

PROGRESS TOWARDS 2030

Official Community Plan Implementation Review

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Council Workshop #3
May 2, 2017

OVERVIEW

1. Population
2. Development Forecast
3. Housing Rental Housing
4. Business
5. Upcoming Information
6. Recommended Steps



REGIONAL CONTEXT - Population

Population 2011-2016

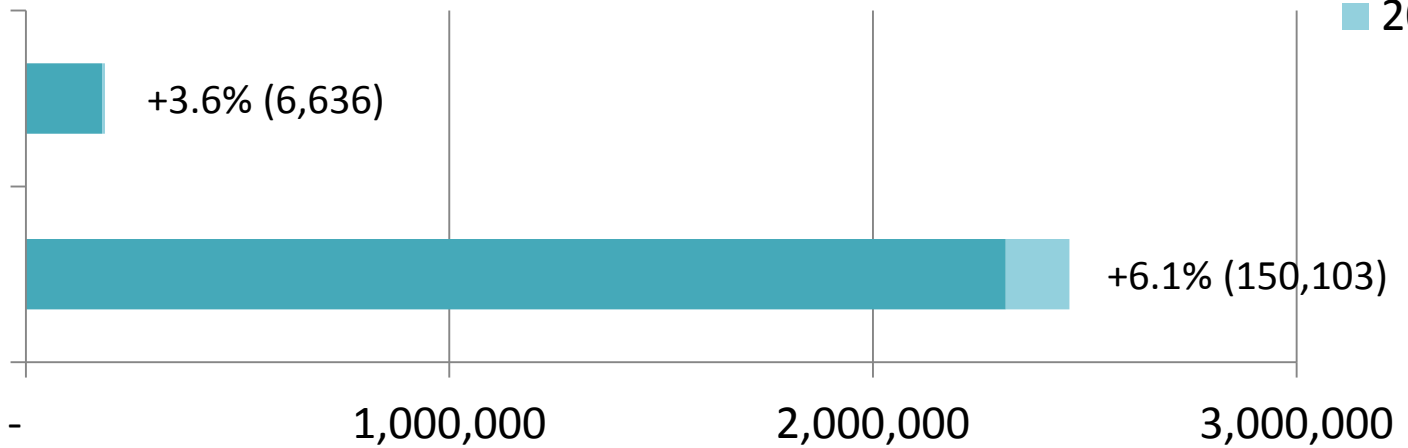
■ 2011
■ 2016

North Shore

+3.6% (6,636)

Lower Mainland

+6.1% (150,103)

