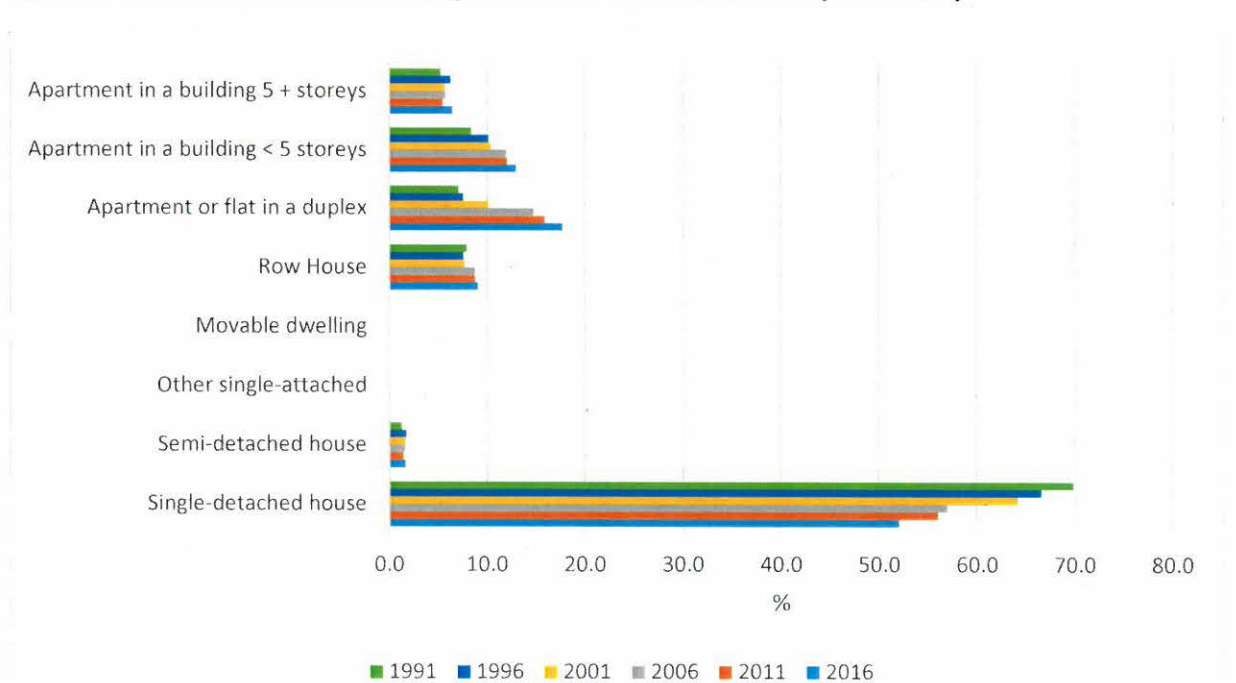


Figure 12. Structural Type of Dwelling: District of North Vancouver (1991-2016)



Source: Statistics Canada Census. Please see the Dictionary, Census Population, 2016 for definitions and remarks

Attachment 2: Historical Context

Figure 13. describes the Canada Census tenure of private dwellings occupied by usual residents in the District of North Vancouver (DNV); City of North Vancouver (CNV); District of West Vancouver (DWV); the combined total of four North Shore Indigenous Communities (NSIC) - Capilano 5 R, Mission 1 R, Seymour Creek 2 R, and Burrard Inlet 3 R; Metro Vancouver (MV); British Columbia (BC); and Canada in 2016. Compared to the other jurisdictions shown, the District of North Vancouver had significantly fewer renters compared to owners in 2016. Between 1991 and 2016 the number of owned dwellings in Canada grew by 52% and rented dwellings by 20%. In B.C. owned dwellings grew by 61% and rented by 34% over the same time period. In the District of North Vancouver, the number of owned dwellings grew by 21% and rented dwellings by 16% between 1991 and 2016.

Figure 14. Describes the Canada Census change to the tenure of private dwellings occupied by usual residents in the District of North Vancouver from 1991 to 2016. The ratio of owner vs. renter households has remained relatively static over this time period.

Figure 13. Private Households by Tenure: Various Jurisdictions (2016)

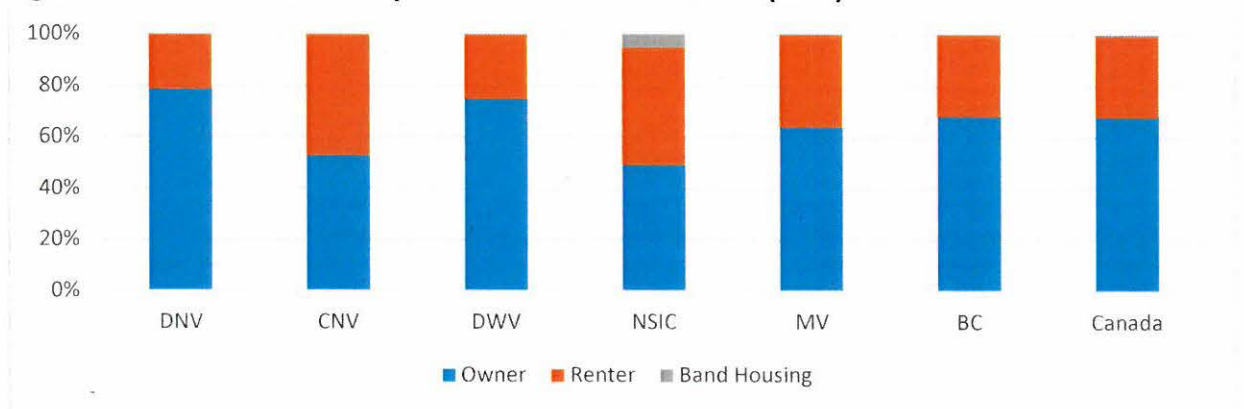


Figure 14. Private Households by Tenure: District of North Vancouver (1991 - 2016)



Source: Statistics Canada Census

'Private household' refers to a person or group of persons who occupy the same dwelling and do not have a usual place of residence elsewhere in Canada or abroad. The household universe is divided into two sub-universes on the basis of whether the household is occupying a collective dwelling or a private dwelling. The latter is a private household. For census purposes, households are classified into three groups: private households, collective households and households outside Canada. Unless otherwise specified, all data in census products are for private households only. Source: Dictionary Census of Population, 2016

Attachment 2: Historical Context

Figure 15. describes the average amount of housing starts (all types) between 2017 and 2019 in each of the jurisdictions shown, relative to the 2016 Census population for that jurisdiction. Similarly, Figure 16. describes the average amount of starts for Single-detached housing between 2017 and 2019 in each of the jurisdictions shown, relative to the 2016 Census population. Finally, Figure 17. describes the average amount of starts for Rental housing between 2017 and 2019 in each of the jurisdictions shown, relative to the 2016 Census population.

Relative to each jurisdiction’s population in 2016, the average number of housing starts in the District of North Vancouver (DNV) over the last 3 years has been higher than Canada, the District of West Vancouver (DWV), and British Columbia (BC), but lower than Metro Vancouver (MV), North Shore Indigenous Communities combined (NSIC) - Capilano 5 R, Mission 1 R, Seymour Creek 2 R, and Burrard Inlet 3 R, and the City of North Vancouver (CNV). The District of West Vancouver had the highest amount of Single-detached housing starts, while the City of North Vancouver had the highest amount of Rental starts, for the jurisdictions included in this analysis.

