

AGENDA INFORMATION	
<input checked="" type="checkbox"/> Council Workshop	Date: <u>June 19, 2018</u>
<input type="checkbox"/> Finance & Audit	Date: _____
<input type="checkbox"/> Advisory Oversight	Date: _____
<input type="checkbox"/> Other:	Date: _____

 Dept. Manager	 GM/ Director	 CAO
---	--	--

The District of North Vancouver REPORT TO COMMITTEE

June 11, 2018

File: 13.6480.30/001.001.000

AUTHOR: Tom Lancaster, Manager of Community Planning

SUBJECT: 2011 - 2018 Development Update

RECOMMENDATION:

THAT the June 11, 2018, report from the Manager of Community Planning entitled **2011 - 2018 Development Update** is received for information.

REASON FOR REPORT:

At a Regular meeting of Council on April 9, 2018, Council passed the following resolutions:

THAT staff be directed to report to Council all current and future development being considered for the year 2018;

AND THAT the information be presented at a Regular Meeting of Council at the earliest opportunity available.

This report has been prepared in response to these Council resolutions and provides an update on approved residential development since 2011, as well as residential development applications that staff anticipate will be presented to Council for consideration this term. This report will also help inform the ongoing work of the OCP Implementation Monitoring Committee.

SUMMARY:

The Official Community Plan (the 'OCP'), adopted by Council on June 27, 2011, lays out the future structure of the community, organized around a Network of Centres to achieve a compact, efficient, environmentally sustainable, prosperous and socially equitable community.

This report includes an analysis of:

1. The annual number of net new multi-family residential units occupied (2011 – 2030), by housing type: non-market rental, market rental, and market ownership;

2. The cumulative number of net new multi-family residential units occupied (2011 – 2030), by housing type: non-market rental, market rental, and market ownership;
3. The cumulative number of net new multi-family residential units occupied (2011 – 2030), by housing type: non-market rental, market rental, and market ownership; and by location (i.e. by Key Centre and outside of Key Centres)
4. The cumulative gross number of new multi-family residential units (2011 – 2030), by housing type: non-market rental, market rental, and market ownership; and by number of bedrooms: studio, one bedroom, two bedroom, three bedroom, and four bedroom.
5. Progress towards the 2030 estimated demand by housing type (i.e. the Housing Continuum);
6. The cumulative gross number, area, and construction value of all multi-family and single-family residential units occupied (2011 – May 30, 2018); and
7. The estimated CACs that have been, or will be, collected from approved multi-family residential developments (2011 – May 30, 2018).

EXISTING POLICY:

OCP Section 1, Growth Management; the 2030 target is “75-90% of new residential units located in 4 key centres within the Network of Centres”

OCP Section 1, Growth Management; “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...”

OCP Section 2.1 Town Centres; “The District’s objective for the Town Centres is to create vibrant and complete communities that provide diverse housing, employment and recreational opportunities.”

OCP Section 12.2 Plan Monitoring: Indicators and Targets; “Progress towards these targets and assessment of these indicators will inform periodic monitoring of the OCP.”

ANALYSIS:

Key Assumptions:

- Figures 1 – 3 and 7 include **net** new multi-family residential units:
 - occupied from 2011 to May 30, 2018,
 - approved from 2011 to May 30, 2018, but not occupied as of May 30, 2018; and
 - anticipated* for Council consideration before the end of this term.
- Figures 4 – 6 include the **gross** number of new multi-family residential units:
 - occupied from 2011 to May 30, 2018,
 - approved from 2011 to May 30, 2018, but not occupied as of May 30, 2018; and
 - anticipated* for Council consideration before the end of this term.

- The District of North Vancouver Housing Continuum (Figure 7) includes all forms of housing; however, Figures 1 – 6, 8, 9 do not include safe houses; emergency, supportive, and transition housing; seniors care and disability care beds; secondary suites, and coach houses. This has been done to allow for ease of comparison to OCP policies, targets, and estimated residential demand.
- Multi-family residential development applications currently being processed, but not anticipated for Council's consideration by the end of this term, are included in **Attachment 1**. These particular applications are not included in Figures 1 – 9 because the type of units, number of bedrooms, CACs, and construction timelines cannot be sufficiently estimated to allow for a more thorough analysis.

* The residential units anticipated for Council's consideration before the end of this term are included in this analysis to assist with Council's evaluation of potential outcomes. Council retains unfettered discretion when considering these development applications.

1. Annual Net New Multi-Family Residential Units Occupied

The annual number of net new multi-family residential units occupied (2011 – 2030), by housing type: non-market rental, market rental, and market ownership is found in Figure 1 below. The horizontal yellow line depicts the annual average estimated demand (500 units/year).

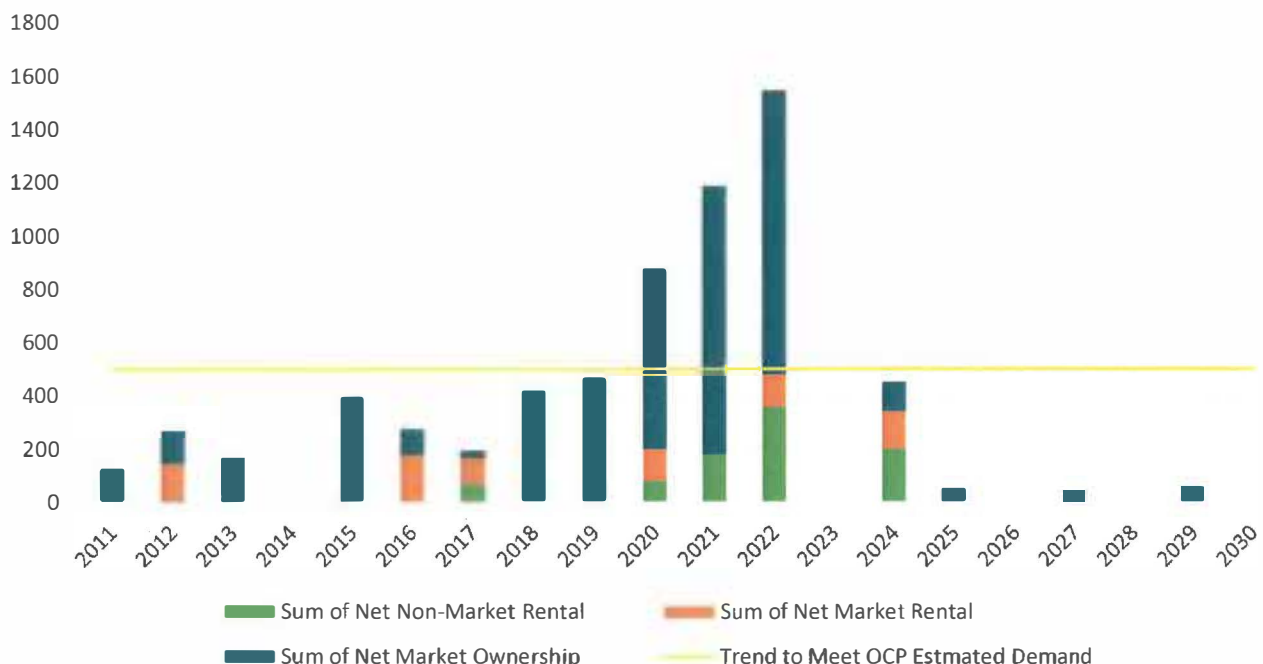


Figure 1: Annual Net New Multi-Family Residential Units Occupied (2011 – 2030)

