



PACE OF DEVELOPMENT

Council Workshop
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Planning, Properties & Permits

Introduction

Defining the issue:

- What is “pace of development” and why is it important?
- Influences
- Current policy (OCP, 2011)
- Historical and projected pace of development
- Options/Discussion

Options for Active Rezoning Applications (i.e. instream):

- Consider proposals on their individual merits
- Focus on key town and village centres
- Focus on rental housing, affordable housing and care facilities
- Focus on proposals with significant transportation improvements

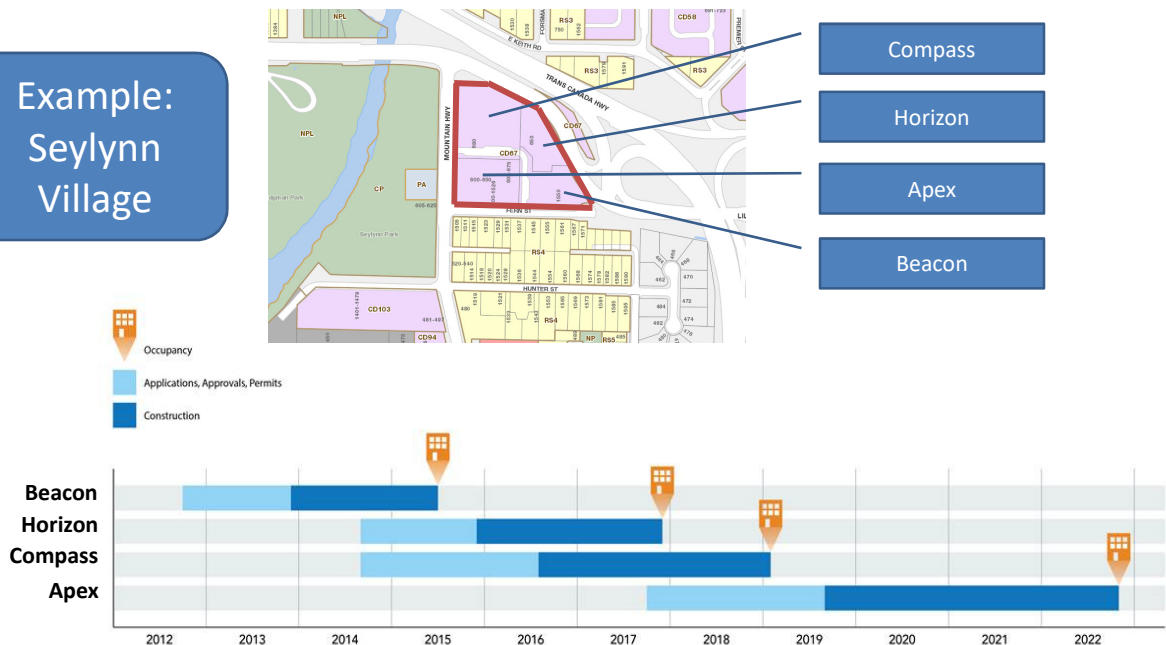
What is “pace of development”?

E.g. Residential units approved,
under construction or occupied per year

What is “pace of development”?



Example: Seylynn Village



Why is pace of development important?



Change, uncertainty and risk
(e.g. existing tenants)

Construction impacts
(e.g. noise, construction traffic)

Land use impacts
(e.g. traffic, character)

Costs and service demands
(e.g. capacity)

Why is pace of development important?

Changing community needs
(e.g. aging population)

Identified issues
(e.g. housing diversity and affordability)

Renewal and revitalization
(e.g. asset life cycle)



What influences the pace of development?

Demand:

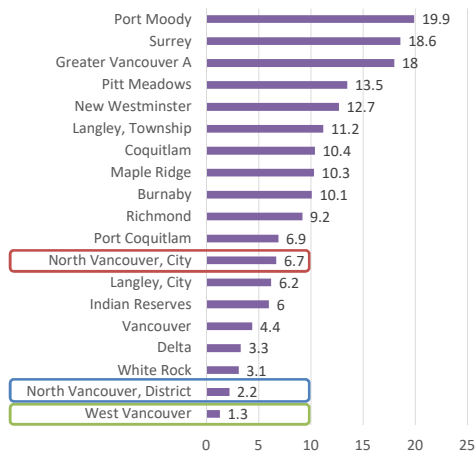
Population change
underutilized
Employment change
Interest rates
Foreign Buyers Tax
Property Transfer Tax
School Tax
Mortgage "stress-test"