Figure 15. 3-yr Average Housing Starts, All Types per 10th people (2016): Various Jurisdictions

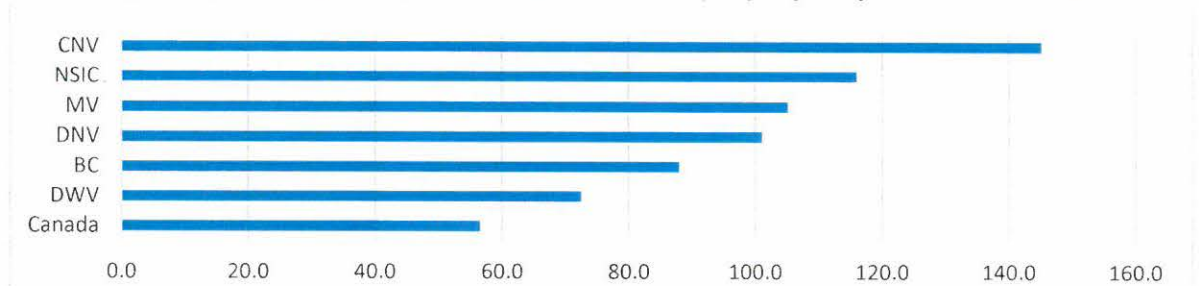


Figure 16. 3-yr Average Housing Starts, Single-detached per 10th people (2016): Various Jurisdictions

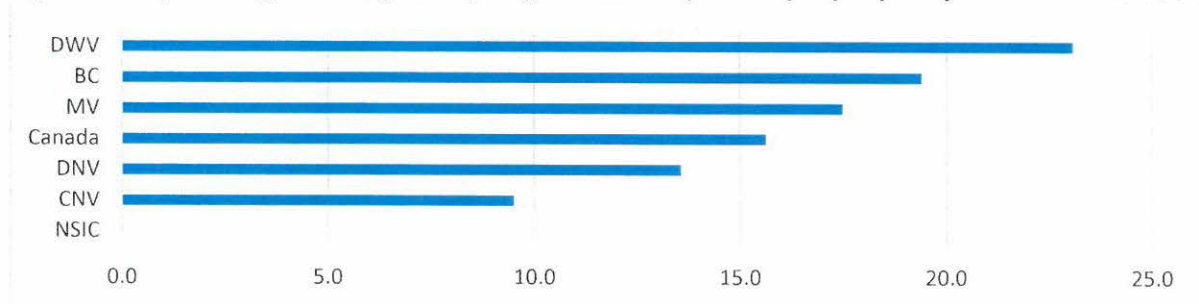
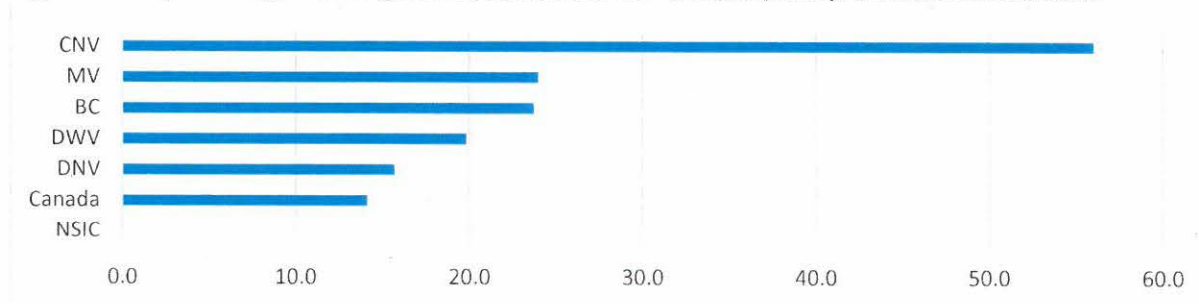


Figure 17. 3-yr Average Housing Starts, Rental per 10th people (2016): Various Jurisdictions



Source: Statistics Canadian Mortgage and Housing Corporation, Starts and Completions Survey

Attachment 3: Regional and Local Forecast

Regional Planning

The Metro Vancouver 2040: Shaping our Future (Metro 2040) is a regional growth strategy that guides urban growth. It was unanimously adopted by 21 municipalities, TransLink and adjacent regional districts. It lays out how our region is going to accommodate the 1 million people and 500,000 jobs that are expected by 2040. Figures 18, 19 and 20 describe the population, dwelling unit and employment projections for North Shore communities.

Figure 18. Population Projection: North Shore Communities

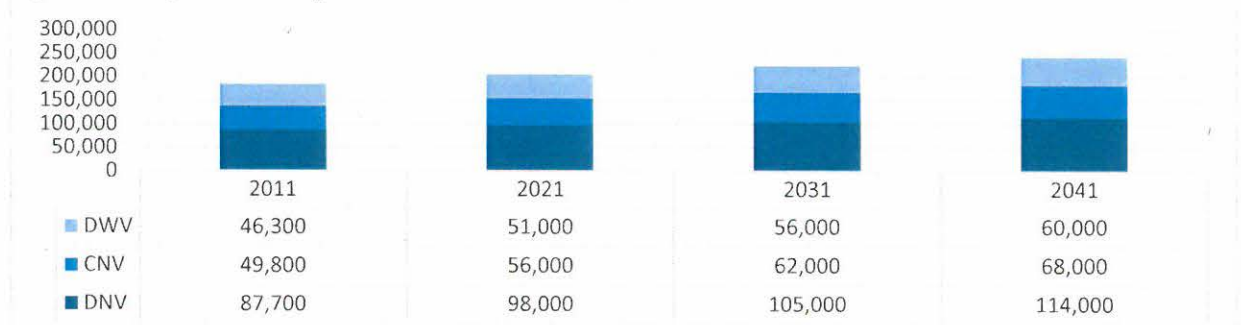
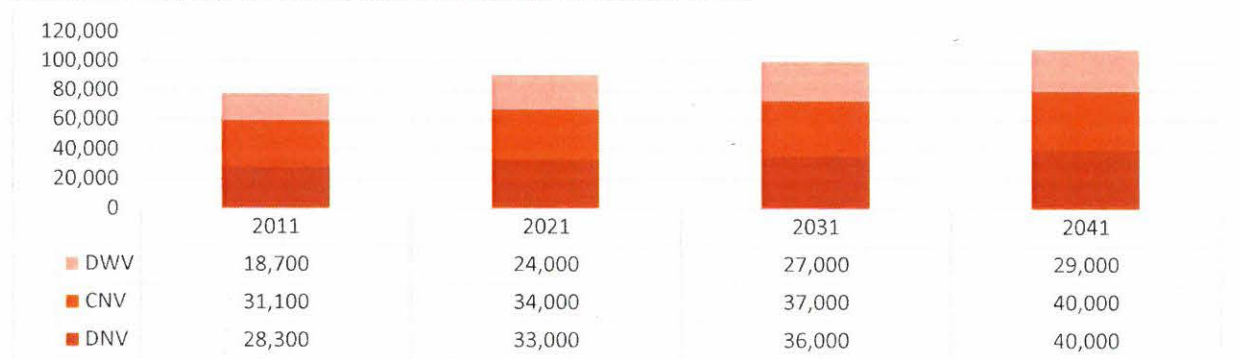


Figure 19. Dwelling Unit Projection: North Shore Communities



Figure 20. Employment Projection: North Shore Communities



1. Growth projections are provided as reference to member municipalities and regional agencies, and do not represent specific growth targets for the region or respective municipalities.
2. Figures for the year 2011 are based on Census of Canada 2011. Population and employment figures include a 2011 Census undercount estimate as calculated post Census by Statistics Canada.

