ATTACHMENT 1

Pace of Development – 2022 Update – Summary Data

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 and construction traffic),
- Land use impacts (e.g. traffic and change to neighbourhood character),
- Cost and service demands (e.g. fiscal sustainability and capacity limits), and
- Housing needs (e.g. supportive, social, and rental housing) 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 and demographic change
- Business 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

Definitions

Supportive Housing

Supportive housing provides on-site supports and services to residents who cannot live independently. This housing is typically for people who are homeless or at risk of being homeless. Supportive Housing includes the following subcategories: *Safe Houses*, *Emergency Housing*, complex care housing, and *Other Supportive Housing*.

Social Housing

Social housing is owned by a not-for-profit organization, a co-op, or a government. Rents are subsidized (usually by the government) making it possible for people with lower incomes to find housing they can afford. Household income must be below certain limits in order to be eligible.

Social Housing – Rental includes purpose-built rental units secured for rental at the time of occupancy including those secured under time-limited covenants with BC Housing or other agencies.

Market Housing

Market housing is privately owned by an individual (or a company) who generally does not receive direct subsidies to purchase or maintain it. Prices are set by the private market. About 95% of households in the province live in market housing, either rental market housing or home ownership.[1]

Market Housing – Rental includes purpose-built rental units secured for rental at the time of occupancy including those secured under time-limited covenants with BC Housing or other agencies. Units in the secondary rental market (e.g. condominiums or other units that are rented out by owners) are not included[2]. This is a change over prior year reporting.

In-stream

"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. These include preliminary and detailed rezoning applications, as well as applications between these stages.

Approvals 2011 to 2022

- 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.

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[1] See Housing Glossary, British Columbia: https://www2.gov.bc.ca/gov/content/housing-tenancy/affordable-and-social-housing/housing-glossary

[2] More information on the secondary housing market in the District can be found in the Metro Vancouver Housing Book, see https://view.publitas.com/metro-vancouver/22-145-pln_2022-housing-data-book-december-2022-final/page/131

Single-Family Dwellings Under Construction

Figures 1 indicates the number of single-family dwellings under construction (i.e. active building permits for new construction or major renovation) in each of the last 3 years. Figure 2 indicates the approximate location of single-family dwellings under construction at any point in 2022.

While construction activity had decreased in earlier years, 2022 saw an increase over the prior two years with a total 369 single-family building permits in 2022 compared to 325 permits in 2021 and 326 permits in 2020.

Figure 1. Single Family Dwellings Under Construction (2019 - 2022)

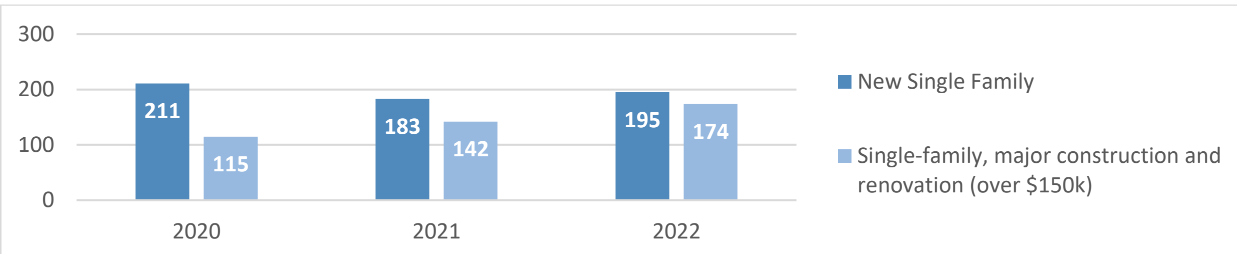
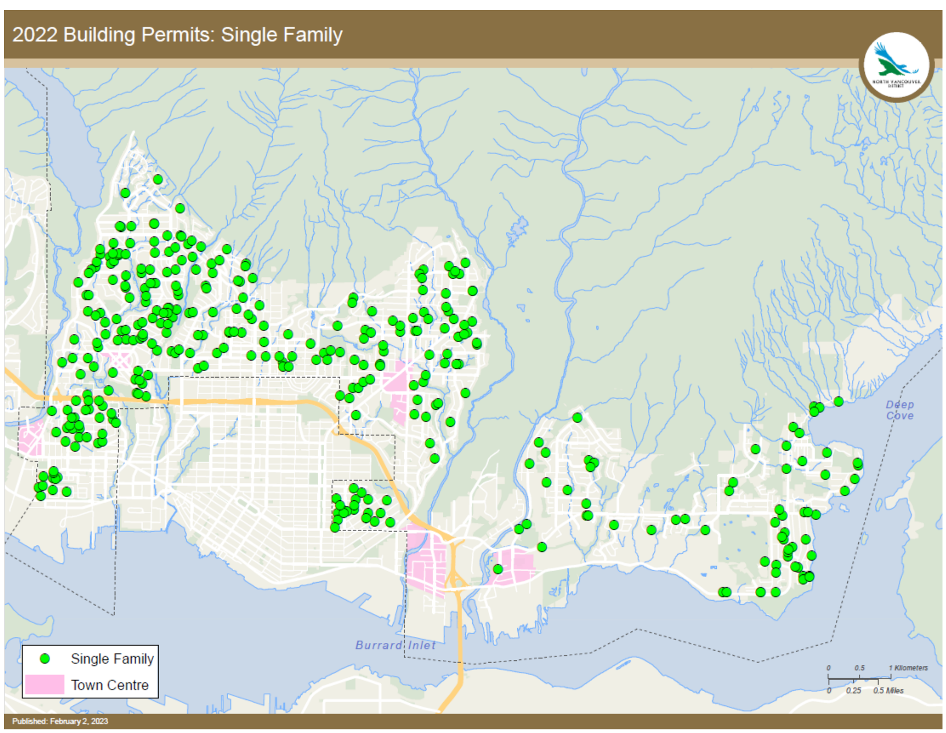


