



NORTH VANCOUVER
DISTRICT

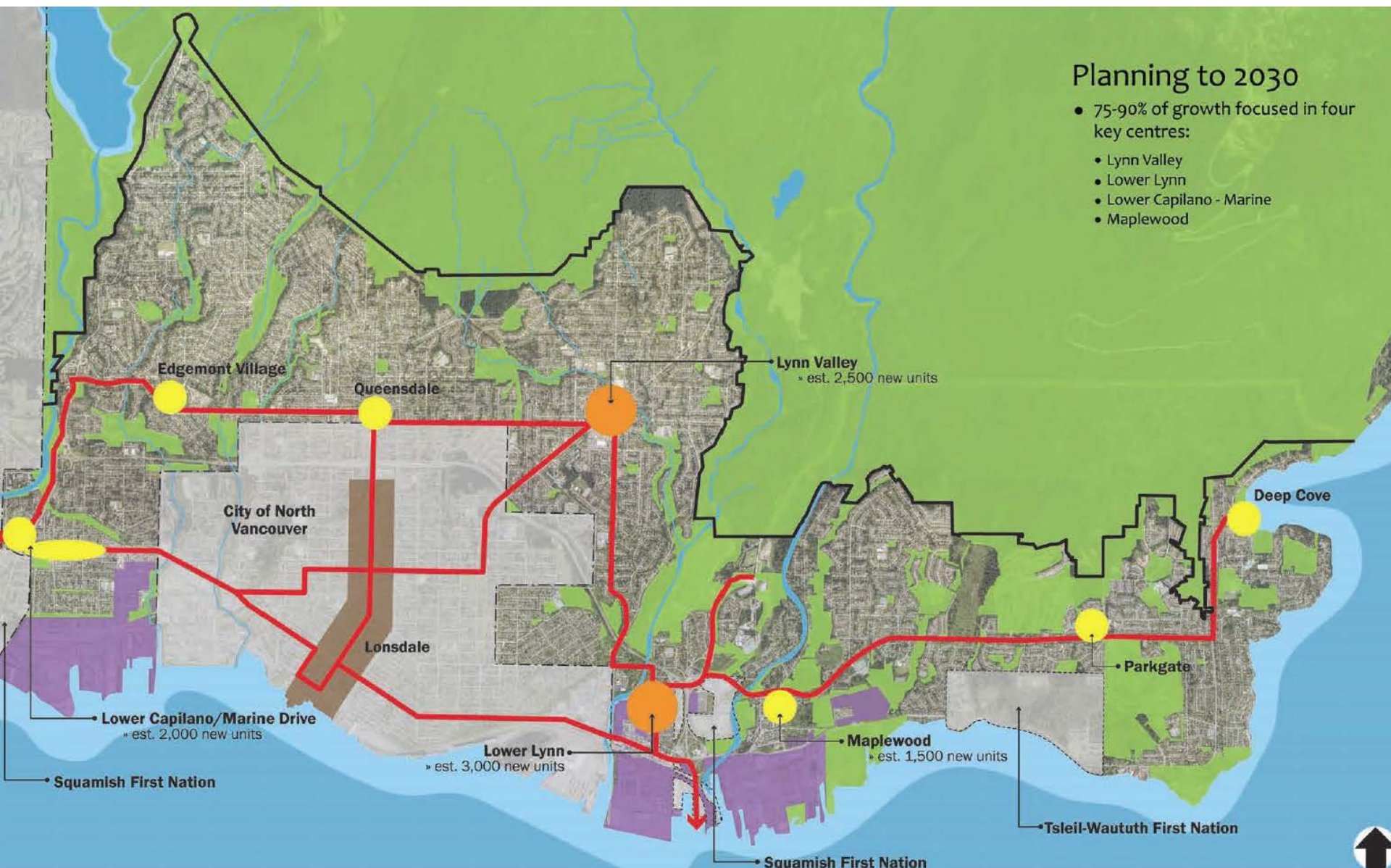
Town Centre Update

July 18th, 2016

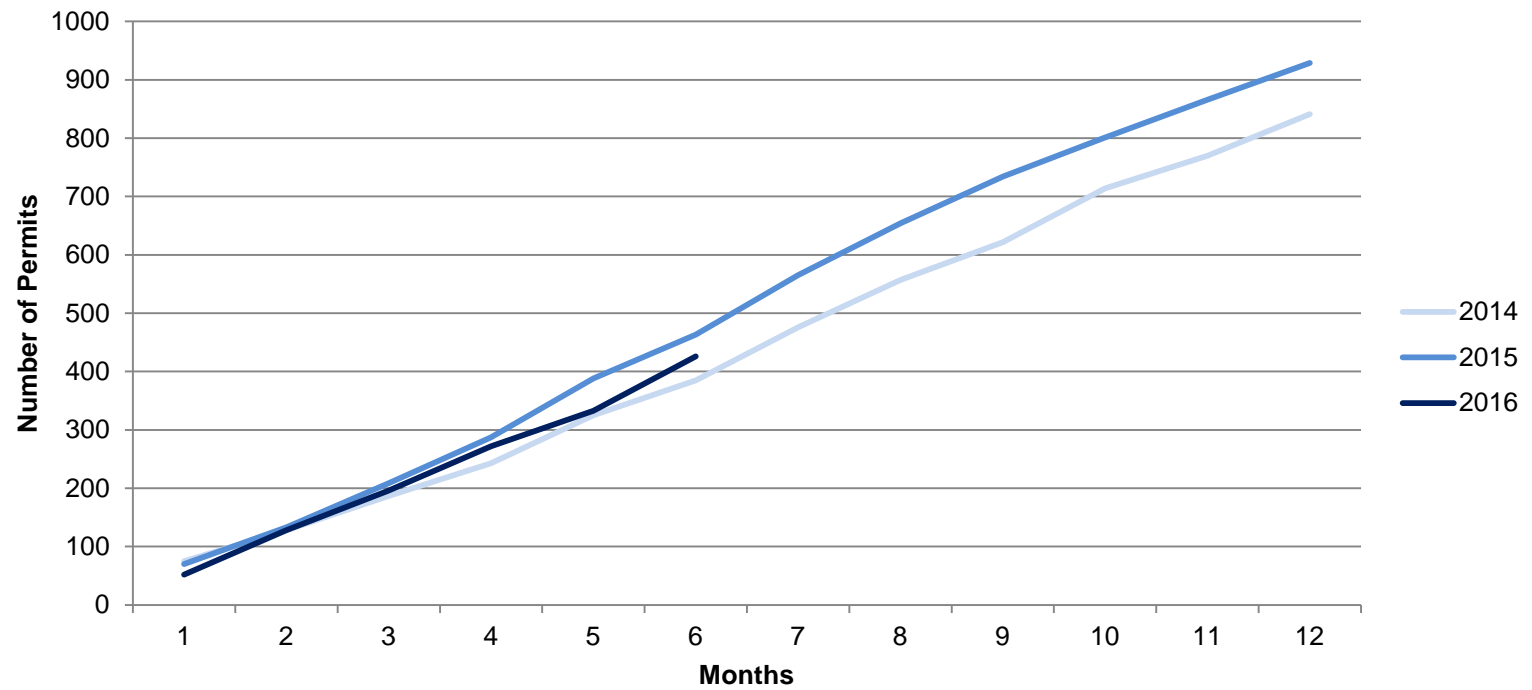
Planning to 2030

- 75-90% of growth focused in four key centres:

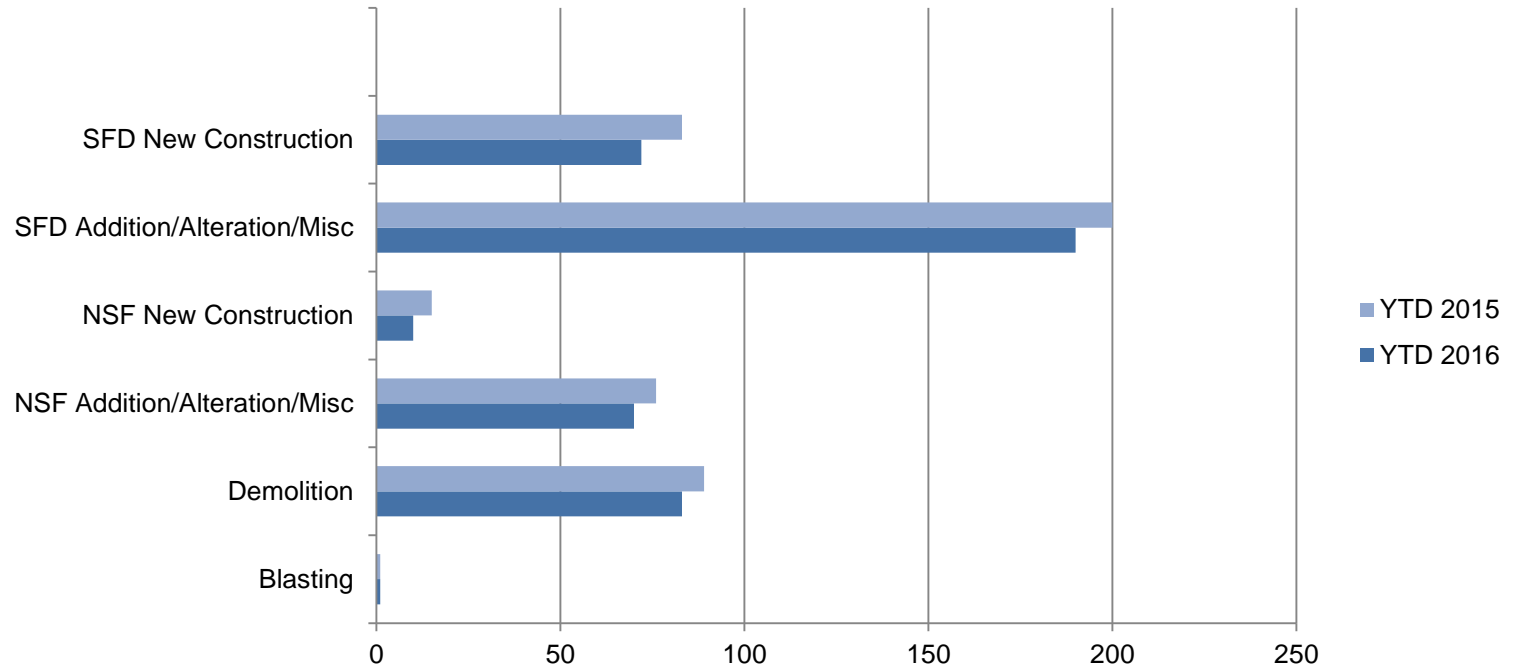
- Lynn Valley
- Lower Lynn
- Lower Capilano - Marine
- Maplewood