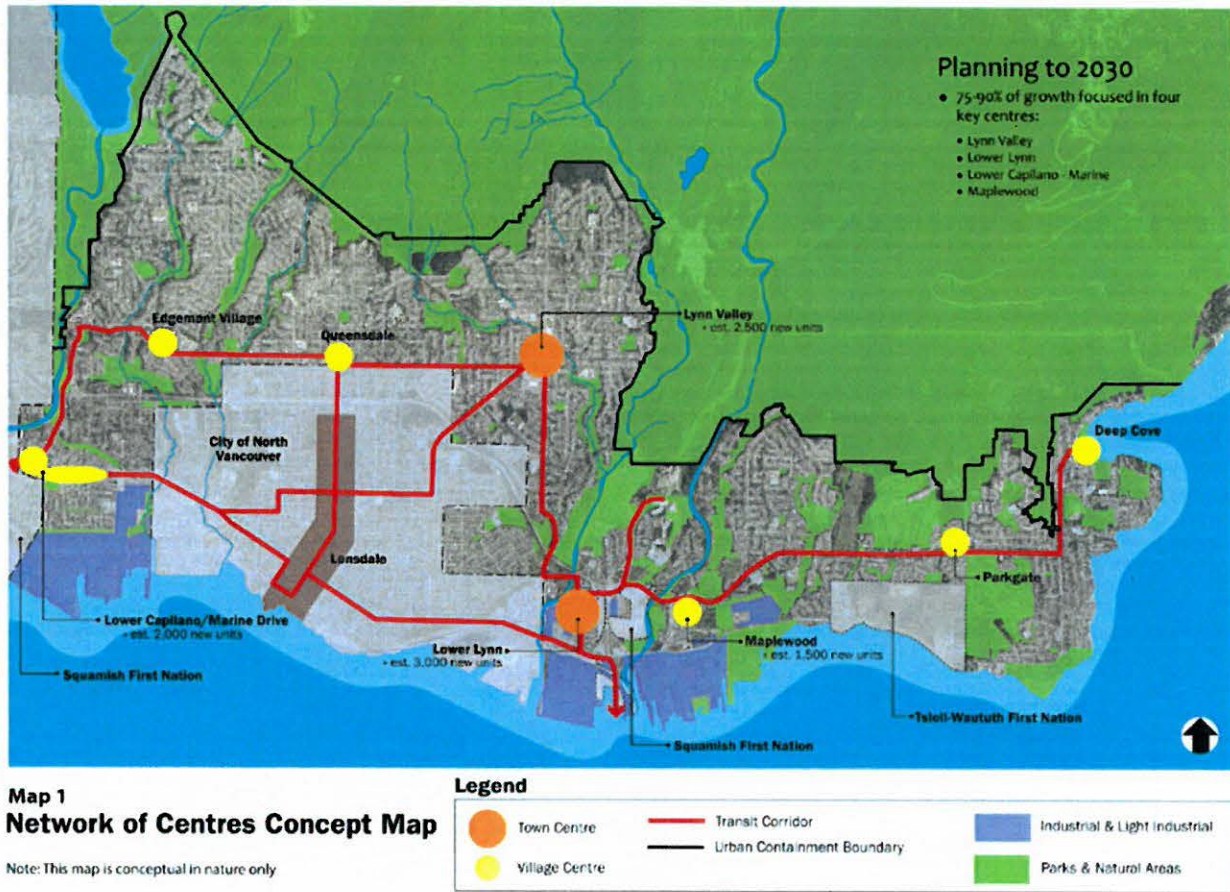
Attachment 3: Regional and Local Forecast

3. The projections are prepared by Metro Vancouver in association with member municipalities. Projections for each of the municipalities are taken from respective municipal Regional Context Statements as accepted by the GVRD Board.
4. All projections represent an approximate figure for the given year, with consideration for potential variance within a high and low growth margin. Particular municipal projections may represent a higher or lower estimate within that margin. Metro Vancouver may apply alternative higher or lower regional and municipal projection estimates in preparing planning scenarios for land use, infrastructure, utilities or other purposes.
5. All figures in this table are rounded and may include minor inconsistencies for summary totals.
6. All municipal totals include the totals for any First Nation communities located within the respective municipal boundary
7. Revised 2015 to incorporate projection figures contained in accepted Regional Context Statements

District of North Vancouver Official Community Plan

District of North Vancouver Official Community Plan (2011) is a guide to help District Councils, stakeholders and citizens effect positive change over a twenty-year time horizon. It includes policies that impact a broad range of municipal affairs. Looking to 2030, the OCP identifies capacity for approximately 10,000 net new housing units, corresponding to a population increase of around 20,000 people and 10,000 new jobs. These figures are estimates only. They are provided to help guide planning and are not targets. This growth may or may not occur over the 20-year planning horizon to 2030 and will depend on market and other forces, including the capacity of infrastructure.

Figure 21. District of North Vancouver Official Community Plan: Map 1 Network of Centres Map



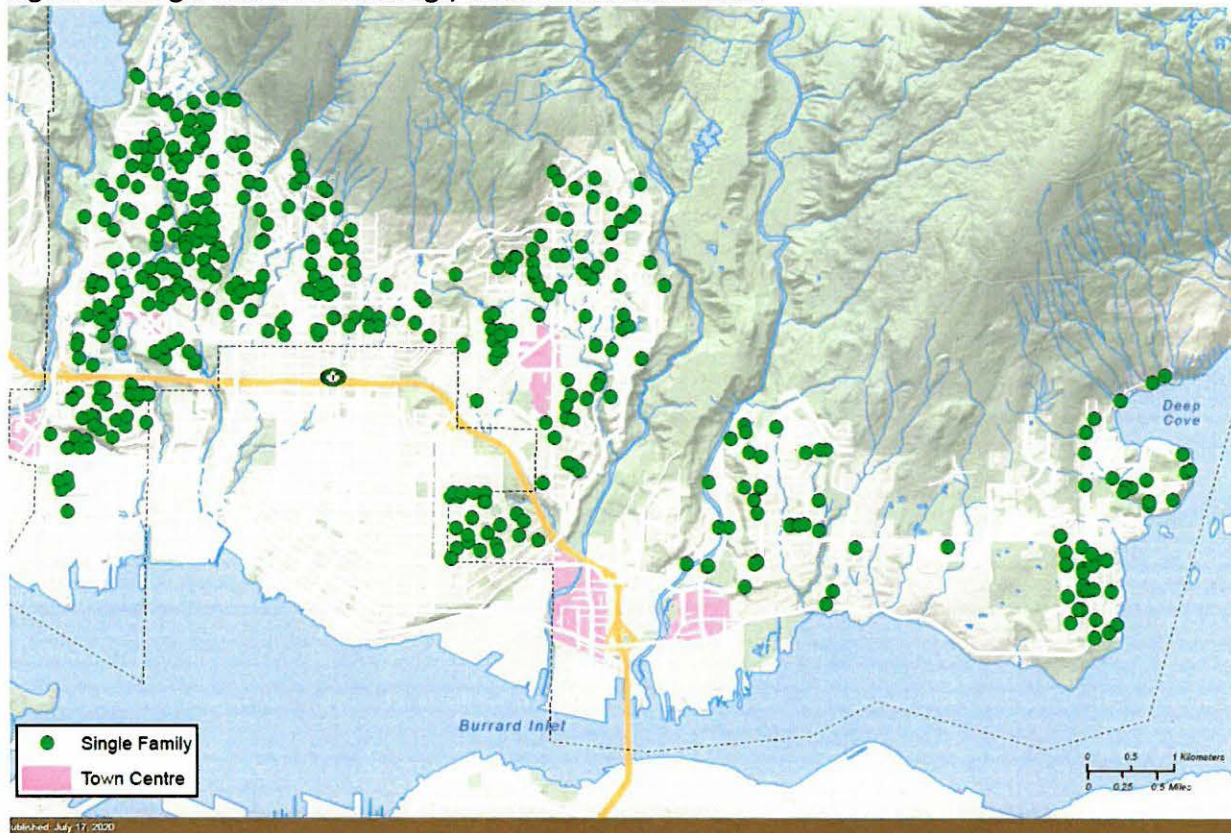
Attachment 4: Development Statistics

Single-detached Dwellings, Under Construction

Figure 22. indicates the number and approximate location of single-detached Dwellings that were under construction in 2019, including major construction and renovations (over \$150k) and new single family dwellings.

The total number of ongoing major construction and renovations (over \$150k) was 226 in 2018, and 129 in 2019. The total number of new single family dwellings under construction was 440 in 2018, and 306 in 2019. The number of new Single-detached Dwelling building permit applications decreased significantly in 2020 due to the declared pandemic and its impact on the housing market (21 permits in the first 6 months of 2020 compared to 32 permits in the first six months of 2019).

