Pace of Development

- OCP Vision
- Land Use Applications
- The NV Multi-Family Residential Market
- Coincidental Impacts
- Observations
- Next Steps
Official Community Plan

2009-2011 Extensive Community Collaboration and Engagement

Identified what’s great:
- Neighbourhoods
- Natural environment

Identified issues as well:
- Missing generation
- Seniors isolation / inability to downsize locally
- Loss of jobs
- Regional growth pressures
- Global environmental issues
- Transportation

2011 - Community adopted OCP Vision to guide growth and change through 2031
Official Community Plan

Plan Directions
• Become a more balanced and diverse population through housing diversity
• Grow smart
• Protect existing neighbourhoods
• Use land use to lever transportation options
• Reduce our environmental footprint
• Become more economically dynamic
• Manage impact through low growth

Growth Framework
• Network of Centres
Network of Centres

Planning to 2030
- 75-90% of growth focused in four key centres:
  - Lynn Valley
  - Lower Lynn
  - Lower Capilano - Marine
  - Maplewood

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

Legend
- Town Centre
- Village Centre
- Transit Corridor
- Urban Containment Boundary
- Industrial & Light Industrial
- Parks & Natural Areas
OCP Growth

OCP Plans for 105,000 People in DNV in 2030:

- 10,000 net new units
- 20,000 new people
- = 500 Occupancies / year

Planning Framework – Not Targets

2011-2024 (Net New Units)
Pace of Development

• Applications – A Snap Shot
• Applications - Looking Forward
• The Centres View
• Understanding the North Vancouver Market
• Pace (Rate) of Development
Applications – A Snap Shot

Residential Units

- Over the past 4 years Council has approved 2739 units

Current State of Approved Units

- Council Adoption end of 2014: 1637
- Development Permit end of 2014: 321
- Building Permit end of 2014: 579
- Occupancy Permit end of 2014: 392
Application - Looking Forward

Residential Units

- Real interest, pre-application and applications anticipated for an additional 2150 units
### Lower Capilano

<table>
<thead>
<tr>
<th>Project Name</th>
<th>2010</th>
<th>2015</th>
<th>2020</th>
<th>2025</th>
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<tbody>
<tr>
<td>Larco Phase 1</td>
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<tr>
<td>Larco Phase 2</td>
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<td>Larco Phase 3</td>
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<td>Larco Phase 4</td>
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<tr>
<td>Grouse Inn Phase 1</td>
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<td>Best Western Comfort Inn</td>
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<td>Citimark Lower Capilano</td>
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- **2011-2014**: 0 units
- **2015-2019**: 224 units
- **2019-2024**: 603 units

Total: 827 units
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<tr>
<th>Project Name</th>
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<td>Lynn Valley</td>
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<td>Lynn Valley Centre Phase 1</td>
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<tr>
<td>Lynn Valley Centre Phase 2</td>
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<td>Safeway</td>
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<td>Mountain Court Phase 1</td>
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<td>Mountain Court Phase 2</td>
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<td>Canyon Springs Lynn Valley</td>
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<td>Milori Homes “Walter’s Place”</td>
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<td>2855 Mountain Hwy</td>
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- **2011-2014:** 0 units
- **2015-2019:** 659 units
- **2019-2024:** 146 units
Lower Lynn Town Centre

**LEGEND**
- Approved/Under Construction
- Under Review
- Possible Application

- Forsman Townhomes
- Brody Keith and Orwell
- Seylynn
- LedMac
- Oxford Flats
- Barrow Liquor Store
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<tr>
<td>Lower Lynn</td>
<td>0 units</td>
<td>591 units</td>
<td>432 units</td>
<td>936 units</td>
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<td>Oxford Flats</td>
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<td>Seylynn Village Phase 3</td>
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<td>LedMac Mountain Highway Phase 1</td>
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<td>Ledmac Mountain Highway Phase 2</td>
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- **Under Review**
- **Possible Application**
- **Rezoning Date**
- **Development Permit to Occupancy**
### Project Name

