

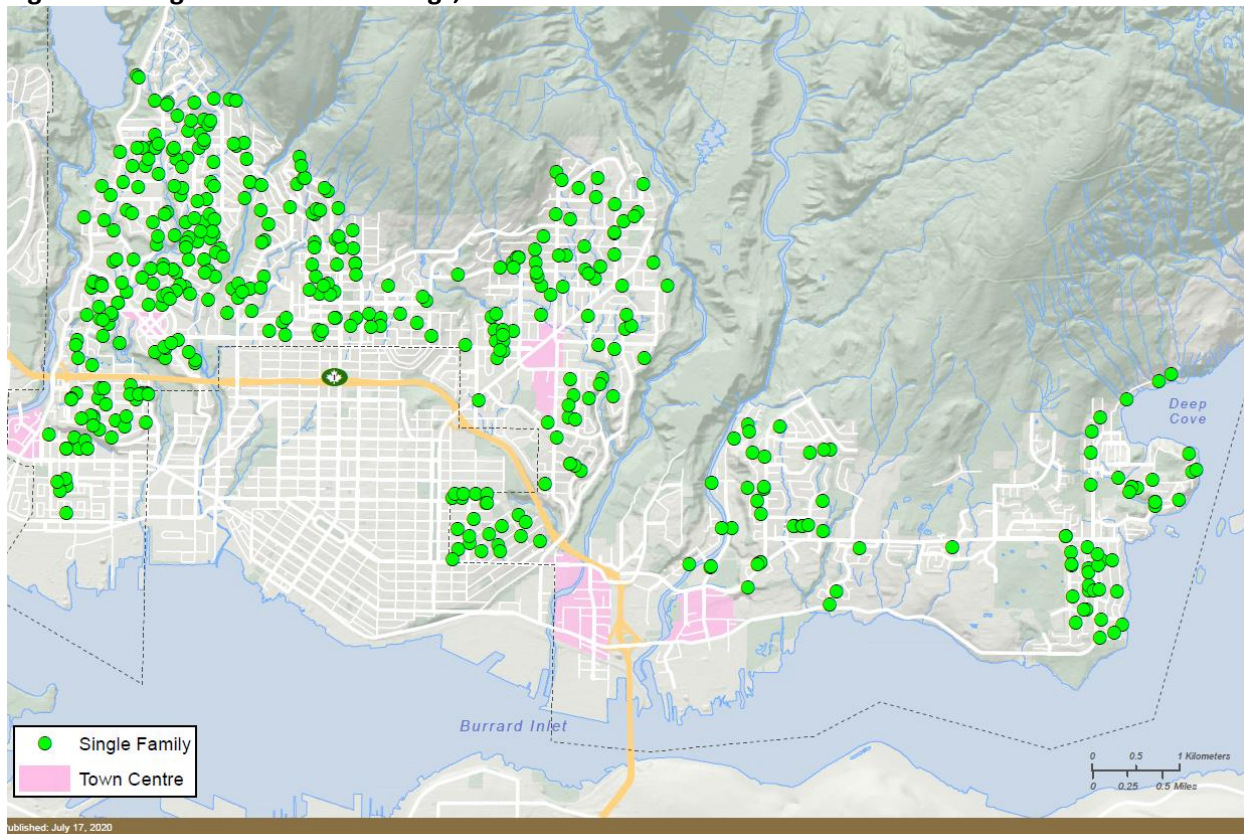
Attachment 4: Development Statistics

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

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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.