Figure 22. Single-detached Dwellings, Under Construction 2019



The green dots are not to scale.

Locations are only approximate to anonymize the data.

Source: District of North Vancouver

Attachment 4: Development Statistics

Housing Continuum

The District of North Vancouver Housing Continuum (Figure 23.) was developed to track the District’s progress towards achieving the estimated demand for various forms of housing. These figures are estimates only. They are provided to help guide planning and are not targets. The estimated demand figures was developed out of a number of Council conversations and policies including the Rental and Affordable Housing Strategy, which called for the development of 600 to 1,000 affordable rental units.

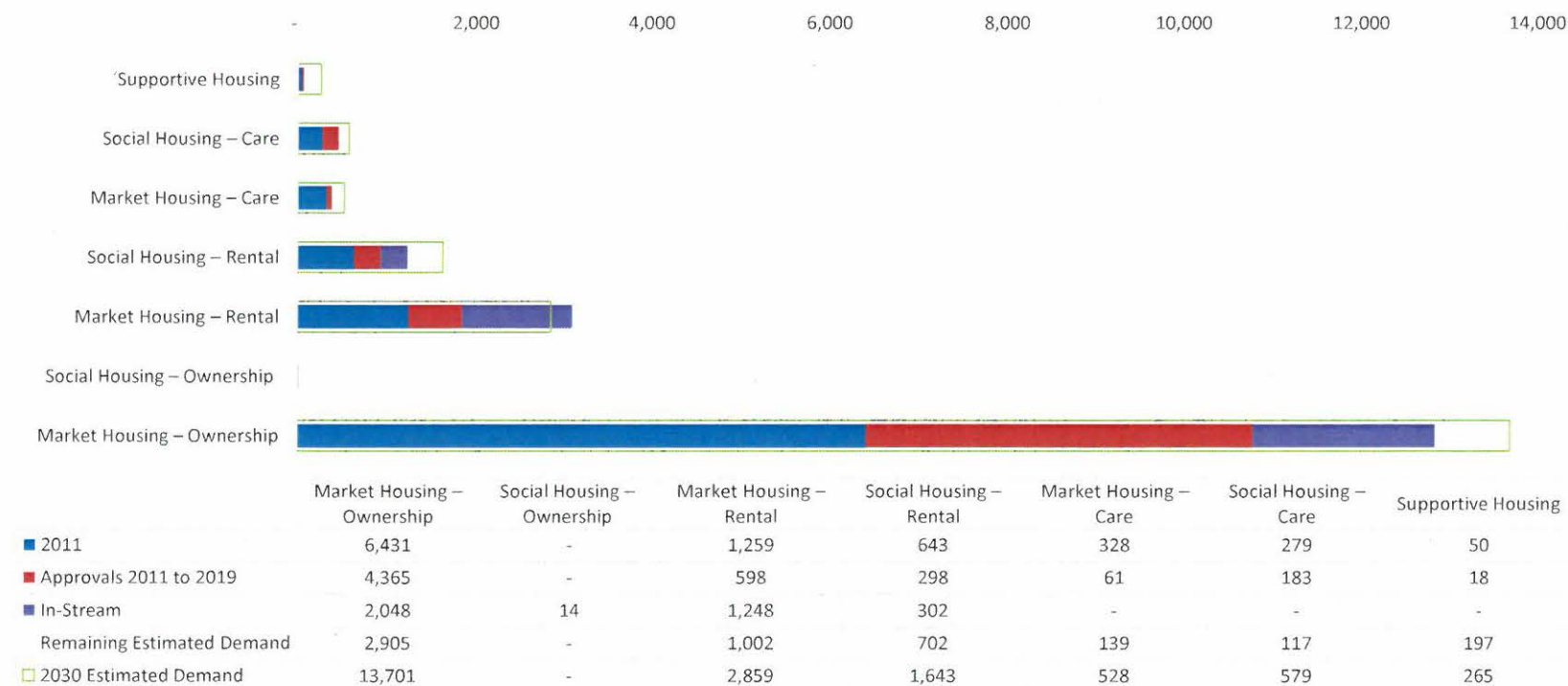
Figure 23. Housing Continuum 2020

DNV HOUSING			2011 (Units/Beds)	2030 Estimated Demand (Units/Beds)		
SOCIAL AND SUPPORTIVE	↑ SUPPORTIVE	Safe Houses	22	37		
		Emergency Housing	0	50		
		Transition and Recovery Housing	28	178		
	SOCIAL	Seniors Care and Disability Care	279	579		
		Subsidized Rental	643	1,643		
		Ownership — Co-op	343	343		
		Ownership — Co-housing	0	0		
		Affordable Home Ownership	0	0		
		MARKET	RENTAL	Apartments above shops	28	26
				Seniors Care and Disability Care	328	528
Coach Houses	0			80		
Secondary Suites	4,295			6,930		
Multifamily	1,259		2,859			
↓ OWNERSHIP	Strata Apartments		3,793	10,143		
	Townhouses		2,565	3,485		
	Duplexes, Triplexes, etc.		73	73		
	Row House	0	0			
	Single-Family Detached	19,944	19,794			

Some adjustments were made to the Housing Continuum this year. In particular, “Non-market” housing is now called “Social and Supportive” housing. Furthermore, a 2020 audit of existing units/beds has resulted in adjustments to the figures for exiting supply. The overall demand for 2030 has been adjusted accordingly.

Attachment 4: Development Statistics

Figure 24. Status of Multi-family Housing (2011, Approvals 2011-2019, In-Stream Applications, and 2030 Estimated Demand)



Approvals 2011 to 2019 includes:

- rezoning applications approved after OCP adoption (2011),
- rezoning applications approved before OCP adoption (2011), but occupied after OCP adoption (2011), and
- Development Permits approved after OCP adoption (2011).

In-Stream (as of July 15, 2020) includes:

- rezoning applications at the Preliminary stage of application review,
- rezoning applications after the Preliminary stage of application review, but before the Detailed stage of application review, and
- rezoning applications at the Detailed stage of application review,

Remaining Estimated Demand = the 2011 count plus Approvals after OCP adoption (2011) to 2019, subtracted from the Estimated Demand.

The number of In-Stream applications for Market Housing – Rental, if approved would result in an exceedance of the estimated demand by approximately 246 units.

Source: District of North Vancouver

Attachment 4: Development Statistics

Figure 25. Comparison of Multi-Family Housing Approvals after OCP Adoption (June 2011) to the end of 2018 and 2019



Source: District of North Vancouver

Changes that have occurred between December 31, 2018, and December 31, 2019, include:

- Social Housing – Rental, + 60 units, 600 West Queens (Delbrook)
- Social Housing – Care, + 20 units, 600 West Queens (Delbrook)
- Market Housing – Ownership, + 5 net units due to an amendment made to 2019 demolition count.

