

PROGRESS TOWARDS 2030

Official Community Plan Implementation Review

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Properties & Permits

Council Workshop
April 18, 2017

OUTLINE

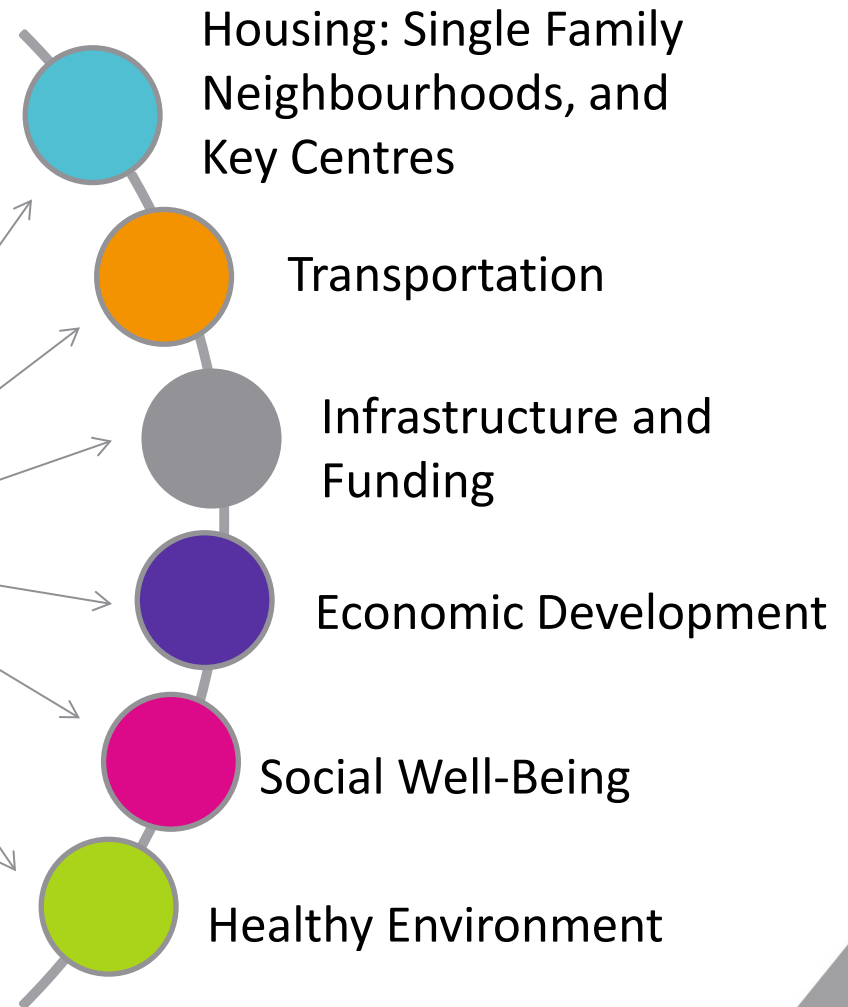
1. Background

2. Data

3. Context

4. Addressing the Key Issues

5. Next Steps



STAKEHOLDER CONSULTATION

- Former OCP Implementation Committee
 - Scope confirmation
 - Community communications
 - New TOR
- North Vancouver Community Associations Network
 - Expanded scope of implementation review
 - Community communications



BACKGROUND

1. Transit service levels
2. Traffic volumes and congestion
3. The supply of adequate housing
4. Rate of redevelopment and infill in single family neighbourhoods
5. Rate of growth in centres, peripheral areas and in neighbourhoods
6. Schedule of public and private infrastructure and developments within each centre and along major corridors
7. Rate of conversion of vacant and buildable land to improved land
8. Land prices, sales data, rental rates, vacancy rates, construction, etc.
9. Demand and supply of industrial land including small tenancies



BACKGROUND

6 Key Issues in the OCP

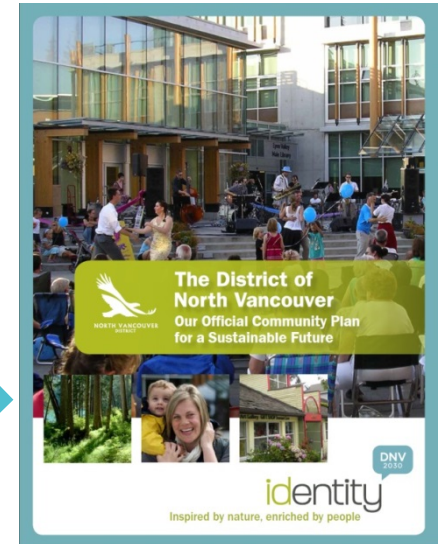
	CHALLENGING DEMOGRAPHIC PROFILE
	LACK OF HOUSING DIVERSITY AND AFFORDABILITY
	LOSS OF ECONOMIC VIBRANCY
	LARGE ENVIRONMENTAL FOOTPRINT
	SOCIAL ISSUES
	AGING MUNICIPAL INFRASTRUCTURE AND FINANCIAL CHALLENGES

- The challenges our community is facing

4 Strategic Directions to Address Key Issues

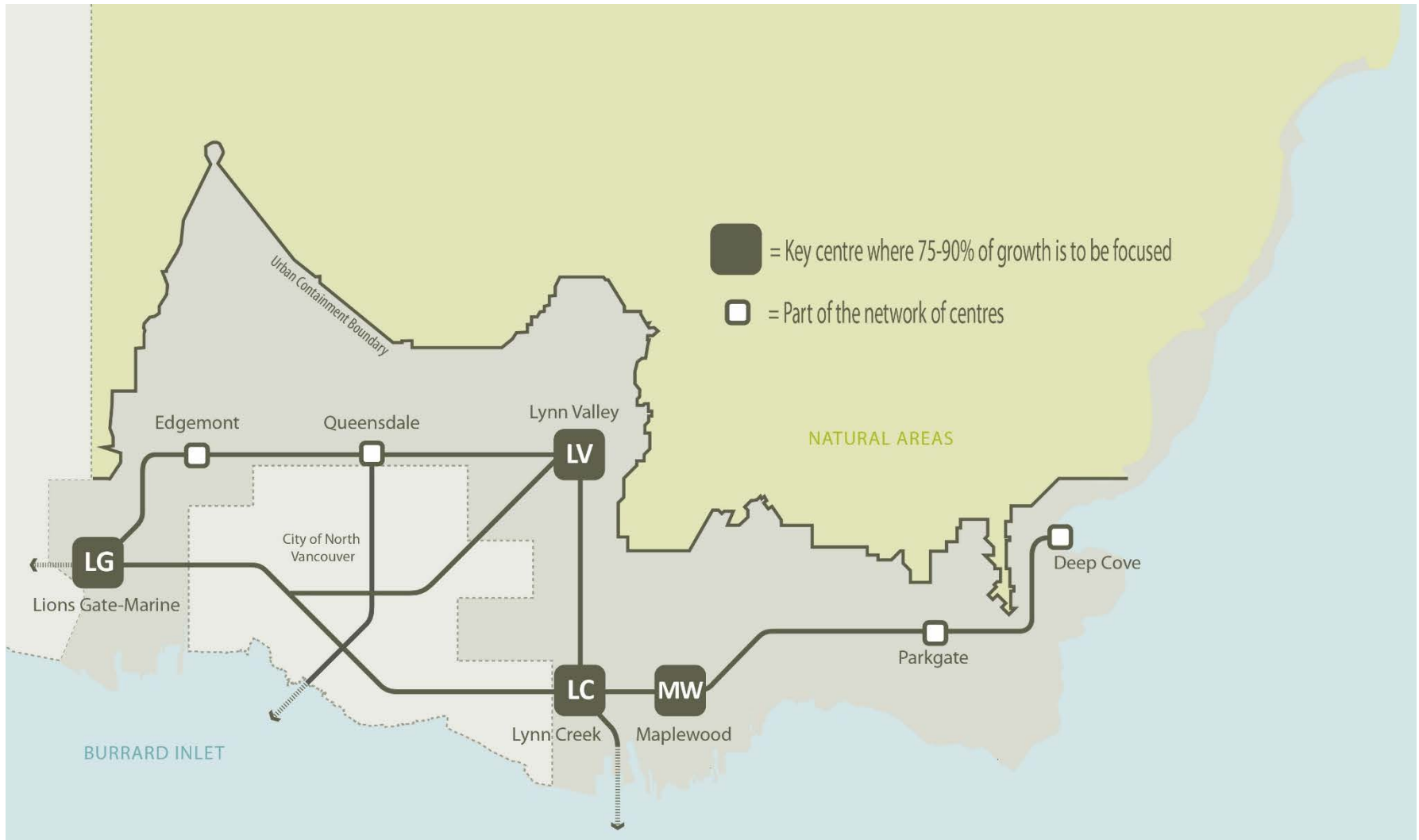
	PLAN FOR A MORE BALANCED AND DIVERSE POPULATION
	CREATE MORE COMPLETE, COMPACT AND CONNECTED COMMUNITIES
	REDUCE OUR ENVIRONMENTAL FOOTPRINT
	BECOME MORE ECONOMICALLY DYNAMIC AND SUSTAINABLE

- The big moves that will address the key issues



- How we will address the key issues & achieve our vision

Network of Centres Concept



IMAGINE A HOME RENO...



