

## **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)**

|            | <b>2016</b> | <b>2017</b> | <b>2018</b> | <b>2019</b> | <b>2020</b> |
|------------|-------------|-------------|-------------|-------------|-------------|
| 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)**

|                      | <b>2016</b> | <b>2017</b> | <b>2018</b> | <b>2019</b> | <b>2020</b> |
|----------------------|-------------|-------------|-------------|-------------|-------------|
| 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<br>(Units/Beds) | Approved to<br>End of 2020<br>(Units/Beds) | 2030<br>Est. Demand<br>(Units/Beds) |
|-----------------------|------------|----------------------------------|----------------------|--|-------------------------------------|
| SOCIAL AND SUPPORTIVE | SUPPORTIVE | Safe Houses                      | 22                   | 22   | 37                                  |
|                       |            | Emergency Housing                | 0                    | 5  | 50                                  |
|                       |            | Transition and Recovery Housing  | 28                   | 56   | 178                                 |
|                       | 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                               |
|                       |            | Multifamily                      | 1,259                | 2,273                                      | 2,859                               |
|                       | OWNERSHIP  | 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                              |

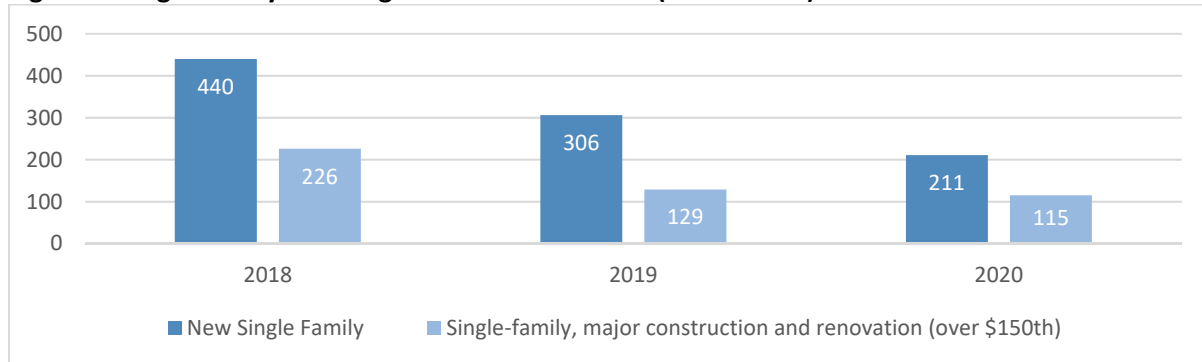
- Figures for “Approved to 2020” are defined by “Approvals 2011 to 2020” in Notes for Figure 7.
- The “Approved to 2020” for Single-Family Detached dwellings includes 65 units created through single-family subdivision in addition to a net loss of 169 units through conversion from single-family to multi-family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

