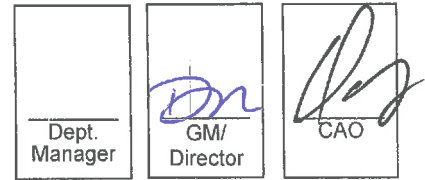


AGENDA INFORMATION

- Council Workshop Date: _____
- Finance & Audit Date: _____
- Advisory Oversight Date: _____
- Other: Date: May 20, 2021



**The District of North Vancouver
REPORT FOR INFORMATION**

May 20, 2021

File: 13.6480.30/001.002.000

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

SUBJECT: Pace of Development – 2020 Update

RECOMMENDATION:

THAT the report titled Pace of Development – 2020 Update, dated May 20, 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 is the rate of community change associated with development activity. Pace can be expressed as the amount of development (e.g. number of units) approved, under construction, or occupied in a given period of time. Attachment 1 includes summary data for the following:

- Population
- Businesses
- Housing Continuum
- Single-detached dwellings under construction
- Status of multi-family development applications
- Number of net new multi-family dwelling units compared to estimated demand, and
- Gross new parking spaces in multi-family and mixed use projects.

Attachment 2 includes the value of infrastructure and amenities from approved development.

Conclusion:

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

Respectfully submitted,



Dan Milburn
General Manager of Planning, Properties & Permits

Attachment 1

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.

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.),
- Cost and service demands (e.g. fiscal sustainability and capacity limits), and
- Housing needs (e.g. supportive, social & rental housing etc.) 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 (Figure 1) and demographic change
- Business (Figure 2) 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.

Attachment 1

Population

The Province of British Columbia (BC Stats) estimates that the District's population remained relatively stable between 2016 and 2020 with approximately 90,000 residents (Figure 1), while Metro Vancouver is estimated to have grown by 6% over that same time period.

Figure 1. Estimated Population (2016 - 2020)

	2016	2017	2018	2019	2020
Population	89,543	89,739	89,897	90,266	89,767

Source: BC Stats

Business

The Government of Canada (Statistics Canada) indicates that the number of businesses (with employees) located in the District initially increased in 2017 (+5.5%), but remained relatively stable between 2017 and 2020, despite the Covid-19 pandemic (Figure 2). However, as many public health orders remain in place (e.g. physical distancing), and local businesses are still responding to the Covid-19 pandemic, the impact of this crisis on business will not be fully understood for months or years. It is anticipated that continuous monitoring and governmental recovery initiatives will be needed.

Figure 2. Number of Businesses with Employees (2016 - 2020)

	2016	2017	2018	2019	2020
Number of Businesses	4,015	4,237	4,173	4,192	4,172

Source: Statistics Canada, Business Register

Attachment 1

Housing Continuum

The District of North Vancouver Housing Continuum (Figure 3) was developed to track the District's progress towards achieving the estimated demand for various forms of housing. The estimated demand figures are not targets. The estimated demand figures are periodically adjusted with input from Council (e.g. Rental and Affordable Housing Strategy Update; Rental, Social & Affordable Housing Task Force; and Targeted Review of the Official Community Plan.)

Figure 3. Housing Continuum

DNV HOUSING			2011 (Units/Beds)	Approved to End of 2020 (Units/Beds)	2030 Est. Demand (Units/Beds)
SUPPORTIVE	SUPPORTIVE	Safe Houses	22	22	37
		Emergency Housing	0	5	50
		Transition and Recovery Housing	28	56	178
SOCIAL AND SUPPORTIVE	SOCIAL	Seniors Care and Disability Care	279	442	579
		Subsidized Rental	643	967	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	22	80
		Secondary Suites	4,295	6,291	6,930
	OWNERSHIP	Multifamily	1,259	2,273	2,859
		Strata Apartments	3,793	7,025	10,143
		Townhouses	2,565	3,446	3,485
		Duplexes, Triplexes, etc.	73	79	73
		Row House	0	0	0
		Single-Family Detached	19,944	19,840	19,794

- Figures for “Approved to 2020” are defined by “Approvals 2011 to 2020” in Notes for Figure 7.
- The “Approved to 2020” for Single-Family Detached dwellings includes 65 units created through single-family subdivision in addition to a net loss of 169 units through conversion from single-family to multi-family dwellings.