Figure 2. Approximate Location of Single Family Dwellings Under Construction in 2022



Notes for Figures 1 and 2

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

Housing Continuum

The District of North Vancouver Housing Continuum (Figure 3 below) was developed to track the District's change in housing units relative to the estimated demand. The 2030 Estimated Demand figures are not targets and are periodically adjusted with input from Council and when new information becomes available, such as the 2021 Housing Needs Report and census data. The Approved to End of 2022 figures in the housing continuum reflect units approved for rezoning or development permit, and those occupied from OCP adoption to the end of 2022.

In 2022 a total of 1,222 new units were approved in the District:

- 111 Social Housing – Rental units,
- 457 Market Housing – Rental units, and
- 654 Market Housing – Ownership units.

Figure 3. Housing Continuum

DNV HOUSING

			2011 (Units/Beds)	Progress: Approved to End of 2022 (Units/Beds)	2030 Est. Demand (Units/Beds)
SOCIAL AND SUPPORTIVE	SUPPORTIVE	Safe Houses	22	22	37
		Emergency Housing	0	5	50
		Other Supportive Housing	28	116	178
	SOCIAL	Seniors Care and Disability Care	279	442	579
		Subsidized Rental	643	1,292	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	33	80
		Secondary Suites	4,295	6,571	6,930
		Multifamily	1,259	2,786	2,859
	OWNERSHIP	Strata Apartments	3,793	7,665	10,143
		Townhouses	2,565	3,597	3,485
		Duplexes, Triplexes, etc.	73	85	73
		Row House	0	0	0
		Single-Family Detached	19,944	19,805	19,794

Notes for Figure 3

Source: District of North Vancouver.

Figures for “Approved to End of 2022” are defined by “Approvals 2011 to 2022”.

The “Approved to 2022” for Single-Family Detached dwellings includes 67 units created through single-family subdivision in addition to a net loss of 206 units through conversion from single-family to multi-family dwellings.

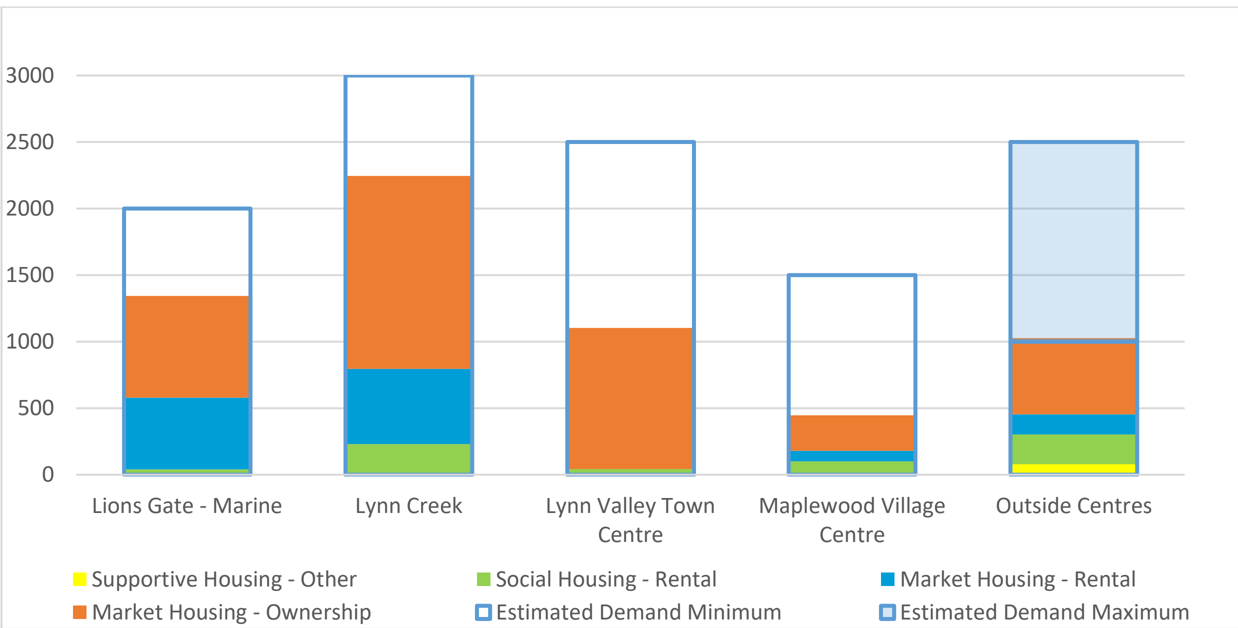
Pace of Development and OCP Estimated Demand

The OCP strategically directs 75-90% of new residential units in four key centres: Lynn Valley and Lynn Creek Town Centres, and Maplewood and Lions Gate Village Centres. Within the OCP's 20-year horizon to 2030, the OCP identifies capacity for approximately 10,000 net new housing units, corresponding to a population increase of around 20,000 people. These figures are estimates, not targets, and are provided to help guide planning and municipal decision-making.