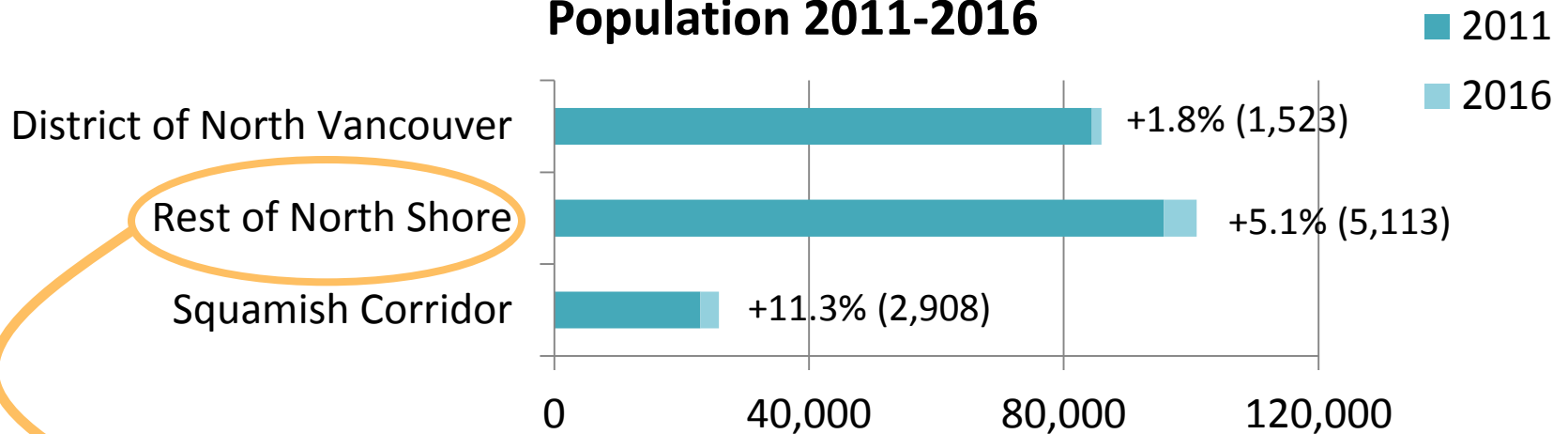


Source: Statistics Canada. Lower Mainland = Vancouver Census Metropolitan Area

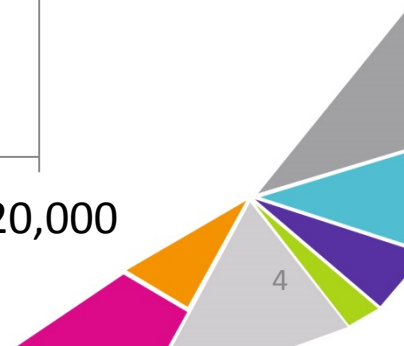
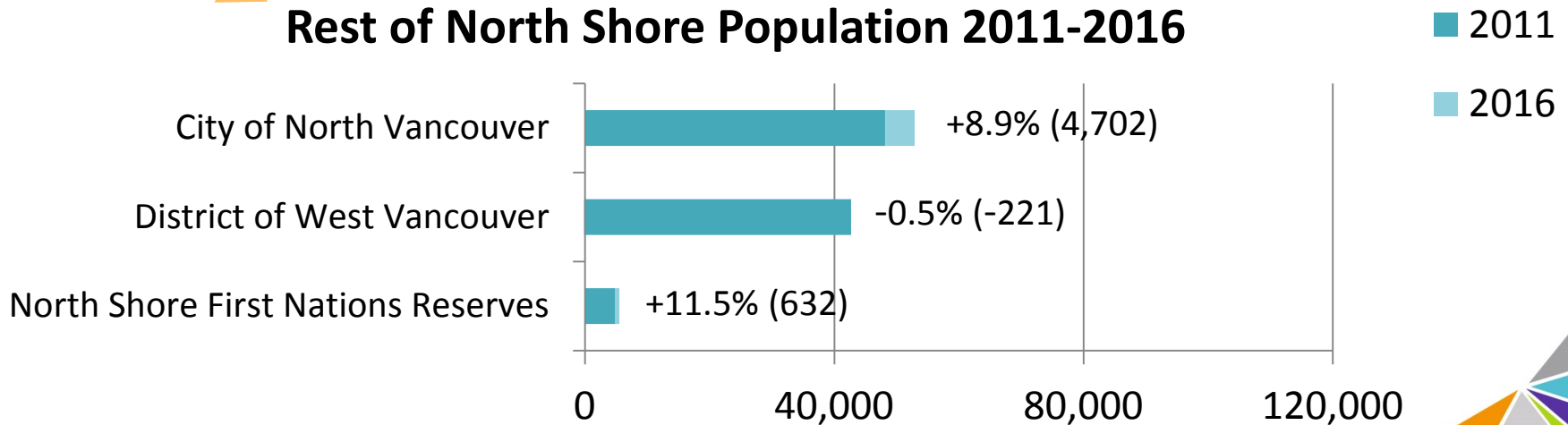