Supply:

Land supply - vacant, partially utilized,
Market factors - speculation, holdings & settlements
Physical limits - environmental sensitivity, hazards
Policies - federal, provincial, regional, local
Regulations - Zoning
Development review process

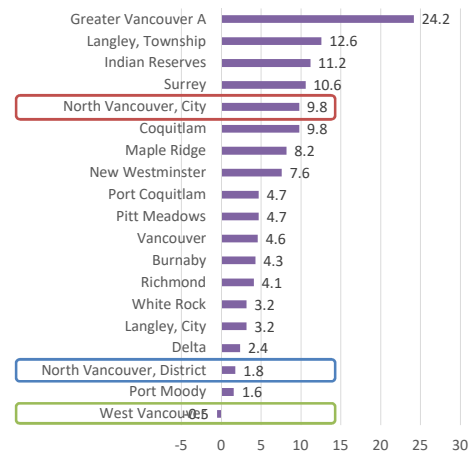


Census Growth Rate 2006 - 2011



Metro Vancouver = 9.3%
BC = 7%
Canada = 5.9%

Census Growth Rate 2011 - 2016



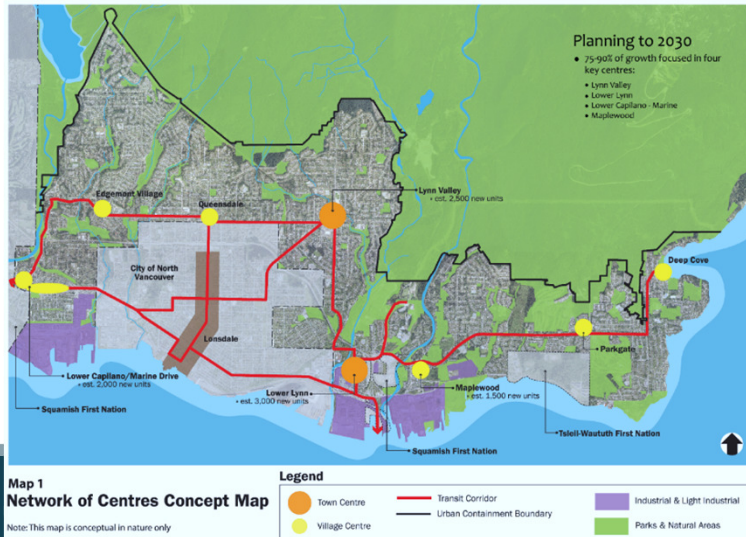
DNV Projection (OCP) = 6% (actual 1.8%)

Metro Vancouver = 6.5%
BC = 5.6%
Canada = 5%



Source: Statistics Canada Census

Current Policy (OCP, 2011)



2011 – 2030

+ 10,000 homes
(500/yr.)

+ 20,000 people
(1,000/yr.)

+ 10,000 jobs
(500/yr.)

