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

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

- The challenges our community is facing
Network of Centres Concept

- Key centre where 75-90% of growth is to be focused
- Part of the network of centres

LG: Lions Gate-Marine
LG: Lynn Valley
LV: Lynn Creek
MW: Maplewood
LC: Lynn Valley
Q: Queensdale
ED: Edgemont
NW: City of North Vancouver
DC: Deep Cove
PG: Parkgate
BI: Burrard Inlet
IMAGINE A HOME RENO...
# Key Data Sources

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

Welcome to the neighbourhood!
New Multi-Family Resident Survey

There were a variety of reasons why respondents selected their home location. Many said it was for the neighbourhood amenities or services (26%), while others said the location allowed them to be closer to family/friends (16%) or closer to work.
New Multi-Family Resident Survey

Previous Home Location

- On the North Shore: 54%
- Outside of BC: 6%
- In Metro Vancouver: 38%
- Somewhere else in BC: 2%
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%
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.”
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.
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.
By 2040, Metro Vancouver expects:
• 1 million new residents,
• 600,000 new jobs &
• 460,000 new cars on a road network of limited capacity.

SHARE OF REGIONAL GROWTH BY MUNICIPALITY (2011-2015)

<table>
<thead>
<tr>
<th>Municipality</th>
<th>Population Growth</th>
<th>Dwelling Unit Growth</th>
</tr>
</thead>
<tbody>
<tr>
<td>Vancouver</td>
<td>21%</td>
<td>25%</td>
</tr>
<tr>
<td>Surrey</td>
<td>26%</td>
<td>23%</td>
</tr>
<tr>
<td>Burnaby</td>
<td>7%</td>
<td>7%</td>
</tr>
<tr>
<td>Richmond</td>
<td>12%</td>
<td>11%</td>
</tr>
<tr>
<td>Coquitlam</td>
<td>9%</td>
<td>8%</td>
</tr>
<tr>
<td>Langley Township</td>
<td>8%</td>
<td>7%</td>
</tr>
<tr>
<td>Delta</td>
<td>2%</td>
<td>2%</td>
</tr>
<tr>
<td>North Vancouver District</td>
<td>1%</td>
<td>2%</td>
</tr>
<tr>
<td>Maple Ridge</td>
<td>3%</td>
<td>2%</td>
</tr>
<tr>
<td>New Westminster</td>
<td>3%</td>
<td>3%</td>
</tr>
<tr>
<td>Port Coquitlam</td>
<td>2%</td>
<td>2%</td>
</tr>
<tr>
<td>North Vancouver City</td>
<td>3%</td>
<td>3%</td>
</tr>
<tr>
<td>West Vancouver</td>
<td>&lt;1%</td>
<td>&lt;1%</td>
</tr>
<tr>
<td>Port Moody</td>
<td>&lt;1%</td>
<td>&lt;1%</td>
</tr>
<tr>
<td>Langley City</td>
<td>&lt;1%</td>
<td>&lt;1%</td>
</tr>
<tr>
<td>White Rock</td>
<td>1%</td>
<td>2%</td>
</tr>
<tr>
<td>Pitt Meadows</td>
<td>1%</td>
<td>&lt;1%</td>
</tr>
<tr>
<td>UBC, UEL</td>
<td>2%</td>
<td>2%</td>
</tr>
<tr>
<td>Anmore</td>
<td>&lt;1%</td>
<td>&lt;1%</td>
</tr>
<tr>
<td>Lions Bay</td>
<td>&lt;1%</td>
<td>&lt;1%</td>
</tr>
<tr>
<td>Tsawwassen First Nation</td>
<td>&lt;1%</td>
<td>&lt;1%</td>
</tr>
<tr>
<td>Belcarra</td>
<td>&lt;1%</td>
<td>&lt;1%</td>
</tr>
</tbody>
</table>

Source: Metro Vancouver
North Shore and Squamish Corridor
Population 2006-2016

Source: Statistics Canada.
SINGLE-FAMILY NEIGHBOURHOODS

Single-family houses by date constructed

61%

Houses nearing 40-70 YEARS OLD

2017-2020 forecast
SINGLE-FAMILY NEIGHBOURHOODS

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

Single-Family Building Permits

- **Additions, renovations, repairs**
- **Single-family (new and renewal)**
- **Additions, renovations, repairs over $150K (subset)**

