The District of North Vancouver
REPORT FOR INFORMATION

July 17, 2020

File: 13.6480.30/001.002.000

AUTHOR: Dan Milburn, General Manager of Planning, Properties & Permits

SUBJECT: Pace of Development – 2019 Update

RECOMMENDATION:
THAT the report titled Pace of Development – 2019 update dated July 17, 2020, from the General Manager of Planning, Properties & Permits is received for information.

REASON FOR REPORT:
Council members have expressed a desire to keep up-to-date with the pace of development in the District of North Vancouver. The District is also in the process of conducting a targeted review of the Official Community Plan (OCP). This report is intended to provide Council with useful background information on the District's historical and projected pace of development.

SUMMARY:
Pace of development can be expressed as the amount of development (e.g. number of residential units) approved, under construction, or occupied in a given period of time (e.g. per year). The accompanying presentation includes information on the historical and projected pace of development, in addition to information on active rezoning applications (i.e. instream applications).

Conclusion:
Pace of development is a key issue for the District of North Vancouver. This report and accompanying presentation are intended provide Council with useful background information for Council's consideration.
Respectfully submitted,

Dan Milburn
General Manager of Planning, Properties & Permits

Attachment 1: Background
Attachment 2: Historical Context
Attachment 3: Regional and Local Forecast
Attachment 4: Development Statistics
Attachment 5: Context Maps, July 7, 2020
Attachment 6: Infrastructure and Amenities
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).
Attachment 1: Background

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)**

<table>
<thead>
<tr>
<th></th>
<th>DNV</th>
<th>NS (-DNV)</th>
<th>MV</th>
<th>BC</th>
<th>Canada</th>
</tr>
</thead>
<tbody>
<tr>
<td>Population Change Rate %</td>
<td>2.2</td>
<td>4.3</td>
<td>7</td>
<td>5.9</td>
<td>9.3</td>
</tr>
</tbody>
</table>

**Figure 2. Census Population Change Rate % (2011-2016)**

<table>
<thead>
<tr>
<th></th>
<th>DNV</th>
<th>NS (-DNV)</th>
<th>MV</th>
<th>BC</th>
<th>Canada</th>
</tr>
</thead>
<tbody>
<tr>
<td>Population Change Rate %</td>
<td>1.8</td>
<td>5.3</td>
<td>6.5</td>
<td>5.6</td>
<td>5</td>
</tr>
</tbody>
</table>

- **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
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.
Attachment 2: Historical Context

Historical Population Change

Figure 4 describes the Canada Census population change for three North Shore municipalities: District of North Vancouver (DNV), City of North Vancouver (CNV) and District of West Vancouver (DWV), and the combined total of four North Shore Indigenous Communities (NSIC): Capilano 5 R, Mission 1 R, Seymour Creek 2 R, and Burrard Inlet 3 R, between 1991 and 2016. Figure 5 describes the percentage that each contributed to the total North Shore population change in each Census period. The District of North Vancouver’s rate of population growth fluctuated from a high of 6,916 between 1986 and 1991, to 1,523 between 2011 and 2016. The District of North Vancouver’s percentage contribution to population growth on the North Shore has declined from 55% in the 1991 Census to 23% in the 2016 Census. Between 1991 and 2016, Canada’s population grew by 29%, while B.C. grew by 42%, and the District of North Vancouver by 14%.