**Planning Framework
Not targets**

Housing Continuum

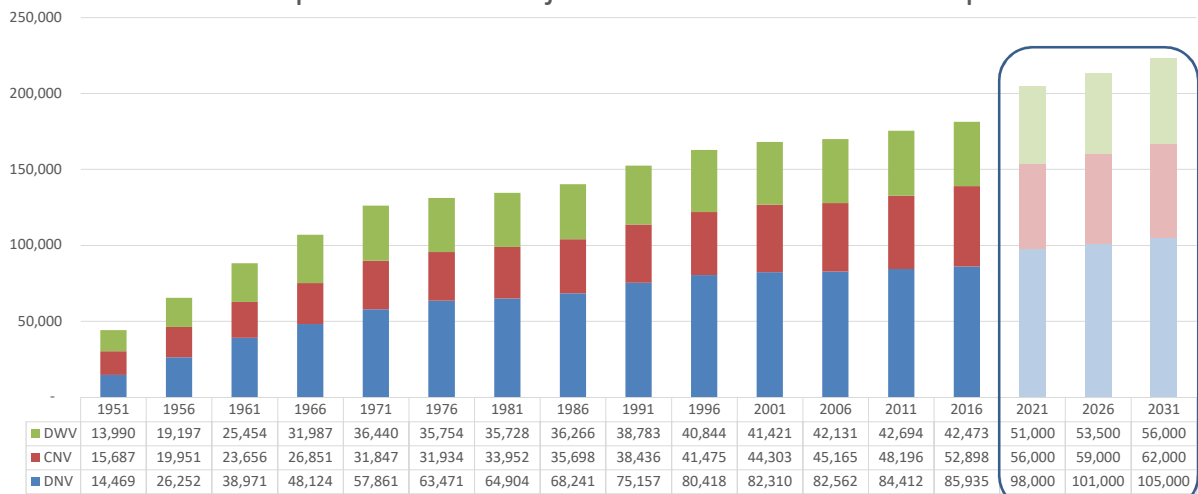
		2011 UNITS	2030 UNITS	NET INCREASE 2011-2030
NON-MARKET	SUBSIDIZED			
	Safe Houses*	22	37	15
	Emergency Housing*	0	50	50
	Supportive Housing*	17	67	50
	Transition Housing*	21	121	100
	Seniors care and disability care*	279	579	300
	Subsidized Rental	644	1,644	1,000
	Ownership — Co-op	343	343	0
	Ownership — Co-housing	0	0	0
	Affordable Home Ownership	0	0	0

Housing Continuum

			2011 UNITS	2030 UNITS	NET INCREASE 2011-2030
MARKET	RENTAL	Apartments above shops	28	26	-2
		Seniors care and disability care	328	528	200
		Coach Houses*	0	80	80
		Secondary Suites*	4,295	6,930	2,635
		Purpose Built	1,259	2,859	1,600
	OWNERSHIP	Strata Apartments	3,793	10,143	6,350
		Townhouses	2,565	3,485	920
		Duplexes, Triplexes, etc.	73	73	0
		Row House	0	0	0
		Single-Family Detached	19,944	19,794	-150
	TOTAL*		28,977	38,895	9,918