Attachment 1

Single-Family Dwellings Under Construction

Figure 4 indicates the number of single-family dwellings under construction (i.e. active building permits) in each of the last 3 years. Figure 5 indicates the approximate location of single-family dwellings under construction in 2020, or any part of that year. Construction activity has decreased significantly in recent years (i.e. 50% fewer single-family dwellings were under construction in 2020 when compared to 2018)

Figure 4. Single Family Dwellings Under Construction (2018 - 2020)

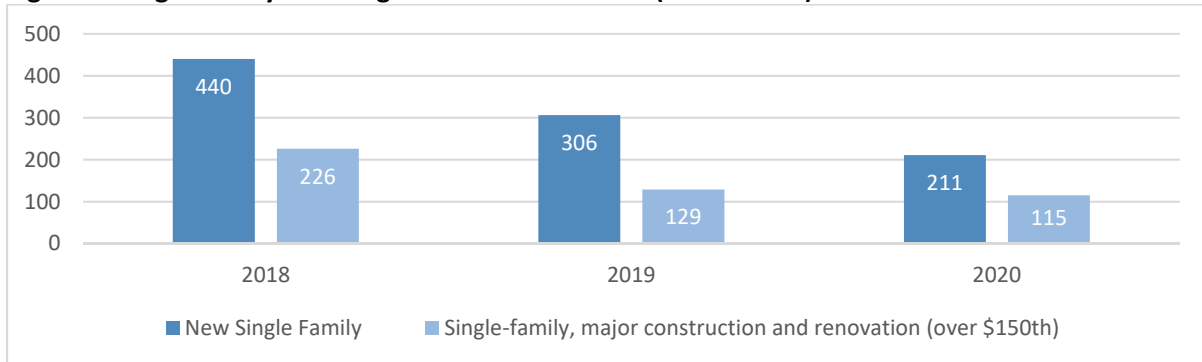
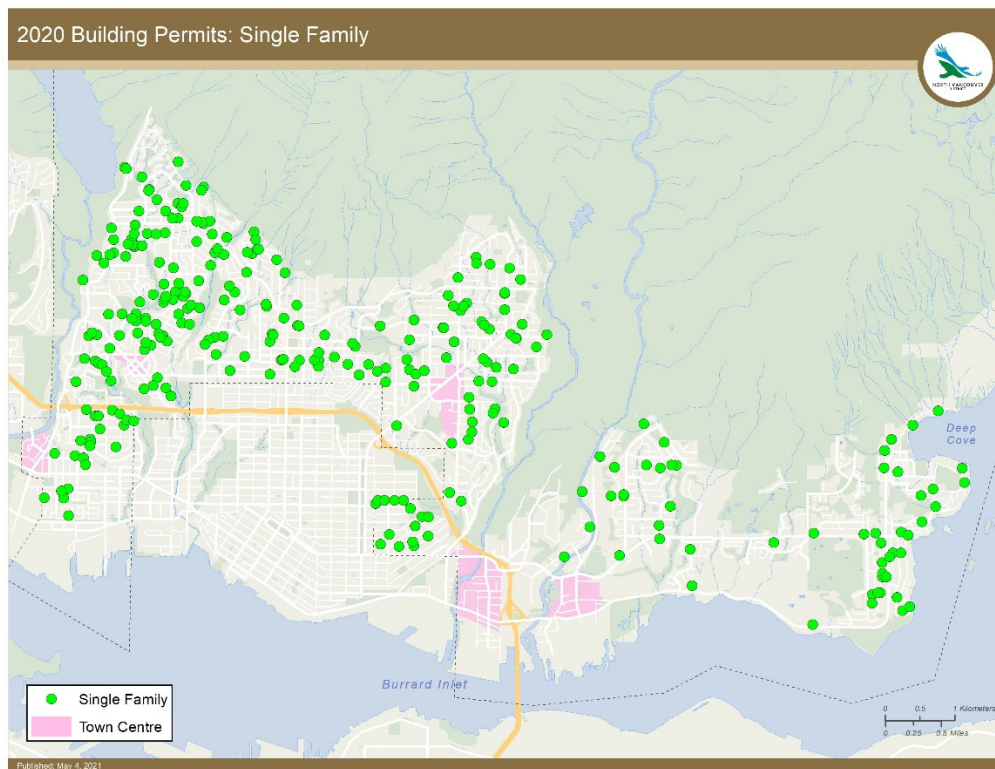