Figure 4. Population: North Shore Communities (1991-2016)

Figure 5. Population Rate of Change: North Shore Communities (1991-2016)

Source: Statistics Canada Census

DNV = District of North Vancouver
NSIC = Capilano 5 R, Mission 1 R, Seymour Creek 2 R and Burrard Inlet 3 R
MV = Metro Vancouver
BC = British Columbia
Attachment 2: Historical Context

**Historical Dwelling Change**

Figure 6 describes the Canada Census change to the number of private dwellings occupied by usual residents in three North Shore municipalities: District of North Vancouver (DNV), City of North Vancouver (CNV) and District of West Vancouver (DWV), and the combined total of four North Shore Indigenous Communities (NSIC): Capilano 5 R, Mission 1 R, Seymour Creek 2 R, and Burrard Inlet 3 R, between 1991 and 2016. Figure 7 describes the percentage that each contributed to change in each Census period. The District of North Vancouver's rate of occupied dwelling growth has declined from a high of 2,585 dwellings between 1986 and 1991, to 563 dwellings between 2011 and 2016. The District of North Vancouver’s percentage contribution to occupied dwelling growth on the North Shore has declined from 51% in the 1991 Census to 23% in the 2016 Census. Between 1991 and 2016, the number of private dwellings occupied by usual residents in Canada increased by 40%, B.C. by 51%, and the District of North Vancouver by 20%.

Figure 6. Dwellings: North Shore Communities (1991-2016)

![Graph showing changes in number of dwellings from 1991 to 2016 for each municipality and NSIC combined.]

Figure 7. Dwellings Rate of Change: North Shore Communities (1991-2016)

![Graph showing percentage change in dwellings from 1991 to 2016 for each municipality and NSIC combined.]

Source: Statistics Canada Census

Private dwelling occupied by usual residents refers to a private dwelling in which a person or a group of persons is permanently residing. Also included are private dwellings whose usual residents are temporarily absent on May 10, 2016. Unless otherwise specified, all data in housing products are for private dwellings occupied by usual residents, rather than for unoccupied private dwellings or dwellings occupied solely by foreign and/or by temporarily present persons. Source: Dictionary Census of Population, 2016
Historical Labour Force Change

Figure 8 describes the Canada Census labour force (aged 15 and older) change in three North Shore municipalities: District of North Vancouver (DNV), City of North Vancouver (CNV) and District of West Vancouver (DWV), and the combined total of four North Shore Indigenous Communities (NSIC): Capilano 5 R, Mission 1 R, Seymour Creek 2 R, and Burrard Inlet 3 R, between 1991 and 2016. Figure 9 describes the percentage that each contributed to change in each Census period. The District of North Vancouver’s rate of labour force growth has fluctuated from a high of 4,105 between 1986 and 1991, to 425 between 2011 and 2016. The District of North Vancouver’s percentage contribution to labour force growth on the North Shore has declined from 60% in 1991 to 14% in 2016. Between 1991 and 2016, Canada’s labour force grew by 19%, B.C. grew by 32%, and the District of North Vancouver by 7%.

Figure 8. Residents in Labour Force (15+): North Shore Communities (1991-2016)

Figure 9. Residents in Labour Force (15+) Rate of Change: North Shore Communities (1991-2016)

Source: Statistics Canada Census. Note: Some data not available in Mission 1 R (2001), Seymour Creek 2 R (1996), and Burrard Inlet 3 R (2006). In these cases the previous census years’ census counts were used.

Labour Force refers to persons who, during the week of Sunday, May 1 to Saturday, May 7 (in that Census Year), were either employed or unemployed. Source: Dictionary Census of Population, 2016
Attachment 2: Historical Context

**Historical Dwelling Characteristics**

Figure 10 A. describes the Canada Census age of private dwellings occupied by usual residents as the percentage in each age category in three North Shore municipalities: District of North Vancouver (DNV), City of North Vancouver (CNV) and District of West Vancouver (DWV), and the combined total of four North Shore Indigenous Communities (NSIC): Capilano 5 R, Mission 1 R, Seymour Creek 2 R, and Burrard Inlet 3 R, in 2016. Figure 10 B. describes the Canada Census age of private dwellings occupied by usual residents as the percentage of total units in each age category in District of North Vancouver (DNV), Metro Vancouver (MV), British Columbia (BC) and Canada in 2016.