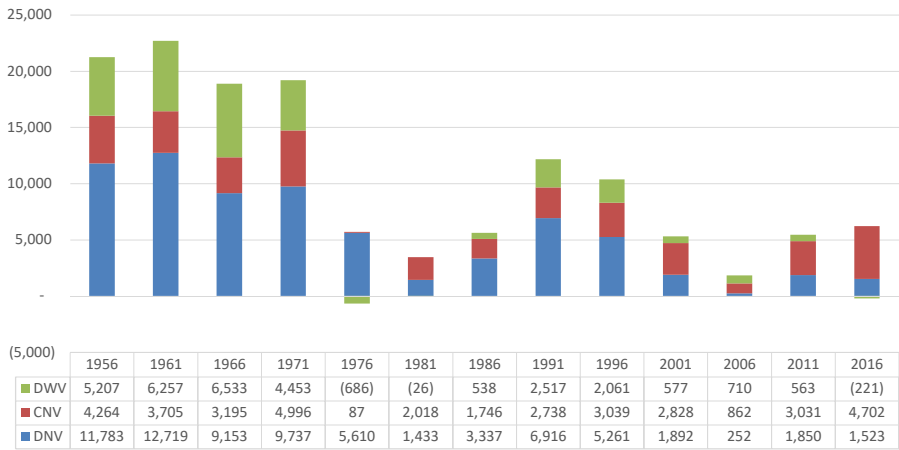


Census Population and Projection: North Shore Municipalities



Sources: Statistics Canada Census and Metro Vancouver 2040 Shaping Our Future

Census Population Change: North Shore Municipalities



Source: Statistics Canada Census

Historical and Projected Pace of Development

Single Family

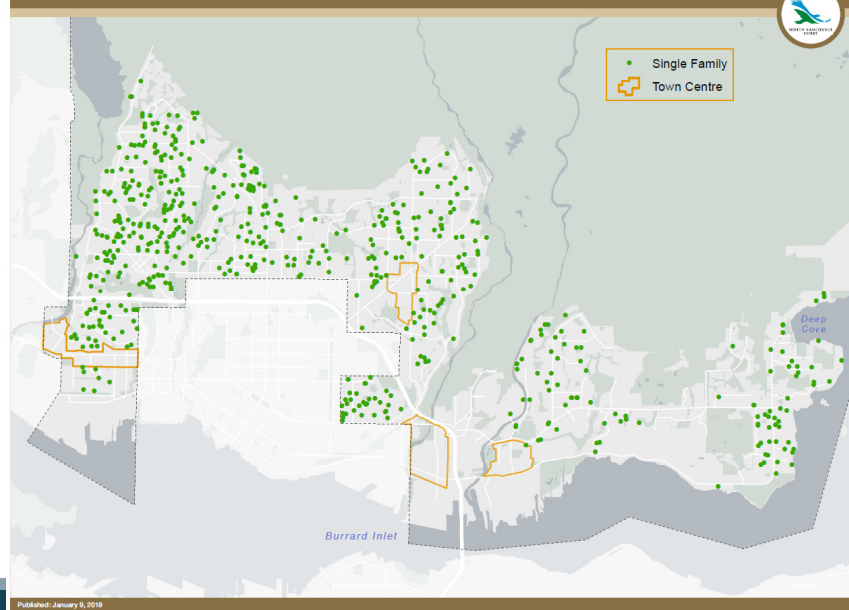
Multi-family



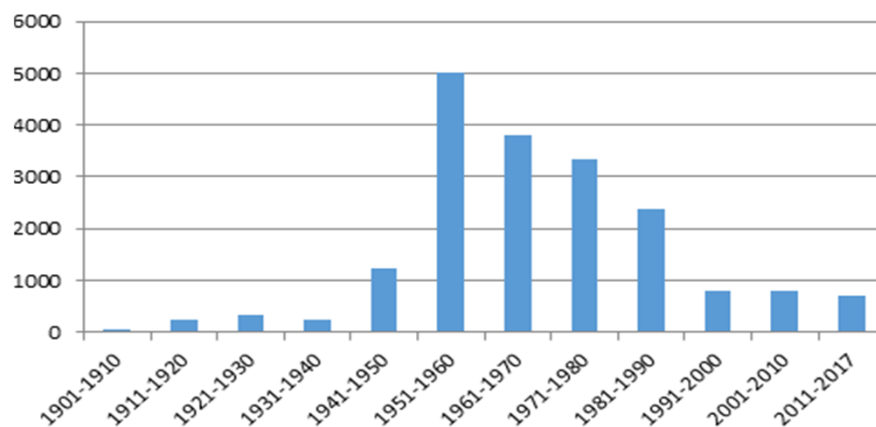
Single Family House construction and major renovations (over \$150K)

Under construction
anytime in 2018

2018 Building Permits: Single Family



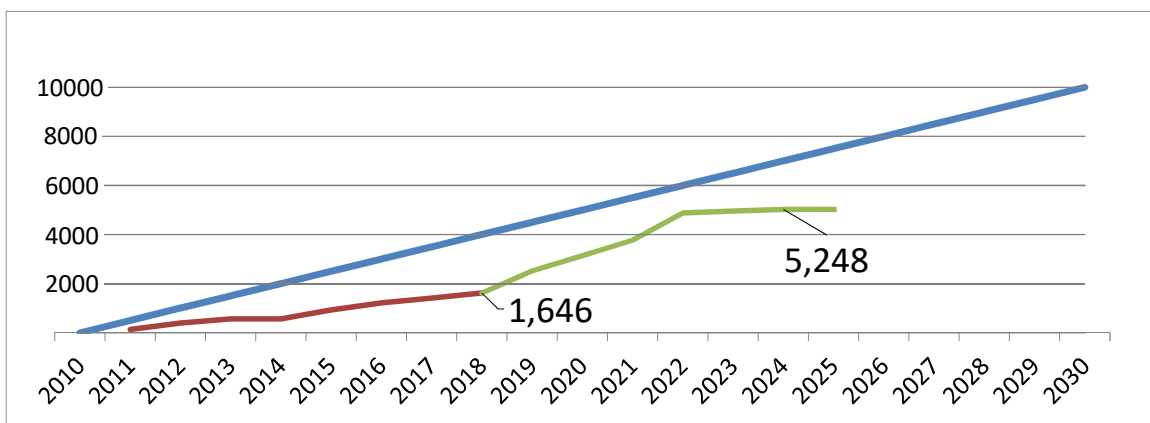
Single Family Houses: Date of Construction