Figure 4 shows net new units approved relative to the estimated demand for residential units in the key Centres, as well as outside of the key centres. Since 2011, the majority of new residential units approved have been located in key Centres, with little change in existing single family neighbourhoods. From 2011 to 2022:

- 6,367 new units have been approved through rezoning District-wide, representing 64% of the estimated demand to 2030; and
- 83% of these new units are located within key centres, which is in-line with the OCP target.

Figure 4. Net New Units Rezoned and Estimated Demand in Centres (2011-2022)



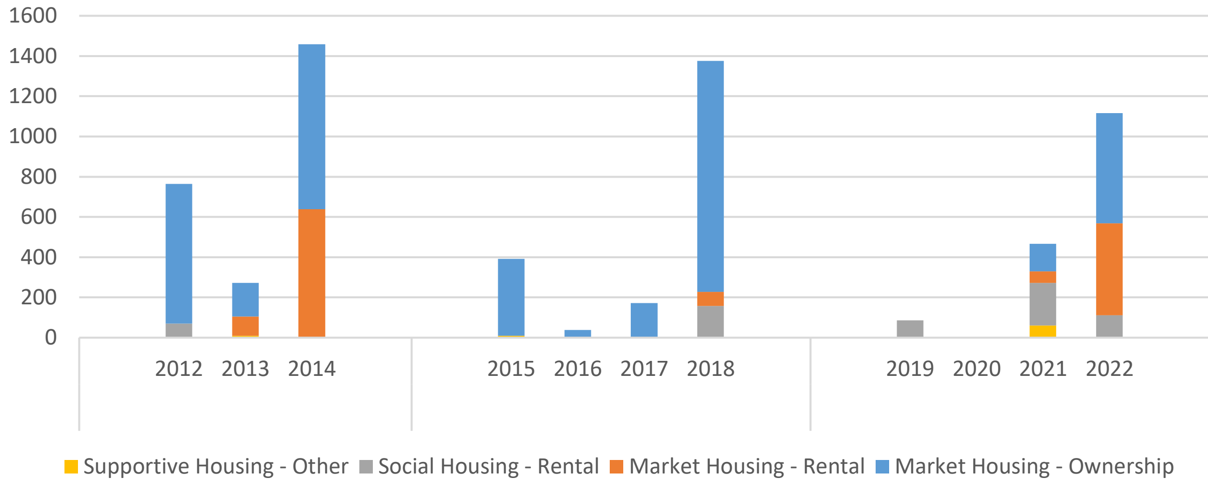
Notes for Figure 4

Source: District of North Vancouver.

Net New Units by Tenure and Year Rezoned

Figure 5 below summarizes new residential units by the year rezoning was approved.

Figure 5. Net New Units by Tenure and Year Rezoned



Notes for Figure 5

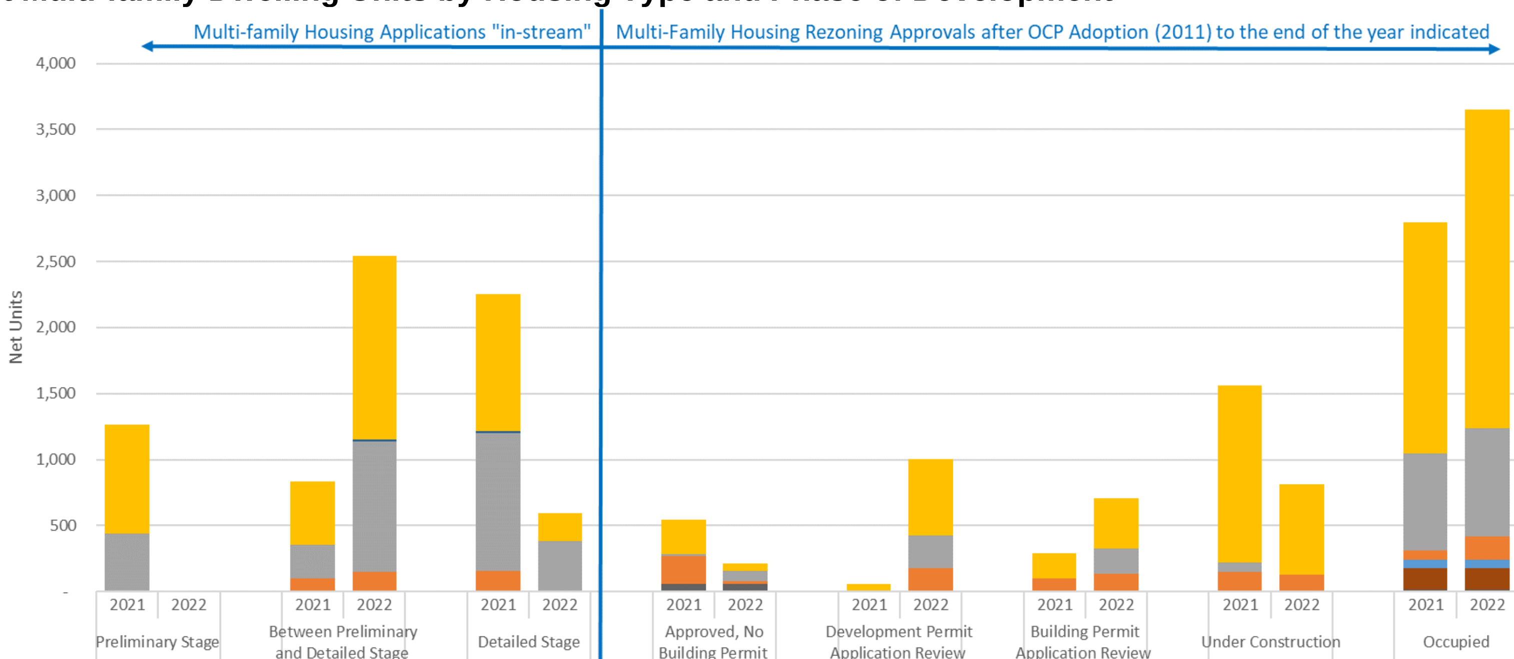
Source: District of North Vancouver.