These 2016 age profiles reflect the historical results of initial construction activity and redevelopment over time. Compared to the other jurisdictions shown, in 2016 the District of North Vancouver had significantly more dwellings built before 1981, and significantly fewer dwellings built after 1991, except for the District of West Vancouver, which had a somewhat more similar age profile.

**Figure 10. Dwelling Age: Various Jurisdictions (2016)**

Source: Statistics Canada Census
Attachment 2: Historical Context

Figure 11. describes the Canada Census structural type of dwelling in the District of North Vancouver (DNV); City of North Vancouver (CNV); District of West Vancouver (DWV); the combined total of four North Shore Indigenous Communities (NSIC) - Capilano 5 R, Mission 1 R, Seymour Creek 2 R, and Burrard Inlet 3 R; Metro Vancouver (MV); British Columbia (BC); and Canada in 2016. Compared to the other jurisdictions shown, the District of North Vancouver had significantly fewer apartments in buildings that are 5 or more storeys, relative to other structural types in 2016.

Figure 12. Describes the Canada Census change to the structural type of dwelling for the District of North Vancouver from 1991 to 2016. The percentage of single-detached houses in the District of North Vancouver declined from 70% in 1991 to 52% in 2016, which was offset by an increase in the amount of ground oriented and low-rise attached dwellings over the same period.

Figure 11. Structural Type of Dwelling: Various Jurisdictions (2016)

Figure 12. Structural Type of Dwelling: District of North Vancouver (1991-2016)

Source: Statistics Canada Census. Please see the Dictionary, Census Population, 2016 for definitions and remarks
Figure 13. describes the Canada Census tenure of private dwellings occupied by usual residents in the District of North Vancouver (DNV); City of North Vancouver (CNV); District of West Vancouver (DWV); the combined total of four North Shore Indigenous Communities (NSIC) - Capilano 5 R, Mission 1 R, Seymour Creek 2 R, and Burrard Inlet 3 R; Metro Vancouver (MV); British Columbia (BC); and Canada in 2016. Compared to the other jurisdictions shown, the District of North Vancouver had significantly fewer renters compared to owners in 2016. Between 1991 and 2016 the number of owned dwellings in Canada grew by 52% and rented dwellings by 20%. In B.C. owned dwellings grew by 61% and rented by 34% over the same time period. In the District of North Vancouver, the number of owned dwellings grew by 21% and rented dwellings by 16% between 1991 and 2016.

Figure 14. Describes the Canada Census change to the tenure of private dwellings occupied by usual residents in the District of North Vancouver from 1991 to 2016. The ratio of owner vs. renter households has remained relatively static over this time period.

Figure 13. Private Households by Tenure: Various Jurisdictions (2016)

![Graph showing ownership and renting percentages for various jurisdictions in Canada.]

Figure 14. Private Households by Tenure: District of North Vancouver (1991 - 2016)

![Graph showing ownership and renting percentages for the District of North Vancouver from 1991 to 2016.]

Source: Statistics Canada Census

'Private household' refers to a person or group of persons who occupy the same dwelling and do not have a usual place of residence elsewhere in Canada or abroad. The household universe is divided into two sub-universes on the basis of whether the household is occupying a collective dwelling or a private dwelling. The latter is a private household. For census purposes, households are classified into three groups: private households, collective households and households outside Canada. Unless otherwise specified, all data in census products are for private households only. Source: Dictionary Census of Population, 2016
Attachment 2: Historical Context

Figure 15. describes the average amount of housing starts (all types) between 2017 and 2019 in each of the jurisdictions shown, relative to the 2016 Census population for that jurisdiction. Similarly, Figure 16. describes the average amount of starts for Single-detached housing between 2017 and 2019 in each of the jurisdictions shown, relative to the 2016 Census population. Finally, Figure 17. describes the average amount of starts for Rental housing between 2017 and 2019 in each of the jurisdictions shown, relative to the 2016 Census population.