2. Cumulative Net New Multi-Family Residential Units Occupied

The cumulative number of net new multi-family residential units occupied (2011 – 2030), by housing type: non-market rental, market rental, and market ownership is found in Figure 2 below. The yellow dot depicts the estimate demand from the OCP for net new residential units by 2030. **Attachment 2** illustrates the cumulative net new multi-family residential units occupied (2001 – 2030). **Attachment 3** references units occupied (2011- May 30,2018). **Attachment 4** references units approved but not occupied (2011-May 30, 2018)

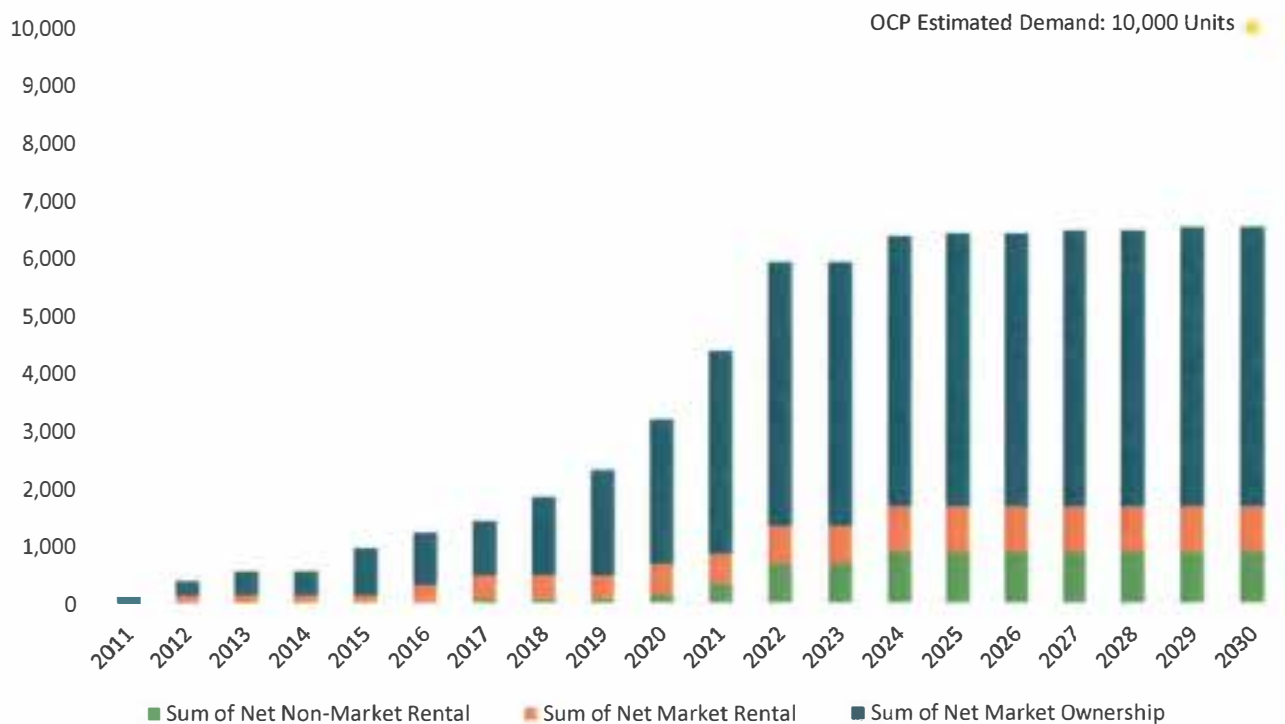


Figure 2: Cumulative Net New Multi-Family Residential Units Occupied (2011 – 2030)

3. Cumulative Net New Multi-family Residential Units Occupied by Location

The cumulative number of net new multi-family residential units occupied (2011 – 2030), by housing type: non-market rental, market rental, and market ownership; and by location (Key Centre, Outside of Centres) is found in Figure 3 below. The yellow rectangle depicts the OCPs estimated residential demand outside of Key Centres (10% - 25% of 10,000 units which equals 1,000 to 2,500 units). The estimated number of net new occupied units outside the four Key Centres shown in Figure 3 is significantly impacted by the proposed Maplewood Innovation District east of the Maplewood Village Centre, and the proposed Kiwanis project (2555 Whitely Court) adjacent to the Lynn Valley Town Centre. **Attachment 5** illustrates the annual and cumulative new multi-family residential units occupied by Key Centre (2011 -2030).