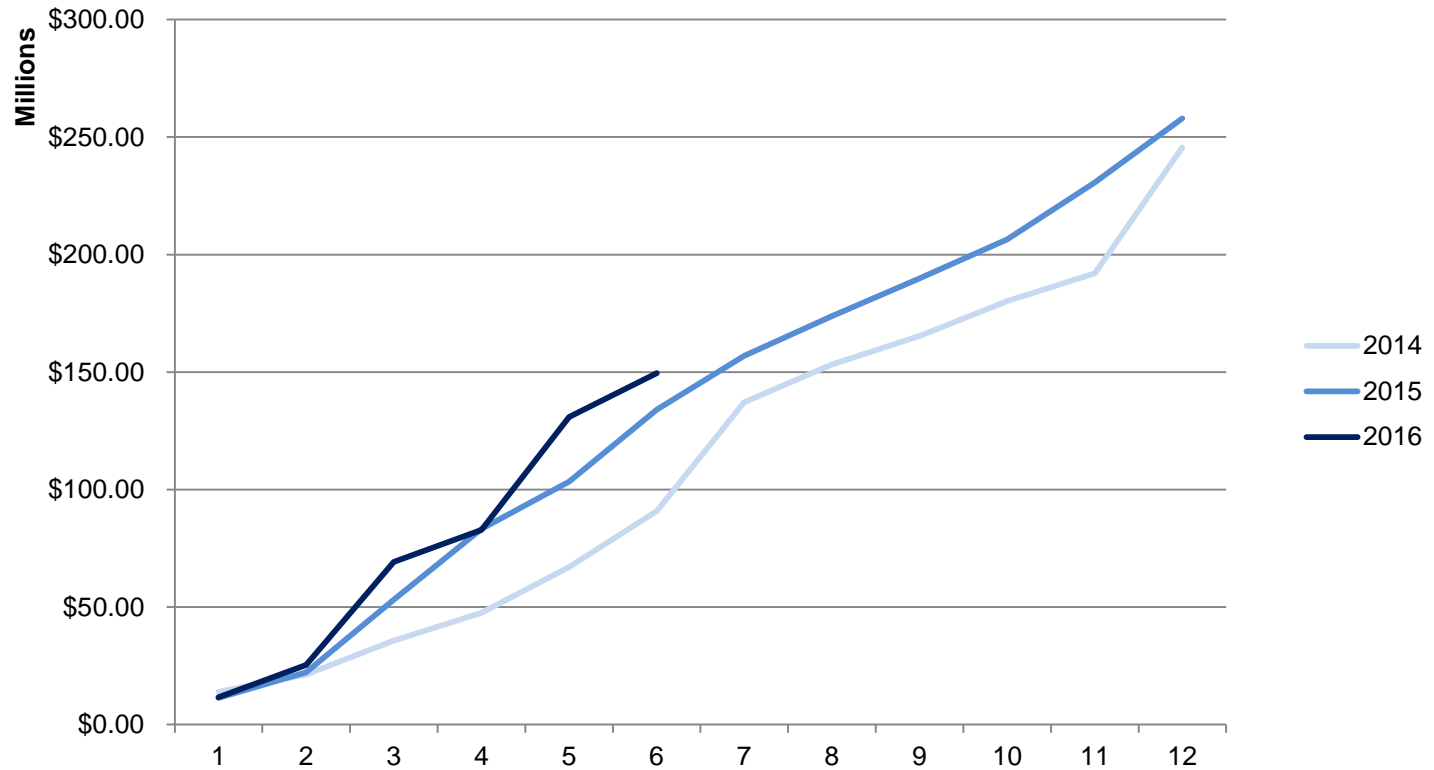
Total Building Permits Issued



Permits Issued by Use YTD 2015 and 2016

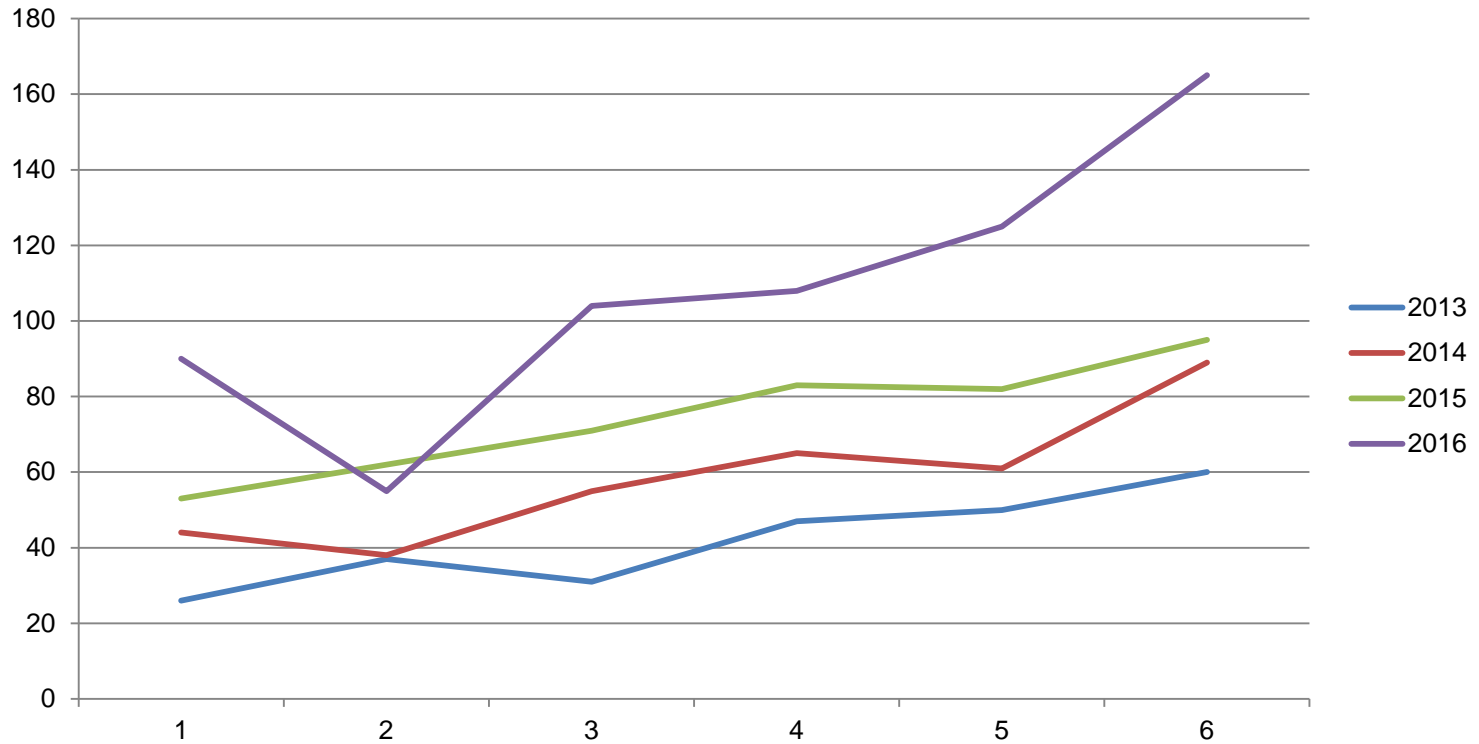


Total Building Permit Construction Value



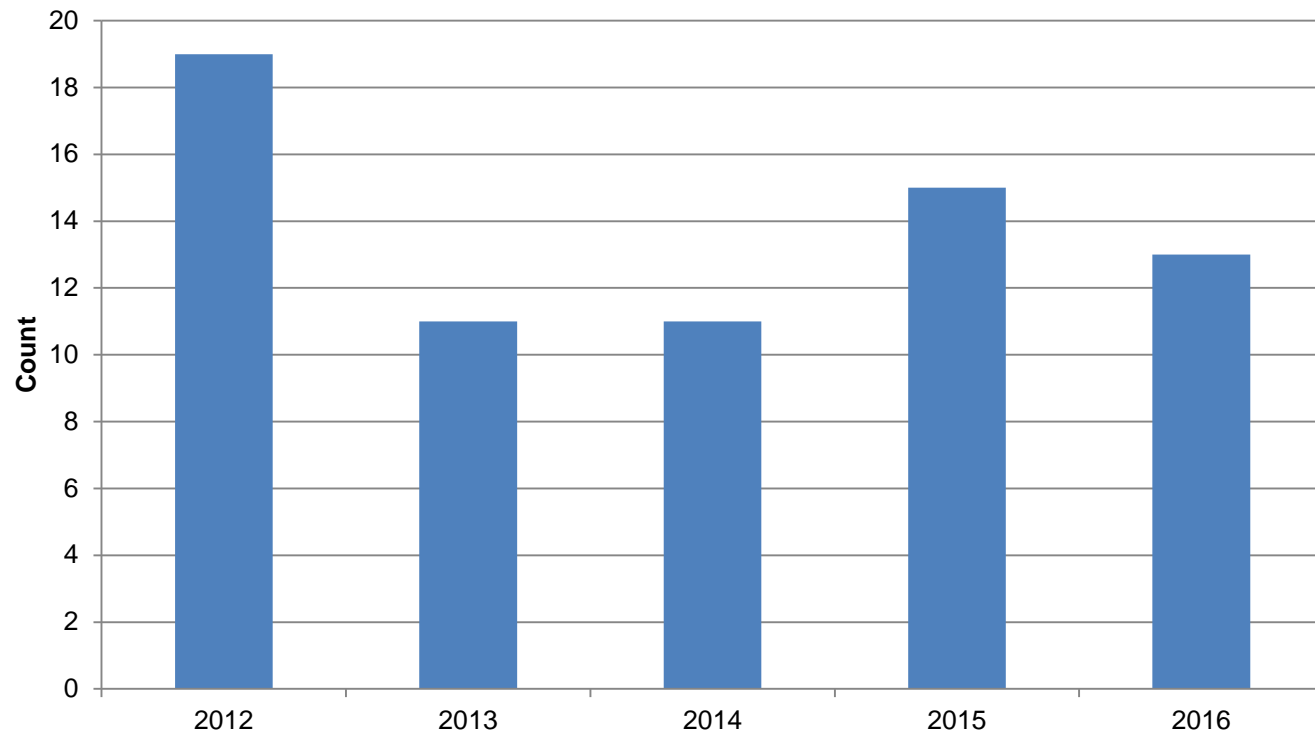