Relative to each jurisdiction’s population in 2016, the average number of housing starts in the District of North Vancouver (DNV) over the last 3 years has been higher than Canada, the District of West Vancouver (DWV), and British Columbia (BC), but lower than Metro Vancouver (MV), North Shore Indigenous Communities combined (NSIC) - Capilano 5 R, Mission 1 R, Seymour Creek 2 R, and Burrard Inlet 3 R, and the City of North Vancouver (CNV). The District of West Vancouver had the highest amount of Single-detached housing starts, while the City of North Vancouver had the highest amount of Rental starts, for the jurisdictions included in this analysis.

Figure 15. 3-yr Average Housing Starts, All Types per 10th people (2016): Various Jurisdictions

Figure 16. 3-yr Average Housing Starts, Single-detached per 10th people (2016): Various Jurisdictions

Figure 17. 3-yr Average Housing Starts, Rental per 10th people (2016): Various Jurisdictions

Source: Statistics Canadian Mortgage and Housing Corporation, Starts and Completions Survey
Regional Planning

The Metro Vancouver 2040: Shaping our Future (Metro 2040) is a regional growth strategy that guides urban growth. It was unanimously adopted by 21 municipalities, TransLink and adjacent regional districts. It lays out how our region is going to accommodate the 1 million people and 500,000 jobs that are expected by 2040. Figures 18, 19 and 20 describe the population, dwelling unit and employment projections for North Shore communities.

Figure 18. Population Projection: North Shore Communities

![Population Projection Graph]

2011: DWV 46,300, CNV 49,800, DNV 87,700
2021: DWV 51,000, CNV 56,000, DNV 98,000
2031: DWV 56,000, CNV 62,000, DNV 105,000
2041: DWV 60,000, CNV 68,000, DNV 114,000

1. Growth projections are provided as reference to member municipalities and regional agencies, and do not represent specific growth targets for the region or respective municipalities.
Attachment 3: Regional and Local Forecast

3. The projections are prepared by Metro Vancouver in association with member municipalities. Projections for each of the municipalities are taken from respective municipal Regional Context Statements as accepted by the GVRD Board.

4. All projections represent an approximate figure for the given year, with consideration for potential variance within a high and low growth margin. Particular municipal projections may represent a higher or lower estimate within that margin. Metro Vancouver may apply alternative higher or lower regional and municipal projection estimates in preparing planning scenarios for land use, infrastructure, utilities or other purposes.

5. All figures in this table are rounded and may include minor inconsistencies for summary totals.

6. All municipal totals include the totals for any First Nation communities located within the respective municipal boundary.

7. Revised 2015 to incorporate projection figures contained in accepted Regional Context Statements

District of North Vancouver Official Community Plan

District of North Vancouver Official Community Plan (2011) is a guide to help District Councils, stakeholders and citizens effect positive change over a twenty-year time horizon. It includes policies that impact a broad range of municipal affairs. 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 and will depend on market and other forces, including the capacity of infrastructure.

Figure 21. District of North Vancouver Official Community Plan: Map 1 Network of Centres Map

Map 1
Network of Centres Concept Map
Note: This map is conceptual in nature only

Legend
Town Centre
Transit Corridor
Industrial & Light Industrial
Parks & Natural Areas

4446882
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
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

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.
Attachment 4: Development Statistics

Figure 24. Status of Multi-family Housing (2011, Approvals 2011-2019, In-Stream Applications, and 2030 Estimated Demand)

- Supportive Housing
- Social Housing – Care
- Market Housing – Care
- Social Housing – Rental
- Market Housing – Rental
- Social Housing – Ownership
- Market Housing – Ownership