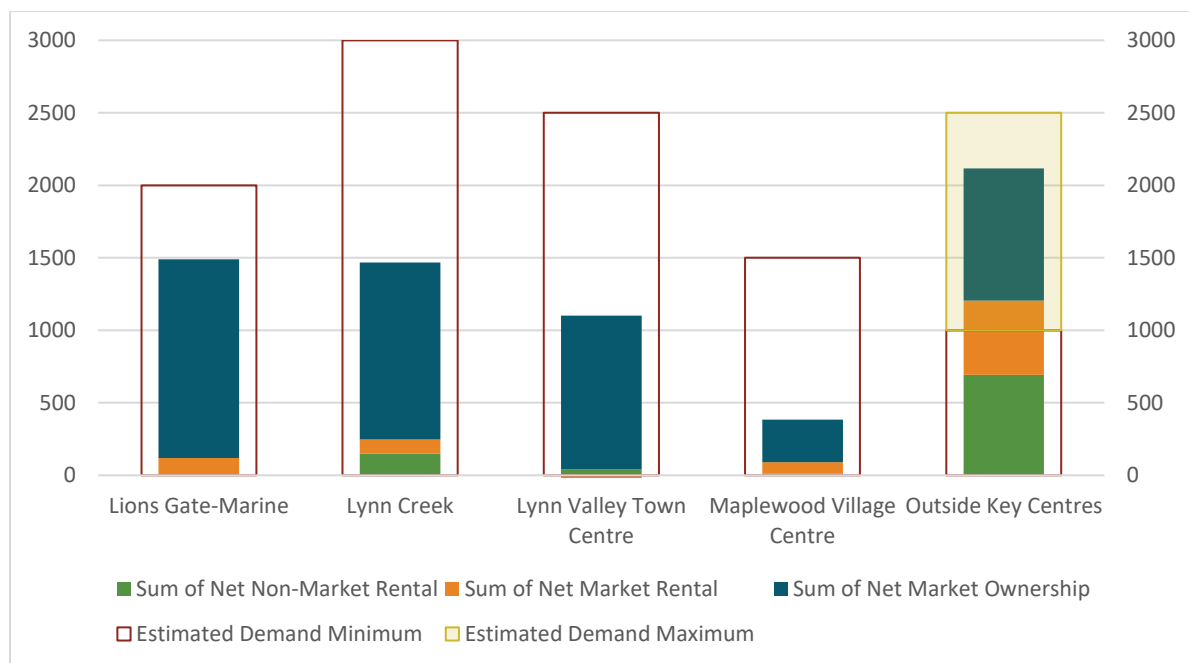


Figure 3: Cumulative Net New Multi-family Residential Units Occupied by Location (2011 – 2030)

4. Cumulative Multi-family Residential Units Occupied by Housing Type and Bedroom Type

The gross number of new multi-family residential units (2011 – 2030), by housing type: non-market rental, market rental, and market ownership, and by number of bedrooms: studio, one bedroom, two bedroom, three bedroom, and four bedroom, is found in Figures 4, 5 and 6. Figure 4 includes non-market rental units, Figure 5 includes market rental units, and Figure 6 includes market ownership units.

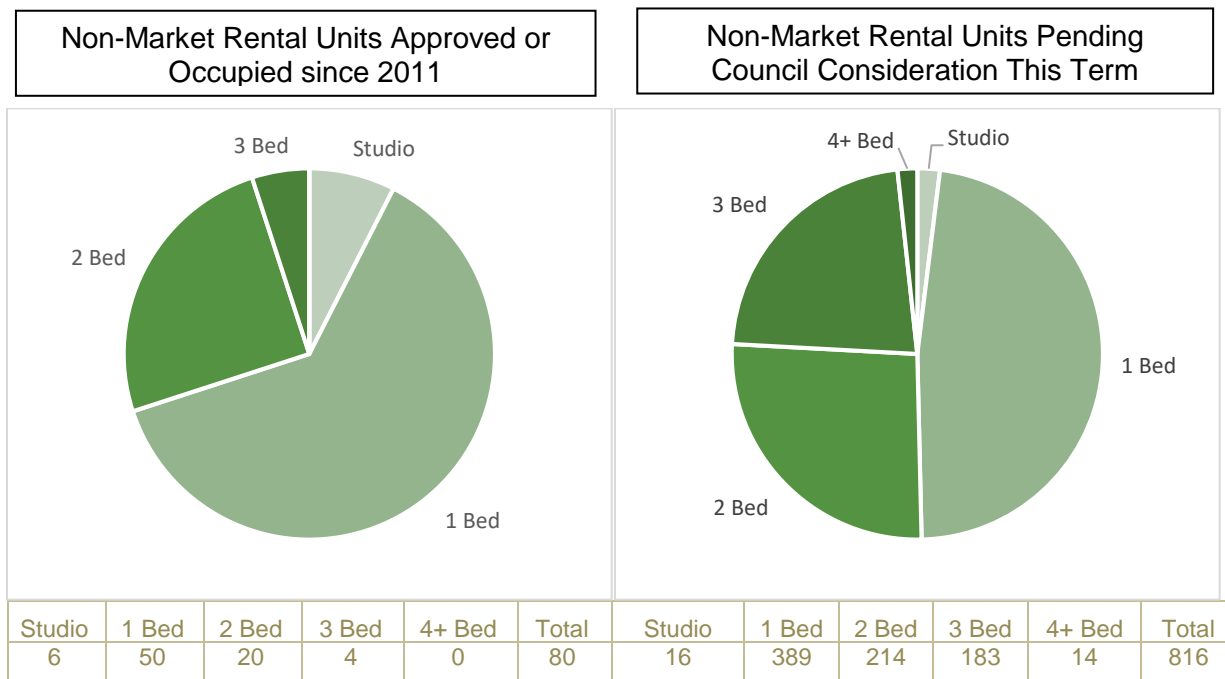


Figure 4: Cumulative Non-Market Rental Multi-family Residential Units

The total number of non-market rental units shown in Figure 4 above is 896.

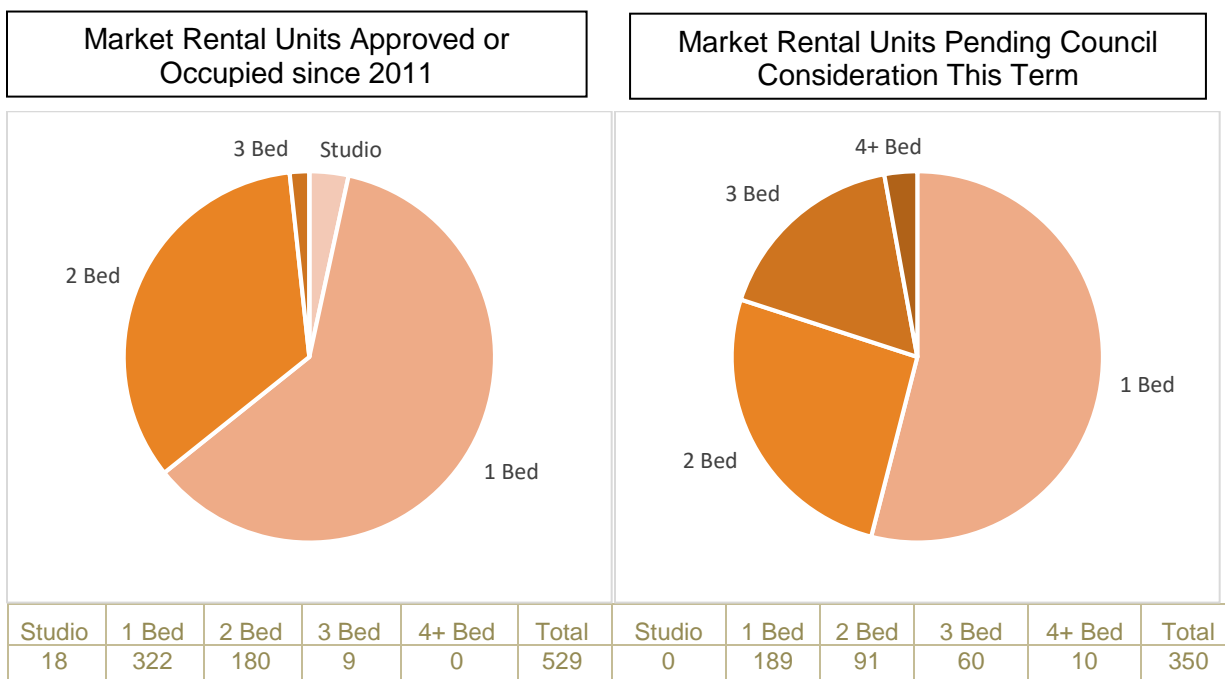


Figure 5: Cumulative Market Rental Multi-family Residential Units

The total number of market rental units shown in Figure 5 above is 879.