Construction Value up 12%

Special Event and Highway Use Permits Issued

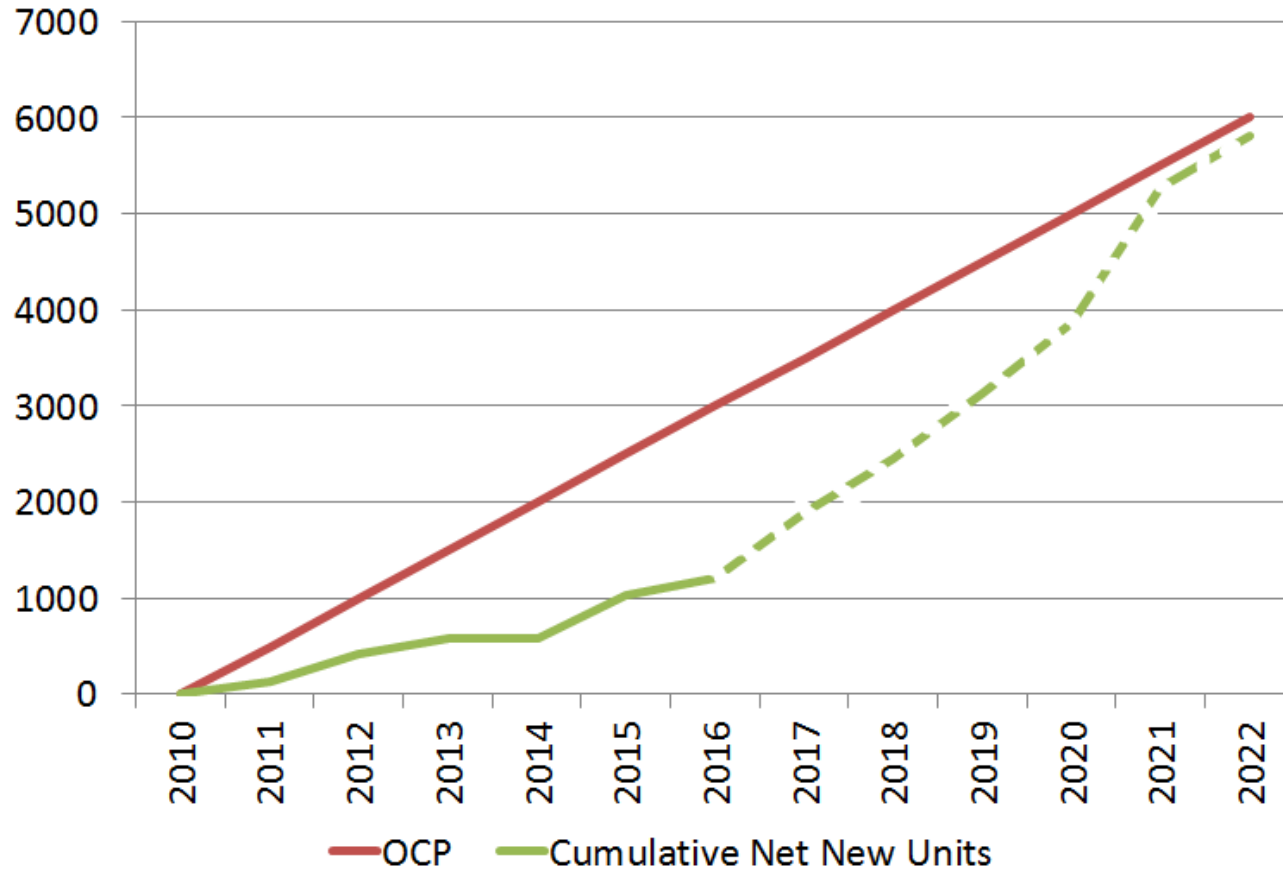


Highway Use Permits ↑74%

Preliminary Planning Applications to June 2016



MF Housing Units Forecast (2016 – 2022)