## Attachment 1

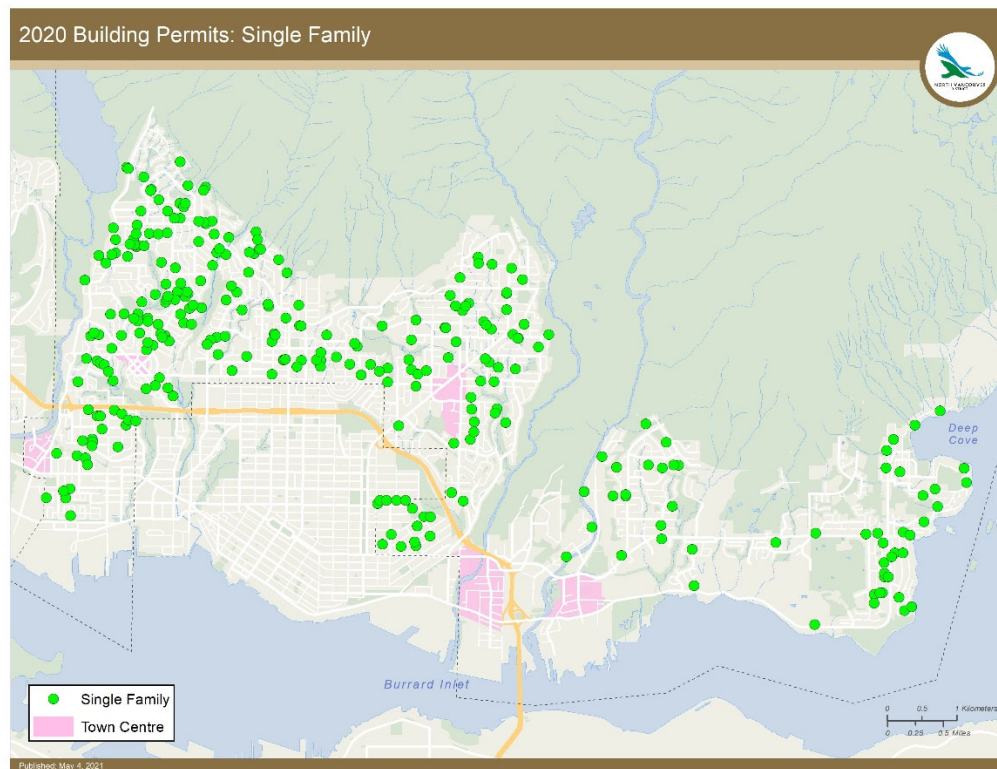
### Single-Family Dwellings Under Construction

Figures 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**



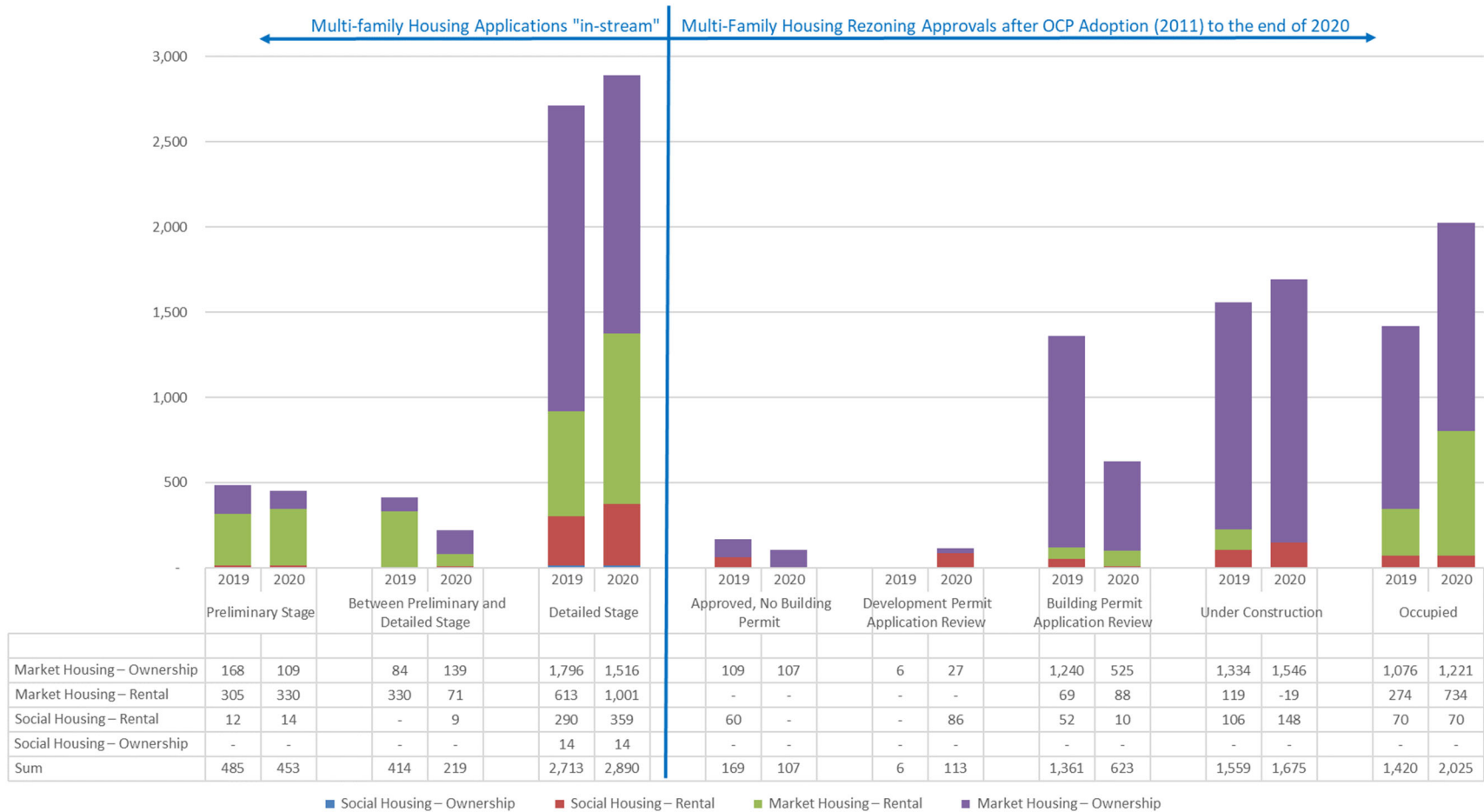
### Notes for Figures 4 and 5:

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:

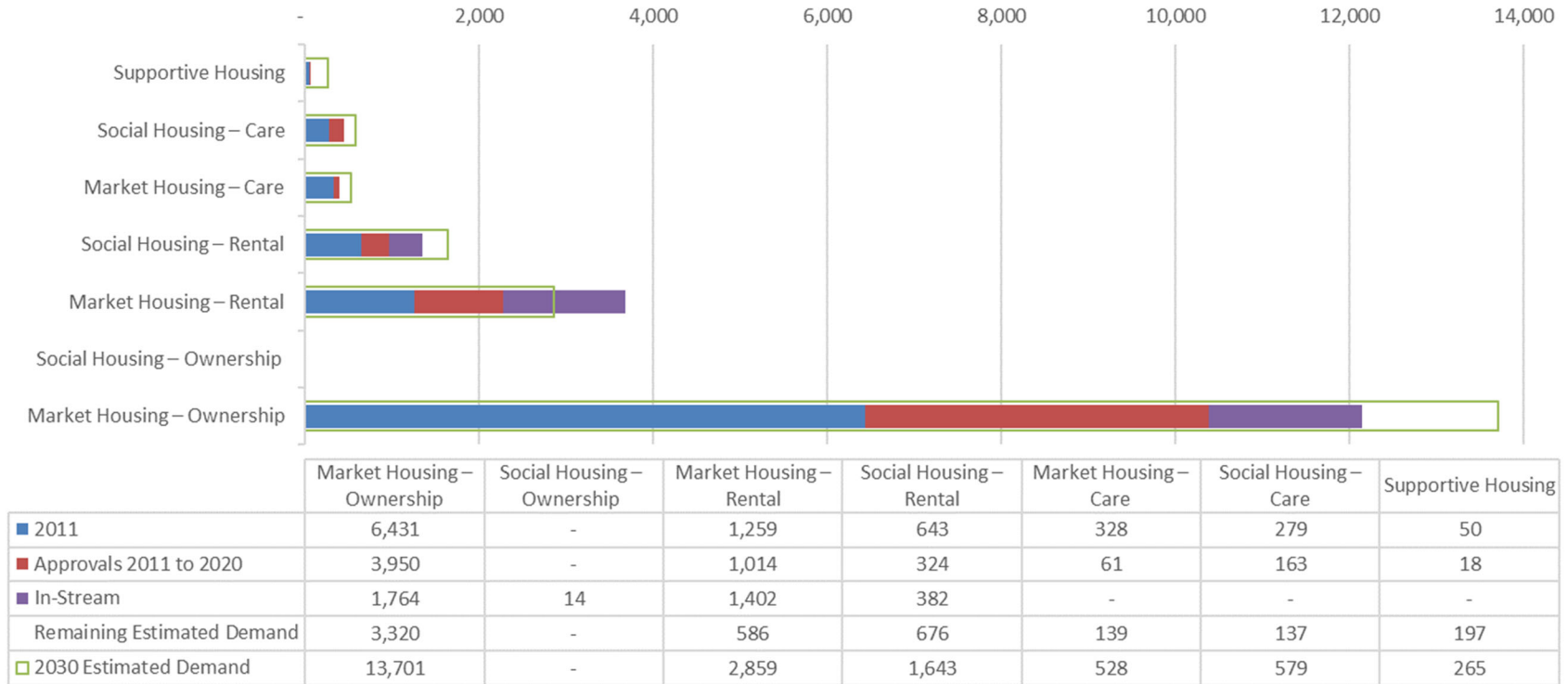
- Ebb + Flow Townhomes Phase 1 (Woodbridge Citimark), 2035 Glenaire Dr : 98 net units
- Parkside Edge, 933 Premier St: 13 net units (Market Housing – Ownership)