<table>
<thead>
<tr>
<th>Project Name</th>
<th>2010</th>
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<td>GWL Northwoods Village Phase 1</td>
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<td>Maplewood Plaza</td>
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<td>Riverside Mews</td>
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<td>2144 Old Dollarton</td>
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<tr>
<td>300 Seymour River Place</td>
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<tr>
<td>2102 Old Dollarton</td>
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#### Units

- **2011-2014**: 38 units
- **2015-2019**: 307 units
- **2019-2024**: 0 units

**Total**: 345

- **Rezoning Date**
- **Development Permit to Occupancy**
<table>
<thead>
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<th>Project Name</th>
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<td>Edgemont</td>
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<td>Edgemont Village Grosvenor</td>
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<td>Edgemont Senior Living</td>
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<td>3115 Crescentview Drive</td>
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<tr>
<th>Year Range</th>
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<td>2011-2014</td>
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<tr>
<td>2015-2019</td>
<td>194 units</td>
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<tr>
<td>2019-2024</td>
<td>0 units</td>
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Total: 194 units
Projected Completed Units since 2011

End of 2014: 392
Projected Completed Units since 2011

End of 2014: 392
End of 2019: 2752
Projected Completed Units since 2011

End of 2014: 392
End of 2019: 2752
End of 2024: 4674
Understanding the North Vancouver Multi-Family Residential Market
Understanding the North Vancouver Multi-Family Residential Market

- Steadiest and least volatile Metro sub-market
- Balanced market
- Dominated by local end user buyers
- Sensitive to pricing levels
- Local end user driven has limited the pace of development
Understanding the North Vancouver Multi-Family Residential Market

- Not a speculator or offshore driven market
- Sophisticated investors focused on rental market
- Mature empty nesters and
- Younger entry level buyers
Understanding the NV Multi-Family Residential Market continued

• Cautious construction lenders
• Sophisticated and well capitalized developers
Understanding the NV Multi-Family Residential Market continued

Build out rate:

- 265 conc units/yr
- 104 w/f units/yr, or
- 369 units/year in the DNV
Unit Completion vs Market Absorption

End of 2014
- Projected Completed Units: 392
- Predicted Market Absorption: 1472

End of 2019
- Projected Completed Units: 2752
- Predicted Market Absorption: 3321

End of 2024
- Projected Completed Units: 4674
- Predicted Market Absorption: 5166

Legend:
- Green: Projected Completed Units
- Red: Predicted Market Absorption
OCP Estimate vs Unit Completion

2011-2024 Projection (Net New Units)

OCP Estimate
Occupation Permit
Coincidental Impacts

Coincidental to OCP Land Use Applications

• Healthy vibrant local economy
• Community Renewal
• Local and Regional Transportation
Healthy vibrant local economy

5095 Business Licences issued in the DNV
$28 million in new and renewal capital by DNV alone
842 Building Permits
$245 million in construction
$94 million for new single family
$43 million for new multi-family
Community Renewal in Progress

- 60% of buildings over 35 years old
- Renewal of single family homes and utility infrastructure
2014 All Permits
Daily Traffic is Not Increasing

Average Annual Daily Traffic

✓ Updated on February 23rd
Annual growth from OCP: marginal impact on bridge traffic

- Burrard Inlet daily trips
- Worst case annual traffic growth over Burrard Inlet from OCP
Observations

1. Plan monitoring
2. A prioritization tool for early feedback and direction by Council
3. Consider phasing plan for Lynn Valley and Maplewood centres
4. Consider protecting older rental projects where feasible
5. Cautious around large automobile oriented subdivisions
6. Create Centres construction traffic / infrastructure management plans
Observations

• At this point we do not appear to be outstripping the pace of development OCP
• We are building for local end users
• We are on track for balanced market
• Regionally we are not taking a large share of development
• Plan directions remain valid:
  – Network of centres
  – Minimize change in neighborhoods
  – Produce needed housing to support vibrant economy, protect the environment
  – Economic strategy to support local jobs
  – Manage OCP and construction impacts
  – Focus on relieving Hwy 1
Next Steps / further work

• Understanding the economic value
• Map infrastructure/value and time
• Understanding issues related to HWY 1
• Is there anything else?