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 provides a snapshot for comparison of development status at December 31, 2021 and December 31, 2022.

Figure 6. Net Multi-family Dwelling Units by Housing Type and Phase of Development



	Preliminary Stage 2021	Preliminary Stage 2022	Between Preliminary and Detailed Stage 2021	Between Preliminary and Detailed Stage 2022	Detailed Stage 2021	Detailed Stage 2022	Approved, No Building Permit 2021	Approved, No Building Permit 2022	Development Permit Application Review 2021	Development Permit Application Review 2022	Building Permit Application Review 2021	Building Permit Application Review 2022	Under Construction 2021	Under Construction 2022	Occupied 2021	Occupied 2022
Market Housing - Ownership	829	-	484	1,394	1,043	206	262	56	55	581	193	380	1,345	683	1,749	2,411
Social Housing - Ownership	-	-	-	14	14	-	-	-	-	-	-	-	-	-	-	-
Market Housing - Rental	430	-	250	984	1,044	375	13	76	-	247	-	190	69	-19	734	822
Social Housing - Rental	6	-	103	151	156	11	210	19	-	176	100	135	148	132	70	176
Market Housing - Care	-	-	-	-	-	-	-	-	-	-	-	-	-	-	61	61
Social Housing - Care	-	-	-	-	-	-	-	-	-	-	-	-	-	-	163	163
Supportive Housing - Other	-	-	-	-	-	-	60	60	-	-	-	-	-	-	18	18
Sum	-	-	837	2,543	2,257	592	545	211	55	1,004	293	705	1,562	796	2,795	3,651

Notes for Figure 6

Source: District of North Vancouver.

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 earlier categories.

The negative net number of Market Housing – Rental units shown as Under Construction in 2022 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 that progressed to a new development phase January 1 to December 31, 2022

Please note that links to project pages are only active during the application and construction phases so may not be available in future.

Figure 7. Significant multi-family development projects that reached development phase milestones January 1 to December 31, 2022

Project Name	Main Address Proposed	Supportive Housing - Other	Social Housing - Rental	Market Housing - Rental	Market Housing - Ownership	Total
Preliminary application concluded						
1504, 1508 & 1516 Rupert St	1504, 1508 & 1516 Rupert St			70	-3	**67**
1553 Hunter Street	1553-1595 Hunter St and 489 Marie Pl			92	72	**164**
331 Riverside Dr	331-333 Riverside Dr, 340 Seymour River Pl, 2170 Old Dollarton Rd, 2171 Munster Ave			191	84	**275**
Best Western	1634 - 1748 Capilano Rd		6	72	197	**275**
Black Bear Pub Site	1177 Lynn Valley Rd (partial site)			98		**98**
Safeway	1170 E 27th St				479	**479**
Rezoning application received						
Ridgewood Drive Townhouse Development	1031-1045 Ridgewood Dr				28	**28**
Rezoning approved						
Baron - Rental - 1565-1589 Rupert St	1565-1589 Rupert St		19	76	-5	**90**
Canfield Townhomes	3155-3175 Canfield Cres				6	**6**
Fairborne Homes*	1510, 1526, 1530 Crown St and 420, 440, 460 Mountain Hwy		45	170	200	**415**