Figure 5. Approximate Location of Single Family Dwellings Under Construction in 2020



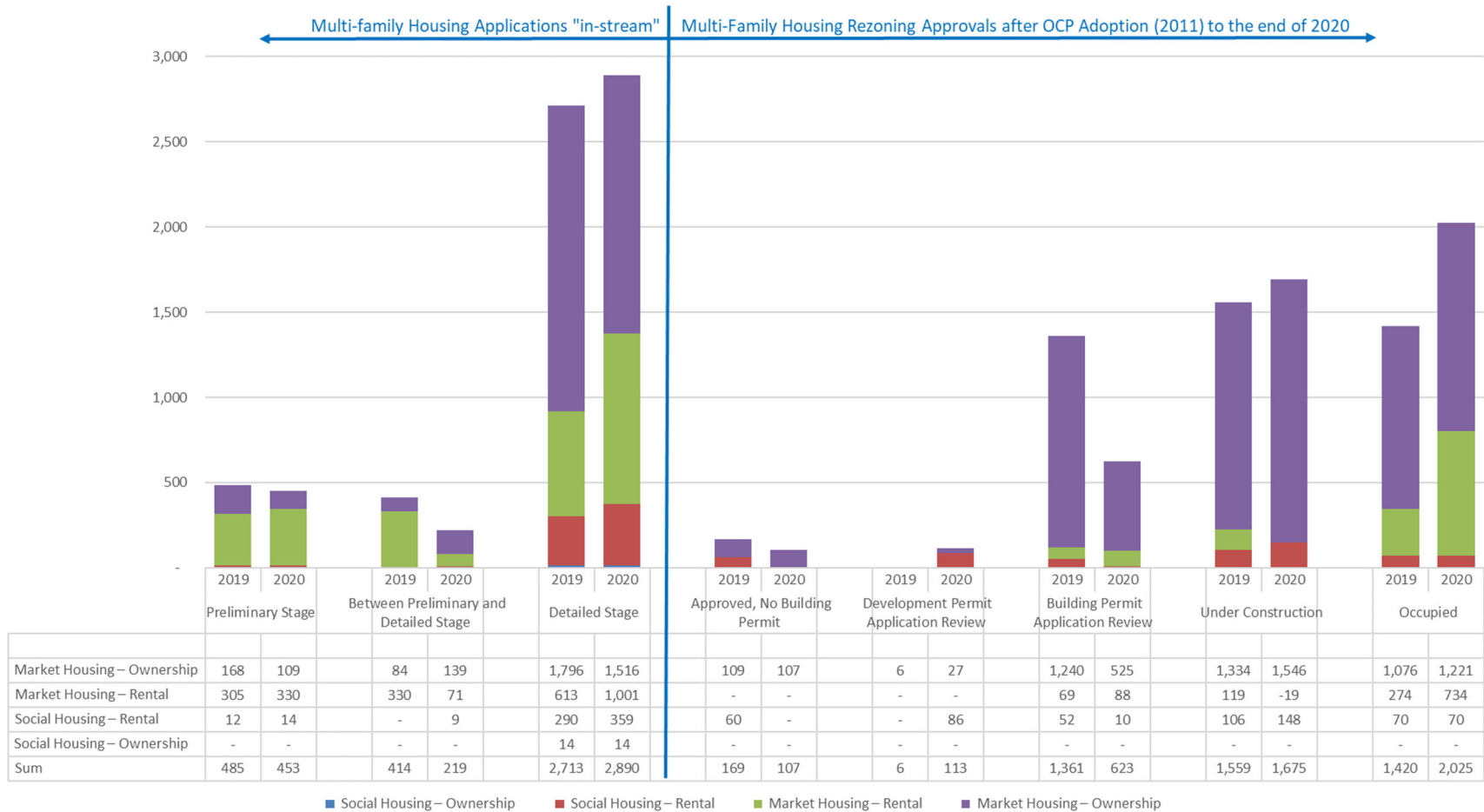
Notes for Figures 4 and 5:

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

Attachment 1

Figure 6. 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 is a snap-shot of the development status as of December 31, 2019, and December 31, 2020.



Attachment 1

Notes for Figure 6:

Source: District of North Vancouver.

“In-stream” rezoning applications include all rezoning applications that were submitted to the District, but had not received Council approval, nor withdrawn by the applicant as of December 31, 2019 or 2020, as applicable. These include preliminary and detailed rezoning applications, as well as applications between these stages.

The “Approved” rezoning projects are those approved between OCP adoption on June 27, 2011, and December 31, 2019 or December 31, 2020 as applicable.

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 the category “Building Permit Application Review”.

The negative net number of Market Housing – Rental units shown as Under Construction in 2020 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 with status changes in 2020:

The following three development projects with unit counts that changed from Market Housing - Ownership to Market Housing – Rental in 2020:

- 2035 Fullerton Ave (Larco), 341 net units secured by a BC Housing covenant (Occupied). (Please note: This change did not impact the 119 Market Housing – Rental units approved by Council.)
- 1060 Churchill Cres (Onni 3), 75 net units secured by a BC Housing covenant (Under Construction)
- 220 Mountain Hwy and 1515-1555 Oxford St (The Two Twenty), 26 net units (Detailed Application Stage)

Although temporarily on hold, the Seylynn Village - Phase 3 - "Apex" 274 net units (Market Housing – Ownership) are shown as Under Construction in 2020 due to an active building permit.

The composition of the District’s housing project located at 600 West Queens Rd (Delbrook) changed from 60 Social Housing – Rental and 20 respite care beds to 86 Social Housing – Rental units.

A new preliminary application was submitted for 1630 Lynn Valley Rd, Lynn Valley Legion, with 87 Market Housing – Rental and 10 Social Housing – Rental units.

Building permits issued:

- 1401 Hunter (Intergulf), 326 net new units (Market Housing – Ownership)
- 1633 Capilano Rd (Grouse Inn), 258 net new units (Market Housing – Ownership)

Occupancies granted:

- 2035 Fullerton Ave (Larco), 460 net new units (Market Housing – Rental)

Attachment 1

- 2632 Library Lane (Mountain Court - Phase 1), 75 Market Housing – Rental units (no net change) and 107 Market Housing – Ownership net new units

Applications withdrawn:

- 1923-1959 Purcell Way (Lynnmour South Woodbridge), 94 net units (proposal was for 123 gross units of Market Housing – Ownership)
- 3374 Mount Seymour Pkwy, 39 net units (proposal was for 44 gross units of Market Housing – Ownership)

Significant development projects with status changes in the first 3 months of 2021. (These are not reflected in Figure 6 of this report, but will be included in the 2021 Pace of Development Report):

New detailed application: District of North Vancouver (BC Housing and RainCity) W. 16th Street: 60 net units (Supportive Housing)

Rezoning applications approved, No Building Permit:

- Sanford Housing Society, 267 Orwell: 88 net units (Social Housing – Rental)
- St Denis Triplex, 840 St Denis: 2 net units (Market Housing – Ownership)