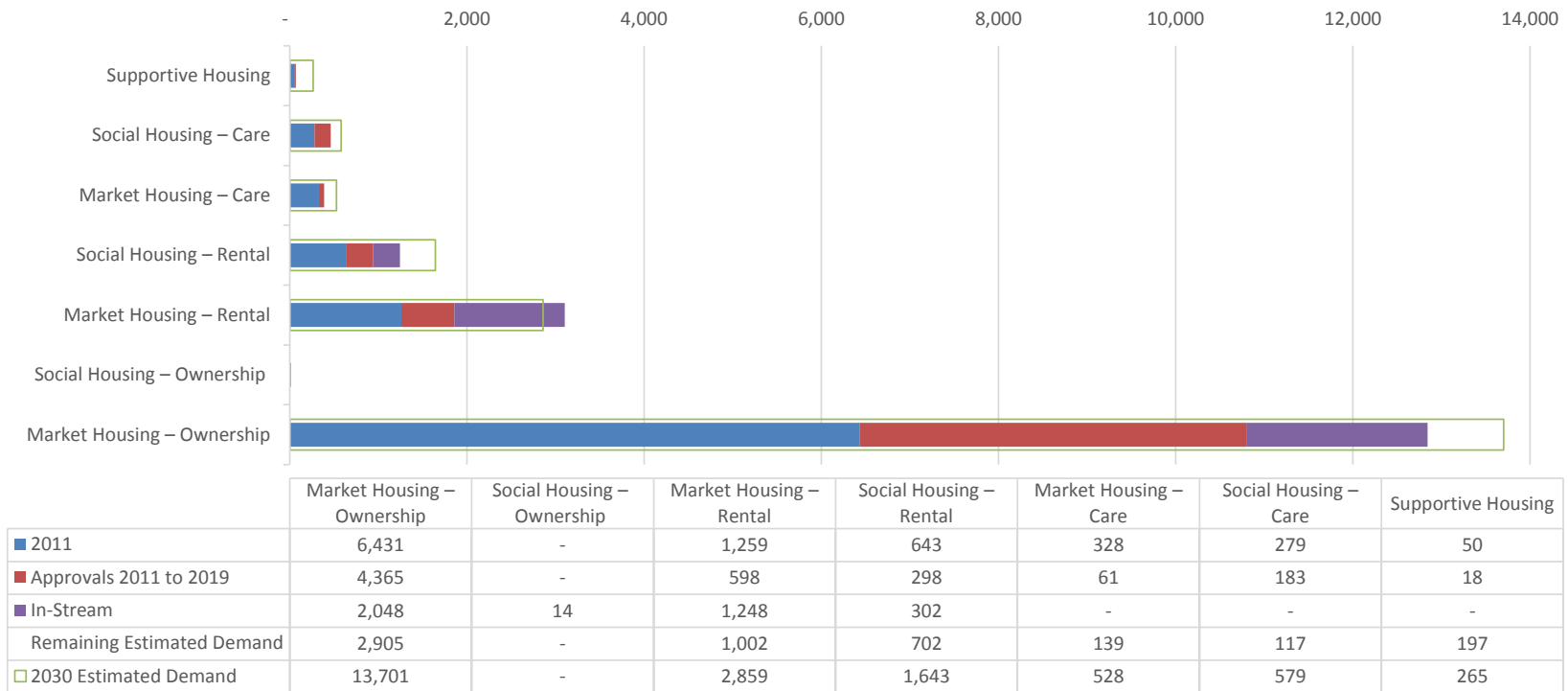
Figure 23. Housing Continuum 2020

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.

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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,