### 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.

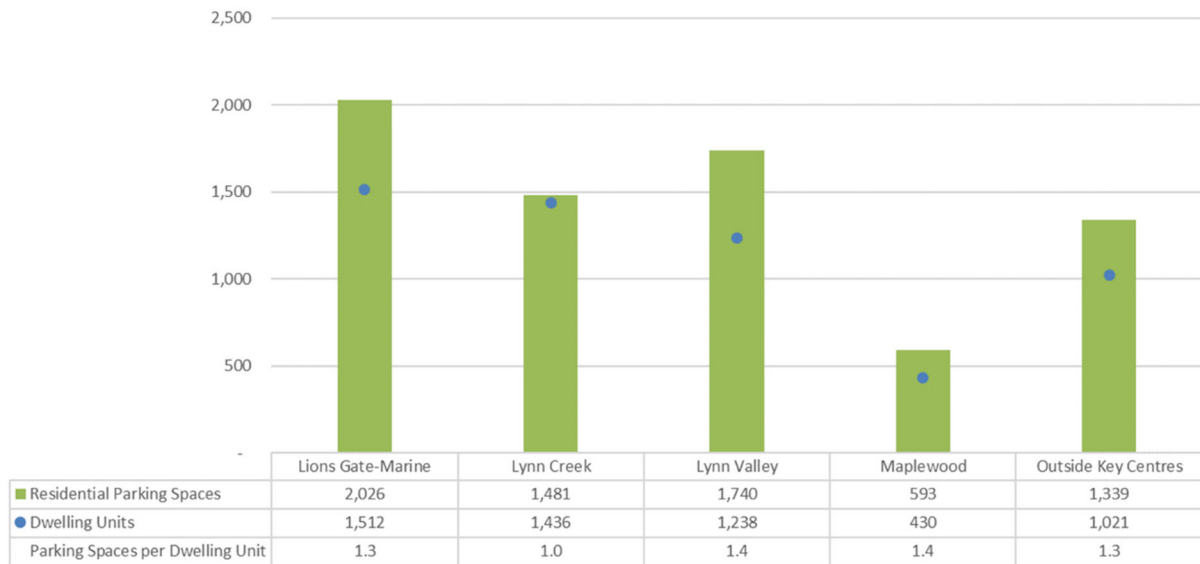
“Remaining Estimated Demand” are the future demand figures calculated by subtracting the dwelling units that existed at the time of OCP adoption (2011) *and* approved dwelling units (2011 – 2020) from the total estimated dwelling unit demand in 2030 (i.e. OCP estimated demand).

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.