REGIONAL CONTEXT - Population

Population 2011-2016



Rest of North Shore Population 2011-2016



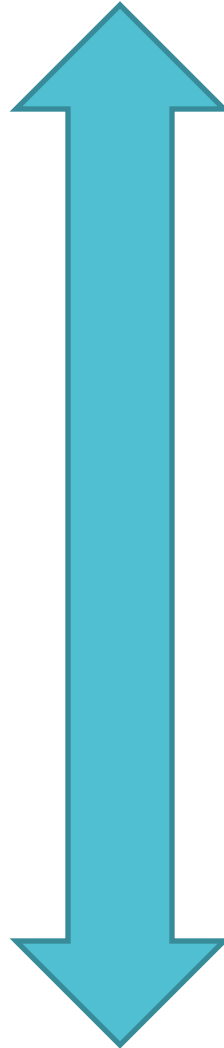
DEVELOPMENT FORECAST

More certainty

- Occupancy Permit
- Development Permit
- Rezoning

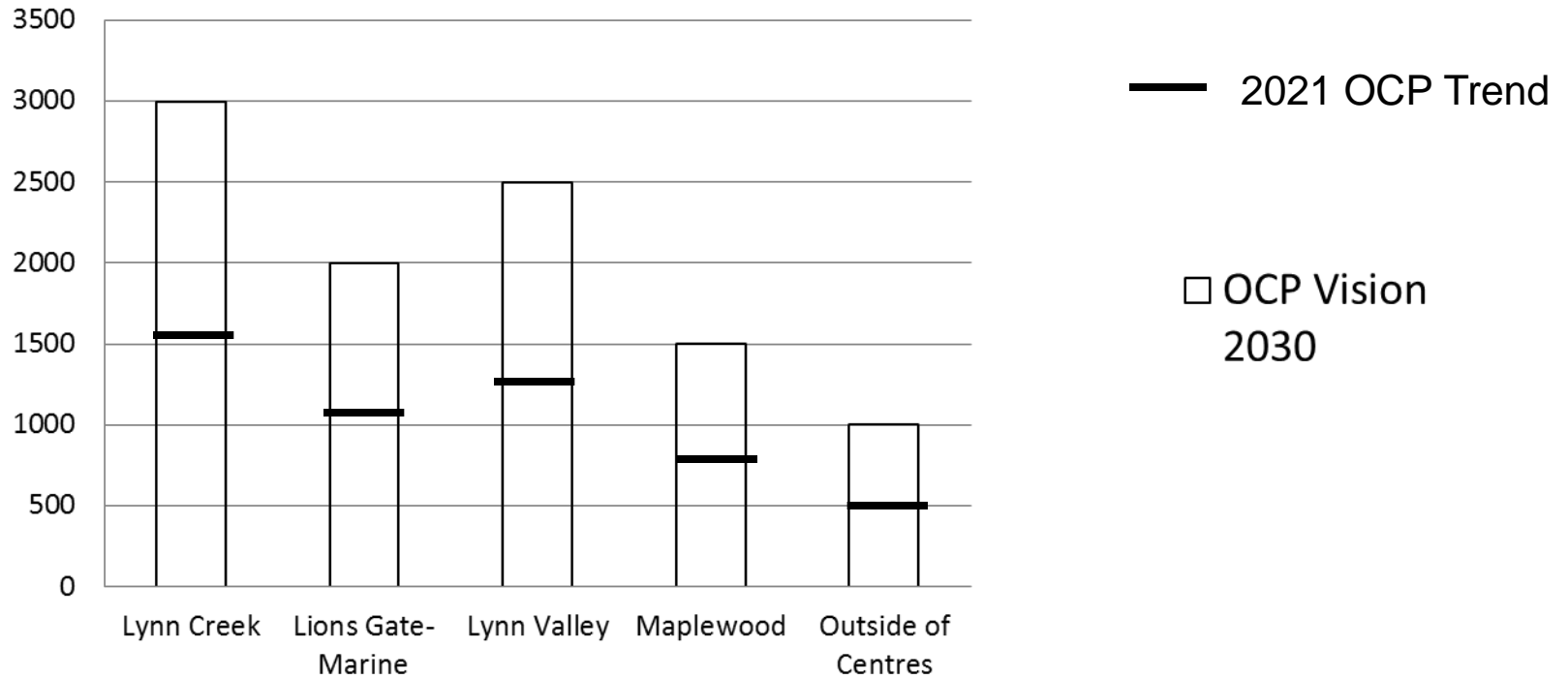
Less certainty

- Detailed application
- Preliminary application



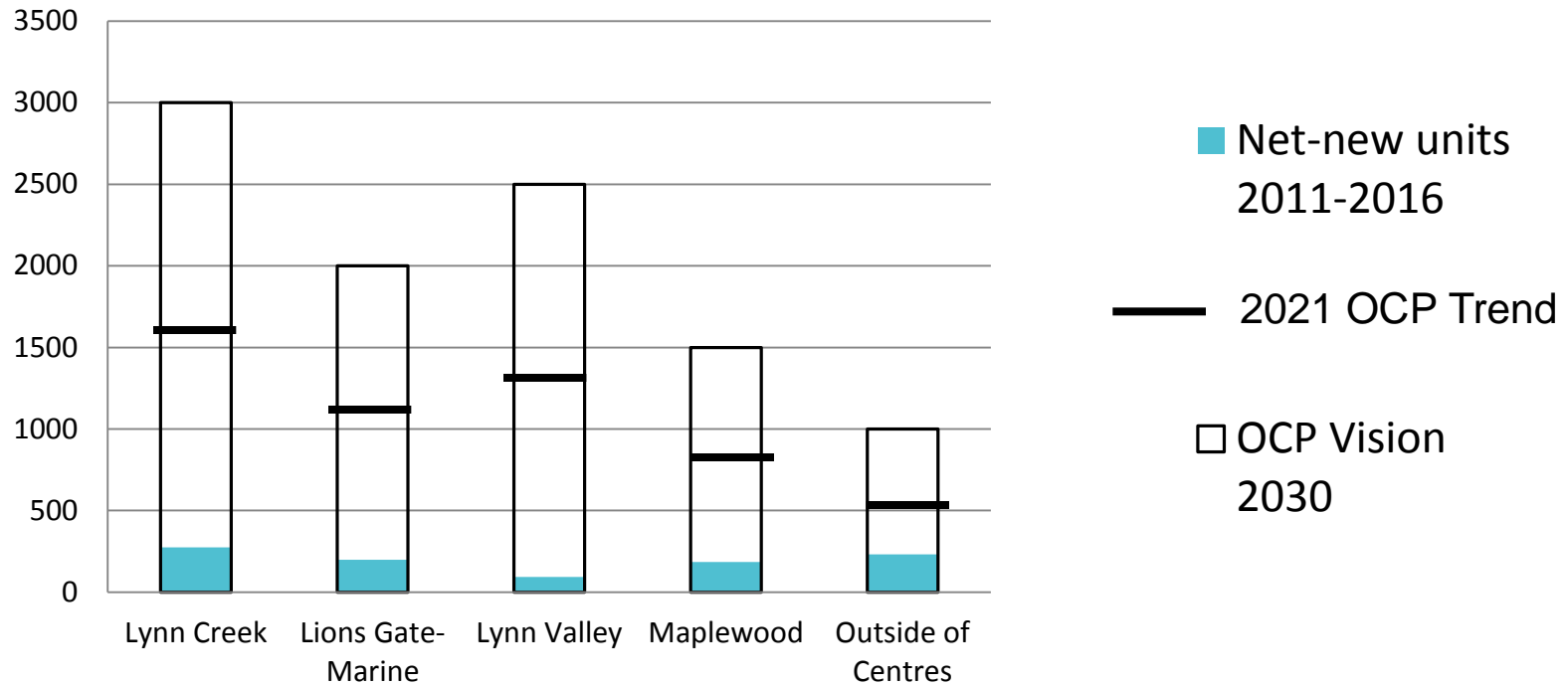
DEVELOPMENT FORECAST

OCP Vision



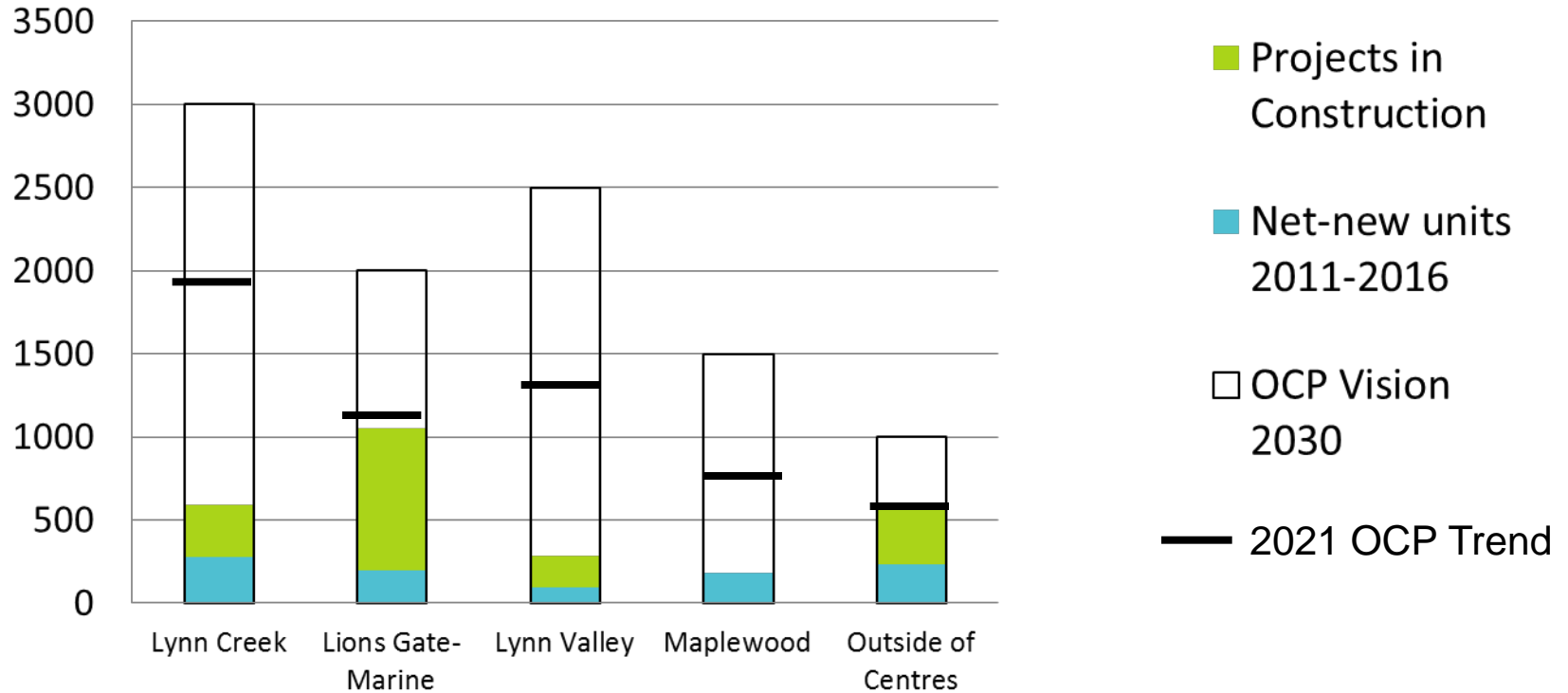
DEVELOPMENT FORECAST

2016-Tracking Towards OCP Vision



DEVELOPMENT FORECAST

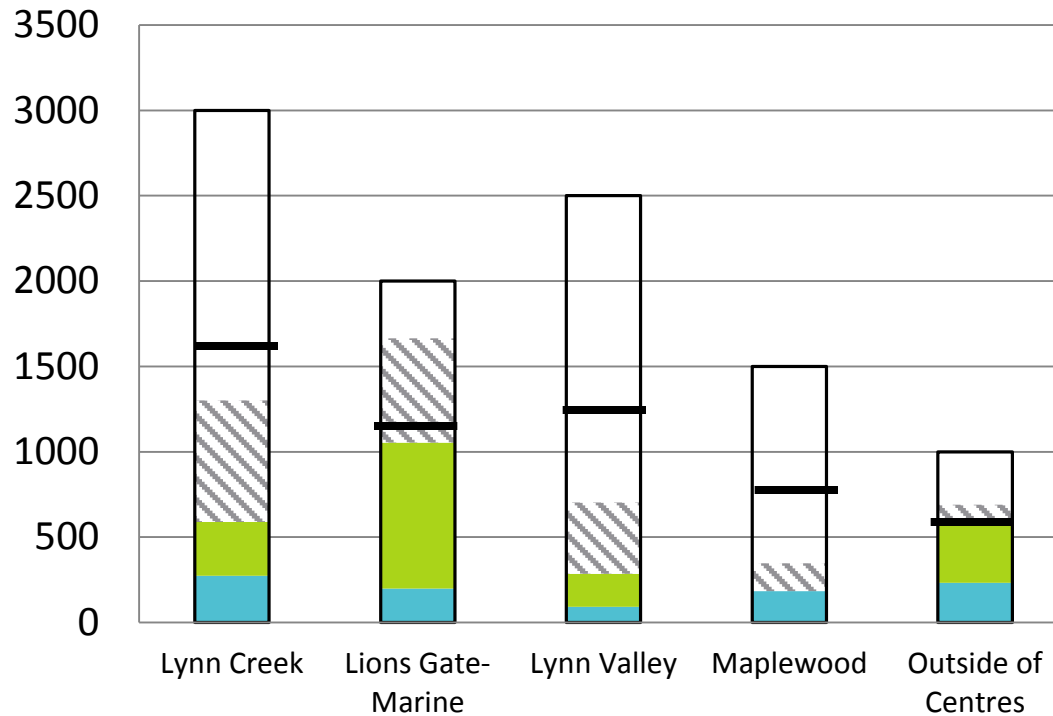
2016-Tracking Towards OCP Vision



DEVELOPMENT FORECAST

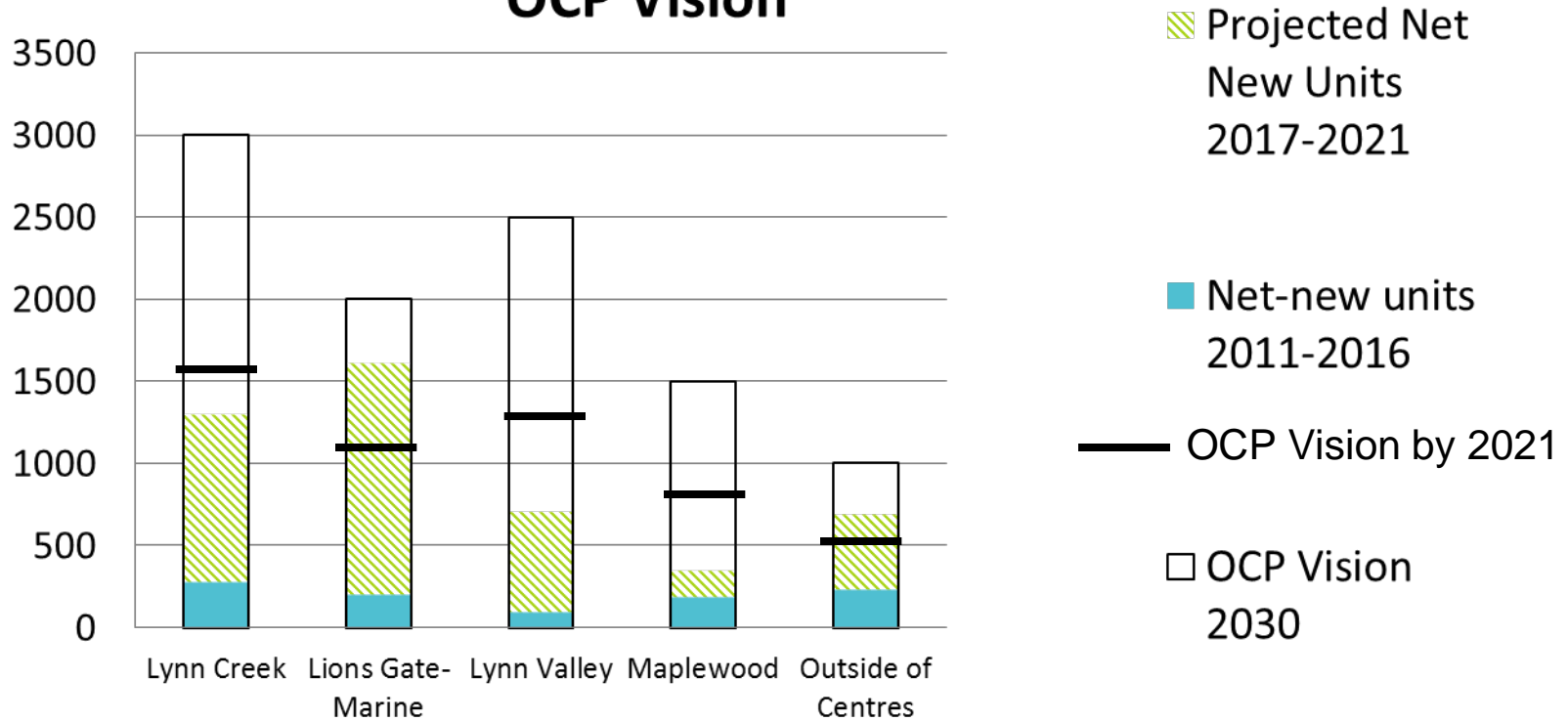
2016-Tracking Towards OCP Vision

- ▨ Applications in process (end of 2016)
- Projects in Construction