**Net-new single-family lots**

- Year Registered at the Land Title and Survey Authority
- Number of Issued Building Permits

Graphs showing trends from 2005 to 2016.
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

- New construction single-family building permits
- Secondary suite in new construction single-family buildings permits

Coach house in the District
HOUSING

Typical detached SINGLE-FAMILY HOUSE

2011: $904,233
2016: $1,569,242

Average Housing Cost IN NORTH VANCOUVER MARKET

- APARTMENT: $434,667
- TOWNHOUSE: $810,675
- HOUSE: $1,569,242
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

Source: Real Estate Board of Greater Vancouver. North Vancouver includes District and City.
Issue: Lack of housing diversity and affordability

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

Percent of attached and detached housing units

<table>
<thead>
<tr>
<th>Year</th>
<th>Attached</th>
<th>Detached</th>
</tr>
</thead>
<tbody>
<tr>
<td>2011</td>
<td>31%</td>
<td>69%</td>
</tr>
<tr>
<td>2012</td>
<td>31%</td>
<td>69%</td>
</tr>
<tr>
<td>2013</td>
<td>31%</td>
<td>69%</td>
</tr>
<tr>
<td>2014</td>
<td>31%</td>
<td>69%</td>
</tr>
<tr>
<td>2015</td>
<td>32%</td>
<td>68%</td>
</tr>
<tr>
<td>2016</td>
<td>33%</td>
<td>67%</td>
</tr>
<tr>
<td>2017</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2018</td>
<td></td>
<td></td>
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<tr>
<td>2019</td>
<td></td>
<td></td>
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<tr>
<td>2020</td>
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<tr>
<td>2021</td>
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<td>2022</td>
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<tr>
<td>2029</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2030</td>
<td></td>
<td>45%</td>
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</table>

Current trend

Trend to 2030 target
**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

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**Purpose Built Market Rental Units by Decade Built**

- 'Branches' 1169 E. 27th Ave., and 'Churchill House' (seniors) 150 W. 29th St.
- 'Northwoods Village' 2151 Front St., and 'Lynn Creek Apartments' 1561 Oxford St.
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

2011 Total Units (28,720)  
2016 Total Units (29,700)

Outside of the 4 Key Centres  
(Not to scale)
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
TRANSPORTATION

**Issue:**
Large environmental footprint (transportation and land use)

**Direction:**
Reduce our environmental footprint

---

**Bridge Crossing Traffic Volumes**

- **Average Annual Daily Traffic (AADT)**
- **Years:** 2006 to 2015
- **Bridge Crossings:** Lions Gate, Ironworkers, Sum

- Port Mann Bridge opens in 2012

Source: Ministry of Transportation and Infrastructure
TRANSPORTATION

Issue: Large environmental footprint (transportation and land use)

Direction: Reduce our environmental footprint

Bus

Bike

Car

Source: cyclingpromotion.com.au
## Current and Upcoming Transportation Projects

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

**Issue:** Large environmental footprint (transportation and land use)

**Direction:** Reduce our environmental footprint

**Resident TRIPS**
- **20%** Trips by walking, cycling, or transit
- **35%** OCP Goal

**Data Update in 2018**

**Sidewalks**
- Increased by **4km**

**Cycling Network**
- Increased by **17km**
  - From 2011-2016
Issue: Large environmental footprint (transportation and land use)

Direction: Reduce our environmental footprint

Source: Mayors Council on Regional Transportation
TRANSPORTATION

Issue: Large environmental footprint (transportation and land use)

Direction: Reduce our environmental footprint

Existing Frequent Transit Network (400 m buffer)

Future Frequent Transit Network (400 m buffer)
Aging municipal infrastructure and financial challenges

Become more economically dynamic and sustainable

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

23.7% INCREASE in seniors 65 & older

1.8% DECREASE in young adults aged 20-39
SOCIAL WELL-BEING

Issue: Social Issues

Direction: Create more complete, compact and connected communities

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

Source: Metro Vancouver
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