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

Number of Permits

- 2014
- 2015
- 2016

Months
Permits Issued by Use YTD 2015 and 2016

- SFD New Construction
- SFD Addition/Alteration/Misc
- NSF New Construction
- NSF Addition/Alteration/Misc
- Demolition
- Blasting

YTD 2015
YTD 2016
Construction Value up 12%
Special Event and Highway Use Permits Issued

Highway Use Permits ↑74%
Preliminary Planning Applications to June 2016

<table>
<thead>
<tr>
<th>Year</th>
<th>Count</th>
</tr>
</thead>
<tbody>
<tr>
<td>2012</td>
<td>18</td>
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<tr>
<td>2013</td>
<td>10</td>
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<tr>
<td>2014</td>
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<td>2015</td>
<td>14</td>
</tr>
<tr>
<td>2016</td>
<td>13</td>
</tr>
</tbody>
</table>
MF Housing Units Forecast (2016 – 2022)
Lions Gate Village Centre
Edgemont Village Centre

1. New building with transitional setback
2. Existing building with setback
3. New building built to property line
Lynn Valley Town Centre
Lynn Valley

LEGEND

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

- Harold Rd Townhouses (Brody Developments)
- Lynn Valley United Church (Marcon)
- Draycott Rd Apartments (Milori Homes)
- Sunnyhurst Rd Townhouses (taVanco)
- Mountain Hwy Apartments (Ventana)
- Mountain Court (Polygon)
- Lynn Valley Centre (Bosa)
Lynn Creek Town Centre
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

- Edgemont Village Centre: 16
- Lions Gate Village: 4
- Lynn Creek Town Centre: 3
- Lynn Valley Town Centre: 10
- Maplewood Village Centre: 6
## Residential Purchaser Trends

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

1\textsuperscript{st} time, 2\textsuperscript{nd} time, 3\textsuperscript{rd}+ 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