Under Construction:

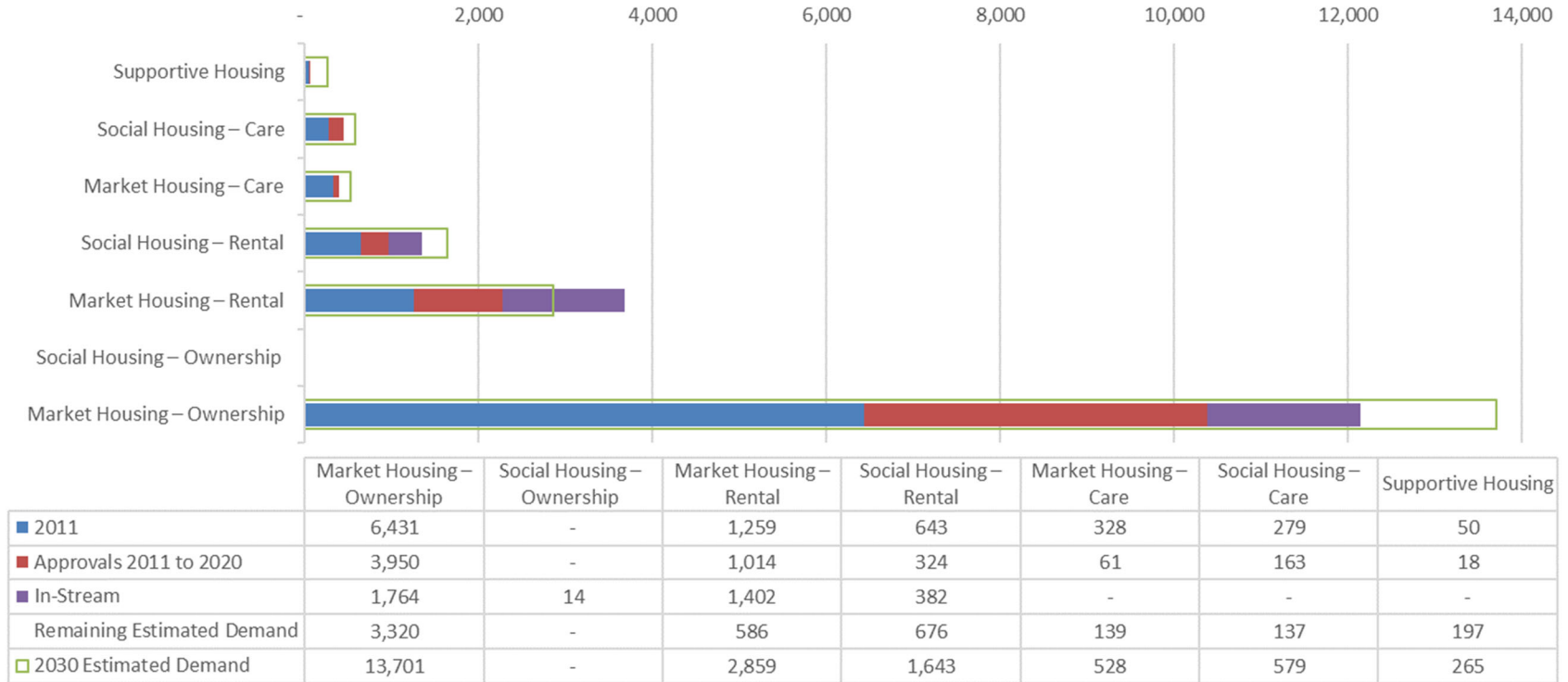
- Ebb + Flow Townhomes Phase 1 (Woodbridge Citimark), 2035 Glenaire Dr : 98 net units
- Parkside Edge, 933 Premier St: 13 net units (Market Housing – Ownership)

Occupancy granted (including provisional):

