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”? 

- **Area Planning**: 2 + years
- **Acquisition and site planning**: months or years
- **Applications and decision making**: 18 – 30 months
- **Construction**: 18 – 36 months
- **Occupation (absorption)**: Days, months or longer

Example: Seylynn Village

- Compass
- Horizon
- Apex
- Beacon
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
- 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

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**Census Growth Rate 2006 - 2011**

- Port Moody: 19.9%
- Surrey: 18.6%
- Greater Vancouver A: 14.6%
- New Westminster: 13.5%
- Langley, Township: 12.7%
- Coquitlam: 11.2%
- Maple Ridge: 10.4%
- Burnaby: 10.1%
- Richmond: 9.2%
- Port Coquitlam: 6.9%
- North Vancouver, City: 6.7%
- Langley, City: 6.2%
- Indian Reserves: 6.2%
- Vancouver: 4.4%
- Delta: 3.3%
- White Rock: 3.3%
- North Vancouver, District: 2.2%
- West Vancouver: 1.3%

**Census Growth Rate 2011 - 2016**

- Greater Vancouver A: 12.6%
- Langley, Township: 11.2%
- Indian Reserves: 10.9%
- Surrey: 10.6%
- Coquitlam: 9.8%
- Maple Ridge: 9.8%
- New Westminster: 8.2%
- Port Coquitlam: 7.6%
- Port Moody: 4.7%
- Pitt Meadows: 4.7%
- Richmond: 4.6%
- Burnaby: 4.3%
- Langley, City: 4.1%
- Delta: 3.2%
- White Rock: 3.2%
- North Vancouver, District: 1.8%
- Port Moody: 1.6%

**Additional Information:**

- **Metro Vancouver:** 9.3%
  - **BC:** 7%
  - **Canada:** 5.9%

- **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

<table>
<thead>
<tr>
<th>Type</th>
<th>2011 Units</th>
<th>2030 Units</th>
<th>Net Increase 2011-2030</th>
</tr>
</thead>
<tbody>
<tr>
<td>Safe Houses*</td>
<td>22</td>
<td>37</td>
<td>15</td>
</tr>
<tr>
<td>Emergency Housing*</td>
<td>0</td>
<td>50</td>
<td>50</td>
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<tr>
<td>Supportive Housing*</td>
<td>17</td>
<td>67</td>
<td>50</td>
</tr>
<tr>
<td>Transition Housing*</td>
<td>21</td>
<td>121</td>
<td>100</td>
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<tr>
<td>Seniors Care and Disability Care*</td>
<td>279</td>
<td>579</td>
<td>300</td>
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<tr>
<td>Subsidized Rental</td>
<td>644</td>
<td>1,644</td>
<td>1,000</td>
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<tr>
<td>Ownership — Co-op</td>
<td>343</td>
<td>343</td>
<td>0</td>
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<tr>
<td>Ownership — Co-housing</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Affordable Home Ownership</td>
<td>0</td>
<td>0</td>
<td>0</td>
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</table>
Housing Continuum

<table>
<thead>
<tr>
<th>Type</th>
<th>2011 Units</th>
<th>2020 Units</th>
<th>NET Increase 2011-2030</th>
</tr>
</thead>
<tbody>
<tr>
<td>Apartments above shops</td>
<td>28</td>
<td>26</td>
<td>-2</td>
</tr>
<tr>
<td>Seniors care and disability care</td>
<td>328</td>
<td>528</td>
<td>200</td>
</tr>
<tr>
<td>Coach Houses*</td>
<td>0</td>
<td>80</td>
<td>80</td>
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<tr>
<td>Secondary Suites*</td>
<td>4,295</td>
<td>6,930</td>
<td>2,635</td>
</tr>
<tr>
<td>Purpose Built</td>
<td>1,259</td>
<td>2,859</td>
<td>1,600</td>
</tr>
<tr>
<td>Townhouses</td>
<td>2,565</td>
<td>3,485</td>
<td>920</td>
</tr>
<tr>
<td>Duplexes, Triplexes, etc.</td>
<td>73</td>
<td>73</td>
<td>0</td>
</tr>
<tr>
<td>Row House</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Single-Family Detached</td>
<td>19,944</td>
<td>19,794</td>
<td>-150</td>
</tr>
<tr>
<td>TOTAL*</td>
<td>28,977</td>
<td>38,895</td>
<td>9,918</td>
</tr>
</tbody>
</table>

Census Population and Projection: North Shore Municipalities

Sources: Statistics Canada Census and Metro Vancouver 2040 Shaping Our Future
Historical and Projected Pace of Development

Single Family

Multi-family

Census Population Change:
North Shore Municipalities

Source: Statistics Canada Census
Single Family House construction and major renovations (over $150K)

Under construction anytime in 2018

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

- Non-Market Rental
- Non-Market Care
- Market Rental
- Market Care
- Market Ownership

Larco - Market Rental, 341
Type of Approved Projects

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

- 3215
- 598
- 61
- 181
- 238
- 598
- 61
- 181
- 238
- Larco - Market Rental, 341
- Secondary Rental, 804
Lions Gate-Marine
Pace of Development
Lynn Valley
Pace of Development

Instream

- Orange: Instream
- Blue: Completed

- 0 - 49
- 50 - 99
- 100 - 399
- 400 +
Lynn Creek
Pace of Development
Maplewood
Pace of Development

Instream

- Orange: Instream
- Blue: Completed

- 0 - 49
- 50 - 99
- 100 - 399
- 400 +
Outside Centres
Pace of Development

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

Thank you