Project Name	Main Address Proposed	Supportive Housing - Other	Social Housing - Rental	Market Housing - Rental	Market Housing - Ownership	Total
Marie Place - Fairborne East*	405-485 Marie Pl				129	**129**
Travel Lodge, Denny's, Pho, Earls*	2050-2070 Marine Dr, 2000 Curling Rd		41	77	212	**330**
Development Permit issued						
1235 Marine Drive	1235 Marine Dr				39	39
Supportive Housing Development at W. 16th St	W 16th St and Lloyd Ave	60				**60**
Building Permit application submitted						
BlueShore Financial Mixed-Use	1080 Marine Dr				35	**35**
Canfield Townhomes	3155-3175 Canfield Cres				6	**6**
CapU Student Housing**	2055 Purcell Way		1			**1**
DNV Non-Market Housing Delbrook	600 West Queens Rd		86			**86**
Emery Village, Phase 3	2320 Emery Court				46	**46**
Maplewood Plaza	229 Seymour River Pl		10		155	**165**
PC Urban Holland Row 2 (corner)	1920-1932 Glenaire Dr				13	**13**
Seymour Estates, Phase 1	902 Lytton St		33	56	107	**196**
The 1515 (Redic Stacked Townhomes)	342 Mountain Hwy				21	**21**
The Two Twenty	220 Mountain Hwy and 1515-1555 Oxford St		6	134	-6	**134**

Project Name	Main Address Proposed	Supportive Housing - Other	Social Housing - Rental	Market Housing - Rental	Market Housing - Ownership	Total
Building Permit issued						
3030 Sunnyhurst Rd Triplex	3030 Sunnyhurst Rd				2	**2**
Sanford Housing Society	267 Orwell St		90		-2	**88**
Occupancy granted (including provisional)						
27North***	3468-3490 Mt Seymour Pkwy				23	**23**
Citimark Belle Isle Place	2060 Curling Rd				80	**80**
Intergulf West	1401-1479 Hunter St, 481-497 Mountain Hwy				326	**326**
Kiwanis 6-storey apartment building	2551 Whiteley Ct		106			**106**
Oxford Adera	1550 Oxford St			88	-2	**86**
Park West	2010 Marine Drive / 1633 Capilano Road (Grouse Inn)				258	**258**

* No Development Permit issued

** Student beds not listed

*** Provisional occupancy in 2022, full occupancy was granted in January 2023 (see Figure 8 below)

Notes for Figure 7

Source: District of North Vancouver.

Significant multi-family development projects that progressed to a new development phase January 1 to March 31, 2023

These are not reflected in Figure 6 of this report but will be included in the Pace of Development – 2023 Update.

Please note that links to project pages are only active during the application and construction phases so may not be available in future.

Figure 8. Significant multi-family development projects that reached development phase milestones January 1 to March 31, 2023

Project Name	Main Address Proposed	Supportive Housing - Other	Social Housing - Rental	Market Housing - Rental	Market Housing - Ownership	Total
Preliminary application received						
Bluebonnet Townhomes	3695 Bluebonnet Rd			-4	11	**7**
Glenaire Townhomes	1883, 1901 Glenaire Dr				9	**9**
Rezoning application received						
Maplewood Gardens	2131 Old Dollarton Rd		95	60	354	**509**
Building Permit issued						
840 St Denis Triplex	840 St Denis				2	**2**
Occupancy granted (including provisional)						
27North	3468-3490 Mt Seymour Pkwy				23	**23**
Ebb + Flow Townhomes Phase 1*****	2035 Glenaire Dr				98	**98**
Maplewood West*	2045 Heritage Park Ln				34	**34**

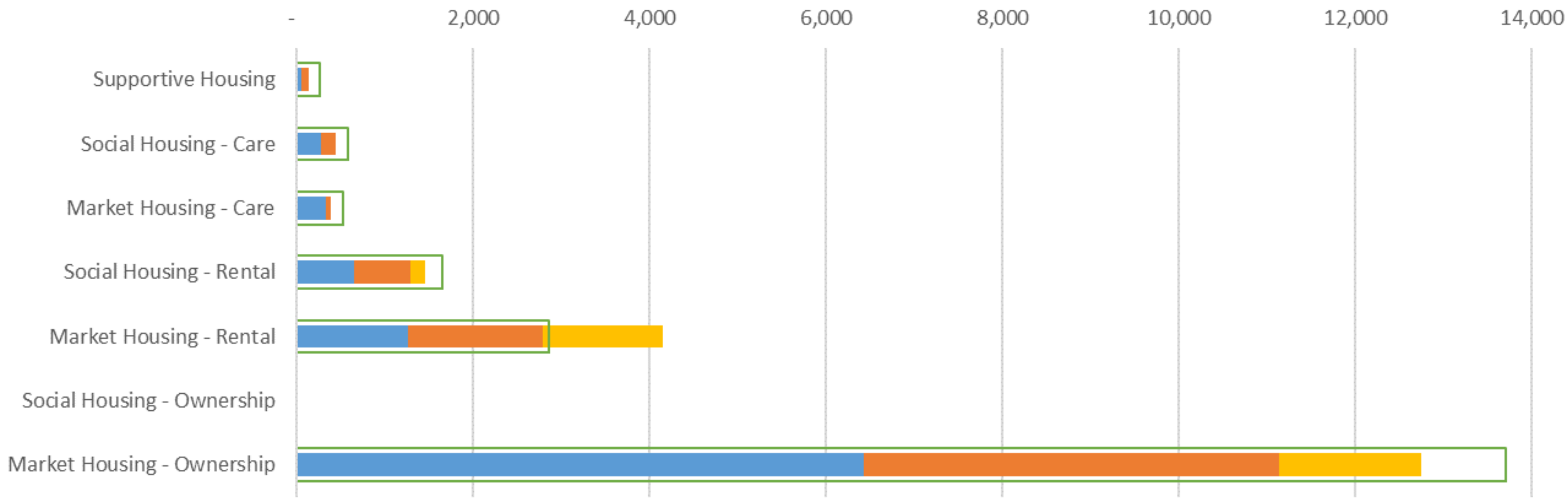
* Provisional occupancy

Notes for Figure 8

Source: District of North Vancouver.