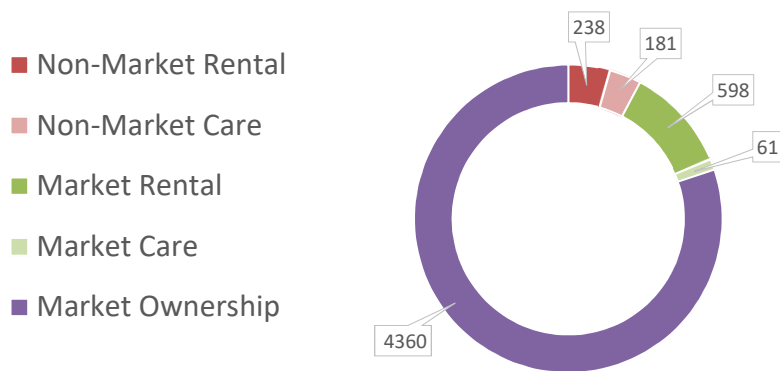
Historical Pace of Rezoning Approvals and Multi-Family Occupancies

- Net new multi-family residential units approved (i.e. rezoning) since OCP adoption = 4,456 (Average ~ 595/yr.)
- Net new multi-family residential units occupied since OCP adoption = 1,646 (Average ~ 220/yr.)

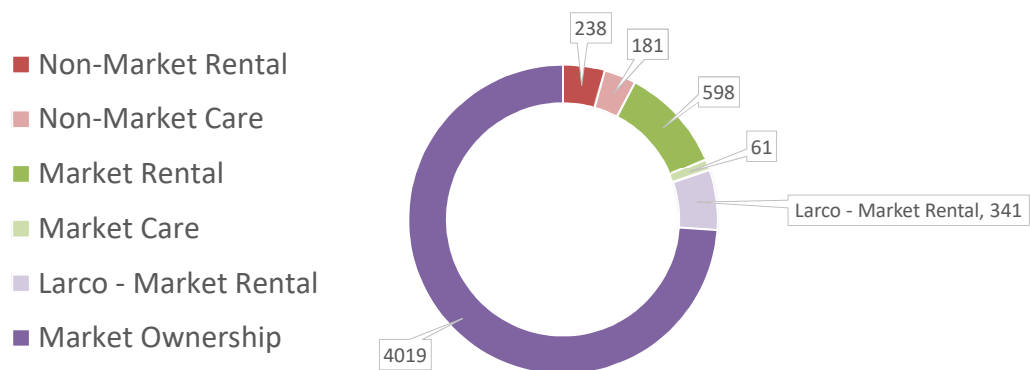
OCP Projection, and Cumulative Occupancy