<table>
<thead>
<tr>
<th></th>
<th>2011</th>
<th>Approvals 2011 to 2019</th>
<th>In-Stream</th>
<th>Remaining Estimated Demand</th>
<th>2030 Estimated Demand</th>
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</thead>
<tbody>
<tr>
<td>Market Housing – Ownership</td>
<td>6,431</td>
<td>-</td>
<td>1,259</td>
<td>643</td>
<td>328</td>
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<tr>
<td>Social Housing – Ownership</td>
<td>-</td>
<td>-</td>
<td>598</td>
<td>298</td>
<td>61</td>
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<tr>
<td>Market Housing – Rental</td>
<td>1,248</td>
<td>14</td>
<td>302</td>
<td>-</td>
<td>-</td>
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<td>Social Housing – Rental</td>
<td>1,002</td>
<td>-</td>
<td>702</td>
<td>139</td>
<td>117</td>
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<td>Market Housing – Care</td>
<td>2,859</td>
<td>1,643</td>
<td>528</td>
<td>579</td>
<td>265</td>
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<td>279</td>
<td>183</td>
<td>183</td>
<td>117</td>
<td>197</td>
</tr>
<tr>
<td>Supportive Housing</td>
<td>50</td>
<td>18</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
</tbody>
</table>

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
Attachment 4: Development Statistics

Figure 25. Comparison of Multi-Family Housing Approvals after OCP Adoption (June 2011) to the end of 2018 and 2019

2018
- Supportive Housing
- Social Housing – Rental
- Social Housing – Care
- Market Housing – Rental
- Market Housing – Care
- Market Housing – Ownership

2019
- Supportive Housing
- Social Housing – Rental
- Social Housing – Care
- Market Housing – Rental
- Market Housing – Care
- Market Housing – Ownership

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.
Attachment 4: Development Statistics

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)
Attachment 4: Development Statistics

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

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).
Attachment 4: Development Statistics

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

- Single Family Homes*: 31%
- Ground Oriented: 15%
- Apartment fewer than 5 storeys: 5%
- Apartment 5 storeys or more: 49%

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)
Attachment 4: Development Statistics

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

<table>
<thead>
<tr>
<th>Type</th>
<th>Change (Sq. m.)</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial</td>
<td>21,539</td>
<td>4%</td>
</tr>
<tr>
<td>Institutional</td>
<td>7,000</td>
<td>1%</td>
</tr>
<tr>
<td>Industrial</td>
<td>(3,111)</td>
<td>-1%</td>
</tr>
<tr>
<td>Ground Oriented residential</td>
<td>99,599</td>
<td>21%</td>
</tr>
<tr>
<td>Apartment 5 storeys or more</td>
<td>317,687</td>
<td>66%</td>
</tr>
<tr>
<td>Apartment fewer than 5 storeys</td>
<td>34,992</td>
<td>7%</td>
</tr>
</tbody>
</table>

Source: District of North Vancouver

Notes: Some areas based on estimates not actuals (both demolition and construction)
Attachment 4: Development Statistics

Figure 30. Net Floor Area Change (Sq. m.) after OCP Adoption (2011) to the end of 2019

- Industrial: 94,491 (13%)
- Ground Oriented residential: 109,722 (16%)
- Institutional: 25,907 (4%)
- Commercial: 45,851 (7%)
- Apartment fewer than 5 storeys: 81,986 (12%)
- Apartment 5 storeys or more: 337,571 (48%)

Source: District of North Vancouver
Notes: Some areas based on estimates not actuals (both demolition and construction)
Attachment 5: Development Context Maps (July 7, 2020)
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Attachment 5: Development Context Maps (July 7, 2020)
## ATTACHMENT 6: INFRASTRUCTURE & AMENITIES FROM APPROVED DEVELOPMENT 2011-2019