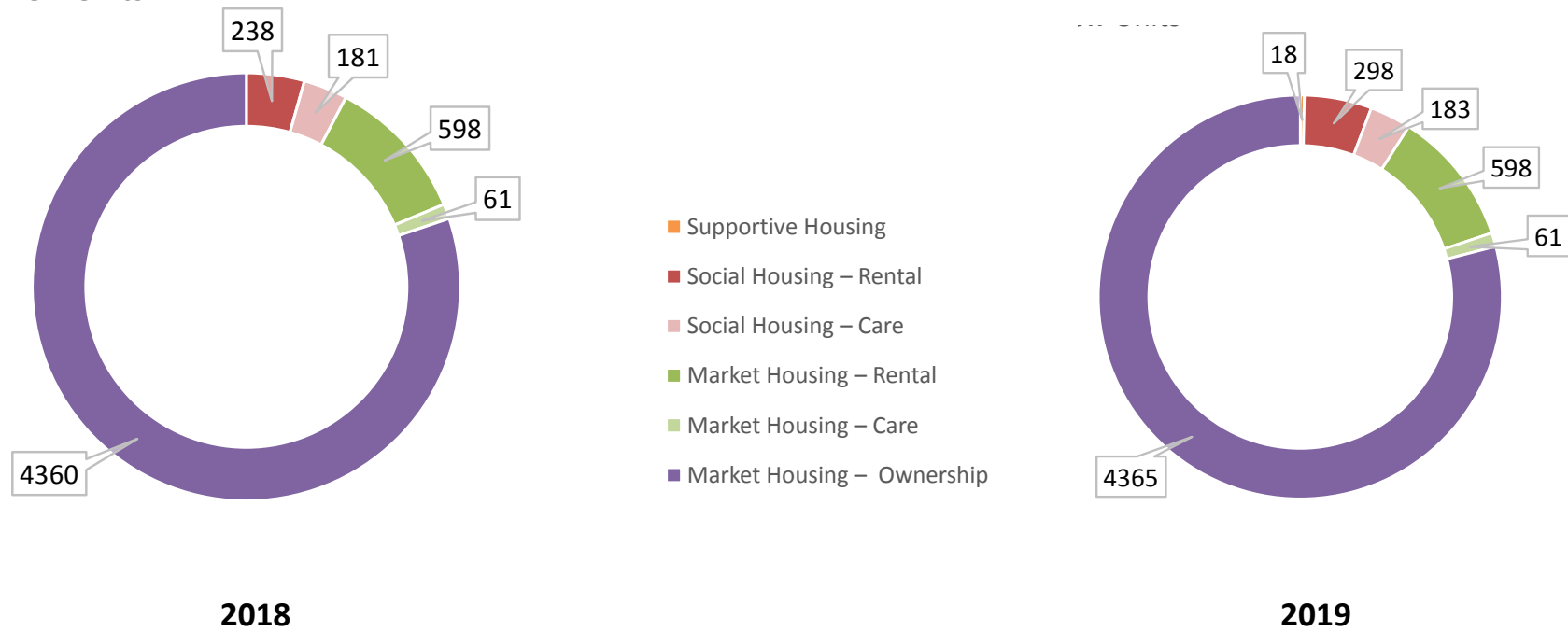
Remaining Estimated Demand = the 2011 count plus Approvals after OCP adoption (2011) to 2019, subtracted from the Estimated Demand.

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

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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.