Type of Approved Projects

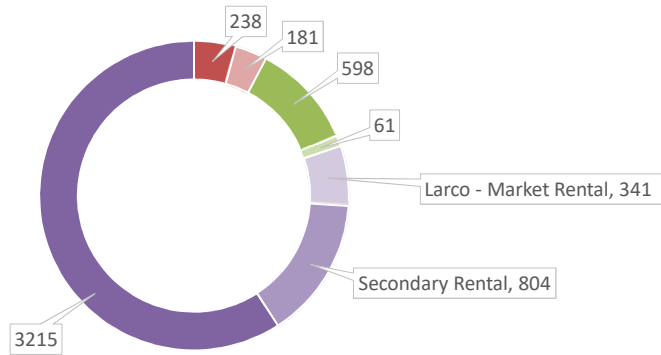


Type of Approved Projects

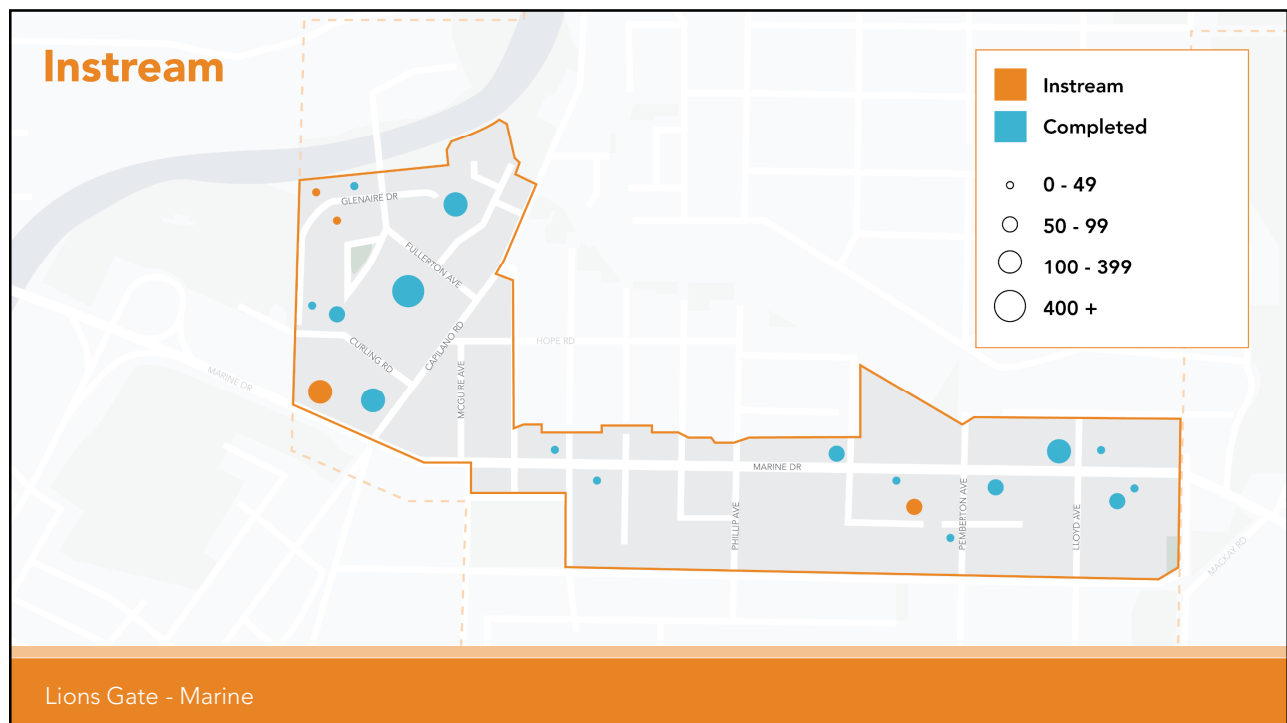


Type of Approved Projects

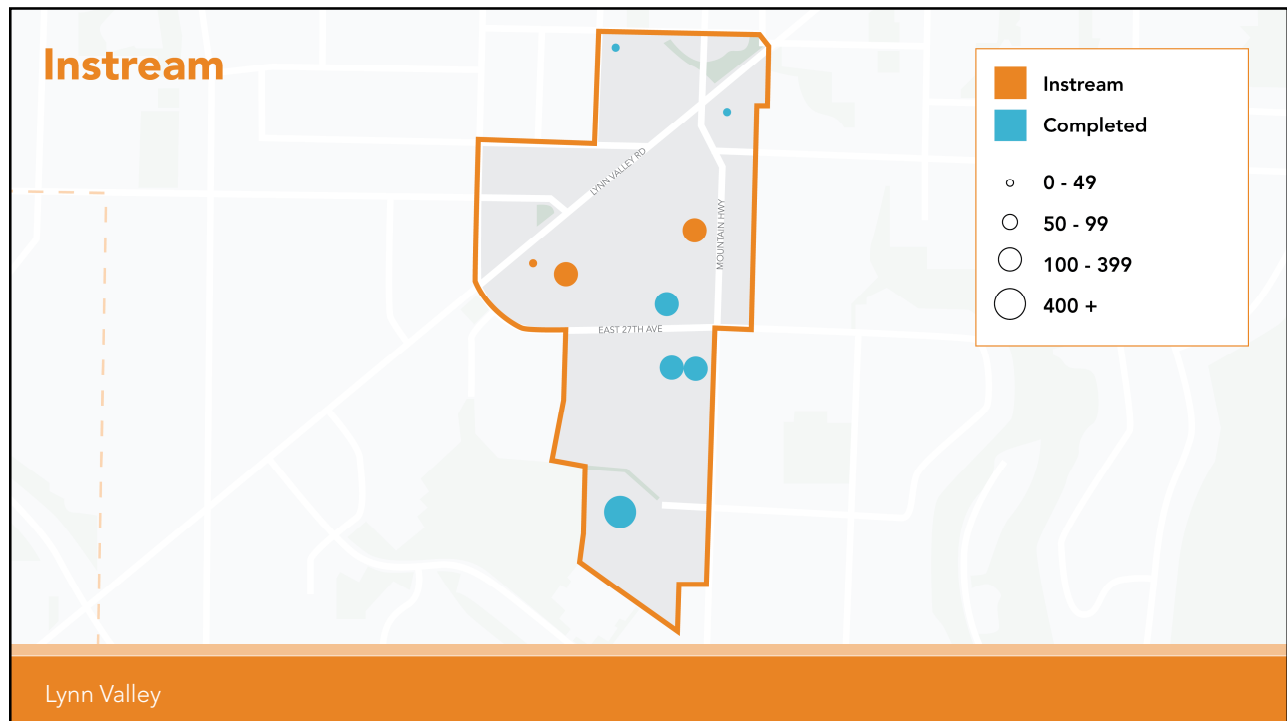
- Non-Market Rental
- Non-Market Care
- Market Rental
- Market Care
- Larco - Market Rental
- Secondary Rental
- Market Ownership