OCP PROGRESS REVIEW DATA

Key Data Sources	Data Type	Data Type Not Available Since 2011 (to date)	Data Availability
Statistics Canada (Census)	population, dwellings	income, language, housing, employment, commute	every 5 years
Province of BC	population estimates, GHG emissions		every 1-5 years
Vancouver Coastal Health	My Health My Community		variable
TransLink		trip diary, mode share data	every 5 years
Metro Vancouver	housing data, growth share, industrial land data and more		every 1-5 years
District of North Vancouver	housing unit counts, infrastructure, service delivery, parks and open space, environmental, transportation networks, business licenses and more		annually

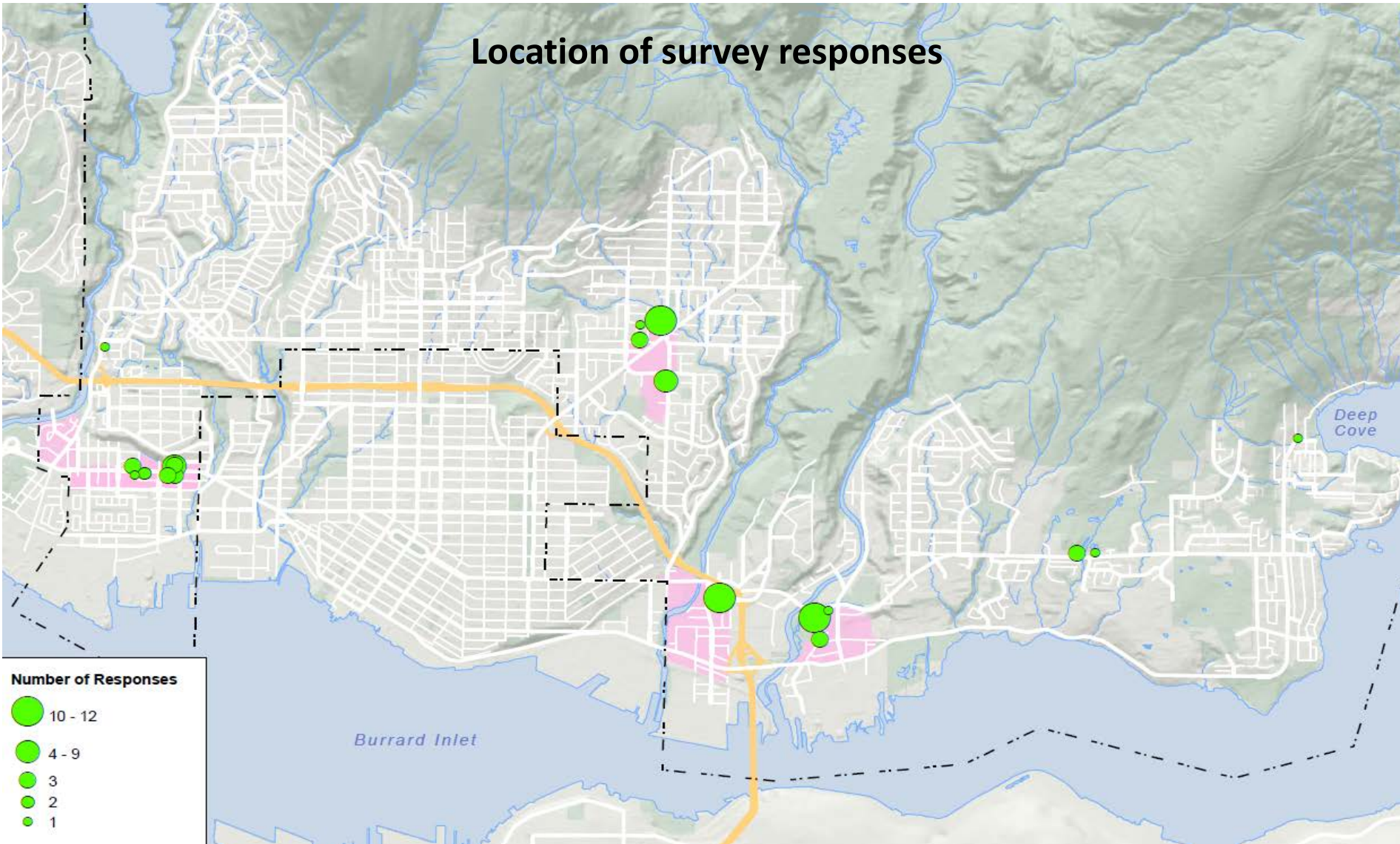
New Multi-Family Resident Survey



Welcome to the neighbourhood!

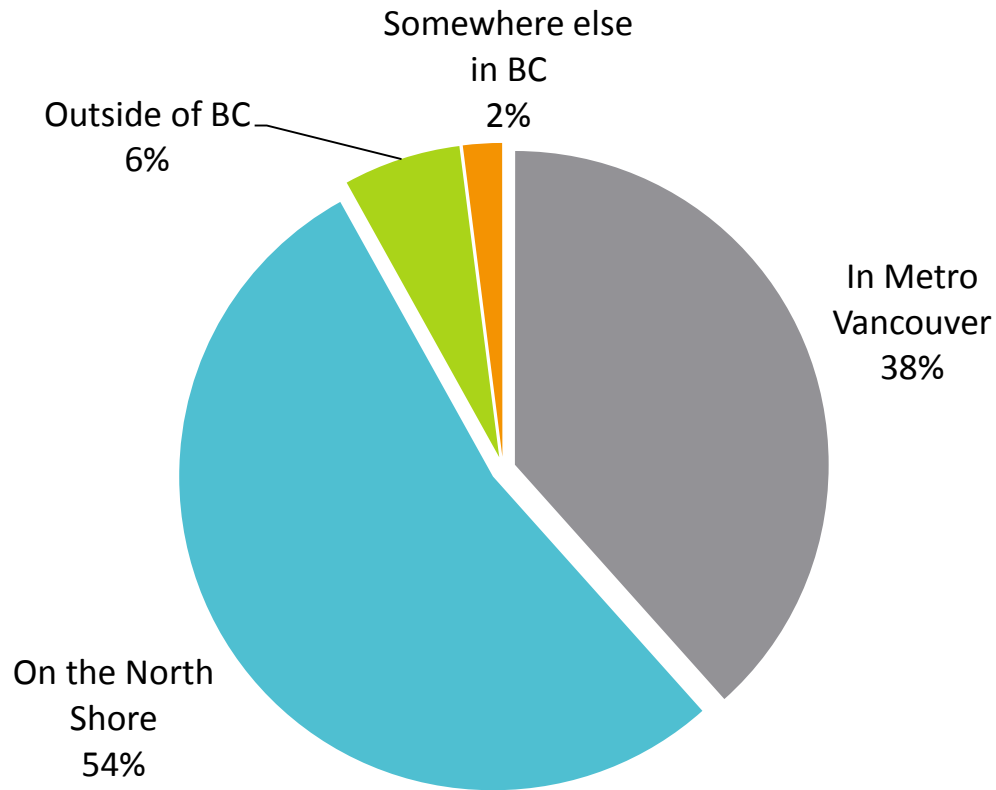
New Multi-Family Resident Survey

Location of survey responses



New Multi-Family Resident Survey

Previous Home Location



New Multi-Family Resident Survey

Households with at least 1 person who works full time: **83%**

Households with at least 1 person who is retired: **15%**

Households with at least 1 person who works on the North Shore: **34%**



New Multi-Family Resident Survey

70% drive most often, but said they do not drive all the time

68% of respondents also walk to get around

46% use transit



New Multi-Family Resident Survey

46% of households in the new multi-family developments included a resident of the 'missing generation'.



New Multi-Family Resident Survey

- Affordable 48%
- Want less space, downsizing 17%
- Want more space, upsizing 14%
- Neighbourhood amenities or services 26%
- To be closer to family/friends 16%
- To be closer to work 11%
- Want to be near recreation amenities
- More affordable compared to other North Shore options
- Able to stay on, or move back



New Multi-Family Resident Survey

82% for recreational amenities (parks, hiking/biking trails, sports facilities)

69% for shopping amenities (groceries, clothing, other essentials)

59% for professional services (doctor, dentist, pharmacist)

35% for entertainment (restaurants, cafes, movies)



New Multi-Family Resident Survey

- What we heard from residents:

“We have **lived here for almost 40 years** and enjoy the neighbourhood. The expansion of the Town Centre will hopefully provide **better shopping, dining and services** so we are looking forward to that.”

“Undergoing major development and thus much disruption. However, as a first adopter to be expected. **Looking forward to the community plan coming to life** and a great green, bike, walking, running friendly area with a **cool vibe and relaxed modern feel.**”



New Multi-Family Resident Survey



Lennie, Lynn Creek:

Lennie lives in the new rental building near Phibbs Exchange. **She moved to this building last year to be closer to her work in North Vancouver.** She uses transit to get around. She is looking forward to the new amenities that will come with the town centre development.

New Multi-Family Resident Survey



Jay (Dad) and Daughter:

Jay and his daughter live in an apartment in Maplewood. **He grew up on the North Shore and is happy to have found a place with easy access to the bridge and downtown.** He loves living in Maplewood because of the great access to running trails.



REGIONAL CONTEXT

By 2040, Metro Vancouver expects:

- 1 million new residents,
- 600,000 new jobs &
- 460,000 new cars on a road network of limited capacity.