DISTRICT OF NORTH VANCOUVER







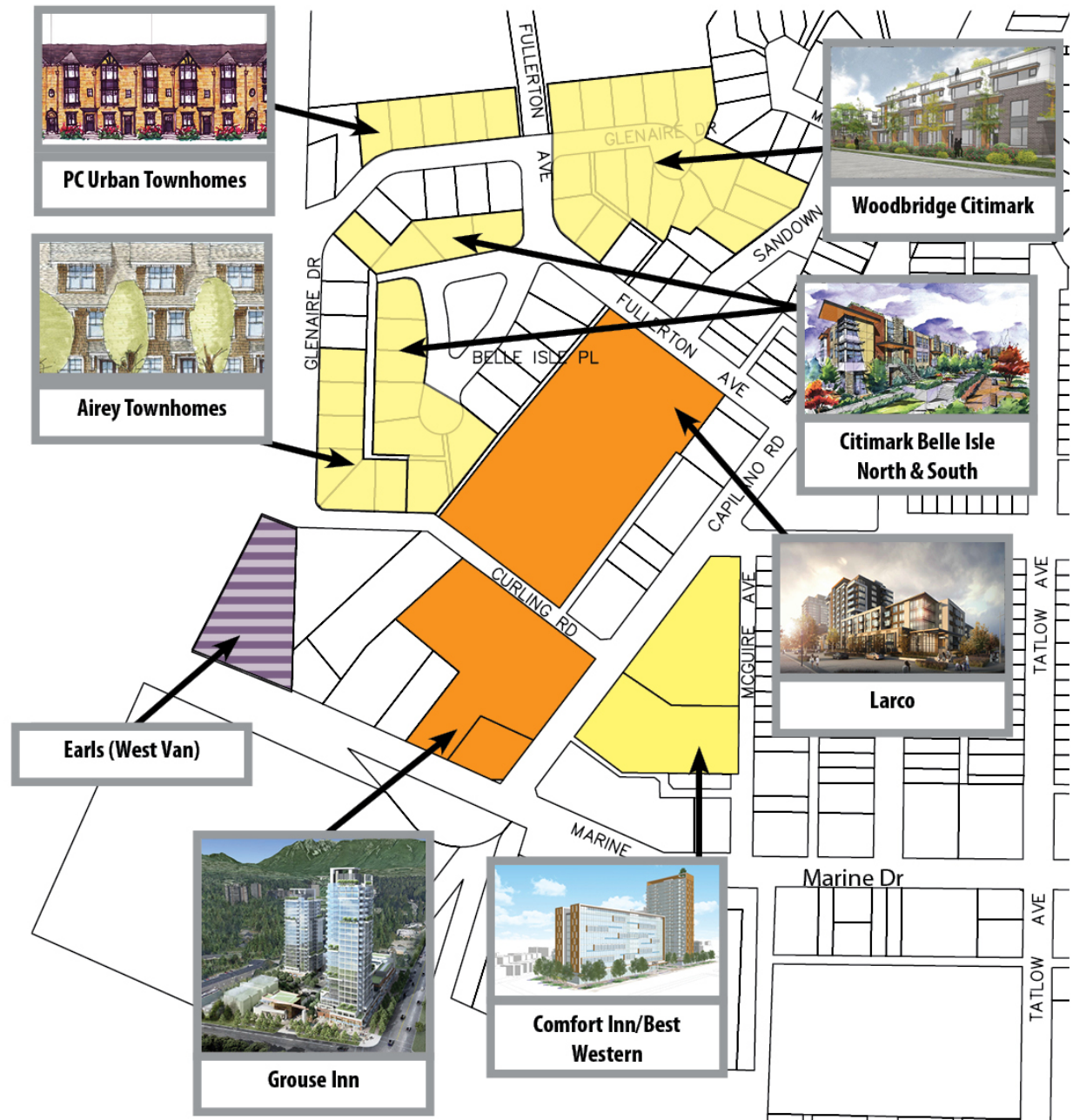
Lions Gate Village Centre



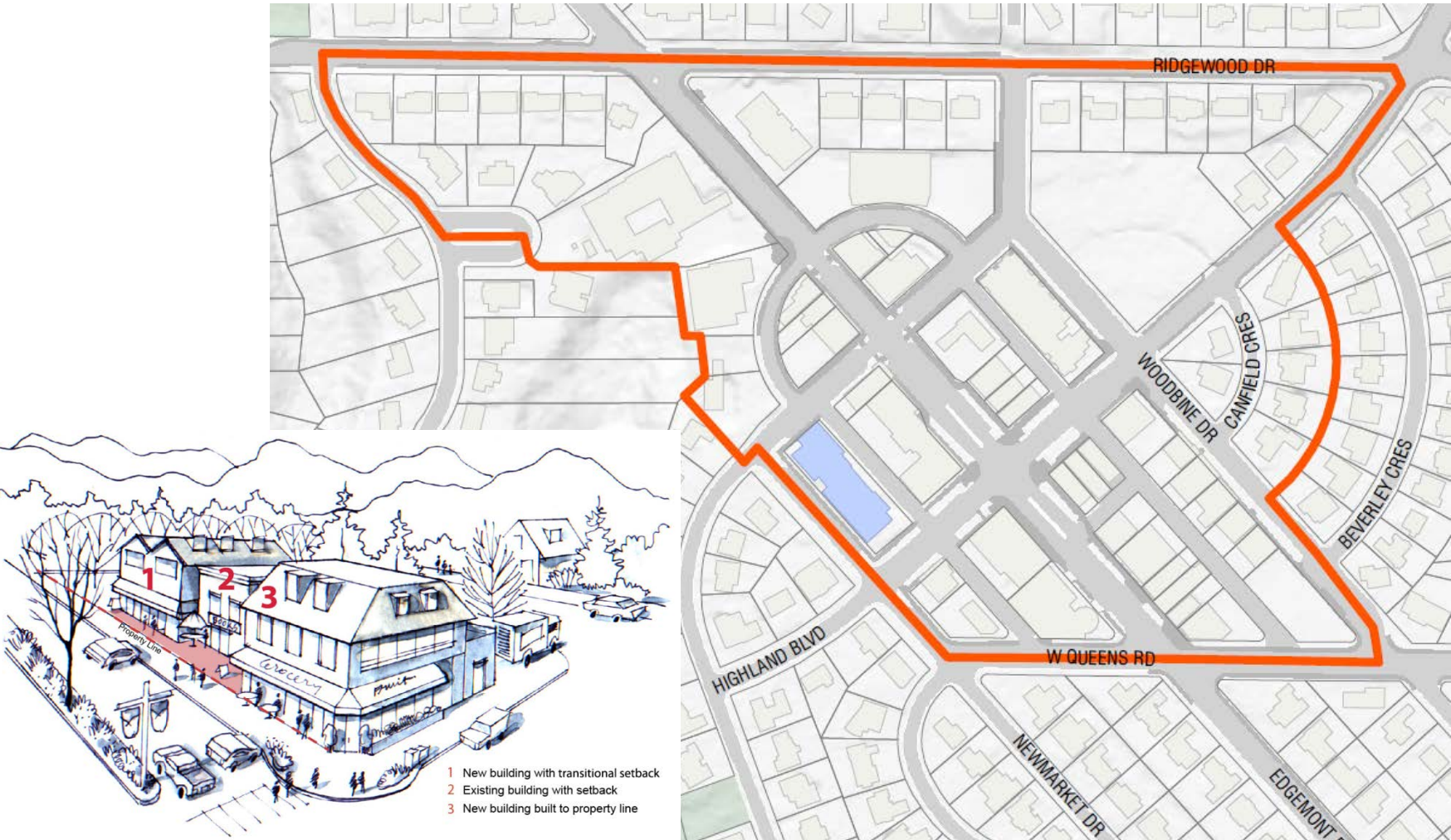
Lions Gate

LEGEND

-  Preliminary Application Stage
-  Rezoning Stage
-  Development Permit Stage
-  Approved or Under Construction