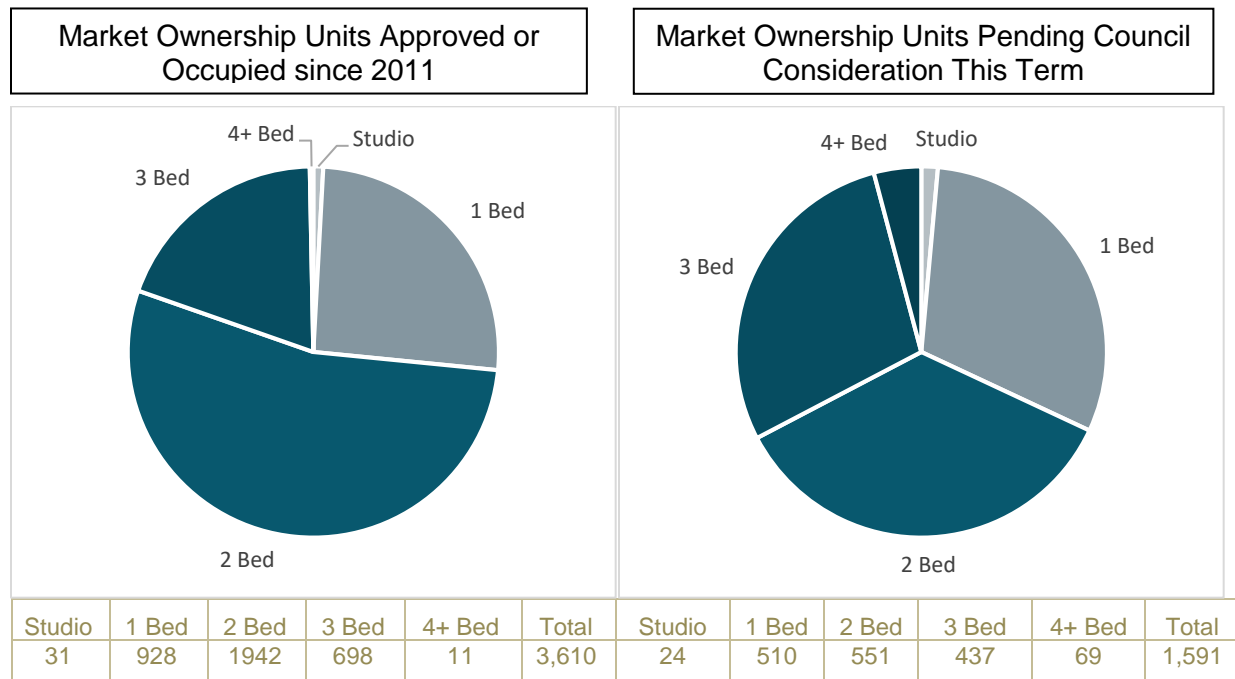


Figure 6: Cumulative Market Ownership Multi-family Residential Units

The total number of market ownership units shown in Figure 6 above is 5,201.

5. Progress Towards OCP 2030 Estimated Demand

The estimated population growth indicated in the OCP of 20,000 new residents by 2030 relates directly to the OCP's estimated housing demand of 10,000 net new units. The District's Housing Continuum was created as a way of monitoring progress towards the policy goals of diversifying housing and achieving various types of housing. The OCP and the Rental and Affordable Housing Strategy (RAHS) lay out specific policies to assist in achieving the OCP's Strategic Direction of facilitating housing choice for a more balanced and diverse population.

Figure 7 below shows the number of units in 2011 of each type, the estimated demand to 2030, and the progress towards the estimated demand for each housing type.

A new category, 'Affordable Home Ownership' has been added to reflect some of the units being proposed in the Maplewood Innovation District. Because there has been no demand estimates in the past for this type of housing, the Continuum does not show the proposed units progressing towards a 2030 number, and will require further direction from Council