Most population



Least population

SHARE OF REGIONAL GROWTH BY MUNICIPALITY
(2011-2015)



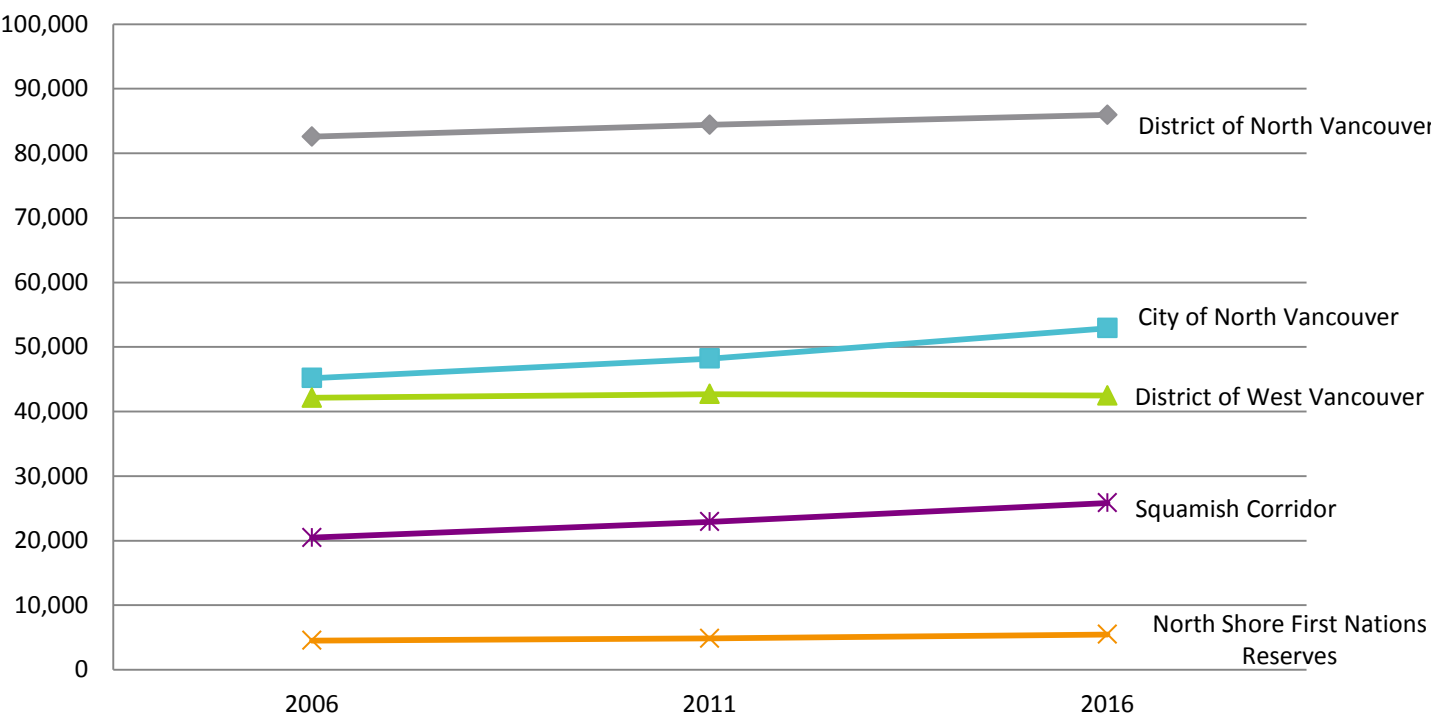
Vancouver		21%	25%
Surrey		26%	23%
Burnaby		7%	7%
Richmond		12%	11%
Coquitlam		9%	8%
Langley Township		8%	7%
Delta		2%	2%
North Vancouver District		1%	2%
Maple Ridge		3%	2%
New Westminster		3%	3%
Port Coquitlam		2%	2%
North Vancouver City		3%	3%
West Vancouver		<1%	<1%
Port Moody		<1%	<1%
Langley City		<1%	<1%
White Rock		1%	2%
Pitt Meadows		1%	<1%
UBC, UEL		2%	2%
Anmore		<1%	<1%
Lions Bay		<1%	<1%
Tsawwassen First Nation		<1%	<1%
Belcarra		<1%	<1%

Share of population growth
 Share of dwelling unit growth

Source: Metro Vancouver

REGIONAL CONTEXT

North Shore and Squamish Corridor Population 2006-2016



Source: Statistics Canada.

