

## **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)

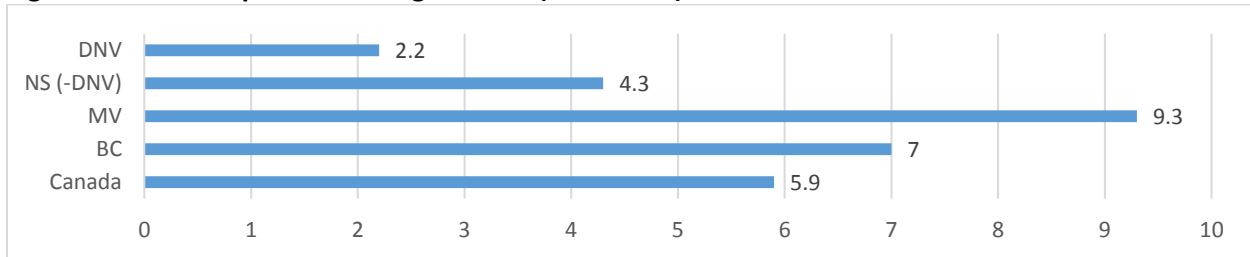
Supply influences:

- 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).

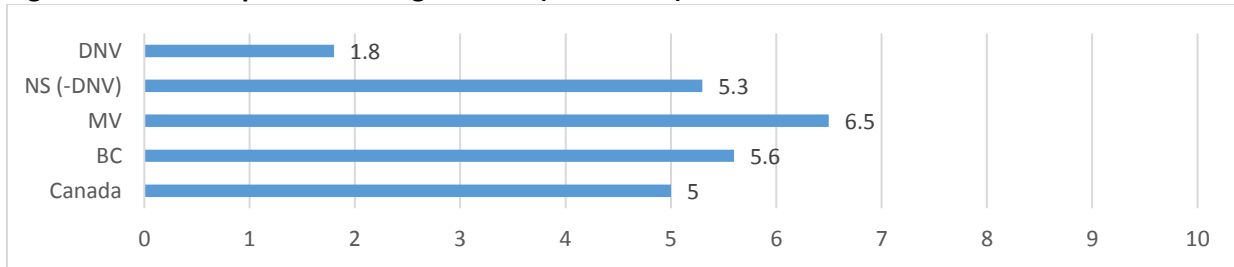
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As shown in Figures 1 and 2, the District of North Vancouver's population change in the 5-years before and after adoption of the 2011 OCP was significantly less than the rest of the North Shore, the Metro Vancouver Region, British Columbia, and Canada. 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

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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.