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

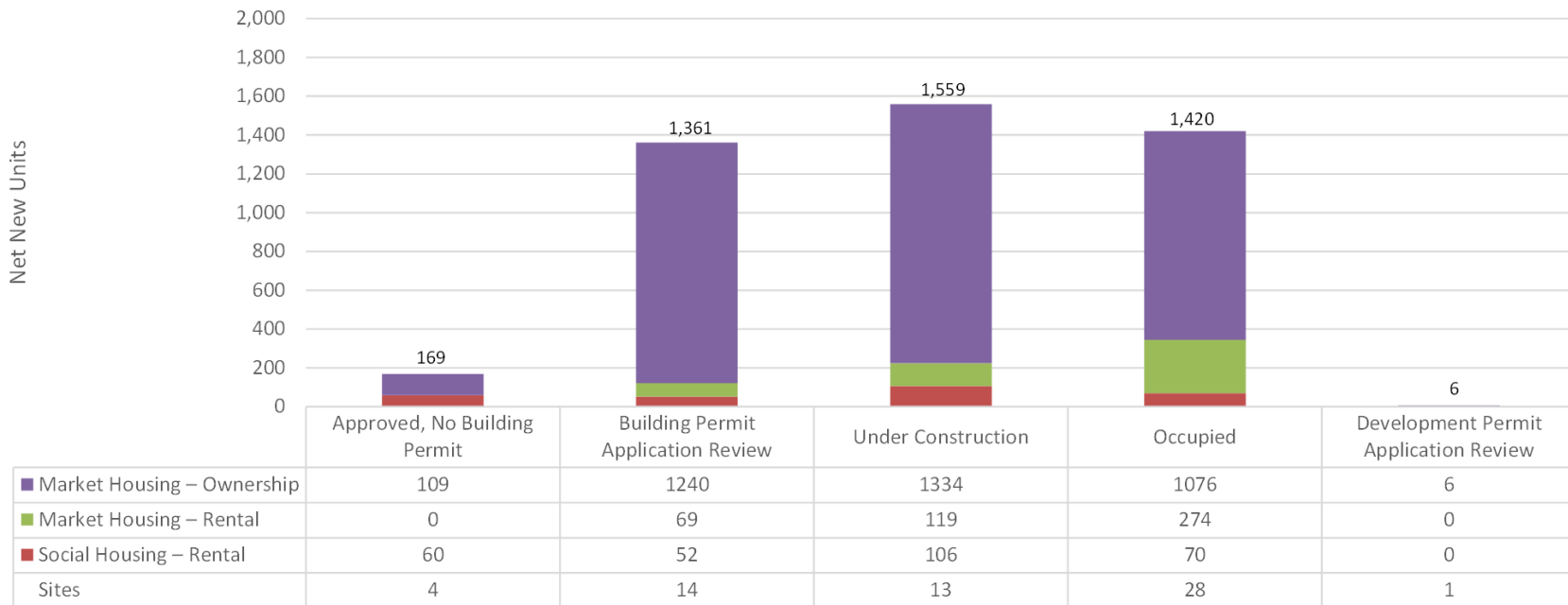


Figure 26. describes the status of all multi-family projects that received rezoning approval between OCP adoption (2011) and December 31, 2019.

The following changes have occurred since December 31, 2019:

Net Units - Under Construction

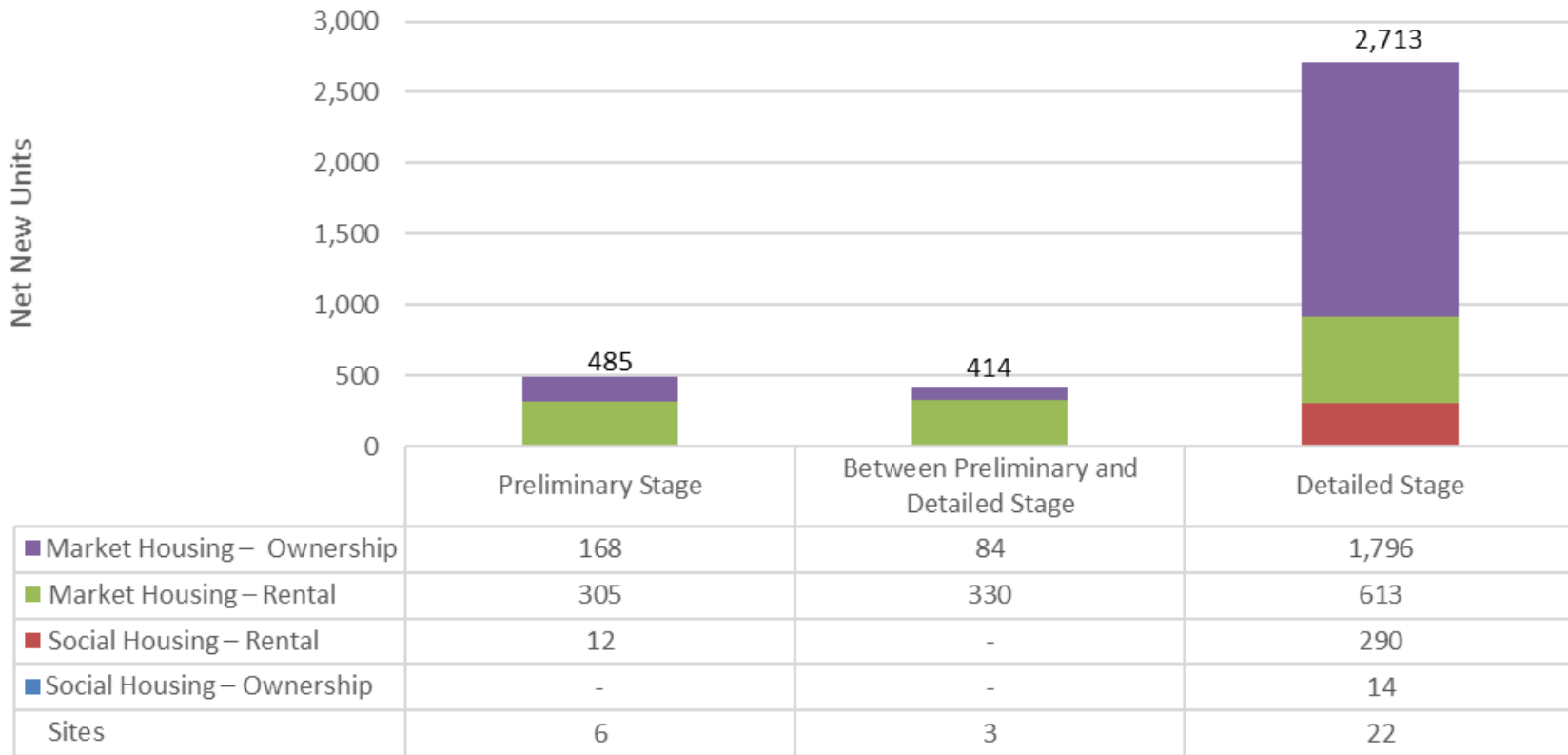
- 1401 Hunter St. 326 units (Market Housing – Ownership)
- 1633 Capilano Rd., 258 units (Market Housing – Ownership)
- 3468 Mt. Seymour Parkway, 23 units (Market Housing – Ownership)