OCP PROGRESS TO 2030

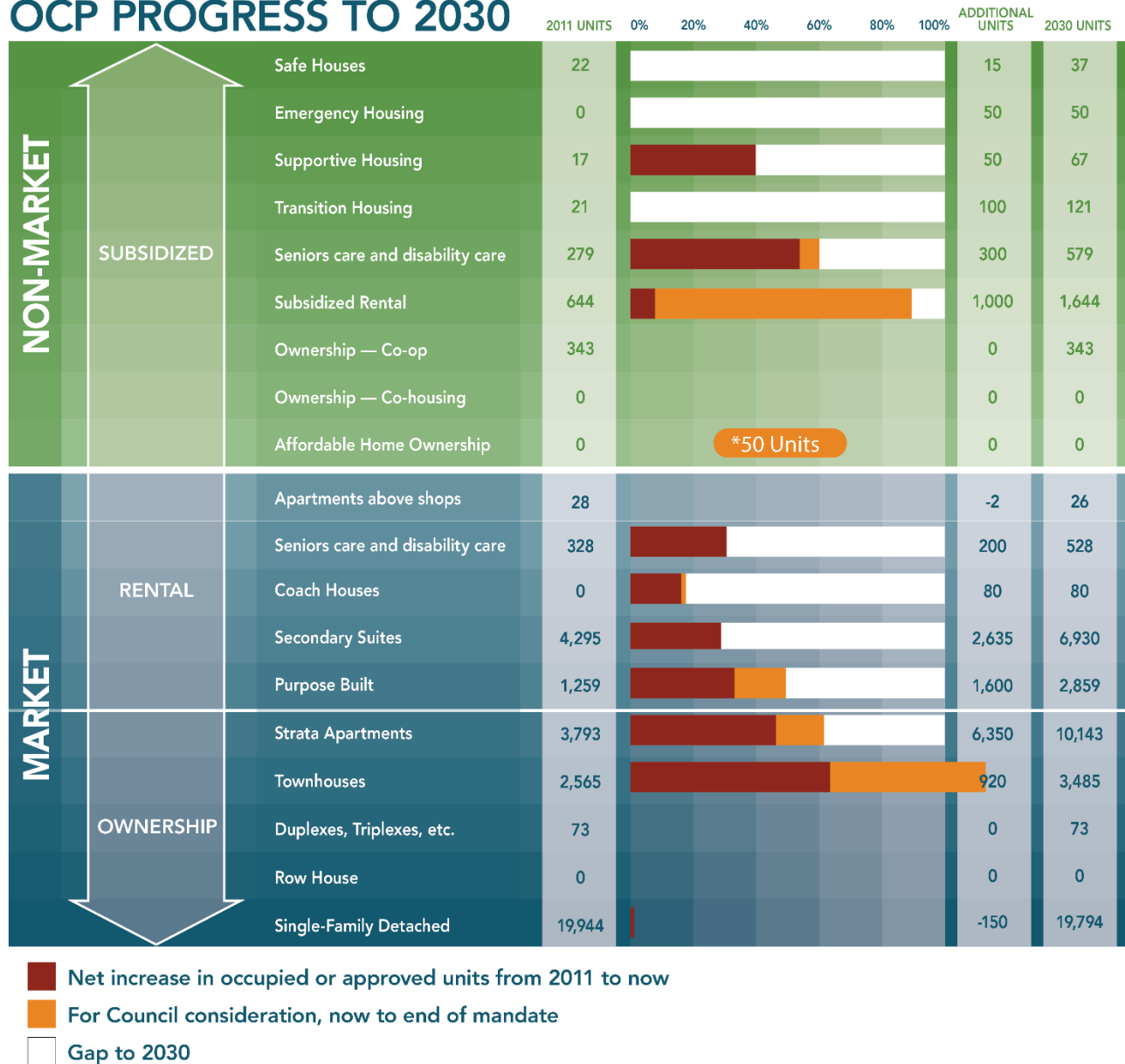


Figure 7: Progress Towards the OCP 2030 Estimated Demand

6. Residential Construction by Housing Type

The cumulative gross number, area and construction value of all multi-family and single-family residential units occupied (2011 – 2018) is found in Figure 8 below. This high level estimate includes only those units that have received occupancy between 2011 and May 30, 2018.

Building Type	Total Units	Total m2	Total Construction Costs
Multifamily Woodframe	948	75,829	\$190,083,839
Multifamily Concrete	719	54,853	\$192,828,282
Multifamily Townhouse	266	26,322	\$93,032,599
Single Family Detached	747	216,939	\$710,764,434

Figure 8: Residential Construction by Housing Type**7. Estimated CACs**

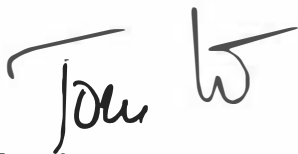
The estimated CACs that have or will be collected from approved multi-family residential developments (2011 – May, 30, 2018).

Council Approved CAC's m\$		
Built and Collected	Pending Collection	Total
\$ 25.0	\$ 38.1	\$ 63.0

Figure 9: Estimated CACs**Conclusion:**

Council requested staff provide an update on development to Council. From 2011 to May 2018, 1,530 net new residential units were built and occupied. If all residential units that have been approved since 2011 get built, and all the residential units that will be presented to this Council during the remainder of its term are approved, up to 6,540 total net new units could be built and occupied by 2030.

Respectfully submitted,



Tom Lancaster
Manager of Community Planning

Attachment 1: Multi-family residential development applications currently being processed, not anticipated for Council's consideration by the end of this term

Attachment 2: Cumulative Net New Multi-Family Residential Units Occupied (2001-2030)

Attachment 3: Net New Multi-Family Residential Units Occupied (2011- May 30, 2018)

Attachment 4: Net New Multi-Family Residential Units Approved but Not Yet Occupied (2011 – May 30, 2018)

Attachment 5: Annual and Cumulative Net New Multi-Family Residential Units Occupied by Key Centre (2011-2030)

REVIEWED WITH:

- ☐ Sustainable Community Dev. _____
- ☐ Development Services _____
- ☐ Utilities _____
- ☐ Engineering Operations _____
- ☐ Parks _____
- ☐ Environment _____
- ☐ Facilities _____
- ☐ Human Resources _____

- ☐ Clerk's Office _____
- ☐ Communications _____
- ☒ Finance _____
- ☐ Fire Services _____
- ☐ ITS _____
- ☐ Solicitor _____
- ☐ GIS _____
- ☐ Real Estate _____

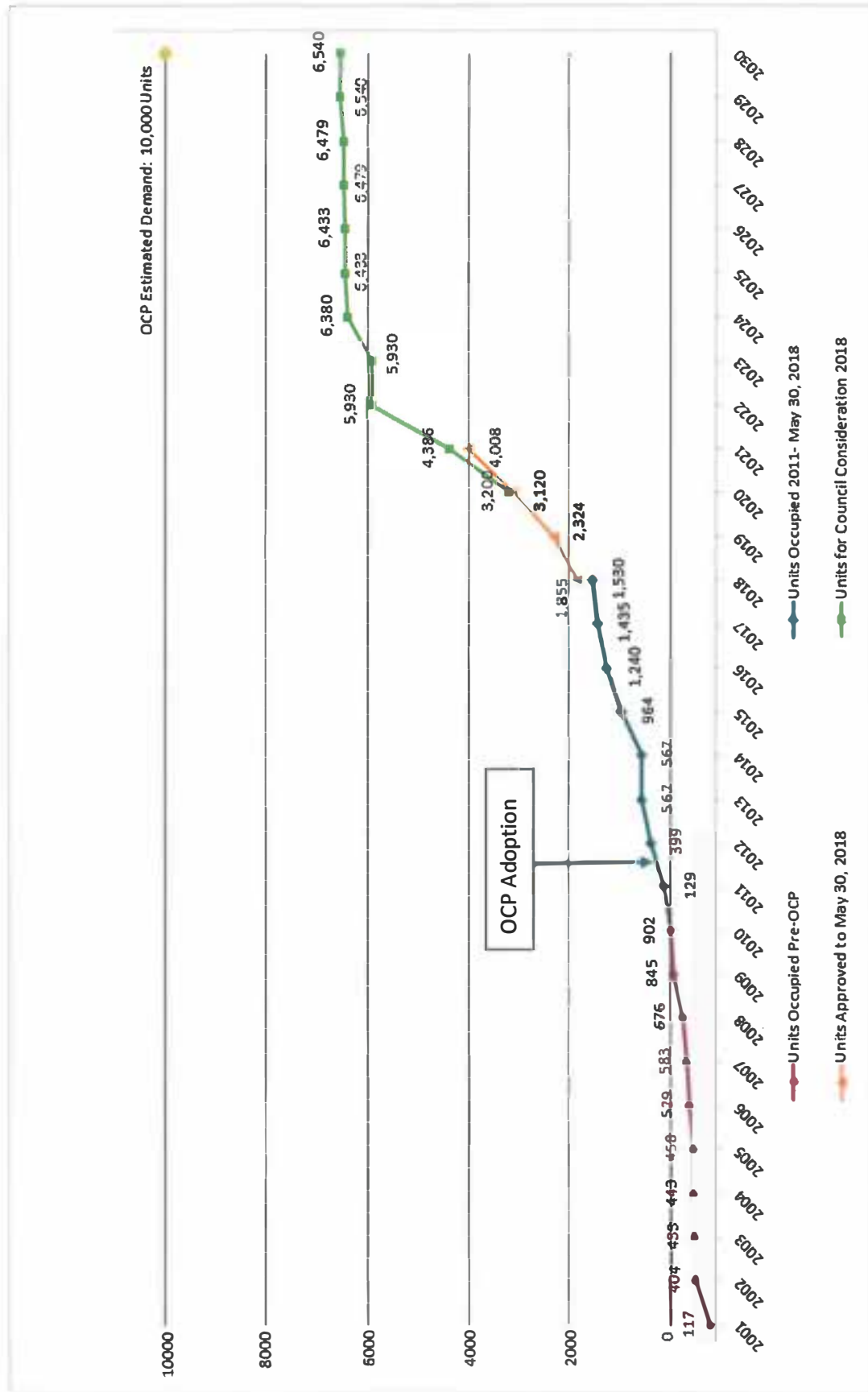
External Agencies:

- ☐ Library Board _____
- ☐ NS Health _____
- ☐ RCMP _____
- ☐ NVRC _____
- ☐ Museum & Arch. _____
- ☐ Other: _____

Attachment 1: Multi-family residential development applications currently being processed, not anticipated for Council's consideration by the end of this term

Address	Application Type	# Residential Units
904 LYTTON ST	Plan - Rezoning with DP	337
1210 W 16TH ST	Plan - Rezoning with DP	62
5020 CAPILANO RD	Plan - Development Permit Council	16
1505 FERN ST	Plan - Rezoning with DP	386
1521 HUNTER ST	Plan - Rezoning with DP	224
3288 BROOKRIDGE DR	Plan - Rezoning with DP	12
1149 LYNN VALLEY RD	Plan - Rezoning with DP	36
3386 GASPE PL	Plan - Rezoning with DP	44
2050 MARINE DR	Plan - Rezoning with DP	299
1510 CROWN ST	Plan - Rezoning with DP	350
3059 WOODBINE DR	Plan - Rezoning with DP	20
3250 MT SEYMOUR PKWY	Preliminary	36
840 ST DENIS AVE	Preliminary	3
2131 OLD DOLLARTON RD	Preliminary	509
3230 HIGHLAND BLVD	Preliminary	3
1541 BOND ST	Preliminary	60
TOTAL		2,397

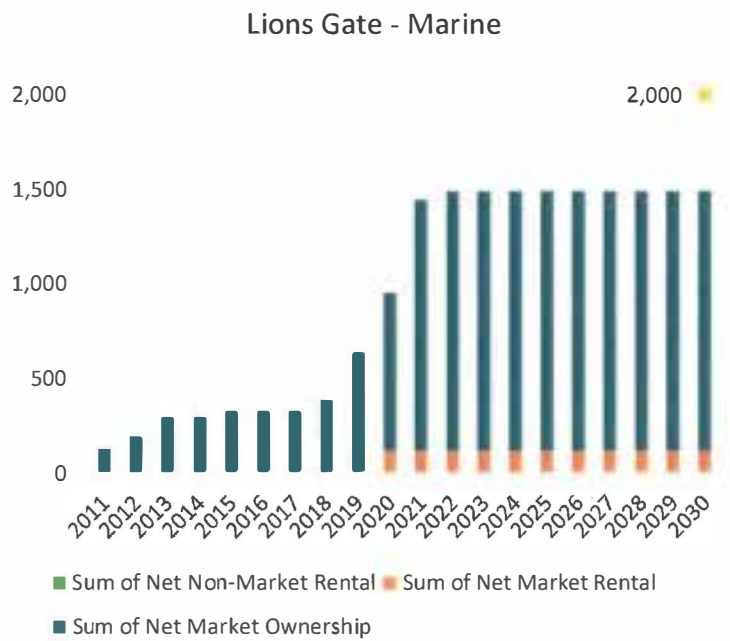
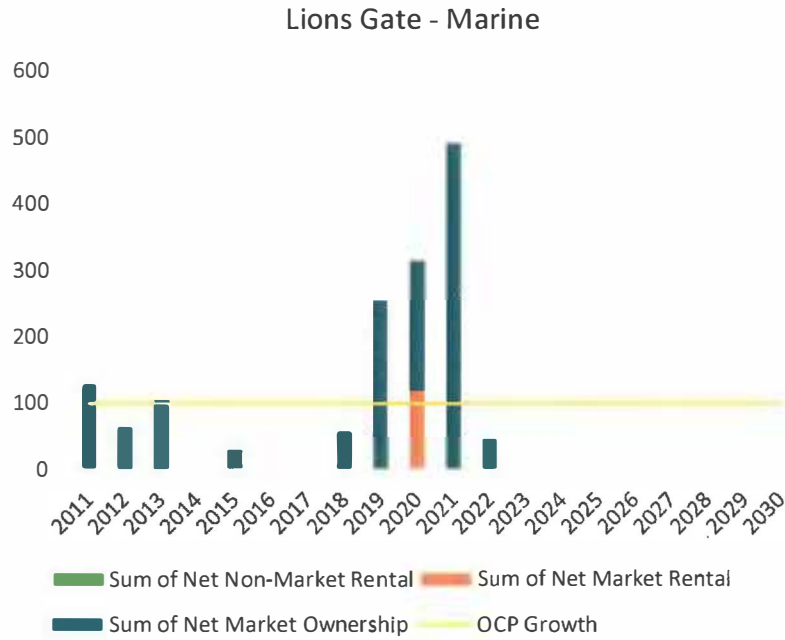
Attachment 2: Cumulative Net New Multi-Family Residential Units Occupied (2001-2030)