- Lynn Valley Centre Bosa Phase 2, 2770 Valley Centre Ave, 244 net units (Market Housing – Ownership)
- Crown Street Apartments, 1503 Crown St., 44 net units (Market Housing – Ownership)
- Onni 3, 1060 Churchill Cres: 75 net units (Market Housing - Rental)
- Taluswood, 2651 Library Lane (Mountain Court - Phase 2): 140 net units (Market Housing – Ownership)

Attachment 1

Figure 7. Occupied Multi-family Dwelling units (2011), Net New Multi-family Dwelling Units Approved (2011 – 2020), and In-Stream Applications Compared to the Estimated Demand (2030)



Attachment 1

Notes for Figure 7.

Source: District of North Vancouver

“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 as of December 31 2020. These include preliminary and detailed rezoning applications, as well as applications between these stages.

“Approvals 2011 to 2020” include:

- 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.

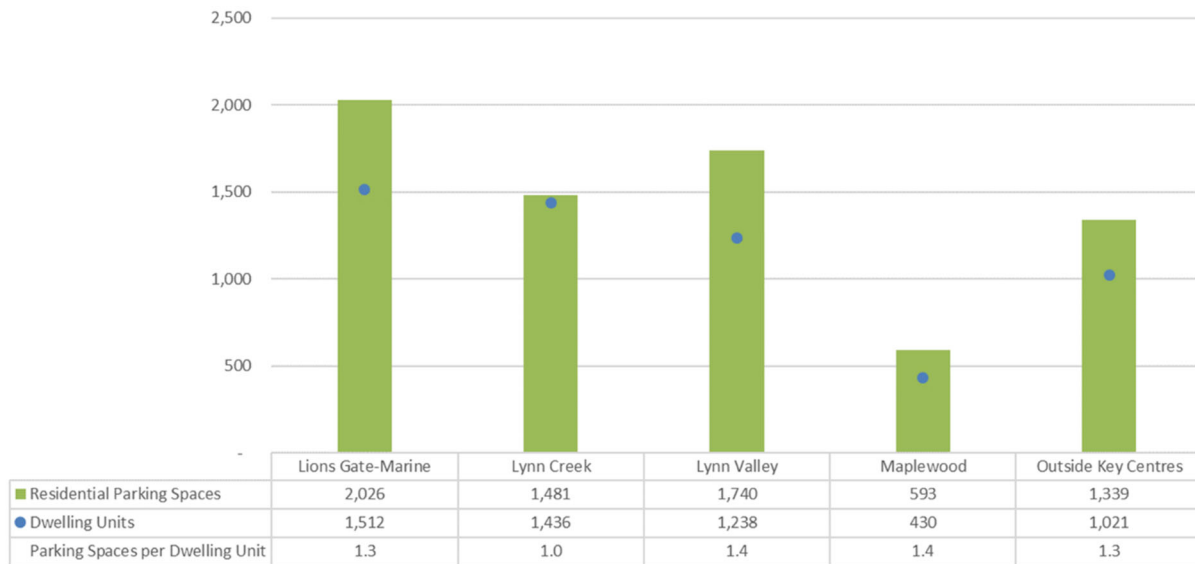
“Remaining Estimated Demand” are the future demand figures calculated by subtracting the dwelling units that existed at the time of OCP adoption (2011) *and* approved dwelling units (2011 – 2020) from the total estimated dwelling unit demand in 2030 (i.e. OCP estimated demand).

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 855 units.

Proposed Capilano University on-campus student housing (360 beds) is not included in Figure 7.

Attachment 1

Figure 8. Gross New Residential Parking Spaces in Multi-Family and Mixed-Use Projects Compared to the Gross New Multi-family Dwelling Units Approved (2011 - 2020)



Notes for Figure 8:

Source: District of North Vancouver

Both Residential Parking Spaces and Dwelling Units are gross figures

Residential visitor, commercial (shared commercial/visitor), and institutional parking is not included.