- Net-new units 2011-2016
- OCP Vision 2030
- OCP Vision by 2021



DEVELOPMENT FORECAST

2021 Forecast OCP Vision



HOUSING

		Current Units (end of 2016)	Target to 2030
NON-MARKET	↑ SUBSIDIZED	Safe Houses	22
		Emergency Housing	45
		Supportive Housing	17
		Transition Housing	46
		663 government	600 - 1,000
		343 co-op	
MARKET	RENTAL	26 apartments above shops	Under Review
		743 seniors, disability care	
		Est. 20% of condos	
		9 (approved)	
		4,367	
	↓ OWNERSHIP	Purpose Built	Under review
		Condos	
		Townhouses (strata)	3,414
		Duplexes, Triplexes, etc.	88
		Row House (fee simple)	0
	Single-Family Detached	19,923	



HOUSING

Housing Types



Source: missingmiddlehousing.com

Low-Cost Purpose Built Rental

Purpose Built Rental Units

	Market			Non-Market (subsidized)
	Total	Low-cost (built before 1975)	Built from 1975 onward	Total
2011				
2016				
Forecast Next 5 years (2017-2021)			Under review	
Forecast (2021-2030)				



Businesses & Jobs

Number of business licenses by centre and outside of centres



Businesses & Jobs

	Total 2011	Total 2016	Turnover 2011-2016	Number of businesses that remained 2011-2016	Forecast to 2021
Businesses on CD Zones	240	254		Under review	
Businesses on Industrial Zones	507	512			



Identified information to be made available at future dates

1. District resident incomes, demographics, housing preferences
2. Mayors' Plan Phase 1 and Phase 2 transportation funding
3. Health Care facilities/services
4. In-kind CAC valuation
5. GHG emissions sources, inventory, emissions description/explanation