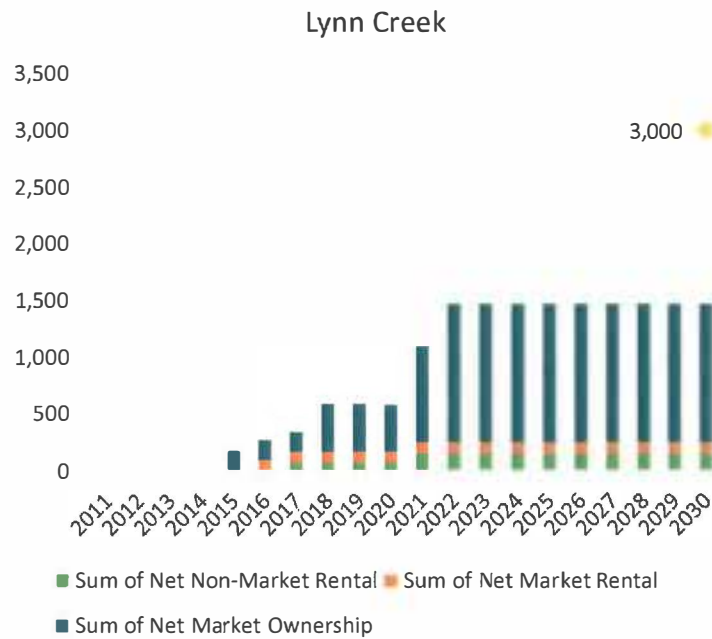
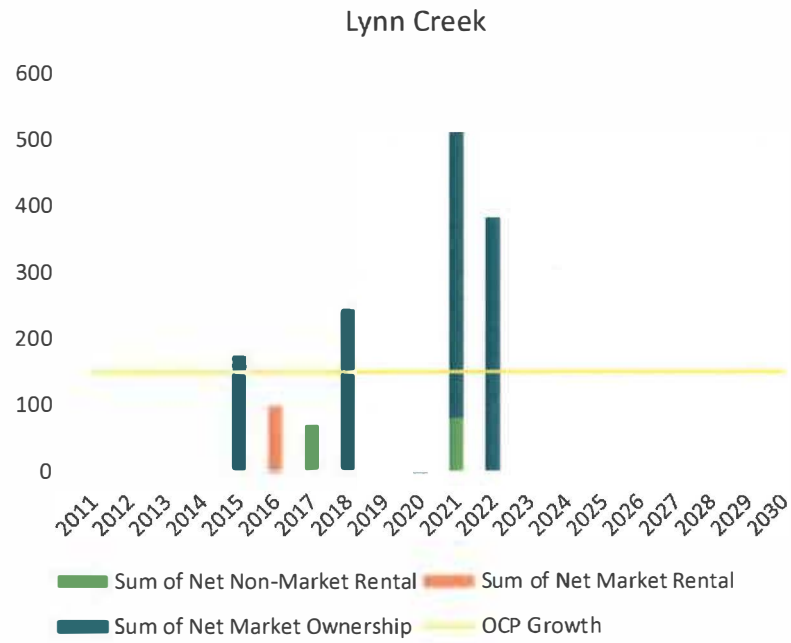


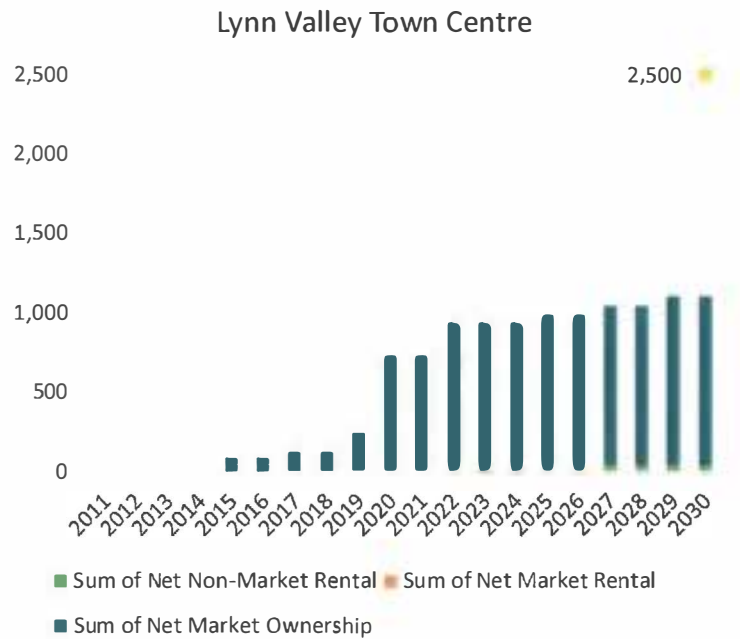
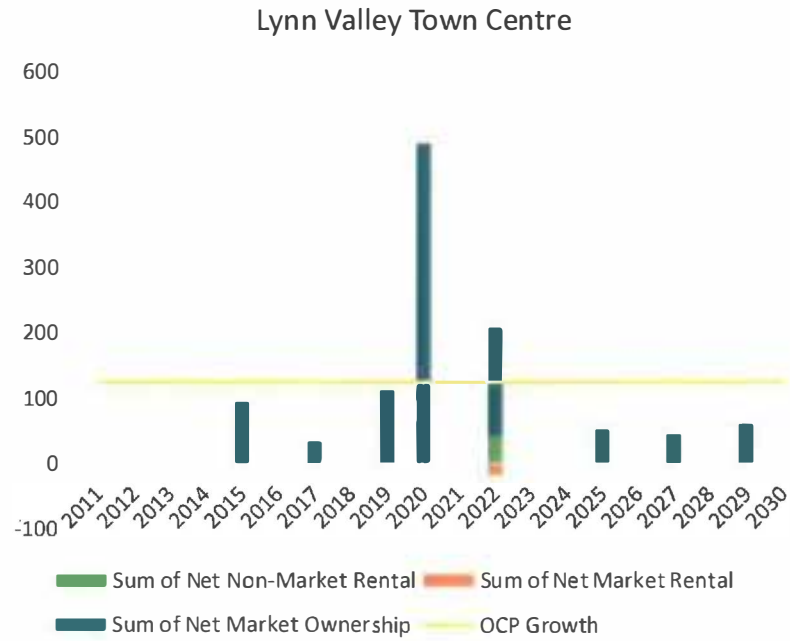
Project Name	Address	Occupancy Issued	Net New Residential Units
District Crossing	1120-1150 Marine Dr, 1673-1679 Lloyd Ave (previously 1100 Marine Dr)	2011-09-28	129
The Drive 1300	1312-1346 Marine Dr (previously 1300 Marine Dr)	2012-01-28	64
Latitudes	300-318 Seymour River Pl, 2106-2126 Old Dollarton Rd (Previously 2102 Old Dollarton Rd)	2012-03-20	11
Maplewood Living	2132-2146 Old Dollarton (Previously 2144 Old Dollarton)	2012-05-29	16
Cedar Springs Pacific Arbour	3633 Mt Seymour Pkwy (previously 3601 Mt Seymour Pkwy)	2012-06-11	143
Capilano Grove	2832 Capilano RD	2012-07-03	12
Legacy	897 Premier St (previously 881 Premier St)	2012-10-29	24
Northlands Terrace	3294-3366 Mt Seymour Pkwy (Previously 3300 Mt Seymour Pkwy)	2013-04-10	55
The Ivy	1273-1277 Marine Dr (previously 1265 Marine Dr)	2013-06-03	24
Cove Gardens	4310 Gallant AVE	2013-09-01	8
The Drive 1177	1171-1182 Marine Dr	2013-10-25	81
Canada Post Harbour	270 Harbour AVE	2014-07-17	0
Liquor Store and Office	1520 Barrow ST	2014-10-23	0
Seaspan Shipyard Modernization	10 & 50 Pemberton AVE	2015-02-18	0
Edgemont Commons	3053 Edgemont BLVD	2015-03-03	0
1152 Wendel Place 2x duplexes	1152 Wendel PL	2015-03-30	4
Canexus Office Building	100 Amherst AVE	2015-04-28	0
The Ave	1201-1209 W 16th ST (previously 1551 Pemberton Ave)	2015-05-04	30
Seyllyn Village Beacon	1550 Fern ST	2015-06-18	175
Canyon Springs Lynn Valley	2665 Mountain HWY	2015-06-23	95
3068 Fromme Rd	3064-3072 Fromme Rd (incl 3068 Fromme)	2015-06-26	2
Loden Green	2135 Heritage Park Lane	2015-08-05	23
Parkgate	3508-3520 Mt Seymour Parkway	2015-11-05	14
Maplewoods (Anthem)	433-475 Seymour River PL	2015-11-16	54
Connect - Brody Keith / Orwell	757 Orwell ST	2016-04-01	26
Oxford Flats	1561 Oxford	2016-04-26	94
GWL Northwoods Village	2180 Dollarton Hwy	2016-06-14	0
GWL Northwoods Village	2151 Front ST	2016-06-16	80
Sunnyhurst Small Townhouse	3022 Sunnyhurst Rd (previously 3014 Sunnyhurst Rd)	2016-06-27	5
GWL Northwoods Village	2146 Dollarton Hwy	2016-08-18	0
GWL Northwoods Village	2150 Dollarton Hwy	2016-08-18	0
Amadon Plaza	1226 Marine DR	2016-09-30	0
GWL Northwoods Village	2160 Dollarton Hwy	2016-10-01	0
Lynn Valley United Church	3205 Mountain HWY	2016-11-01	71
Edgemont Senior Living	3225 Highland BLVD	2017-01-31	90
Draycott Apartments "Walter's Place"	1325 Draycott RD	2017-08-28	35
Seyllyn Village	650 Seyllyn Cres	2017-12-01	70
Mountainside Veterinary Clinic	2580 Capilano RD	2018-04-01	0
Seaspan Office Building	10 Pemberton AVE	2018-04-01	0
Polygon Noble Cove / Cates Landing	3825 Cates Landing Way	2018-04-20	95
Total			1530