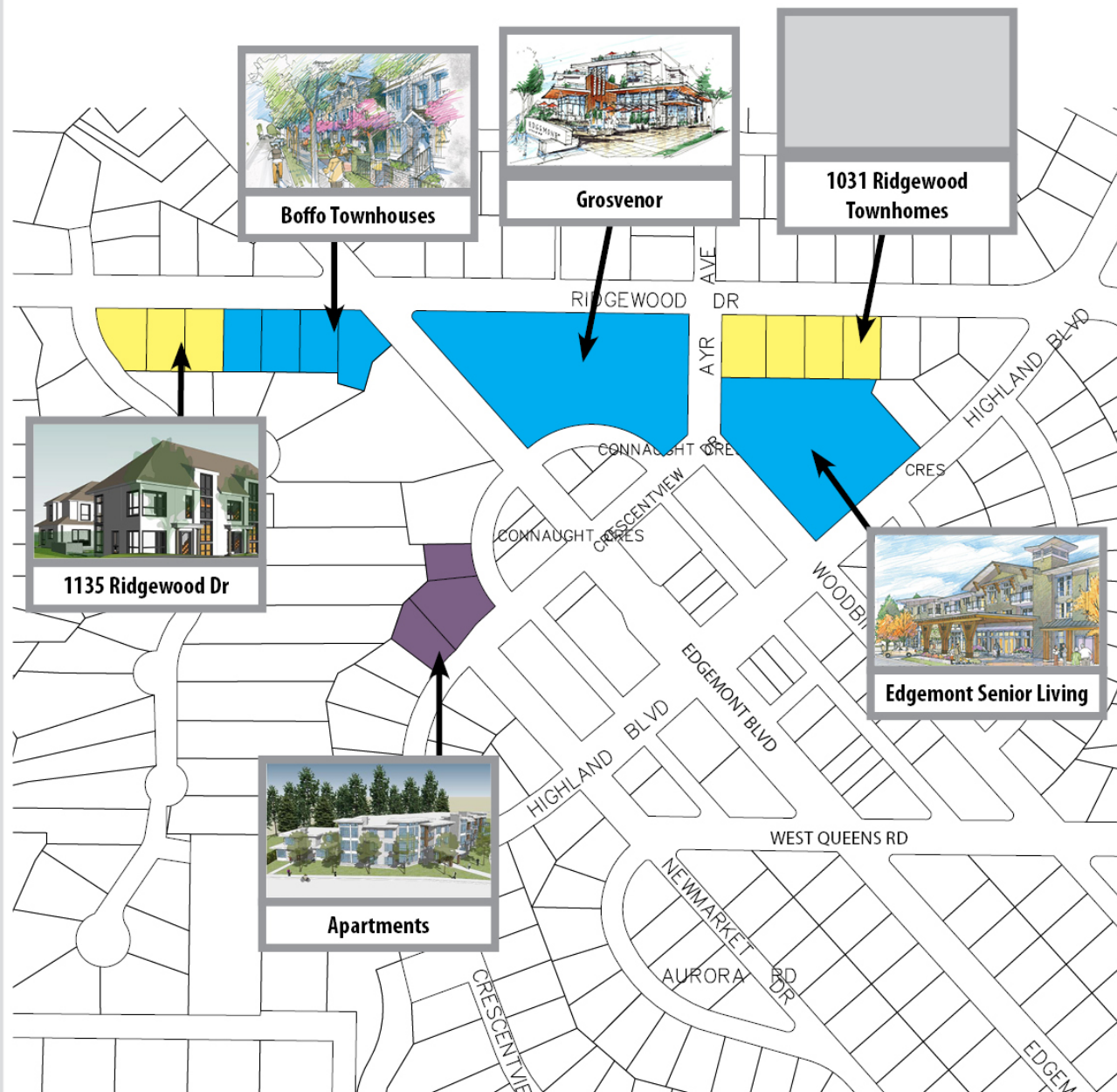
Edgemont Village Centre



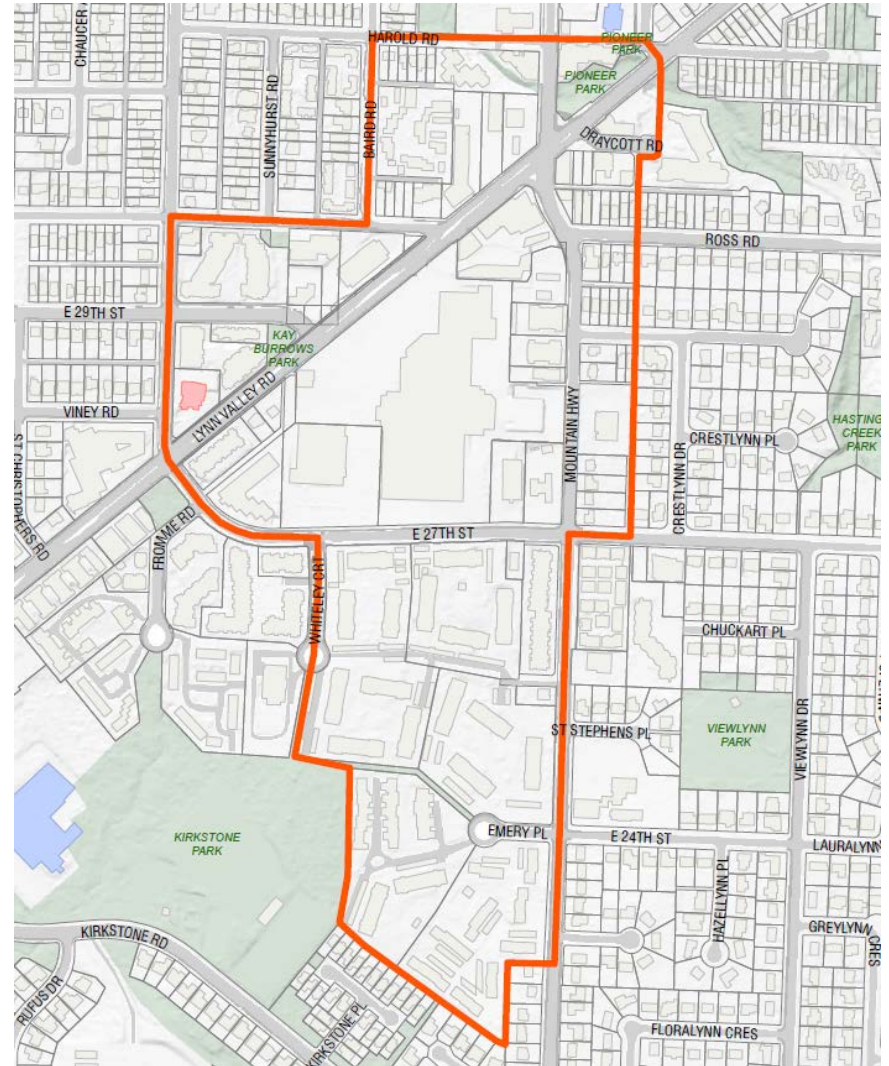
Edgemont

LEGEND

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Lynn Valley Town Centre