Occupied, Net New Approved, and In-Stream Rezoning Applications Compared to Estimated Demand (2030)

Figure 9. Occupied Multi-family Dwelling units (2011), Net New Multi-family Dwelling Units Approved (2011 – 2022), and In-Stream Rezoning Applications Compared to Estimated Demand (2030)



	Market Housing - Ownership	Social Housing - Ownership	Market Housing - Rental	Social Housing - Rental	Market Housing - Care	Social Housing - Care	Supportive Housing	Total
2030 Estimated Demand	13,701	-	2,859	1,643	528	579	265	19,575
2011	6,431	-	1,259	643	328	279	50	8,990
Approvals 2011 to 2022	4,710	-	1,527	649	61	163	78	7,188
In-Stream	1,600	-	1,359	162	-	-	-	3,121

The figures in this table do not sum.

Remaining estimated demand is the *2030 Estimated Demand* less the values for *2011* and *Approvals 2011 to 2022:*

Remaining estimated demand	***2,560***	***-***	***73***	***351***	***139***	***137***	***137***	***3,397***

Notes for Figure 9

Source: District of North Vancouver.

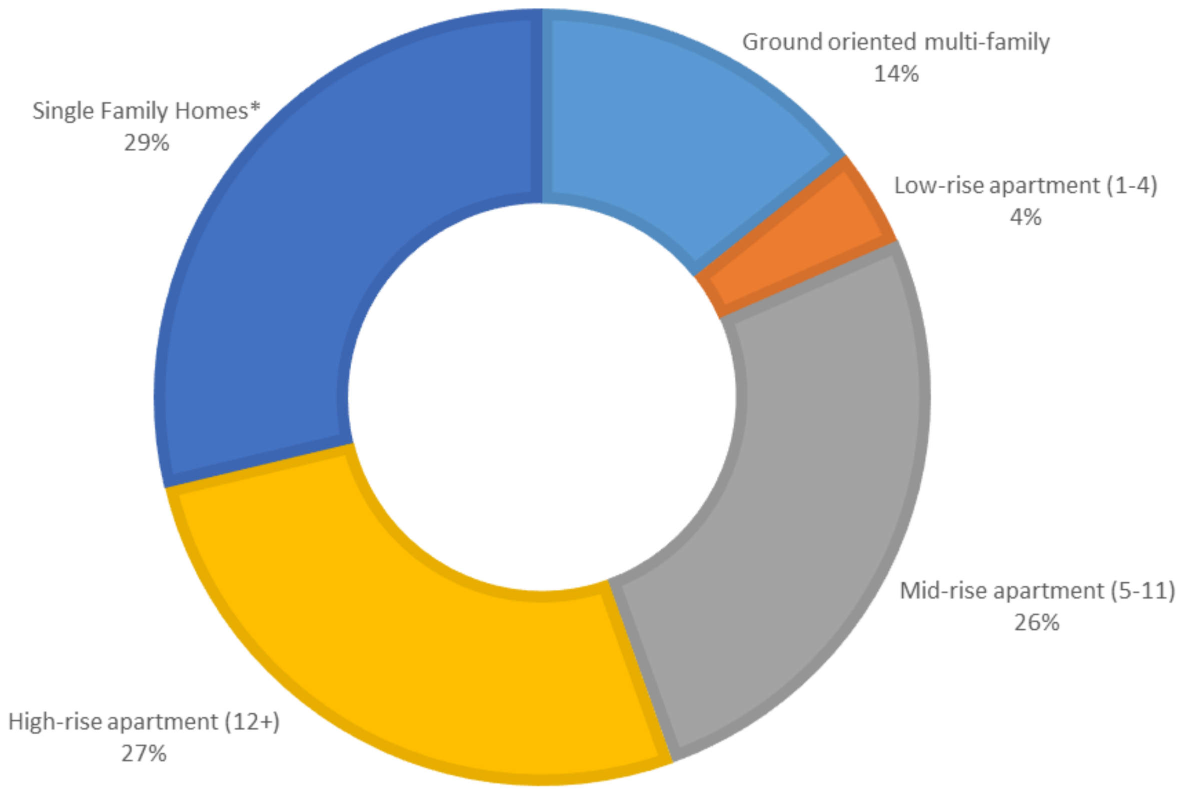
“Remaining Estimated Demand” are the future demand figures calculated by subtracting the dwelling units that existed at the time of OCP adoption (2011) and approved dwelling units (2011 – 2022) from the total estimated dwelling unit demand in 2030 (i.e. OCP estimated demand).

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 1,286 units.

Student beds (360) at CapU Student Housing, 2055 Purcell Way are not included in Figure 9.