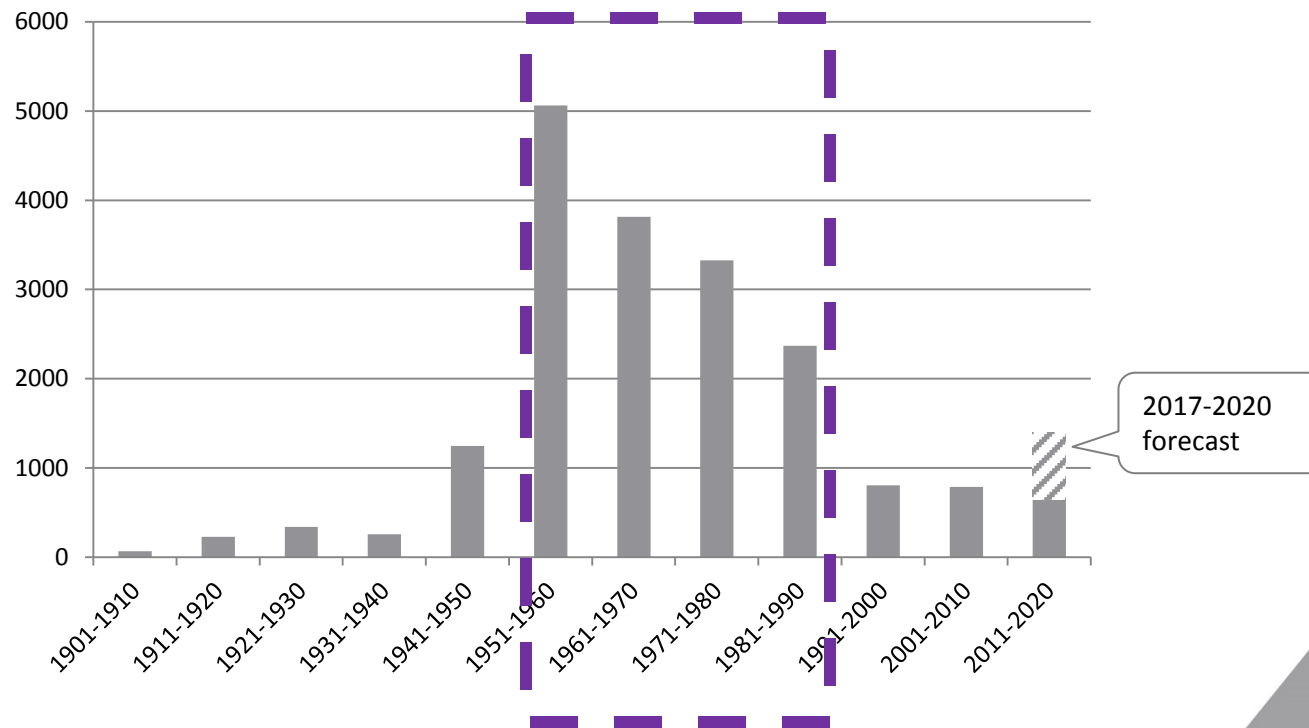
SINGLE-FAMILY NEIGHBOURHOODS

61%

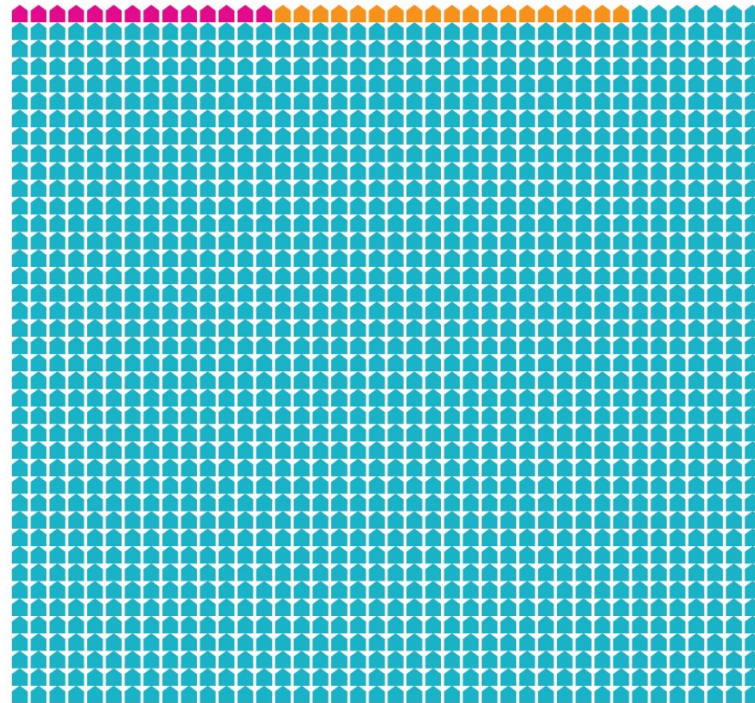


Houses nearing
40-70 YEARS OLD

Single-family houses by date constructed



SINGLE-FAMILY NEIGHBOURHOODS

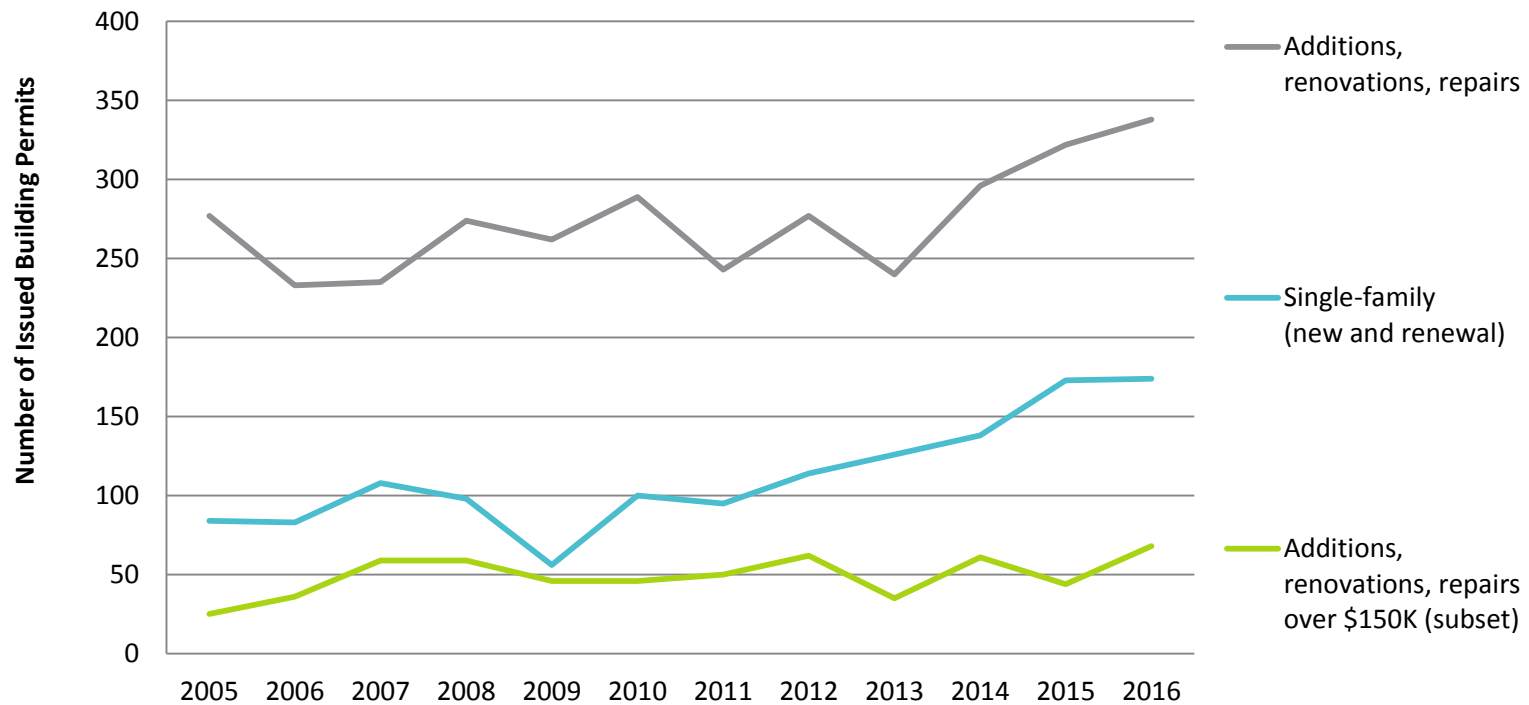


2% OF HOUSES UNDERGO
CONSTRUCTION OR RENOVATION
EACH YEAR (2011-2016 AVERAGE)

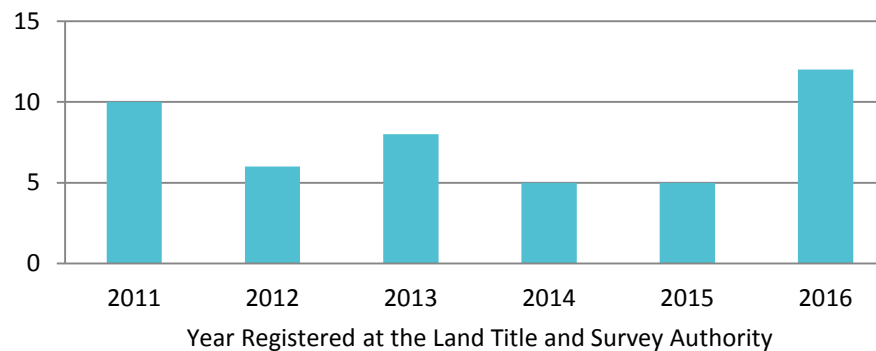


SINGLE-FAMILY NEIGHBOURHOODS

Single-Family Building Permits



Net-new single-family lots



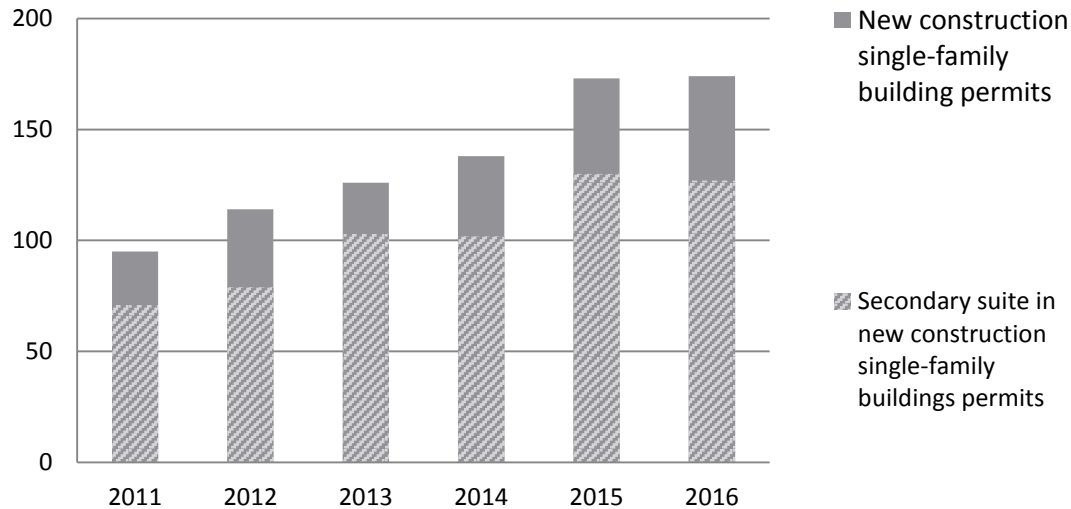
HOUSING

Issue:
Lack of housing
diversity and
affordability

Direction:
Create more complete,
compact and connected
communities, and
plan for a more balanced
and diverse population

- Secondary suites: Approx. 4,367 in 2016
- Coach houses: 9 approved

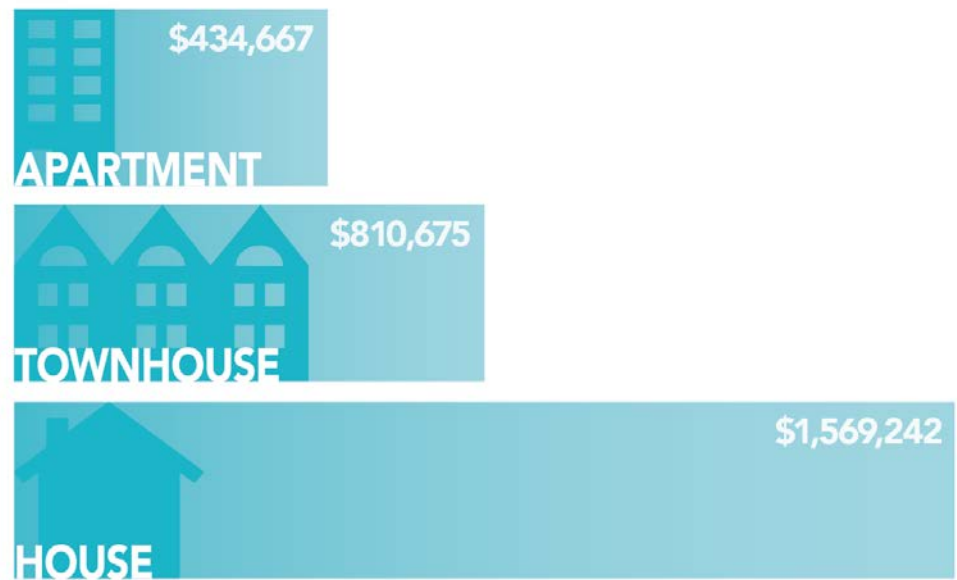
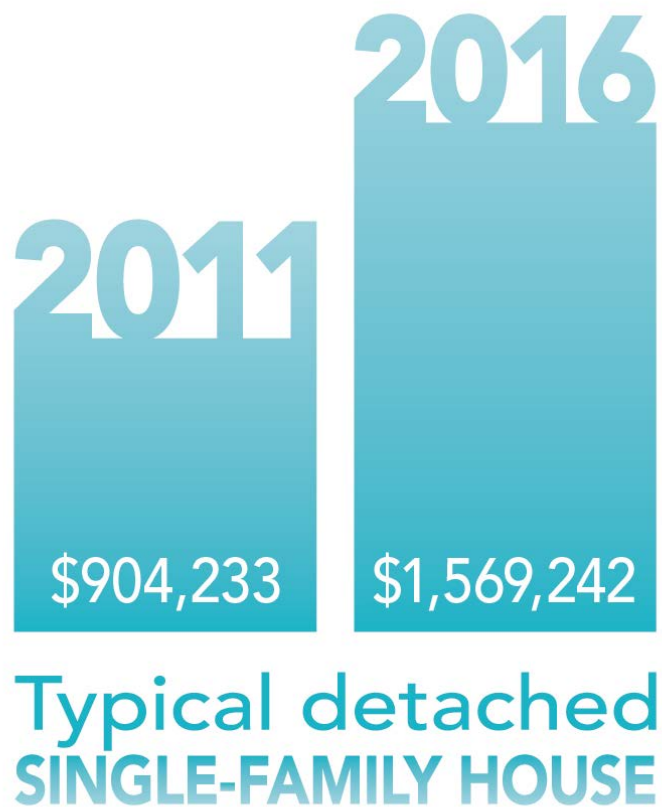
Secondary Suites