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)

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



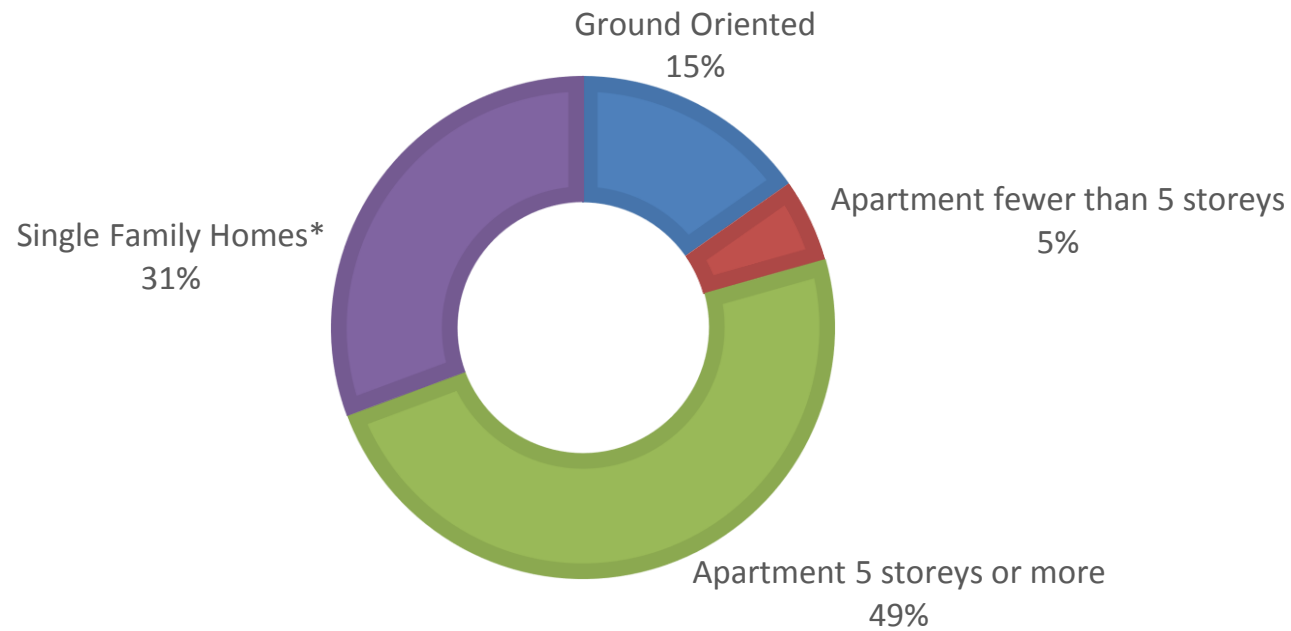
Source: District of North Vancouver

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)