Residential Floor Area Change from Rezoning and Single-family Dwelling Construction

Figure 10. Net Residential Floor Area Change (%) from Rezoning Approvals and Single-family Dwelling Construction after OCP Adoption (2011) to the end of 2022



Notes for Figure 10

Source: District of North Vancouver.

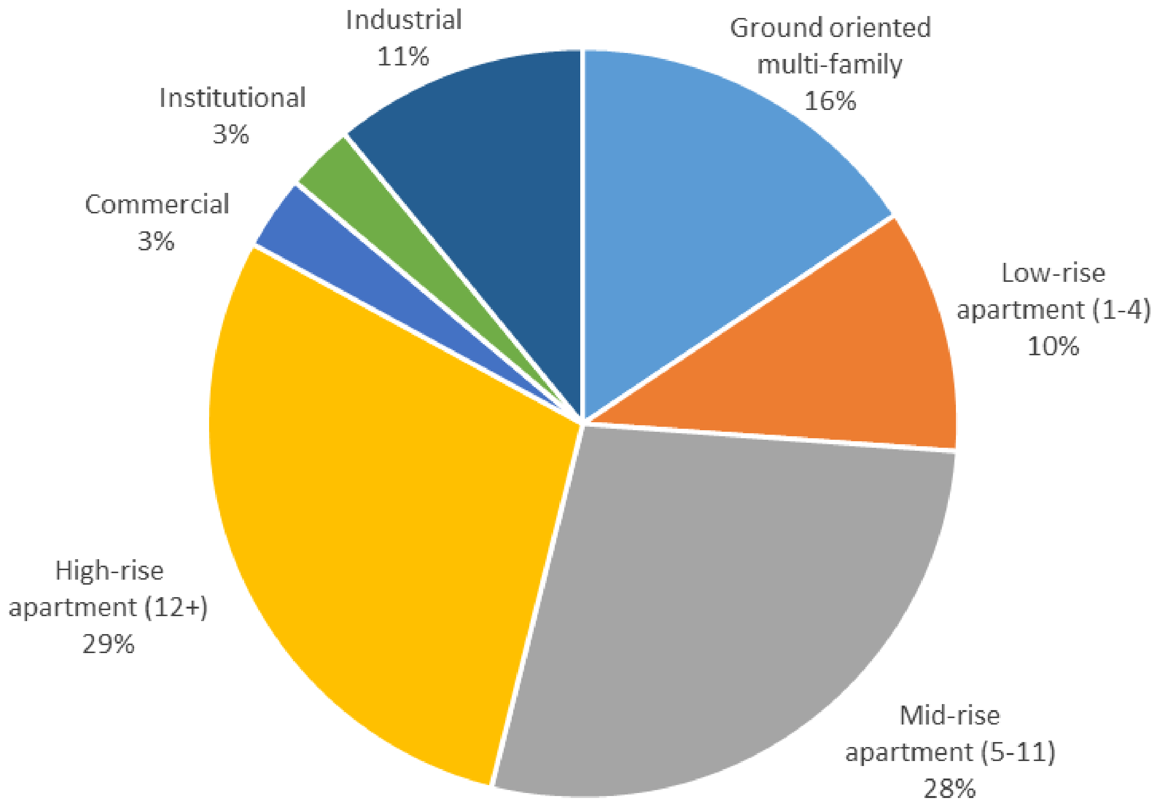
* Single-family dwelling size is based on estimated unit sizes not actuals (both demolition and construction).

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

Combined floor area of all approved rezoning applications regardless of their status (i.e. building permit, under construction or occupied).

Floor Area Change by Floor Area Type

Figure 11. Net Floor Area Change (Sq. m.) Approved or Occupied from OCP Adoption (2011) to the end of 2022



Notes for Figure 11

Source: District of North Vancouver.

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

Projects included are defined by “Approvals 2011 to 2022”.

New Units of Housing by Stage of Development

Figures 12 and 13 provide an overview of multi-family developments in the District from adoption of the Official Community Plan (OCP) on June 27, 2011 until December 31, 2022.

Figure 12. Market and Social Housing Units

These figures show net units for market ownership, market rental, and social rental that have been rezoned, or have been completed (occupancy permit issued).

During this period, there were a total of 4,155 net new residential units built and occupied in the District.

Housing Type	Rezoned	Occupancy
Market Housing - Ownership	4,111	2,936
Market Housing - Rental	1,316	1,033
Social Housing - Rental	638	186
Net gain / (loss)	6,065	4,155

Figure 13. Care and Supportive Housing

These figures include net beds and units for market care, social care, and supportive housing that have been rezoned, or have been completed (occupancy permit issued).

Housing Type	Rezoned	Occupancy
Market Housing - Care	61	61
Social Housing - Care	163	163
Supportive Housing - Other	78	18
Net gain / (loss)	302	242

Notes for Figures 12 and 13

Source: District of North Vancouver.

New Multi-Family Residential Units Adopted Listed by Project Name

Figure 14 shows the gross new multi-family residential units that were rezoned in each Council term from adoption of the Official Community Plan (OCP) in 2011 until December 31, 2022 listed by Council term and project name.