INFRASTRUCTURE & AMENITIES FROM APPROVED DEVELOPMENT 2011-2020

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	SOCIAL/ SUPPORTIVE HOUSING - CARE BEDS	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	-	13,983,003	-	-	-	243	243	
	1503 Crown St (Crown Street Apartments)	100,000	-	-	100,000	301,472	939,829	-	-	-	1,341,301	-	-	-	-	44	
	467 Mountain Hwy	705,000	-	-	705,000	472,022	1,184,420	-	-	-	2,361,442	-	-	-	-	63	
	1502 Oxford St (Creekstone Care Centre)	5,000	-	-	5,000	311,505	1,452,290	-	-	-	1,768,795	-	-	-	-	(8)	
	1401 Hunter St (Intergulf West)	-	8,300,000	-	8,300,000	2,352,418	3,426,505	-	-	-	14,078,923	-	-	-	-	326	
	600 Mountain Hwy (Seylynn Village - Building B - "Apex")	1,600,000	-	-	1,600,000	2,380,813	-	10,269	-	-	3,991,082	-	-	-	-	274	
	1552 Oxford St (1568 Oxford Adera)	922,000	-	2,200,000	3,122,000	957,147	1,322,245	-	-	-	5,401,392	88	-	-	-	(2)	
	340 Mountain Hwy (Rupert Stacked Town homes)	625,696	-	-	625,696	324,880	138,852	-	-	-	1,089,429	-	-	-	-	21	
	LYNN CREEK TOWN CENTRE Sum	5,657,696	9,730,000	12,000,000	27,387,696	10,720,309	12,619,761	24,417,294	5,257,045	80,402,105	186	70	-	-	1,133	1,389	
	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	
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	
1200 Emery Pl (Emery Village - Phase 2)		5,000,000	-	-	5,000,000	2,899,644	-	-	-	-	7,899,644	-	-	-	-	220	
1200 Emery Pl (Emery Village - Phase 3)		1,500,000	-	-	1,500,000	599,581	-	-	-	-	2,099,581	-	-	-	-	46	
1200 Emery Pl (Emery Village - Phase 4)		1,400,000	-	-	1,400,000	521,898	-	-	-	-	1,921,898	-	-	-	-	61	
LYNN VALLEY TOWN CENTRE Sum		14,496,148	3,600,000	7,965,000	26,061,148	10,780,154	19,403,654	4,693,696	13,962	60,952,615	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	315,849	-	-	686,677	-	-	-	-	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	
	2049 Heritage Park In (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	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	3,651,815	14,572,813	168,030	27,061,870	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	-	6,350,000	8,850,000	3,974,717	4,068,126	-	441,114	17,333,957	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	-	-	-	-	36	36
	2067 Glenaire Dr (Woodbridge Citimark Townhomes - Phase 1)	575,178	-	-	575,178	1,351,522	-	-	-	-	1,926,700	-	-	-	-	98	
	1235 Marine Drive ⁷	-	-	-	-	-	-	-	-	-	-	-	-	-	39	39	
LIONS GATE VILLAGE CENTRE Sum	8,604,282	9,800,000	9,325,000	27,729,282	11,054,736	14,437,175	-	496,352	53,717,546	373	-	-	-	795	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 HOUSING - CARE BEDS	SOCIAL/ SUPPORTIVE HOUSING - CARE BEDS	NEW OWNER	TOTAL BEDS/UNITS
RESIDENTIAL	OUTSIDE OF CENTRE	-	-	-	-	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	-	-	(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)	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	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	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 Crt (Kiwaniis 6-storey addition)	-	-	1,089,510	1,089,510	-	-	-	-	1,223,872	-	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	356,500	624,699	-	-	1,515,178	-	-	-	-	23	23
	DNV Non-Market Housing Delbrook	-	-	10,320,000	10,320,000	-	-	-	-	10,320,000	-	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	-	-	-	-	32	32
	1180 Clements Ave & 5020 Capilano Rd (Capilano Heights Restaurant) ⁷	-	-	-	-	184,033	-	-	-	184,033	-	-	-	-	16	16
	2055 Purcell Way (CapU Student Housing) ⁷	-	-	-	-	448,580	-	-	-	448,580	-	1	-	-	-	1
	(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		6,605,461	1,414,364	19,859,510	27,879,335	11,452,006	15,853,172	26,239,484	432,067	81,856,063	307	203	-	-	842	1,352
RESIDENTIAL Sum		37,164,628	24,640,364	52,624,510	114,429,502	47,304,376	65,965,578	69,923,287	6,367,457	303,990,199	1,091	325	-	-	4,124	5,540
LYNN CREEK TOWN CENTRE	1502 Oxford St (Creekstone Care 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	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	-	-	90,000	90,000	-	-	-	-	90,000	-	-	-	9	9	
	3225 Highland Blvd (Edgemont Senior Living)	-	-	775,000	775,000	-	-	-	-	775,000	-	-	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	
	OUTSIDE OF CENTRE Sum	-	-	1,515,000	1,515,000	-	85,005	-	-	1,600,005	-	-	31	22	-	53
CARE Sum	-	-	11,536,745	11,536,745	-	85,005	-	-	11,621,750	-	-	61	181	-	242	