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



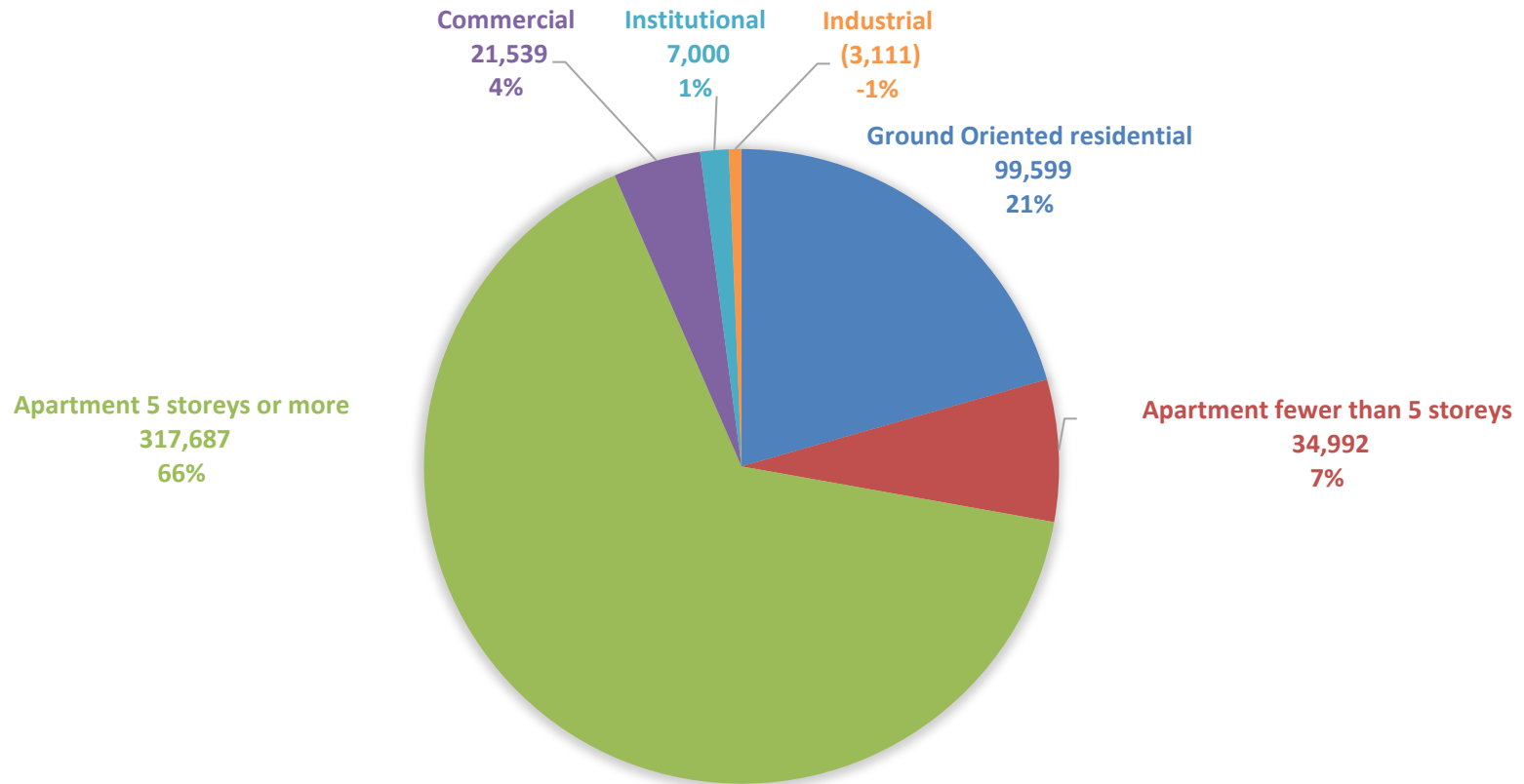
Source: District of North Vancouver

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)