6. Strategy for dealing with issues related to Single Family housing renewals
7. Exploring a tenant relocation survey
8. Employment, income, age, occupancy, rental cost data
9. Low cost purpose built rental projected demolitions
10. May 3rd: Age and sex, Type of dwelling
11. Sept. 13th: Household Income

RECOMMENDED STEPS

Option 1 Review the OCP targets and indicators	
Issue	Targets/indicators may not be reflective of important changes in the District
Action	Work with new OCP Implementation Monitoring Committee
Timeline	8 months

Option 2 Community engagement on OCP Implementation Review	
Issue	Public not informed on OCP implementation progress
Action	Develop and implement public engagement plan
Timeline	14 months

RECOMMENDED STEPS

Option 3	Employment lands strategy
Issue	Lag between loss of employment lands and new lands made available
Action	Complete & implement Maplewood Plan
Timeline	18 months

Option 4	Implement North Shore Area Transit Plan, Mayors' Plan
Issue	Coordinating transit and transportation infrastructure and services
Action	Work with partners to implement
Timeline	10 years

RECOMMENDED STEPS

Option 5 Single-family neighbourhoods strategy	
Issue (a)	Impacts from ongoing house renewal
Action	Bring forward options to manage impacts
Timeline	18 months
Option 6 Accelerate Rental and Affordable Housing Strategy	
Issue	Older, low – cost purpose built rental housing will be lost over time
Action	Replace market purpose built rental housing and provide non-market rental housing
Timeline	Ongoing

Thank you