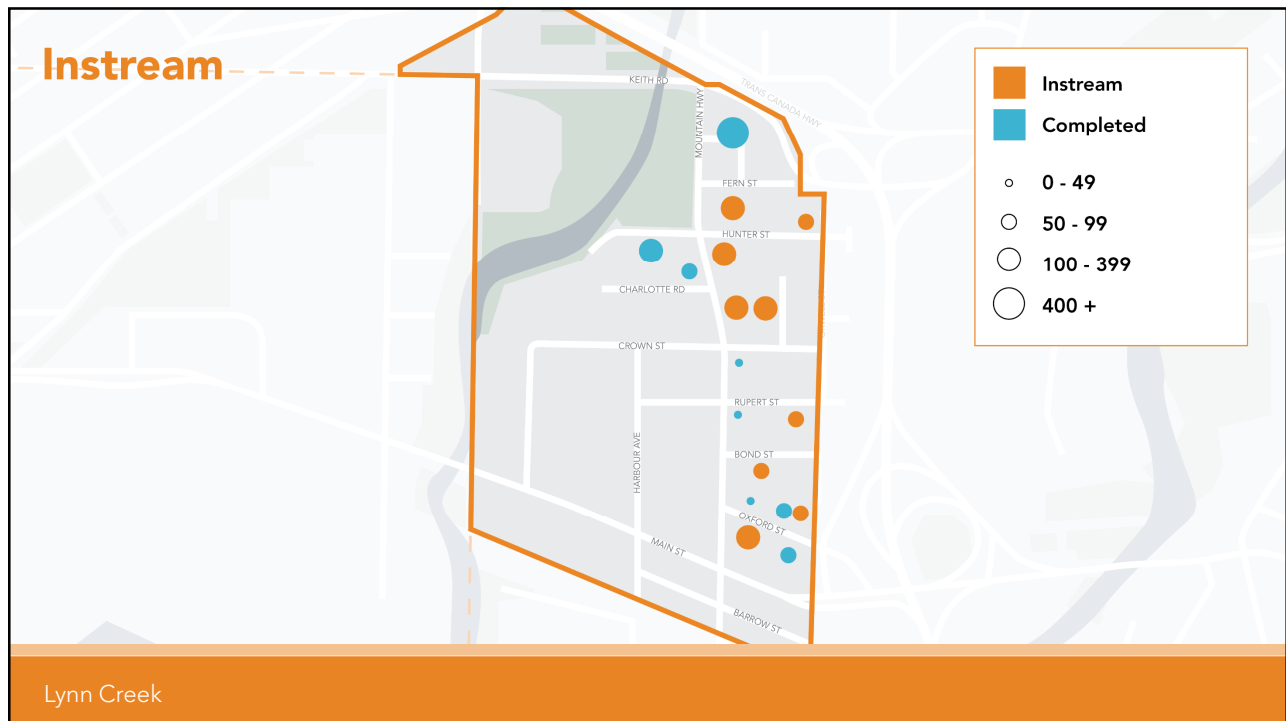
Lions Gate-Marine Pace of Development



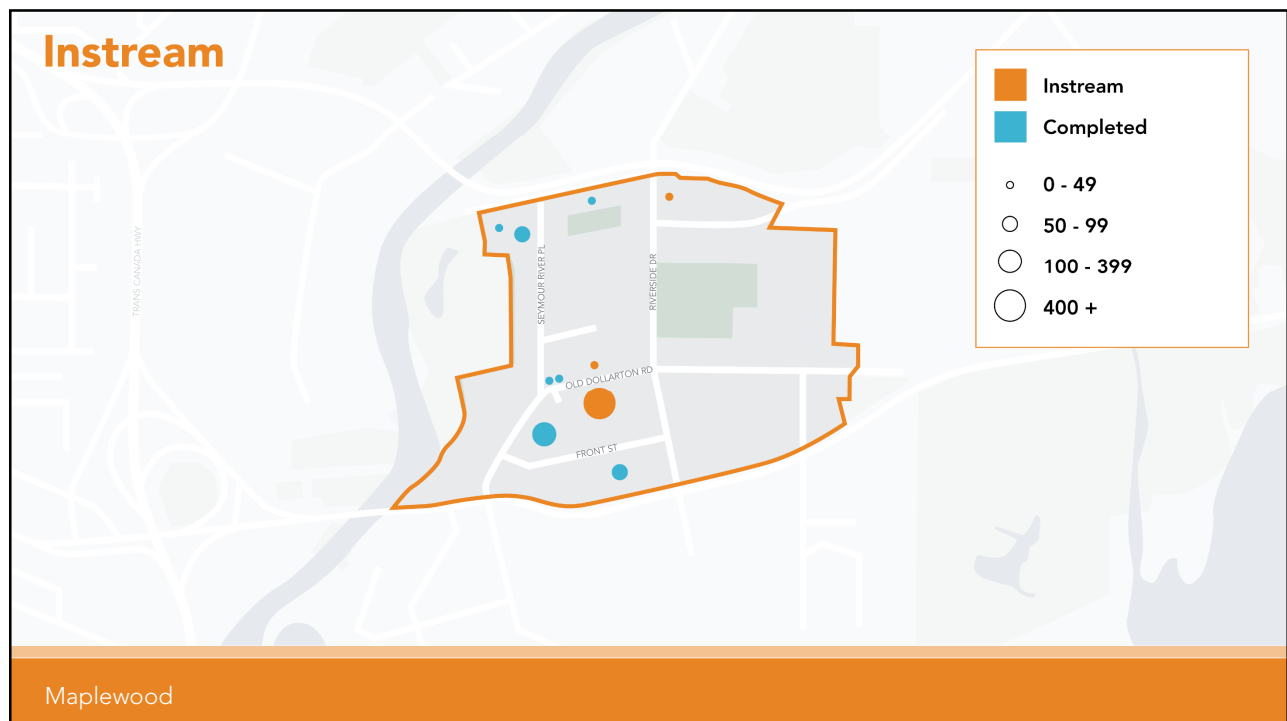
Lynn Valley Pace of Development



Lynn Creek Pace of Development

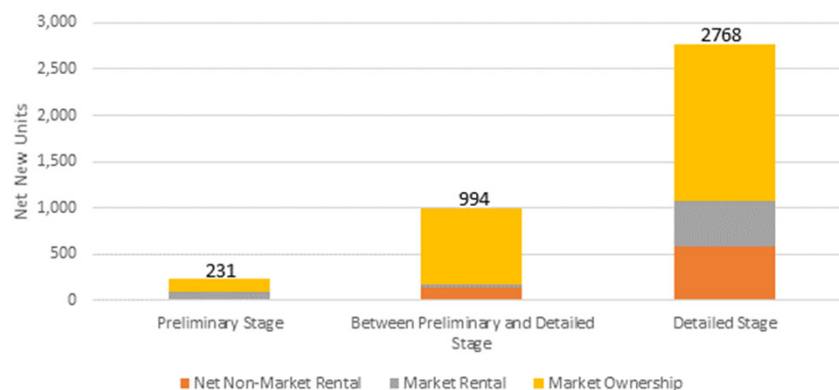


Maplewood Pace of Development



Outside Centres Pace of Development

Active Rezoning Applications (i.e. instream) Multi-Family Units



Options for Active Rezoning Applications (i.e. instream):

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Thank you