Figure 14. Rezoned December 5, 2011 to December 31, 2022 by Council Term

Gross Units	Supportive Housing - Other	Social Housing - Care	Social Housing- Rental	Market Housing - Care	Market Housing - Rental	Market Housing - Ownership	Total
November 6, 2018 to November 6, 2022							
840 St Denis Triplex						3	**3**
Baron - Rental - 1565-1589 Rupert St			19		76		**95**
Canfield Townhomes						8	**8**
DNV Non-Market Housing Delbrook			86				**86**
Fairborne Homes			45		170	205	**420**
Marie Place - Fairborne East						140	**140**
PC Urban Holland Row 2 (corner)						15	**15**
Riverside Site Social Housing			90				**90**
Sanford Housing Society			90				**90**
Seymour Estates			33		56	252	**341**
Supportive Housing Development at W. 16th St	60						**60**
The Two Twenty			6		134		**140**
Travel Lodge, Denny's, Pho, Earls			41		77	212	**330**
Total 2018-2022	**60**		**410**		**513**	**835**	**1,818**
Rezoned December 1, 2014 to November 5, 2018							
27North						27	**27**
3030 Sunnyhurst Rd Triplex						3	**3**
3105-3115 Crescentview						23	**23**

Gross Units	Supportive Housing - Other	Social Housing - Care	Social Housing- Rental	Market Housing - Care	Market Housing - Rental	Market Housing - Ownership	Total
Boffo 1 Ridgewood and Edgemont						24	**24**
BrookLynn Living						63	**63**
Canyon North Townhomes						8	**8**
Chelsea Mews						16	**16**
Chesterfield Small Townhouse						4	**4**
Citimark Belle Isle Place						88	**88**
Connaught Living - Grosvenor						82	**82**
Continuum Townhomes						23	**23**
Covo						7	**7**
Creekstone Care Centre		150		30			**180**
Cressey Townhomes						40	**40**
Crown Street Apartments						47	**47**
Draycott Apartments "Walter's Place"						35	**35**
Ebb + Flow Townhomes						150	**150**
Emery Village			42		42	327	**411**
Forsman Townhouse East						8	**8**
Harbourview Townhomes						7	**7**
Intergulf West						326	**326**
Kiwanis 6-storey apartment building			106				**106**
Maplewood Plaza			10		28	155	**193**
Maplewood West						39	**39**
Mountain Court					75	246	**321**
Oxford Adera					88		**88**
Parkside Edge						17	**17**
PC Urban Holland Row						23	**23**
Queens Cross Mews						14	**14**
Taylor Creek						8	**8**

Gross Units	Supportive Housing - Other	Social Housing - Care	Social Housing- Rental	Market Housing - Care	Market Housing - Rental	Market Housing - Ownership	Total
The 1515 (Redic Stacked Townhomes)						26	**26**
Turning Point Men's Support Recovery House	9						**9**
Total 2014-2018	**9**	**150**	**158**	**30**	**233**	**1,836**	**2,416**
Rezoned December 5, 2011 to November 17, 2014							
1152 Wendel Pl						4	**4**
3068 Fromme Rd						3	**3**
Canyon Springs Lynn Valley						108	**108**
Capilano Residences					460		**460**
Connect - Brody Keith / Orwell						32	**32**
Edgemont Senior Living (Amica)				31	96		**127**
GWL Northwoods Village					80		**80**
Loden Green						30	**30**
Maplewood Townhomes (Anthem)						61	**61**
Mill House		4				71	**75**
Oxford Flats					98		**98**
Park West						258	**258**
Parkgate						16	**16**
Polygon Noble Cove / Cates Landing						95	**95**
Seylynn Village			70			718	**788**
Sunnyhurst Small Townhouse						7	**7**
The Residences		9				356	**365**
Turning Point Women's Recovery Home	9						**9**
Total 2011-2014	**9**	**13**	**70**	**31**	**734**	**1,759**	**2,616**

Notes for Figure 14

Source: District of North Vancouver.

New Multi-Family Residential Unit Mix

Figure 15 provides the gross number of new multi-family residential units rezoned by Council since adoption of the Official Community Plan (OCP) in 2011 until December 31, 2022, by housing type and by number of bedrooms (studio, 1- bedroom, 2-bedroom, 3-bedroom, and 4+bedroom).

Note that these figures:

- Include units only, and do not include beds (e.g. care or supportive settings)
- Do not include safe houses, emergency housing, secondary suites, or coach houses
- Do not include Senior's housing. Senior's housing is designed for individuals and couples, typically without children at home, which means fewer bedrooms are typically needed
- Numbers may change as projects progress through the building permit stage

Figure 15. New Multi-Family Residential Unit Mix

	Supportive Housing - Other	Social Housing - Rental	Market Housing - Rental	Market Housing - Ownership	Total
Studio	40	46	59	21	**166**
	67%	9%	4%	0%	**3%**
1 Bdrm	2	244	526	1,143	**1,915**
	3%	46%	39%	26%	**30%**
2 Bdrm	12	169	643	2,130	**2,954**
	20%	32%	48%	48%	**46%**
3 Bdrm	4	70	109	998	**1,181**
	7%	13%	8%	23%	**19%**
4+ Bdrm	2	3	2	136	**143**
	3%	1%	0%	3%	**2%**
Sum units	**60**	**532**	**1,339**	**4,428**	**6,359**

Notes for Figure 15

Source: District of North Vancouver.