Coach house in the District



HOUSING



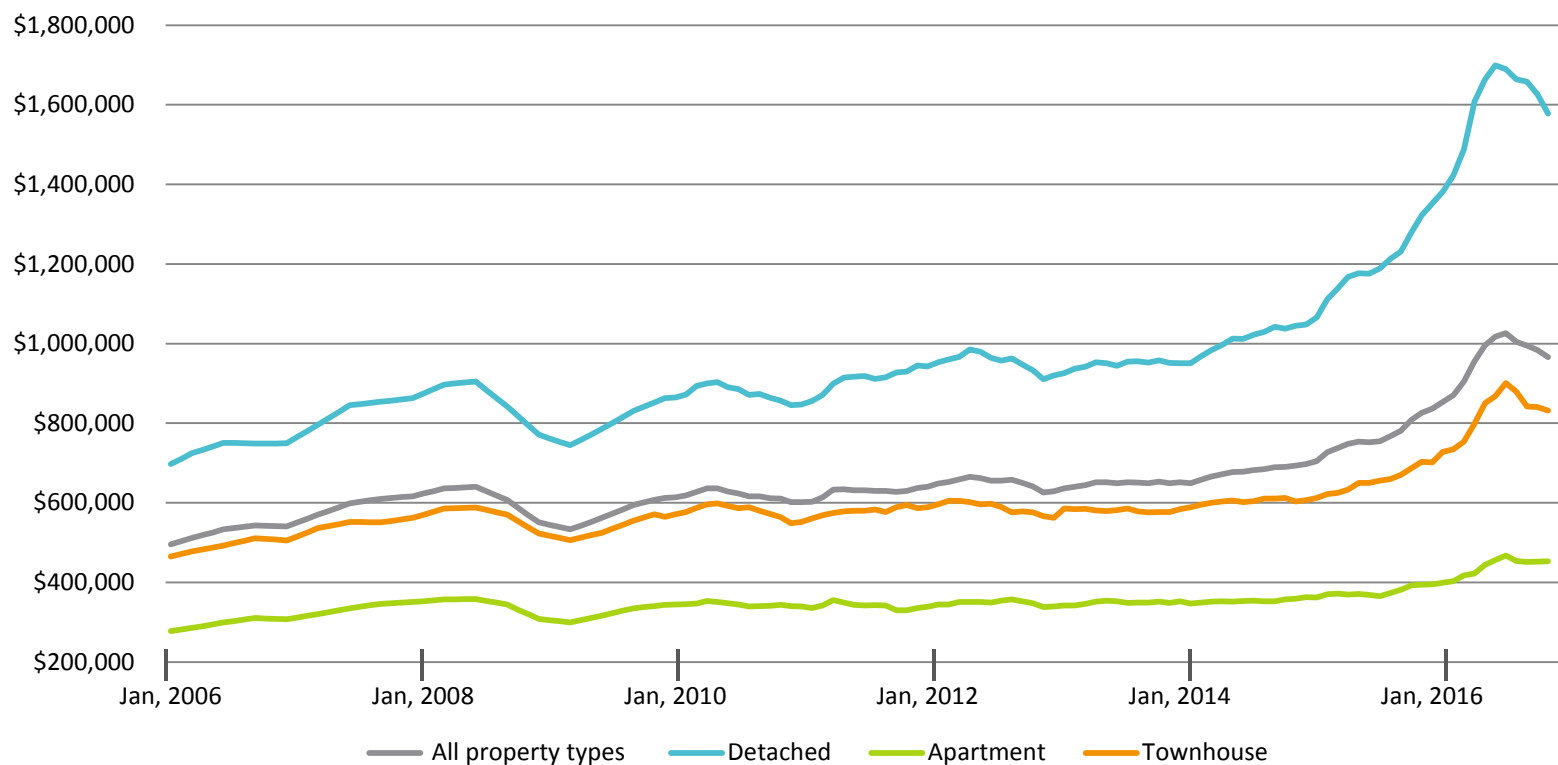
Average Housing Cost
IN NORTH VANCOUVER MARKET

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MLS® Housing Price Index, North Vancouver



Source: Real Estate Board of Greater Vancouver. North Vancouver includes District and City.

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HOUSING CONTINUUM

Non-Market

Market

SUBSIDIZED

RENTAL

OWNERSHIP

Safe Houses

Emergency Housing

Supportive Housing

Transition Housing

Other Rentals

Condo Rentals

Coach Houses

Secondary Suites

Purpose Built

Condos

Townhouses

Duplexes, Triplexes, etc.

Attached

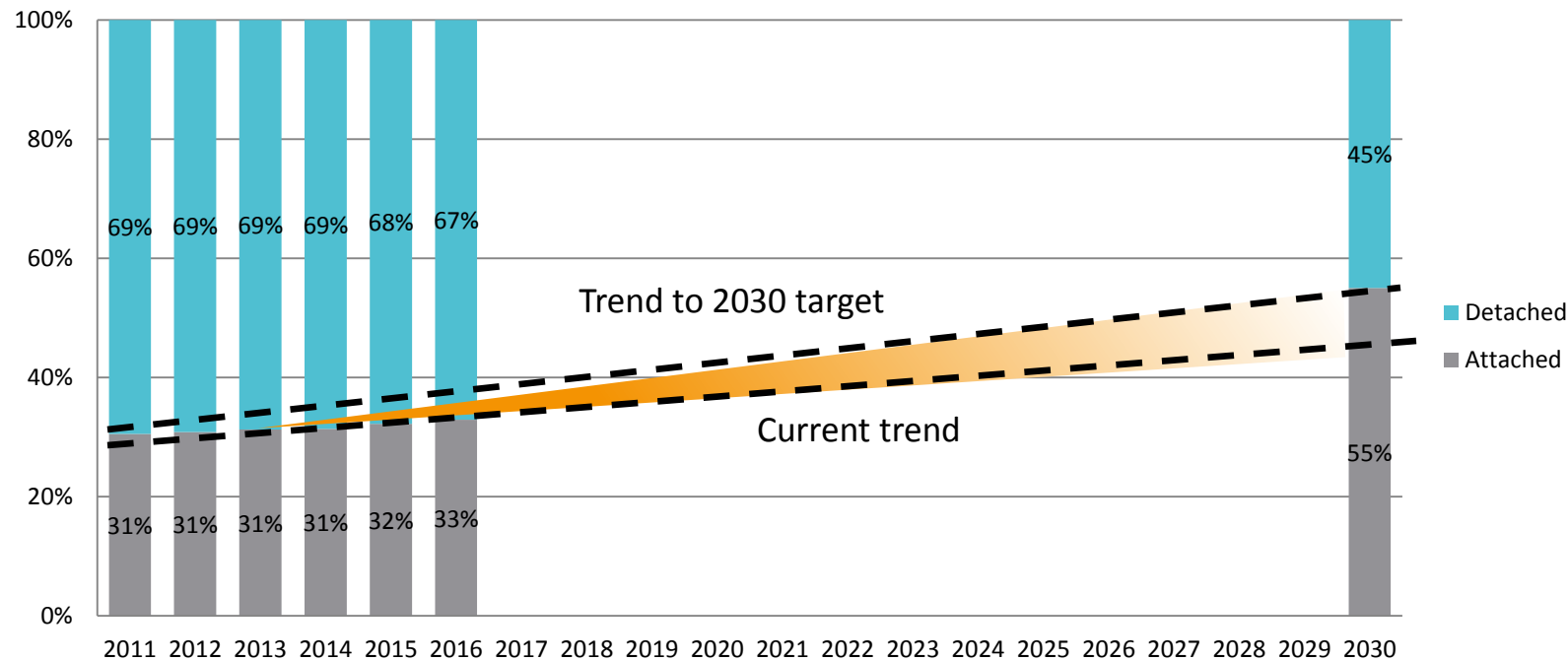
Detached

HOUSING

Issue:
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Percent of attached and detached housing units