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	SOCIAL/ SUPPORTIVE HOUSING - CARE BEDS	NEW OWNER	TOTAL BEDS/UNITS
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	8,200,000	-	-	10,070,562	-	-	-	-	-	-
	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	10,469,505	-	612,719	16,247,949	-	-	-	-	-
NON RESIDENTIAL Sum		252,975	155,000	-	407,975	5,102,826	10,630,135	869,295	616,170	17,626,401	-	-	-	-	-	-
Grand Total		37,417,603	24,795,364	64,161,255	126,374,222	52,407,202	76,680,717	70,792,582	6,983,627	333,238,350	1,091	325	61	181	4,124	5,782

Notes & Assumptions:

- 1 Infrastructure and amenities from approved development, includes contributions collected and pending collection
- 2 CACs negotiated as per CAC Policy & approved by Council
- 3 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
- 4 DCCs as per DCC Bylaw rates, amounts estimated per Bylaw
- 5 Works & Services per Development Services Bylaw, amounts per Engineering Service Agreements and include a 25% contingency
- 6 Works & Services marked as "TBD" are yet to be defined in Engineering Service Agreements
- 7 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
- 8 Land acquired valuations are based on average sales between 2017-2019 per town centre, for highest and best use.
- 9 Right of Way valuations are based on 15% of market value
- 10 On-site amenities have not been included in the above, with the exception of Larco Plaza \$1.3m
- 11 Projects where existing units were rental units have been presented as "gross" units (Emery Village 61 units, Mountain Court 74 units and Maplewood Plaza 28 units, Turning point 1 bed, Total Diff = 164 units/beds)
- 12 Updates since July 2020: 26 non-market rental units added for DNV Non-Market Housing Delbrook, 1 owner units added for 1503 Crown St (Crown Street Apartments)
254 units for 2035 Fullerton Ave (Larco) and 75 units for 1060 Churchill Cres (Onni 3) moved from market owned to market rental
Housing Amenity estimate for DNV Non-Market Housing Delbrook, Larco and Onni added (\$18.5m). Corrections between CAC cash and contributions (\$25k)
DCC estimates for a number of projects have been updated totalling \$1.7m
Works & Service estimates for a number of projects have been updated totalling \$0.5m
- 13 Comparison of unit count to Pace of Development units (December 2020):
Pace of Development unit count **5,530**
DP Only Projects
BlueShore Financial Mixed-Use 32
1235 Marine Drive 39
Capilano Heights Restaurant 16
2055 Purcell Way (CapU Student Ho) 1
Projects adjusted to gross units:
Emery Village 61
Mountain Court 74
Maplewood Plaza 28
2670 Lloyd Ave (Turning Point Wom) 1
5,782