Attachment 4: Development Statistics

Figure 26. Status of Multi-family Housing Rezoning Approvals after OCP Adoption (2011) to the end of 2019

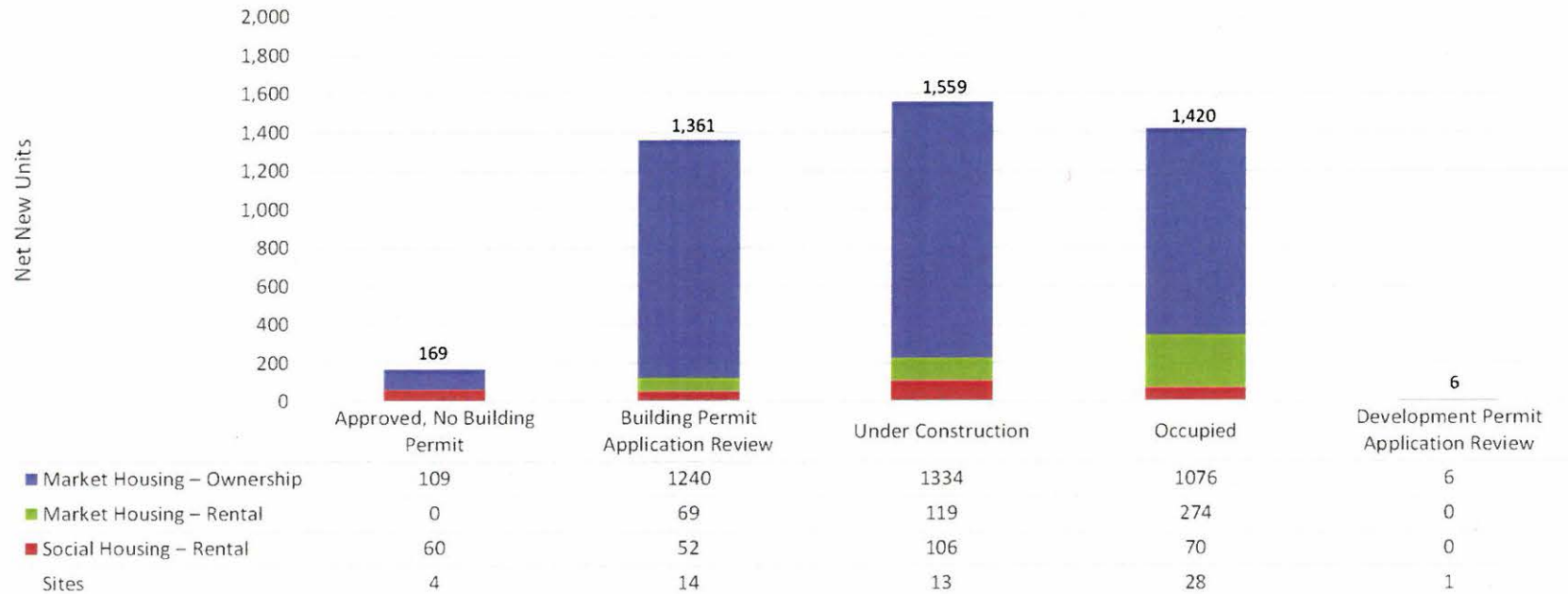


Figure 26. describes the status of all multi-family projects that received rezoning approval between OCP adoption (2011) and December 31, 2019.

The following changes have occurred since December 31, 2019:

Net Units - Under Construction

- 1401 Hunter St. 326 units (Market Housing – Ownership)
- 1633 Capilano Rd., 258 units (Market Housing – Ownership)
- 3468 Mt. Seymour Parkway, 23 units (Market Housing – Ownership)

Net Units - Occupancy (including provisional)

- 2632 & 2670 Library Lane, 106 units (Gross Units: Market Housing – Ownership 68, and Market – Rental, 75)
- 856 Orwell St., 20 units (Market Housing – Ownership)
- 1503 Crown St., 43 units (Market Housing – Ownership)
- 2035 Fullerton, 197 units (Gross units: Market Housing – Ownership 78, and Market – Rental, 119)

Attachment 4: Development Statistics

Figure 27. Multi-family Housing Applications (i.e. “In-stream”) as of July 15, 2020.



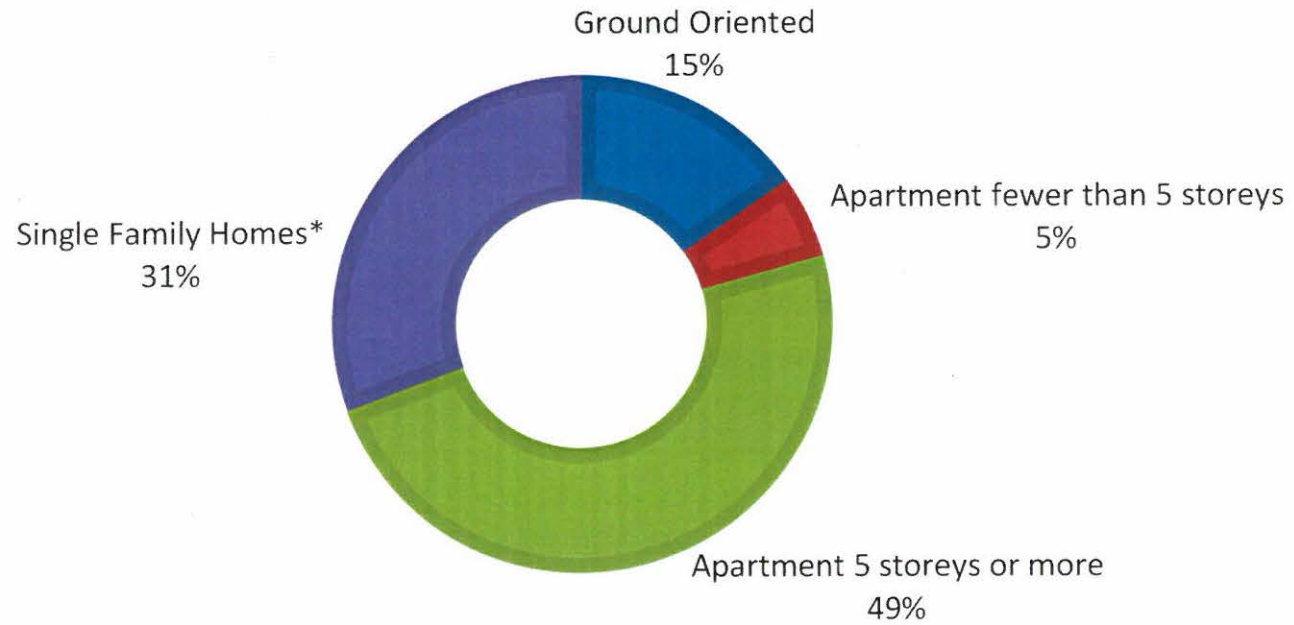
Source: District of North Vancouver

Only one application is 100% Social Housing - Rental (267 & 271 Orwell Street, Sanford Housing Society, 90 units).

On-campus student housing is not included in the unit counts above (1923 Purcell Way, 60 students, and 2055 Purcell, 362 students)

Attachment 4: Development Statistics

Figure 28. Net Residential Floor Area Change (%) from Rezoning Approvals and Single-family Dwelling Construction after OCP Adoption (2011) to the end of 2019