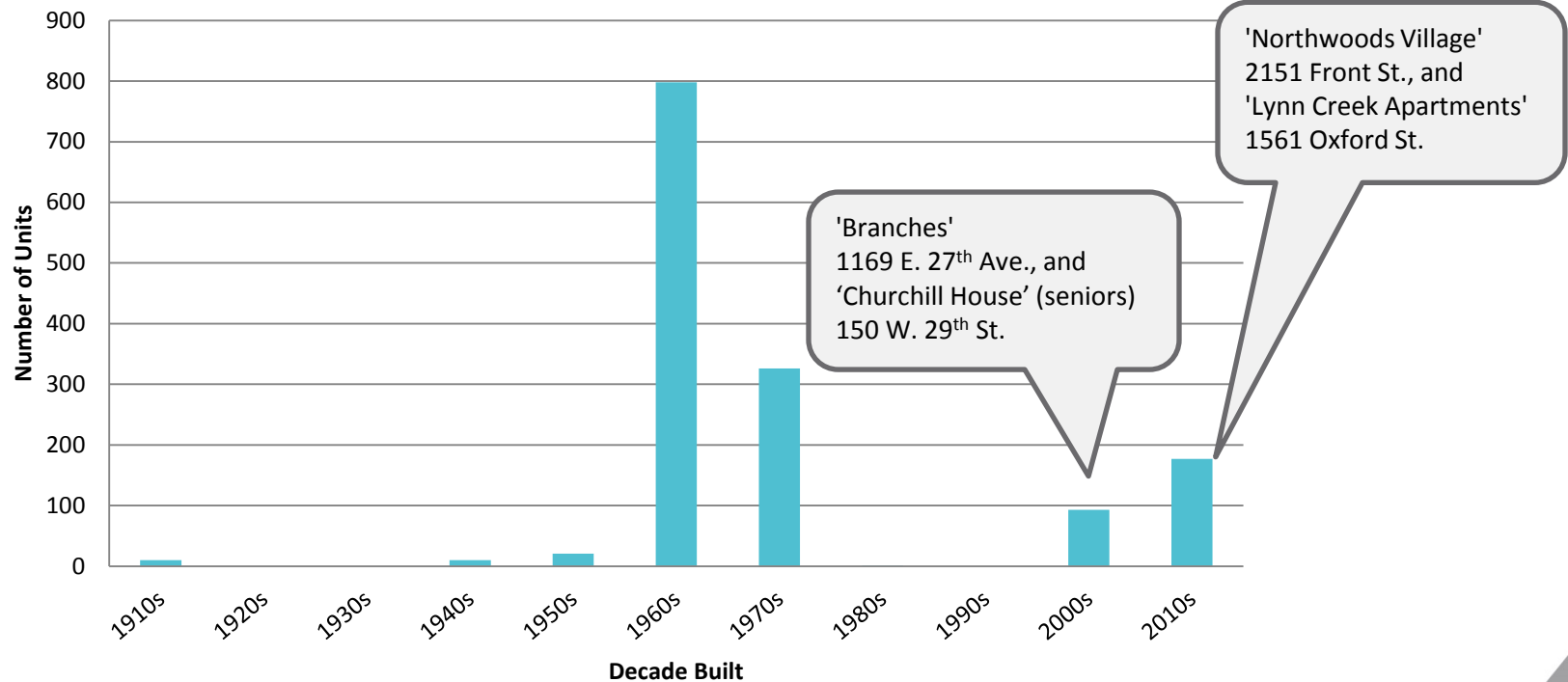


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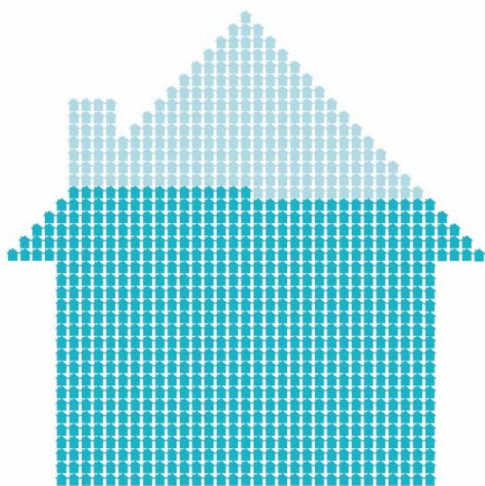
Purpose Built Market Rental Units by Decade Built



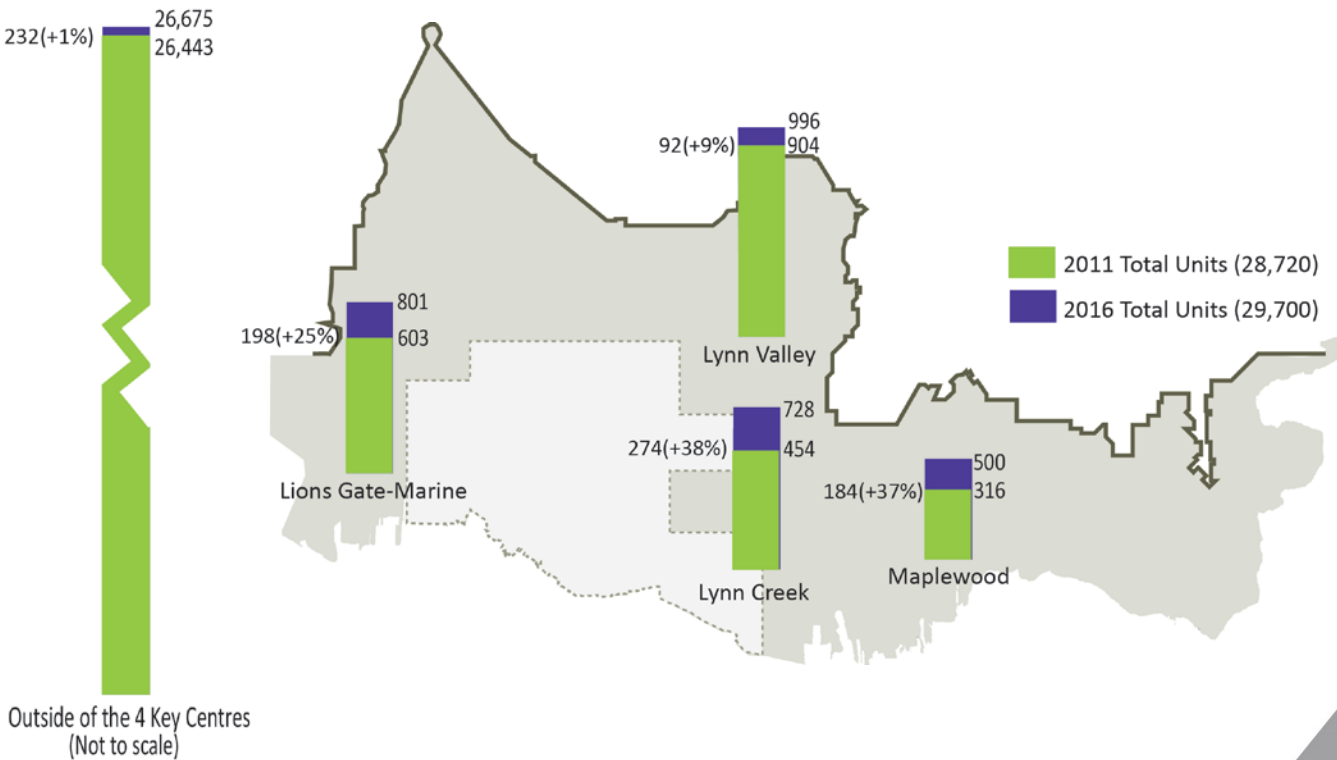
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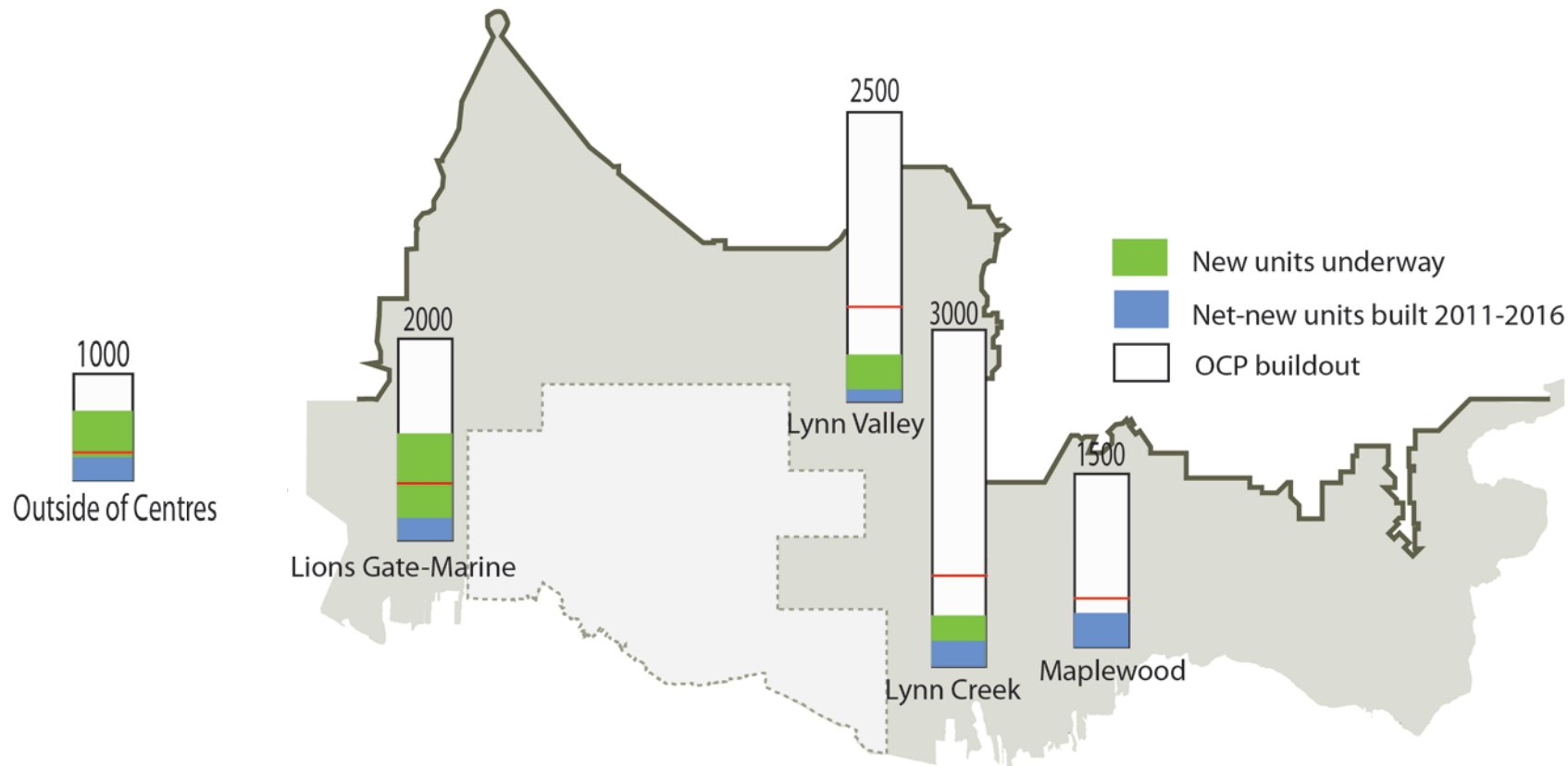
980 NEW NET UNITS
2011-2016
748 IN KEY
CENTRES