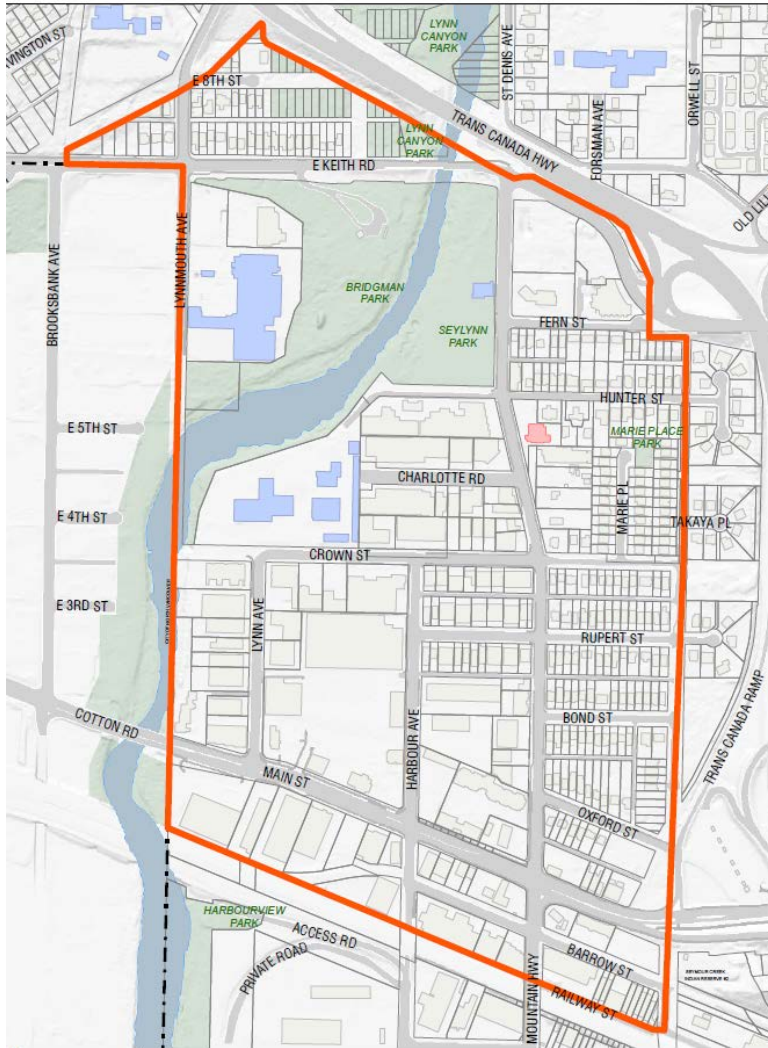
Lynn Valley

LEGEND

-  Preliminary Application Stage
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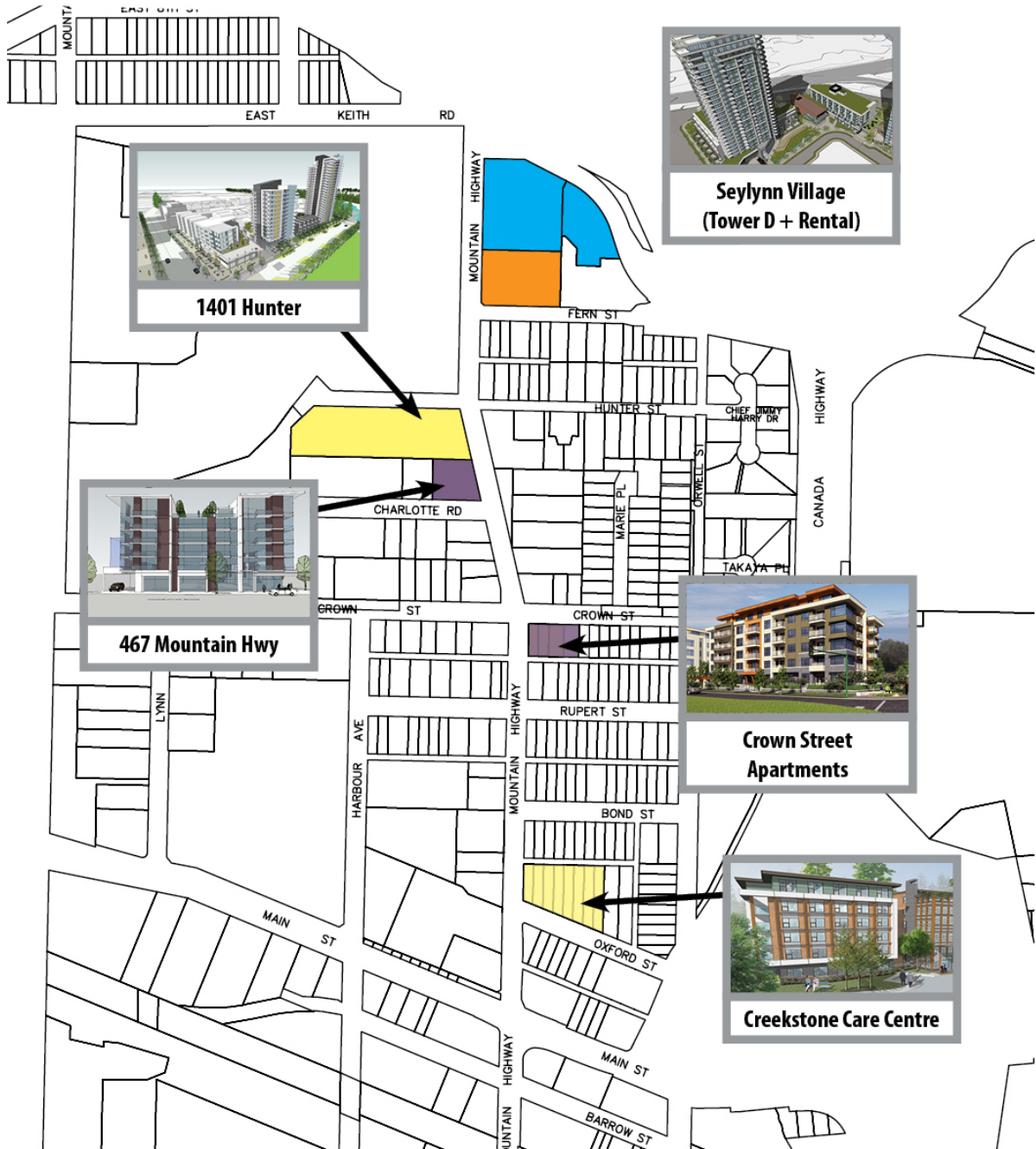
Lynn Creek Town Centre