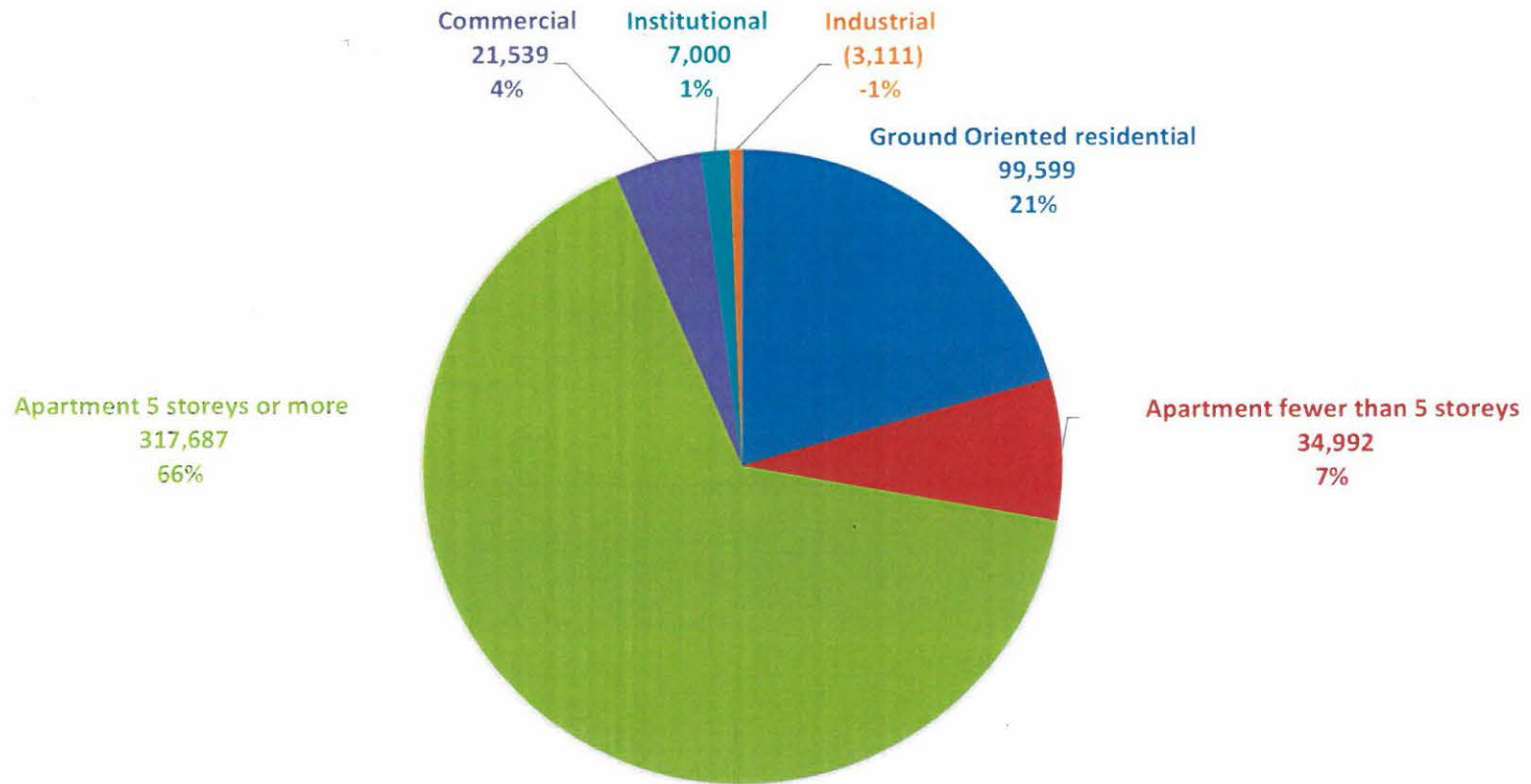
Source: District of North Vancouver

Notes:

- Single-family dwelling size is based on estimated unit sizes not actuals (both demolition and construction)
- Combined floor area of all approved rezonings regardless of their status (i.e. building permit, under construction or occupied)

Attachment 4: Development Statistics

Figure 29. Net Floor Area Change (Sq. m.) resulting from Rezoning Approvals after OCP Adoption (2011) to the end of 2019

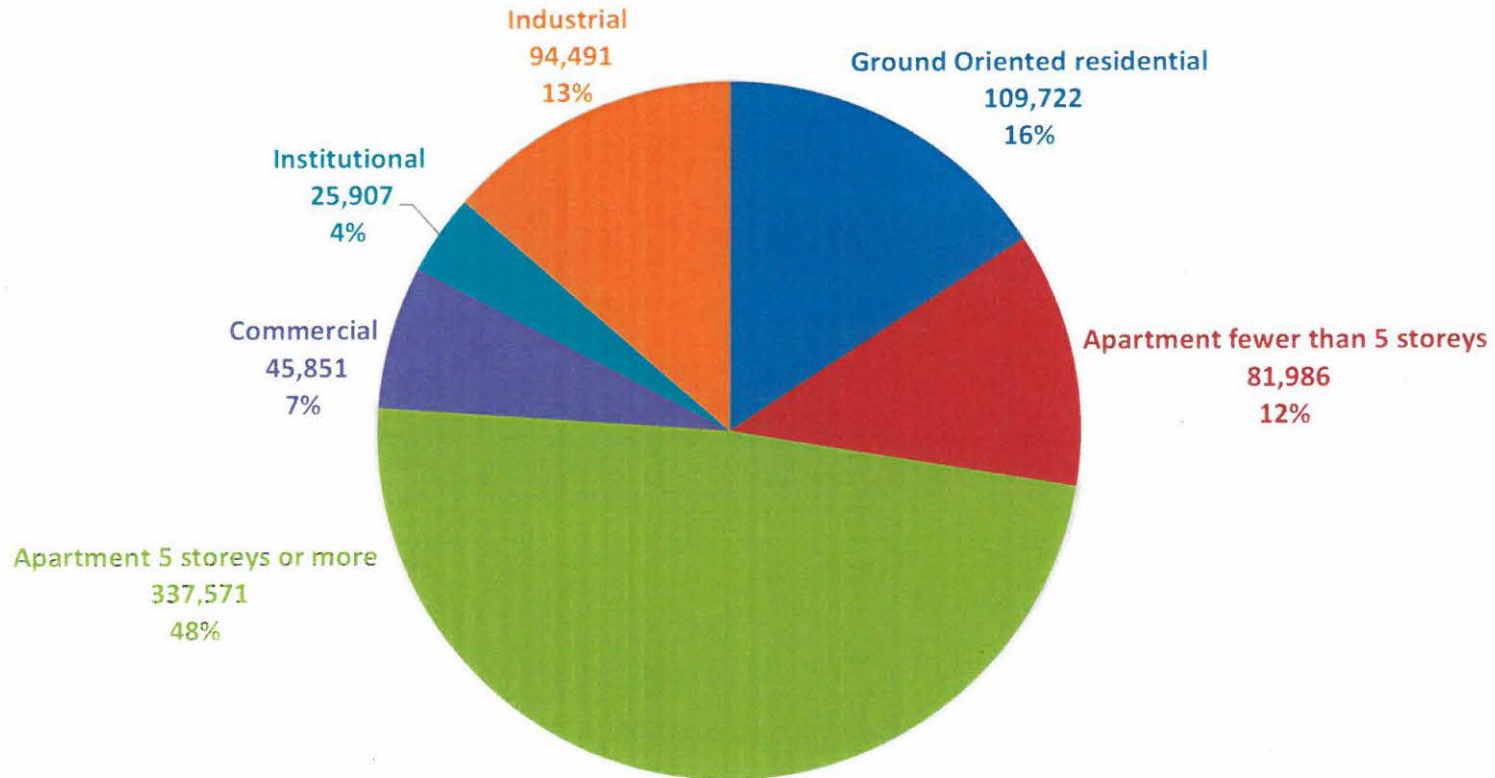


Source: District of North Vancouver

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

Attachment 4: Development Statistics

Figure 30. Net Floor Area Change (Sq. m.) after OCP Adoption (2011) to the end of 2019



Source: District of North Vancouver

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

Attachment 5: Development Context Maps (July 7, 2020)

LIONS GATE

LEGEND





- Preliminary Application Stage
- Rezoning Stage
- Development Permit Stage
- Approved or Under Construction



Attachment 5: Development Context Maps (July 7, 2020)