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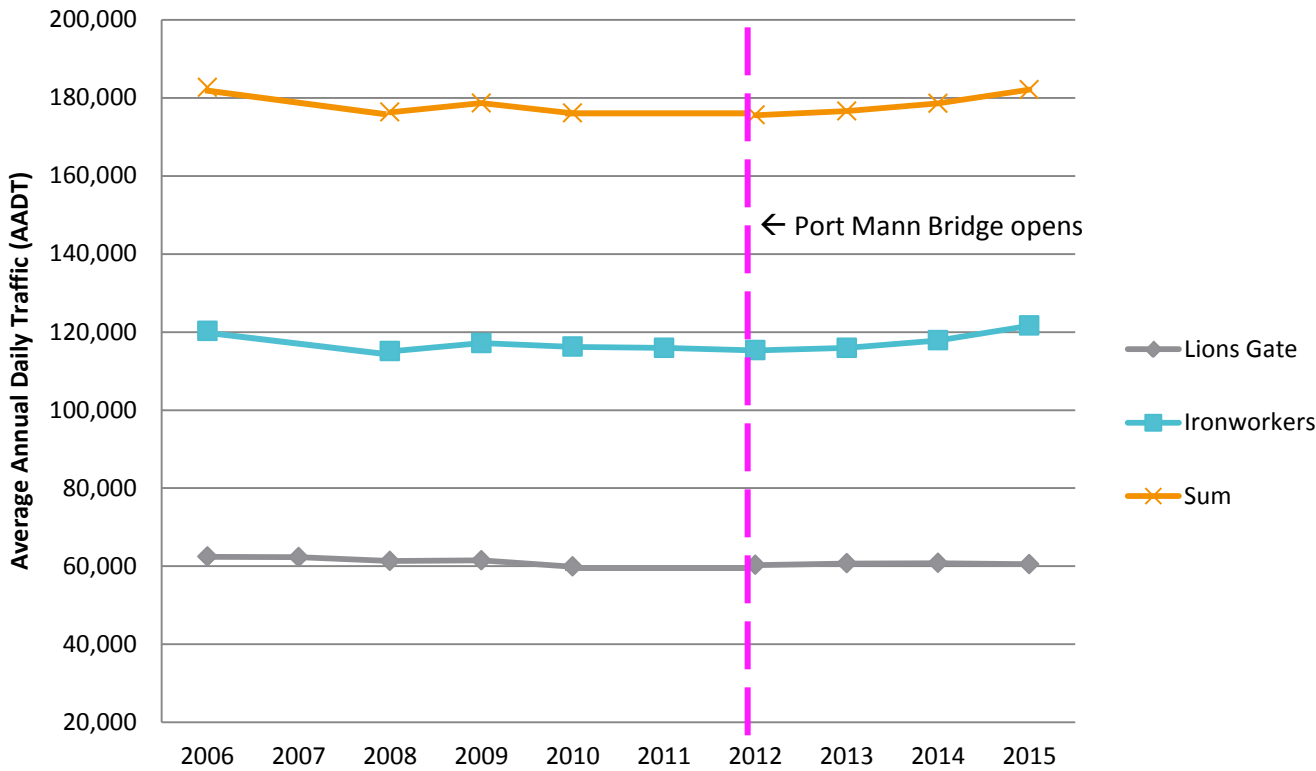


TRANSPORTATION

Issue:
Large
environmental
footprint
(transportation
and land use)

Direction:
Reduce our
environmental
footprint

Bridge Crossing Traffic Volumes



Source: Ministry of Transportation and Infrastructure

TRANSPORTATION

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Large
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and land use)

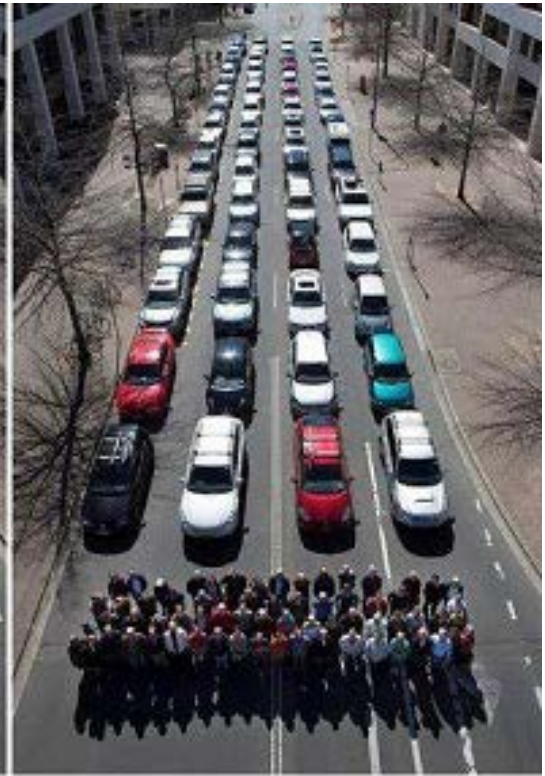
Direction:
Reduce our
environmental
footprint



Bus



Bike



Car

TRANSPORTATION

Issue:
Large environmental
footprint (transportation
and land use)

Direction:
Reduce our
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Current and Upcoming Transportation Projects

	What	When	Who
Highway 1	Highway 1	2017-2018 for Mountain	District and the Province
	Lower Lynn Corridor Improvements	Hwy Interchange portion	\$193 million
Transit	Rebuild Phibbs Exchange	2018	District, TransLink and the Province \$23 million
	New B-Line bus service along the Main-Marine corridor	2019	North Shore municipalities, TransLink, Metro Vancouver
Cycling	Bike lanes on Lynn Valley Rd. (Morgan Rd. to Mollie Nye Way)	2017	District, TransLink and the Province
Walking	Sidewalk on E. 29 th St. (William Ave. to St. Christophers Rd.)	2017	District
Transportation work to support our key centres	Maplewood Village Centre transportation study currently in progress	2017	District
Data	2017 Trip Diary (mode share, travel data)	2018	TransLink
	North Shore Sub-Area Transportation Model (traffic forecasting)	2017	District with City of North Vancouver and District of West Vancouver