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

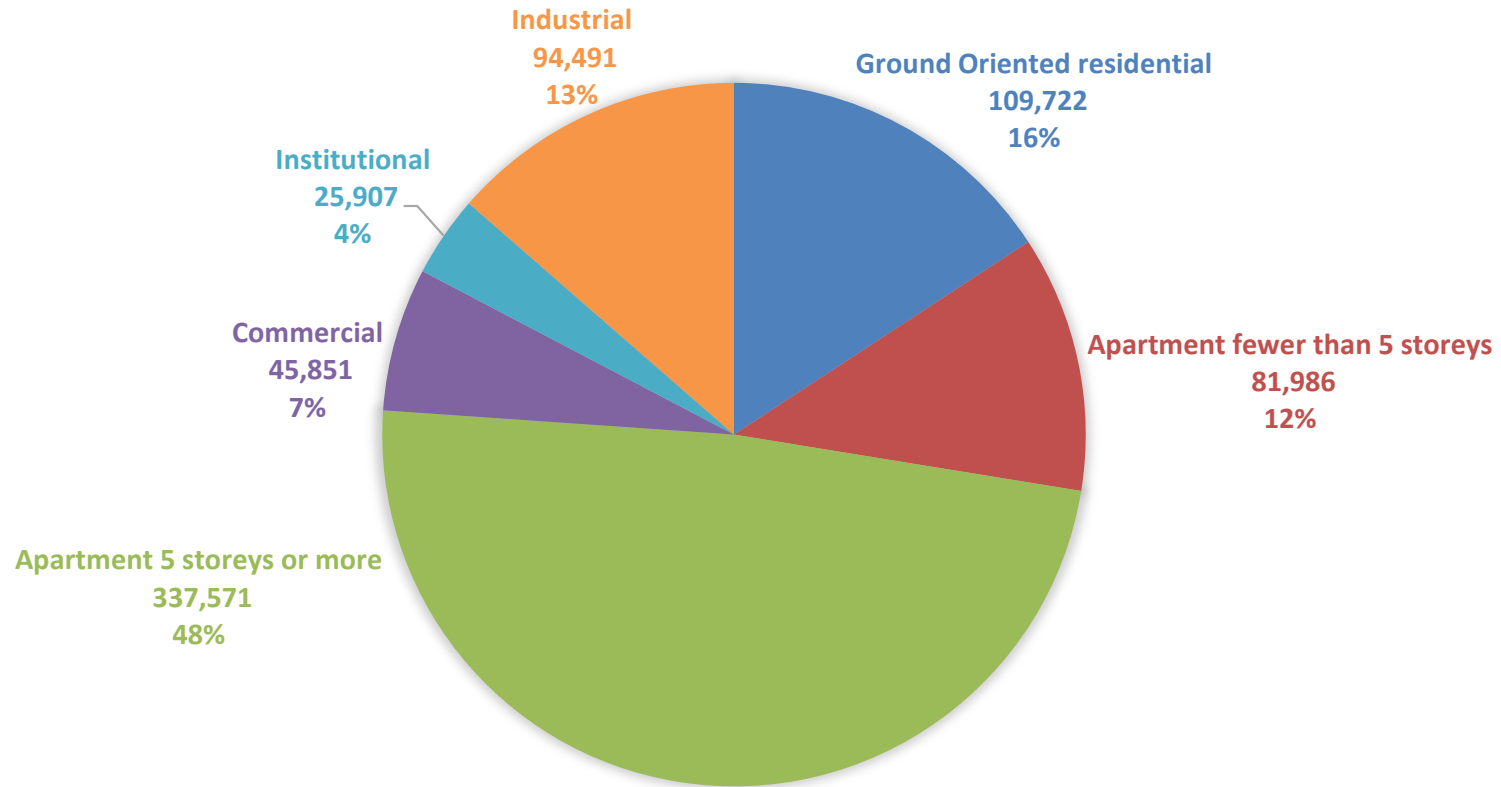


Source: District of North Vancouver

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

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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)