Project Name	Address	Adoption and Net New	
		DP Issued	Residential Units
London Meridian	1591 Bowser Ave	2014-05-04	16
Larco DP 1 + BP	2035 Fullerton Ave (BP has 1835 Fullerton; previously 2010 Marine Drive / 1633 Capilano Road)	2014-11-17	254
1061 Marine Dr	1041, 1049, 1069 Marine DR	2015-03-30	41
Seylynn Village	680 Seylynn Cres (previously 1550 Fern St)	2015-04-27	245
Monterey School Morningstar	4343 Starlight Way	2015-06-01	12
Lynn Valley Centre Bosa (Buidings E & F)	1280 E 27th ST (previously 1175-1221 Lynn Valley RD, 1280 E 27th ST)	2015-06-15	109
Brody - Harold	1205 Harold Rd (1203 Harold Rd)	2015-11-09	4
Mountain Court Ph 1	2632 & 2670 Library Lane (previously 1241 E 27th ST)	2015-11-09	68
Harbourview Townhomes	3730 Edgemont BLVD	2015-11-16	3
Connaught Living - Grosvenor	3260 Edgemont BLVD	2015-12-07	78
Queens Cross Mews	115-123 West Queens RD	2016-04-04	12
Boffo 1 Ridgewood and Edgemont	1103 Ridgewood DR, 1109 Ridgewood DR, 1123 Ridgewood DR, 3293 Edgemont BLVD	2016-06-27	20
Onni 3	1060 Churchill Cres (1616 Lloyd Ave)	2016-06-27	75
Larco DP 2, no BP	2037 Fullerton Ave (BP has 1835 Fullerton; previously 2010 Marine Drive / 1633 Capilano Road)	2016-07-25	206
Taylor Creek	3568-3572 MT Seymour PKWY	2016-07-26	6
GWL Northwoods Village	2100 Dollarton Hwy	2016-10-28	0
Lynn Valley Centre Bosa (Buildings A,B,C,D,G)	2770 Valley Centre Ave (previously 1175-1221 Lynn Valley RD, 1280 E 27th ST)	2017-01-30	244
1633 Tatlow Ave / 1700 Marine	1700 Marine	2017-03-27	33
Crown Street Apartments	1503 Crown ST, 1511 Crown ST, 1515 Crown ST, 1519 Crown ST	2017-03-27	43
Mountain Court Ph 2	2651 & 2663 Library Lane (previously 1241 E 27th ST)	2017-04-03	178
467 Mountain Highway	467 Mountain HWY	2017-04-10	63
3105-3115 Crescentview	3105-3115 Crescentview	2017-05-01	21
Continuum Townhomes	856 Orwell St (previously 854-858 Orwell St, 855 Premier)	2017-07-24	20
PC Urban Holland Row	1946 Glenaire DR	2017-09-11	18
Forsman Townhouse East	756 Forsman Ave	2017-12-11	6
Lions Gate Waste Water Treatment Plant	107 Pemberton Ave	2017-12-11	0
Second Narrows Water Supply Tunnel	75 Riverside Drive	2017-12-12	0
Creekstone Care Centre	1502-1546 Oxford ST	2018-01-15	-8
Fibreco Terminal Enhancement Project	1209 McKeen AVE	2018-02-19	0
905-959 Premier Street	905 Premier ST, 923 Premier ST, 939 Premier ST, 959 Premier ST	2018-03-12	13
Citimark Belle Isle Place	1886-1956 Belle Isle Place / 2046 Curling Road (1892 Belle Isle Pl)	2018-03-12	80
Argyle Secondary School	1131 Frederick	2018-03-23	0
Grouse Inn	B-1633 Capilano RD, No Address Found	2018-04-16	258
1401 Hunter - Intergulf West	1401-1479 Hunter ST, 481-497 Mountain HWY	2018-05-28	326
Cressey Townhomes	1801 Glenaire Dr	2018-05-28	34
Total			2478

Attachment 3: Annual and Cumulative Net New Multi-Family Residential Units Occupied by Key Centre (2011-2030)







Cumulative Net New Units by Year of Historical or Forecast Occupancy Date by Centre