TRANSPORTATION

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Resident TRIPS



20%

Trips by walking,
cycling, or transit

35%

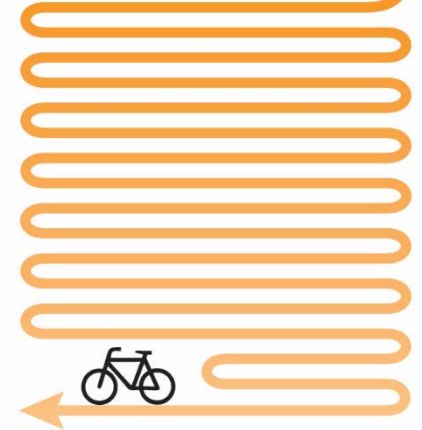
OCP Goal

SIDEWALKS



Increased by **4km**

CYCLING NETWORK



Increased by **17km**

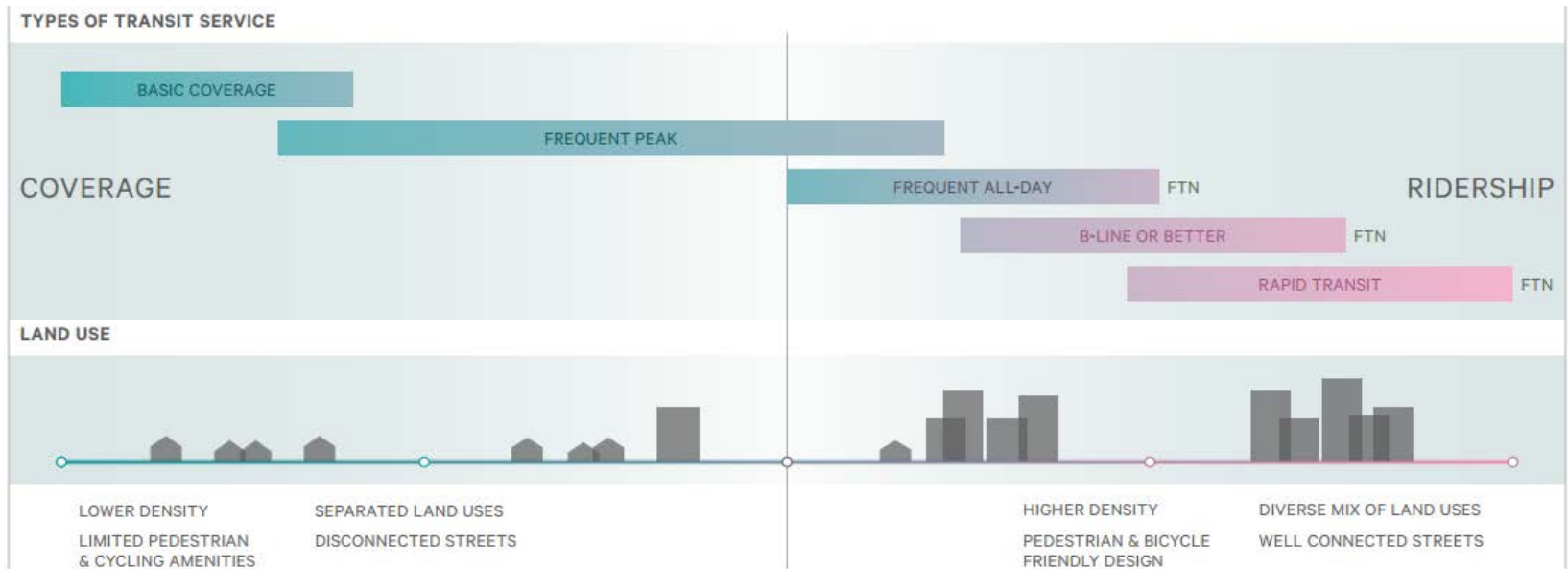
FROM 2011-2016

Data Update
in 2018

TRANSPORTATION

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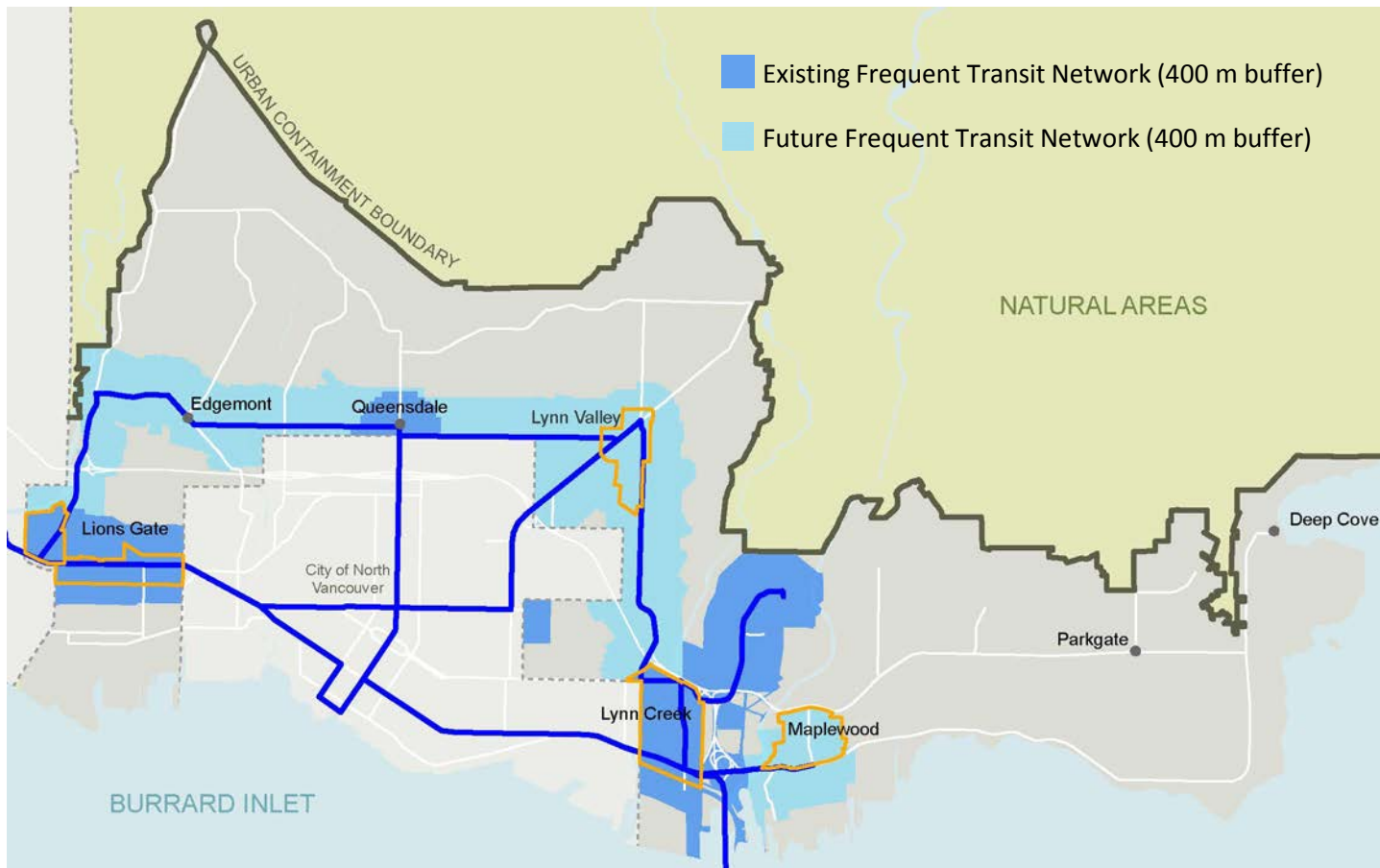
Source: Mayors Council on Regional Transportation

TRANSPORTATION



Issue:
Large
environmental
footprint
(transportation
and land use)

Direction:
Reduce our
environmental
footprint



INFRASTRUCTURE & FUNDING

Issue:
Aging municipal
infrastructure and
financial challenges

Direction:
Become more
economically dynamic
and sustainable



Rendering of new Lions Gate Village Centre public plaza and Lions Gate Community Centre.

COLLECTED



SINCE 2011

ECONOMIC DEVELOPMENT

Issue:
Loss of Economic Vibrancy

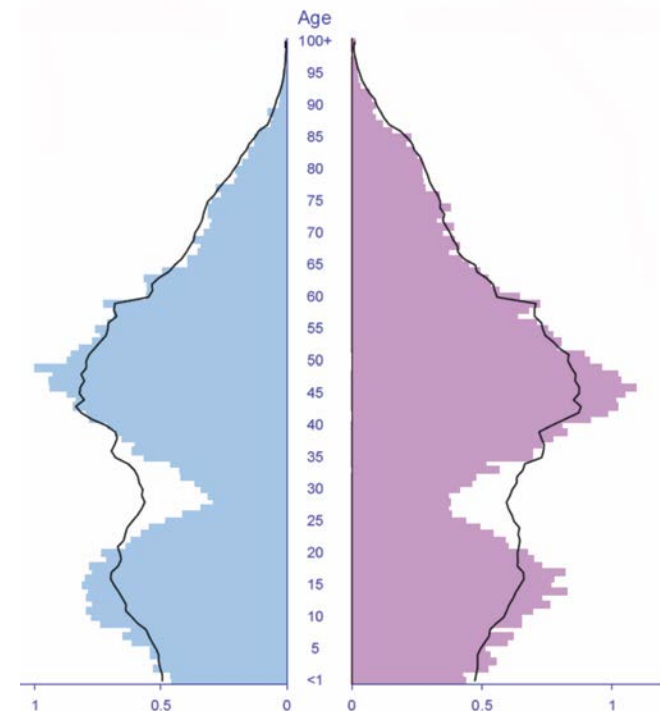
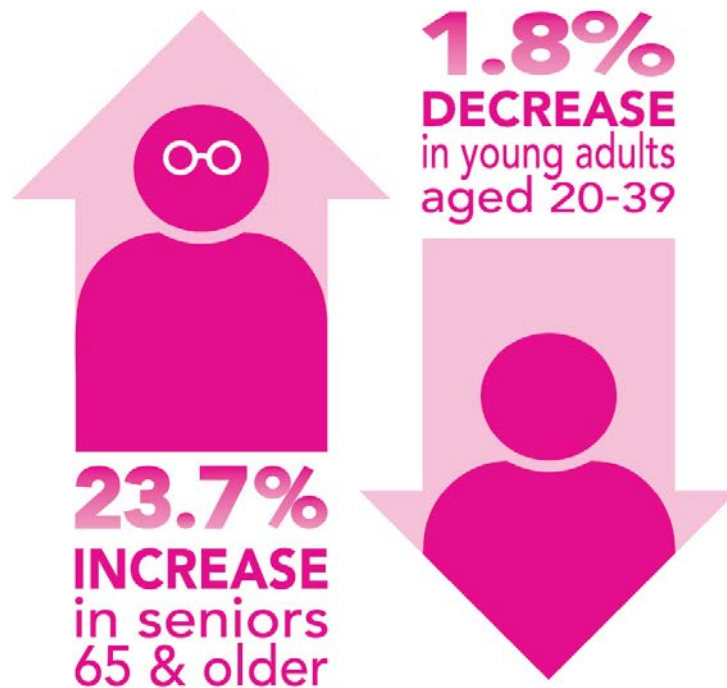
Direction:
Reduce our environmental footprint by diversifying our employment lands and encouraging a business-friendly environment



SOCIAL WELL-BEING

Issue:
Challenging
demographic
profile

Direction:
Plan for a more
balanced and
diverse population



SOCIAL WELL-BEING

Issue:
Social Issues

Direction:
Create more
complete, compact
and connected
communities

3 UPCOMING COMMUNITY CENTRES



HEALTHY ENVIRONMENT

Issue:
Large environmental
footprint (emissions)

Direction:
Reduce our
environmental
footprint

5 ENVIRONMENTAL PROTECTION AND NATURAL HAZARD DPAs



FROM 2011-2015

21%

Decrease
in municipal
**SERVICE
EMISSIONS**

COMMUNITY AND NEIGHBOURHOOD PARK



3.6 hectares PER 1000 people 

NEXT STEPS

1. A review of OCP targets and indicators



NEXT STEPS

2. Communications outreach to the community on everything in the OCP IR report and beyond...

THE GOAL

Make sure growth and development happens in the right places to use our limited land base efficiently while protecting important lands for future generations.

✓ on track ⚠ may not be on track ⏸ waiting for data 👁 observing

HOW ARE WE DOING

Contain Development



Since 2011, ninety-nine percent of the region's development occurred within the Urban Containment Boundary, helping to protect important lands and reduce utility costs.

[LEARN MORE](#)

Grow in the Right Places



Much of the region's growth has occurred in Urban Centres and areas with transit services, creating complete communities and reducing transit infrastructure costs.

[LEARN MORE](#)

Protect Rural Landscapes



Minimal growth has occurred in the region's rural areas, reducing utility expansion costs and reinforcing the Urban Containment Boundary.

[LEARN MORE](#)

PERFORMANCE DATA

Population

2.5

million
residents in 2015



[LEARN MORE](#)

Employment

1.3

million
jobs in 2015



[LEARN MORE](#)

Housing

958,100

dwelling units
in 2015



[LEARN MORE](#)

Contain Sprawl

99%

of growth
is within Urban Containment Boundary



[LEARN MORE](#)

NEXT STEPS

3. Employment lands (industrial, office) strategy– Maplewood
4. Implement the North Shore Area Transit Plan, through the Mayors' Plan, etc.
5. Address the single-family neighbourhoods (SLIA, renewal, etc.)
6. Accelerate the Rental and Affordable Housing Strategy