MARINE DRIVE

LEGEND

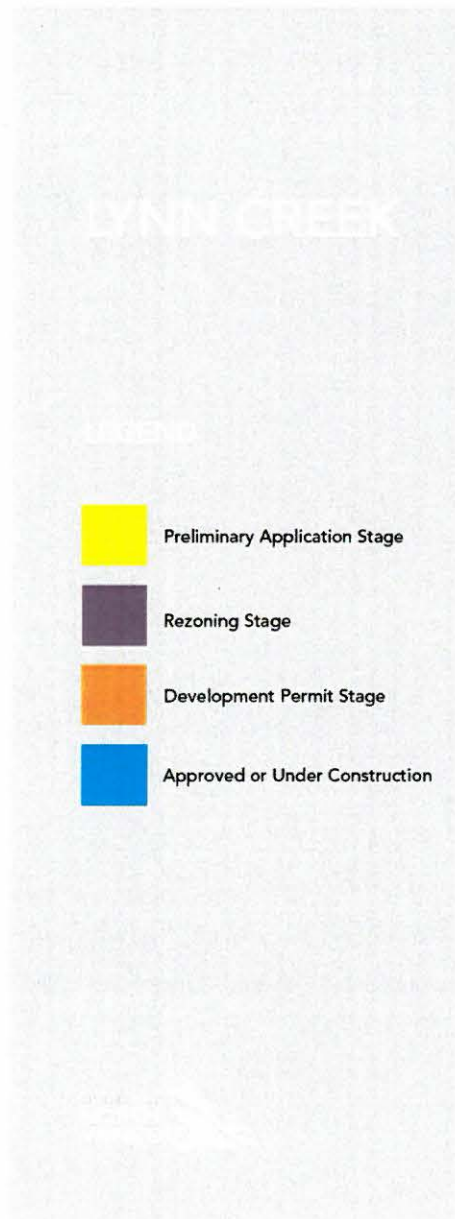
-  Preliminary Application Stage
-  Rezoning Stage
-  Development Permit Stage
-  Approved or Under Construction



Attachment 5: Development Context Maps (July 7, 2020)



Attachment 5: Development Context Maps (July 7, 2020)



- Preliminary Application Stage
- Rezoning Stage
- Development Permit Stage
- Approved or Under Construction



Attachment 5: Development Context Maps (July 7, 2020)



ATTACHMENT 6: INFRASTRUCTURE & AMENITIES FROM APPROVED DEVELOPMENT 2011-2019

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 RENTAL - CARE BEDS	SOCIAL HOUSING - CARE BEDS	NEW OWNER	TOTAL BEDS/UNITS
LYNN CREEK TOWN CENTRE	1550 Fern St (Seyllynn 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 Seyllynn Cres (Seyllynn Village - Building D - "Horizon")	-	-	7,350,000	7,350,000	9,105	-	-	-	7,359,105	-	70	-	-	-	70
	680 Seyllynn Cres (Seyllynn Village - Building A - "Compass")	1,500,000	900,000	-	2,400,000	2,222,524	-	4,151,524	5,208,955	13,983,003	-	-	-	-	243	243
	1503 Crown St (Crown Street Apartments)	100,000	-	-	100,000	301,472	939,829	-	-	1,341,301	-	-	-	-	43	43
	467 Mountain Hwy	705,000	-	-	705,000	472,022	1,184,420	-	-	2,361,442	-	-	-	-	63	63
	1502 Oxford St (Creekstone Care Centre)	5,000	-	-	5,000	311,505	1,452,290	-	-	1,768,795	-	-	-	-	(8)	(8)
	1401 Hunter St (Intergulf West)	-	8,300,000	-	8,300,000	2,352,418	3,426,505	-	-	14,078,923	-	-	-	-	326	326
	600 Mountain Hwy (Seyllynn 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	-	-	5,326,357	88	-	-	-	(2)	86
	340 Mountain Hwy (Rupert Stacked Town homes)	625,696	-	-	625,696	324,880	TBD	-	-	950,576	-	-	-	-	21	21
	LYNN CREEK TOWN CENTRE Sum	5,657,696	9,730,000	12,000,000	27,387,696	10,720,309	12,405,873	24,417,294	5,257,045	80,188,218	186	70	-	-	1,132	1,388
	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
1325 Draycott Rd (Draycott Apartments "Walter's Place")		57,557	-	-	57,557	247,529	179,424	-	-	484,510	-	-	-	-	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)		-	-	-	-	377,545	2,399,591	-	-	2,777,136	-	-	-	-	178	178
1200 Emery Pl (Emery Village - Phase 1)		4,000,000	-	6,090,000	10,090,000	655,319	920,000	-	-	11,665,319	42	42	-	-	-	84
1200 Emery Pl (Emery Village - Phase 2)		5,000,000	-	-	5,000,000	2,899,644	2,280,700	-	-	10,180,344	-	-	-	-	220	220
1200 Emery Pl (Emery Village - Phase 3)		1,500,000	-	-	1,500,000	599,581	1,314,500	-	-	3,414,081	-	-	-	-	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	10,026,151	19,878,762	4,693,696	13,962	60,673,719	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	559,807	186,325	48,486	1,613,327	-	-	-	-	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
	2049 Heritage Park In (Maplewoods West)	697,041	-	-	697,041	574,640	TBD	-	-	1,271,681	-	-	-	-	34	34
	229 Seymour River Pl (Maplewood Plaza)	500,000	-	1,475,000	1,975,000	1,243,000	TBD	2,850,738	119,544	6,188,282	28	10	-	-	155	193
	MAPLEWOOD VILLAGE CENTRE Sum	1,801,041	96,000	3,475,000	5,372,041	3,297,172	2,020,421	14,572,813	168,030	25,430,477	108	10	-	-	293	411
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	-	-	2,500,000	3,974,717	4,886,400	-	441,114	11,802,231	-	-	-	-	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	2,975,000	12,775,000	-	-	-	-	12,775,000	119	-	-	-	87	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	-	-	-	-	33	33
	2067 Glenaire Dr (Woodbridge Citimark Townhomes - Phase 1)	575,178	-	-	575,178	1,351,522	-	-	-	1,926,700	-	-	-	-	101	101
	1235 Marine Drive ⁷	-	-	-	-	-	-	-	-	-	-	-	-	-	39	39
LIONS GATE VILLAGE CENTRE Sum	8,604,282	9,800,000	2,975,000	21,379,282	11,054,736	15,255,450	-	496,352	48,185,821	119	-	-	-	1,049	1,168	

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 RENTAL - CARE BEDS	SOCIAL HOUSING - CARE BEDS	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)	250,000	500,000	4,175,000	4,925,000	647,779	380,698	-	-	5,953,477	136	10	-	-	(3)	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)	177,780	-	-	177,780	200,096	-	-	549,913	-	-	-	-	-	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	-	-	46,672	-	-	-	-	-	2	2
		1152 Wendel Pl	11,919	-	-	11,919	42,923	-	-	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	562,084	305,748	522,990	24,181	1,870,004	-	-	-	-	71	71
		3825 Cates Landing Way (Polygon Noble Cove/ Cates Landing)	1,863,700	-	-	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)	460,000	-	-	460,000	179,028	1,750,306	-	-	2,389,334	-	-	-	-	-	-
		3730 Edgemont Blvd (Harbourview Townhomes)	33,585	-	-	33,585	39,000	301,801	-	-	374,386	-	-	-	-	3	3
		3260 Edgemont Blvd (Connaught Living- Grosvenor)	1,493,230	-	-	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)	-	-	-	-	498,964	525,856	-	-	1,024,820	-	-	-	-	75	75
		1133 Ridgewood Dr (Boffa 1 Ridgewood and Edgemont)	157,460	-	-	157,460	249,345	384,320	-	-	791,125	-	-	-	-	20	20
		1633 Tatlow Ave (1700 Marine)	-	-	-	-	305,304	830,277	-	-	1,135,581	-	-	-	-	33	33
		3105 Crescentview	337,095	-	-	337,095	216,125	510,096	-	-	1,063,316	-	-	-	-	21	21
		856 Orwell St (Continuum Townhomes)	125,020	-	-	125,020	81,333	700,872	-	-	907,226	-	-	-	-	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 Crt (Kiwanis 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	TBD	-	-	68,366	-	-	-	-	2	2
		2932 Chesterfield Ave (Chesterfield Small Townhouse)	158,564	-	-	158,564	84,108	TBD	-	-	242,672	-	-	-	-	3	3
		3468 Mt Seymour Pkwy (Serenity Mews)	533,979	-	-	533,979	350,470	878,495	-	-	1,762,944	-	-	-	-	23	23
		DNV Non-Market Housing Delbrook	-	-	-	-	-	-	-	-	-	-	60	-	-	-	60
		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	-	-	-	-	32	32
		1180 Clements Ave & 5020 Capilano Rd (Capilano Heights Restaurant) ⁷	-	-	-	-	-	-	-	-	-	-	-	-	-	16	16
		2055 Purcell Way (CapU Student Housing) ⁷	-	-	-	-	-	-	-	-	-	-	1	-	-	-	1
		(NSF Addition - Minor)	-	-	-	-	21,236	-	-	-	21,236	-	-	-	-	-	-
		(NSF Alteration - Major)	-	-	-	-	825	607,635	-	-	608,460	-	-	-	-	-	-
		(NSF Alteration - Minor)	-	-	-	-	244	30,630	-	-	30,874	-	-	-	-	-	-
		(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	6,995,825	1,049,000	7,664,510	15,709,335	10,635,492	15,948,944	26,239,484	432,067	68,965,321	232	177	-	-	917	1,326	
	RESIDENTIAL Sum	37,554,992	24,275,000	34,079,510	95,909,502	45,733,859	65,509,450	69,923,287	6,367,457	283,443,555	762	299	-	-	4,452	5,513	