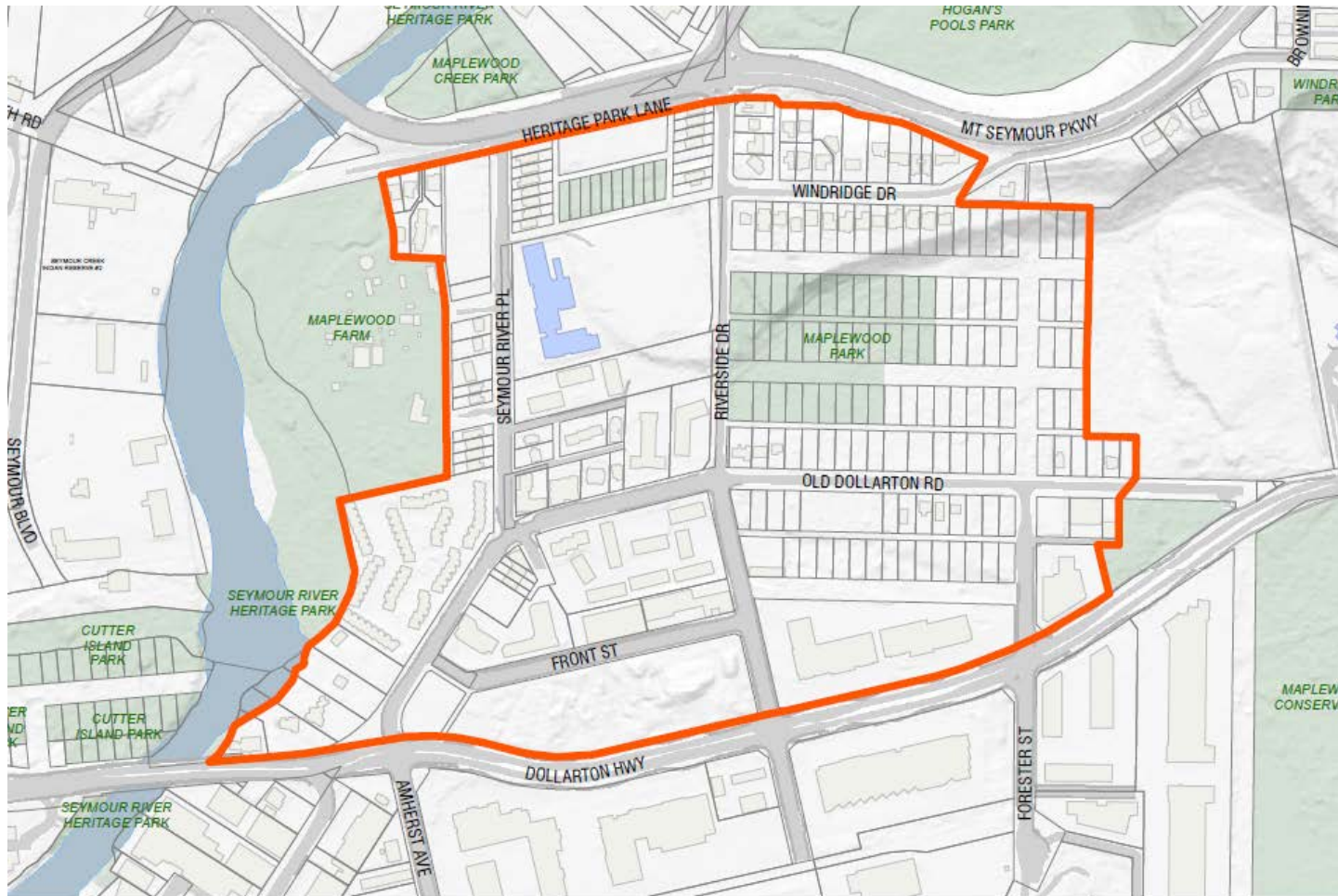
Lynn Creek

LEGEND

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Maplewood Village Centre



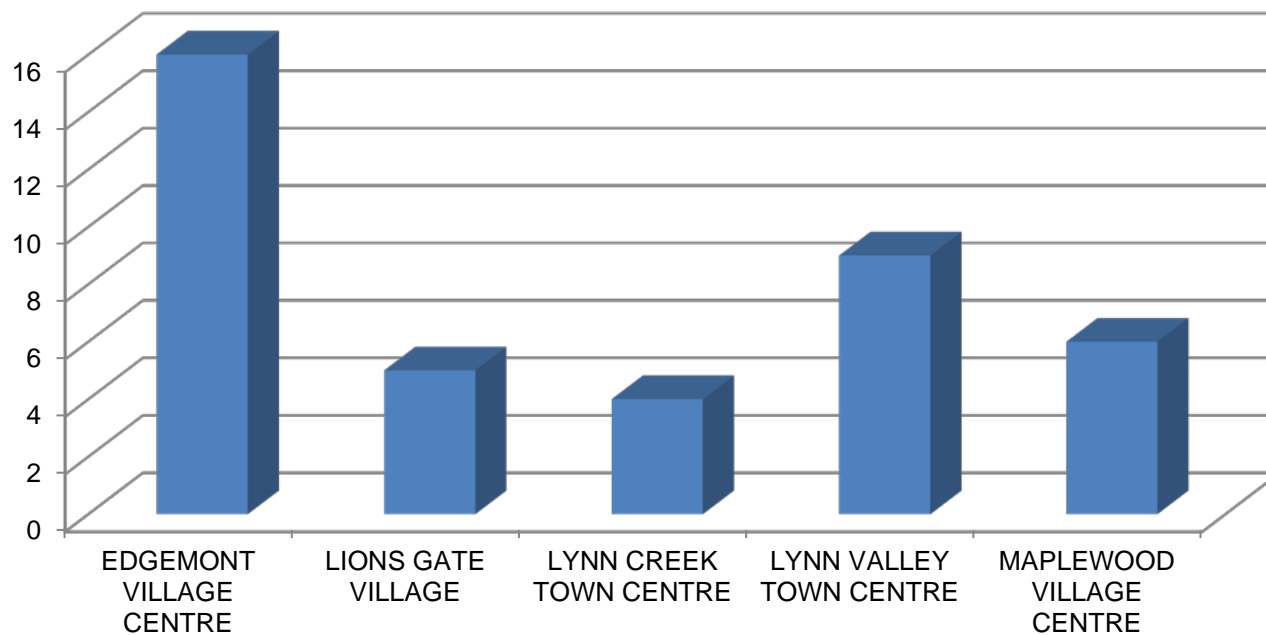
Maplewood

LEGEND

-  Preliminary Application Stage
-  Rezoning Stage
-  Development Permit Stage
-  Approved or Under Construction



Non-Single Family Building Permits Issued January - June 2016



Residential Purchaser Trends

Project Name	Address	Town Centre	Total Residential Units
Lynn Valley United Church	3205 Mountain HWY	Lynn Valley Town Centre	75
Canyon Springs Lynn Valley	2665 Mountain HWY	Lynn Valley Town Centre	108
Milori Homes "Walter's Place"	1325 Draycott RD	Lynn Valley Town Centre	35
Maplewoods (Anthem)	433 (435-475) Seymour River PL	Maplewood Village Centre	61
The Ivy	1265 Marine DR	Marine Drive Village Centre	28
District Crossing	1100 Marine DR	Marine Drive Village Centre	129
1300 Marine Dr	1300 Marine DR	Marine Drive Village Centre	64
Legacy	897 Premier ST	Other	29
Connect - Brody Keith / Orwell	757 Orwell ST	Other	32

Age (20-60+)

- Lynn Valley has an even distribution of ages for buyers, ranging from 20s to 60s.
- Maplewood and Marine Drive have a significant bias towards younger buyers, with around 60% below the age of 40.

Family Type

Single, couple w/ w/o kids, empty nesters

- Couples are most common family type across all areas.
 - There is insufficient data to differentiate between couples with/without kids.
- Lynn Valley has proportionally higher empty nesters.
- Marine Drive is the only area where the percentage of singles rival percentage of couples.

Use

Primary/secondary residence, investment

- Across all areas, roughly 85% of units are used as primary residences.
- Around 15% are used as investment properties.
- Very few units are used as secondary residences.

Buyer History

1st time, 2nd time, 3rd+ time buyers

- Marine Drive has a 60/40 split between first and second time buyers respectively.
- Lynn Valley shows the opposite trend.

Unit-Type

Based on DP figures for the projects listed in the Post Occupancy Survey, we see a mix of unit-type as follows:

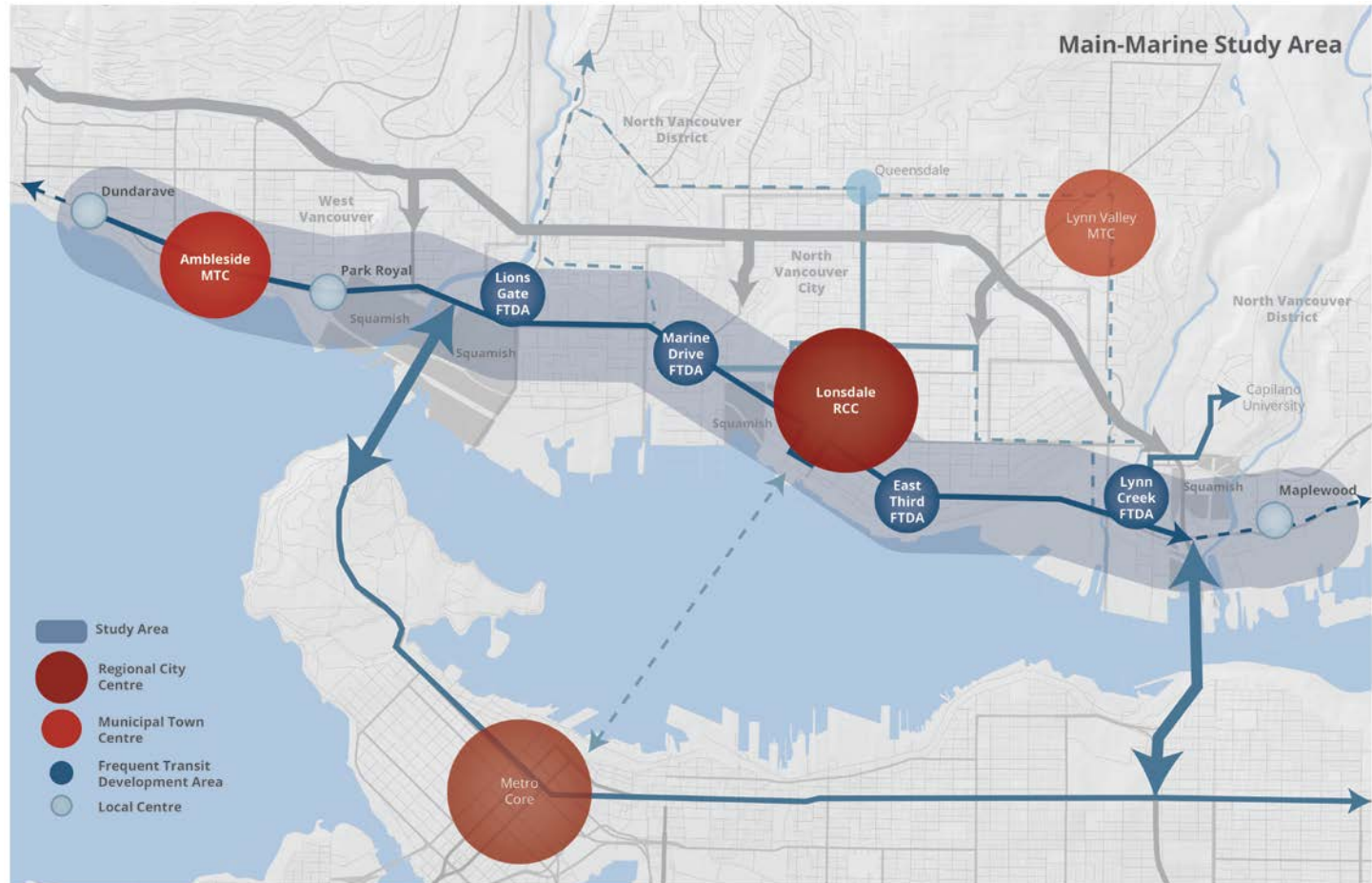
- 1 bed 26%
- 2 bed 52%
- 3 bed 21%
- 4 bed/Penthouse 1%

Previous Location

*North Shore, Metro Vancouver, BC,
outside of BC*

- Purchasers are overwhelmingly local for the aforementioned projects:
 - roughly 2/3 previously residing on the north shore;
 - roughly 1/3 residing in Metro Vancouver.
- Around 5% of purchasers previously reside outside of Metro Vancouver.

Main-Marine Frequent Transit Corridor Study



Discussion