### LYNN CREEK TOWN CENTRE

<table>
<thead>
<tr>
<th>Development Name</th>
<th>Development Type</th>
<th>Location</th>
<th>Units</th>
<th>Acres</th>
<th>Total Costs</th>
<th>Amenities</th>
<th>Social Costs</th>
<th>Total Costs</th>
<th>Social Costs</th>
<th>Social Costs</th>
<th>Social Costs</th>
</tr>
</thead>
<tbody>
<tr>
<td>1500-162 Van St (Seylynn Village - Building C - &quot;Beacon&quot;)</td>
<td>Town Centre</td>
<td>Vancouver</td>
<td>150,000</td>
<td>520,000</td>
<td>400,000</td>
<td>1,816,129</td>
<td>3,897,025</td>
<td>4,812,190</td>
<td>24,514,249</td>
<td>4,952,147</td>
<td>727,820</td>
</tr>
<tr>
<td>1561 Oxford (Old Oxford)</td>
<td>Town Centre</td>
<td>Vancouver</td>
<td>50,000</td>
<td>120,000</td>
<td>2,500,000</td>
<td>162,249</td>
<td>258,564</td>
<td>1,906,195</td>
<td>1,890,580</td>
<td>1,303,940</td>
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<td>1566 Seylynn (Van St - Building D - &quot;Horizon&quot;)</td>
<td>Town Centre</td>
<td>Vancouver</td>
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<td>900,000</td>
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<td>-</td>
<td>1,953,522</td>
<td>1,953,522</td>
<td>1,901,005</td>
<td>243</td>
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<tr>
<td>1567 Seylynn (Van St - Building A - &quot;Compass&quot;)</td>
<td>Town Centre</td>
<td>Vancouver</td>
<td>100,000</td>
<td>280,000</td>
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<td>93,472</td>
<td>1,554,125</td>
<td>1,554,125</td>
<td>1,501,255</td>
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<tr>
<td>1576 Crown St (Crown Street Apartments)</td>
<td>Town Centre</td>
<td>Vancouver</td>
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### LYNN CREEK TOWN CENTRE (SUM)

- **Total Costs (All):** 16,452,152
- **Social Costs (All):** 2,160,380
- **Market Costs (All):** 19,412,532

### MARKET RENTAL

- **Total Costs:** 19,412,532
- **Social Costs:** 2,160,380
- **Social Costs:** 17,252,152
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<th>CALC. - CONTRIBUTED ASSET</th>
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<th>WORKS &amp; SERVICES</th>
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<th>RIGHT OF WAY $</th>
<th>TOTAL CONTRIBUTIONS</th>
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<th>SOCIAL HOUSING - CARE BEDS</th>
<th>SOCIAL HOUSING - CAT BEDS</th>
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Notes & Assumptions:

1. Infrastructure and amenities from approved development, includes contributions collected and pending collection.
2.CACs negotiated as per CAC Policy & approved for Council.
3. Housing Amenity values are based on 2017 Coriolis market analysis.

Due to the unique nature of each care bed/unit valuation are complex, the information above represents the best estimate based on sources available.

Below are reconciliation tables showing the assumptions used in developing the report. The table belows the impact of each item on the total cost for the project.

Amenity valuations are based on 2017 Coriolis market analysis report.

Assumptions:

Amenity valuations are based on 2017 Coriolis market analysis report; Services estimated for a number of projects have been updated totaling $7.7m.

Projects where existing units were rental units have been presented as "gross" units (Emery Village 61 units, Mountaineer Court 75 units and Maplewood Plaza 28 units, Total Diff = 184 units).

Projects updated since Sep 2019. New DP only projects have been added (1225 Marine Drive, 1180 Clements Ave & 3205 Capilano Rd, Emery Village, Argyle Secondary & Handsworth Secondary).

Emery Village Development ($60,000) and project model adjusted. Units for Seymour Village - Building C (Gordon Springs Lynn Valley & Blackcomb Financial Mixed Use have been updated.

 add Social Housing Core Beds to the total count as of Development units (July 2020).

Pace of Development unit count

As per CAC Policy $60,000.

Due to the unique nature of each care bed/unit valuation are complex, the information above represents the best estimate based on sources available.

Add Social Housing Core Beds

Projects adjusted to gross units.

Emery Village

Mountain Court

Maplewood Plaza

Total units presented above

5,755