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 RENTAL - CARE BEDS	SOCIAL HOUSING - CARE BEDS	NEW OWNER	TOTAL BEDS/UNITS	
CARE	LYNN CREEK TOWN CENTRE	-	-	8,250,000	8,250,000	-	-	-	-	8,250,000	-	-	30	150	-	180	
	LYNN CREEK TOWN CENTRE Sum	-	-	8,250,000	8,250,000	-	-	-	-	8,250,000	-	-	30	150	-	180	
	LYNN VALLEY TOWN CENTRE	-	-	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	
	OUTSIDE OF CENTRE	-	-	90,000	90,000	-	-	-	-	90,000	-	-	-	9	-	9	
		2670 Lloyd Ave (Turning Point Women's Recovery Home)	-	-	775,000	775,000	-	-	-	-	775,000	-	-	31	-	-	31
		3225 Highland Blvd (Edgemont Senior Living)	-	-	560,000	560,000	-	-	-	-	560,000	-	-	-	4	-	4
	3205 Mountain Hwy (Lynn Valley United Church)	-	-	90,000	90,000	-	85,005	-	-	175,005	-	-	-	9	-	9	
	2431 Burr Pl (Turning Point Men's Support Recovery House)	-	-	1,515,000	1,515,000	-	85,005	-	-	1,600,005	-	-	31	22	-	53	
OUTSIDE OF CENTRE Sum		-	-	11,536,745	11,536,745	-	85,005	-	-	11,621,750	-	-	61	181	-	242	
CARE Sum		-	-	11,536,745	11,536,745	-	85,005	-	-	11,621,750	-	-	61	181	-	242	
NON RESIDENTIAL	LYNN CREEK TOWN CENTRE	-	-	-	-	45,778	133,899	-	-	179,677	-	-	-	-	-	-	
		1520 Barrow ST (Liquor Store and Office)	-	-	-	-	12,952	26,731	-	-	39,683	-	-	-	-	-	
		270 Harbour AVE (Canada Post Harbour)	-	-	-	-	58,730	160,630	-	-	219,360	-	-	-	-	-	
	LYNN CREEK TOWN CENTRE Sum	-	-	-	-	25,260	-	-	-	25,260	-	-	-	-	-	-	
	MAPLEWOOD VILLAGE CENTRE	-	-	-	-	128,483	-	-	-	128,483	-	-	-	-	-	-	
		2146 Dollarton Hwy (GWL Northwoods Village)	-	-	-	-	36,500	-	869,295	3,451	909,246	-	-	-	-	-	
		2150 Dollarton Hwy (GWL Northwoods Village)	-	-	-	-	62,073	-	-	-	62,073	-	-	-	-	-	
		2160 Dollarton Hwy (GWL Northwoods Village)	-	-	-	-	34,029	-	-	-	34,029	-	-	-	-	-	
		2180 Dollarton Hwy (GWL Northwoods Village)	-	-	-	-	286,346	-	869,295	3,451	1,159,092	-	-	-	-	-	
		2100 Dollarton Hwy (GWL Northwoods Village)	-	-	-	-	270,718	338,044	-	-	705,169	-	-	-	-	-	
	MAPLEWOOD VILLAGE CENTRE Sum	-	-	-	-	77,162	363,563	-	-	38,798	887,497	-	-	-	-	-	
	OUTSIDE OF CENTRE	10 & 50 Pemberton AVE (Seaspan Shipyard Modernization)	-	-	-	-	44,279	-	-	477,514	521,793	-	-	-	-	-	
		3053 Edgemont BLVD (Edgemont Commons)	252,975	155,000	-	407,975	54,115	279,163	-	-	333,279	-	-	-	-	-	
		100 Amherst AVE (Canexus Office Building)	-	-	-	-	321,102	263,900	-	-	585,002	-	-	-	-	-	
		1226 Marine DR (Amadon Plaza)	-	-	-	-	35,815	244,679	-	-	280,494	-	-	-	-	-	
		10 Pemberton AVE (Seaspan Office Building)	-	-	-	-	1,781,450	8,200,000	-	-	9,981,450	-	-	-	-	-	
		2580 Capilano RD (Mountainside Veterinary Clinic)	-	-	-	-	200,936	485,930	-	-	686,866	-	-	-	-	-	
	107 Pemberton Ave (Lions Gate Waste Water Treatment Plant)	-	-	-	-	101,092	216,388	-	-	317,479	-	-	-	-	-		
	1209 McKeen AVE (Fibreco Terminal Enhancement Project)	-	-	-	-	77,681	-	-	-	77,681	-	-	-	-	-		
	1131 Frederick (Argyle Secondary School) ⁷	-	-	-	-	1,609,439	TBD	-	-	1,609,439	-	-	-	-	-		
	1995 W 1st St (Kinder Morgan Diesel Expansion)	-	-	-	-	31,277	-	-	-	31,277	-	-	-	-	-		
	1371 McKeen (1371 McKeen)	-	-	-	-	4,605,066	10,391,666	-	612,719	16,017,426	-	-	-	-	-		
	Handsworth Secondary School Replacement ⁷	-	-	-	-	4,950,142	10,552,296	869,295	616,170	17,395,878	-	-	-	-	-		
OUTSIDE OF CENTRE Sum		252,975	155,000	-	407,975	4,605,066	10,391,666	-	612,719	16,017,426	-	-	-	-	-		
NON RESIDENTIAL Sum		252,975	155,000	-	407,975	4,950,142	10,552,296	869,295	616,170	17,395,878	-	-	-	-	-		
Grand Total		37,807,967	24,430,000	45,616,255	107,854,222	50,684,001	76,146,751	70,792,582	6,983,627	312,461,183	762	299	61	181	4,452	5,755	

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
- Works & Services per Development Services Bylaw, amounts per Engineering Service Agreements and include a 25% contingency
- Works & Services marked as "TBD" are yet to be defined in Engineering Service Agreements
- 1080 Marine Dr (32 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 unit) are "Development Permit" only and do not require "Rezoning" Council approval
- Land acquired valuations are based on average sales between 2017-2019 per town centre, for highest and best use.
- 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, Total Diff = 164 units)
- Updates since Sep 2019: New DP only projects have been added (1235 Marine Drive, 1180 Clements Ave & 5020 Capilano Rd, CapU Student Housing, Argyle Secondary & Handsworth Secondary). DNV Non-Market Housing Delbrook project added. Units for Seyllyn Village - Building C, Canyon Springs Lynn Valley & BlueShore Financial Mixed-Use have been updated. Works & Service estimates for a number of projects have been updated totalling \$7.7m
- Comparison of unit count to Pace of Development units (July 2020):

Pace of Development unit count	5,349
Add Market Rental Care Beds	61
Add Social Housing Care Beds	181
Projects adjusted to gross units:	
Emery Village	61
Mountain Court	75
Maplewood Plaza	28
Total units presented above	5,755