



RAHS Update

Council Workshop

April 17, 2018

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Housing Continuum Estimated Demand to 2030

District of North Vancouver Housing Continuum Estimated Demand

		Housing Category	Housing Type	Total Units/Beds (End of 2011)	2030 Target Net Increase 2011-2030	2030 Total Units	Population Accommodated with Target Units*
NON-MARKET	SUBSIDIZED	Safe Houses		22	15	37	37
		Emergency Housing		0	50	50	50
		Supportive Housing		17	50	67	67
		Transition Housing		21	100	121	121
		Senior's Care & Disability Care		279	300	579	579
		Subsidized Rental	Purpose-built & Seniors w/o care	644	1,000	1,644	2,639
		Ownership	Co-op	343	0	343	651
Co-housing	0		0	0	0		
MARKET	RENTAL	Other Rentals	Apartments above shops	28	0	26	49
			Senior's & disability care beds (Independent Living**)	328	200	528	528
		Coach Houses		0	80	80	152
		Secondary Suites		4,295	2,635	6,930	13,167
		Purpose Built	Apartments, multiplex, seniors w/o care	1,259	1,600	2,859	5,432

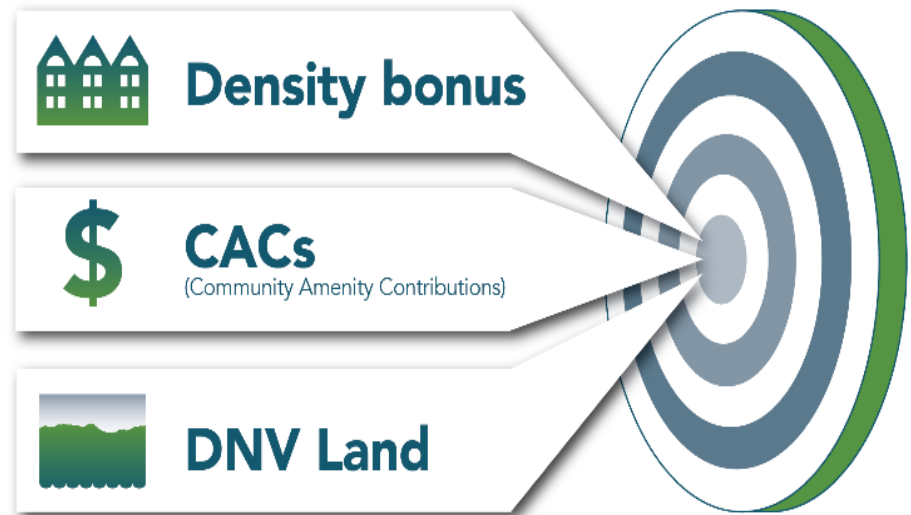
Unit Summary 2011 - Now

RENTAL UNITS	MARKET	NON-MARKET
BUILT/APPROVED	625	84
IN-PROCESS	74	198
TOTAL	699	282

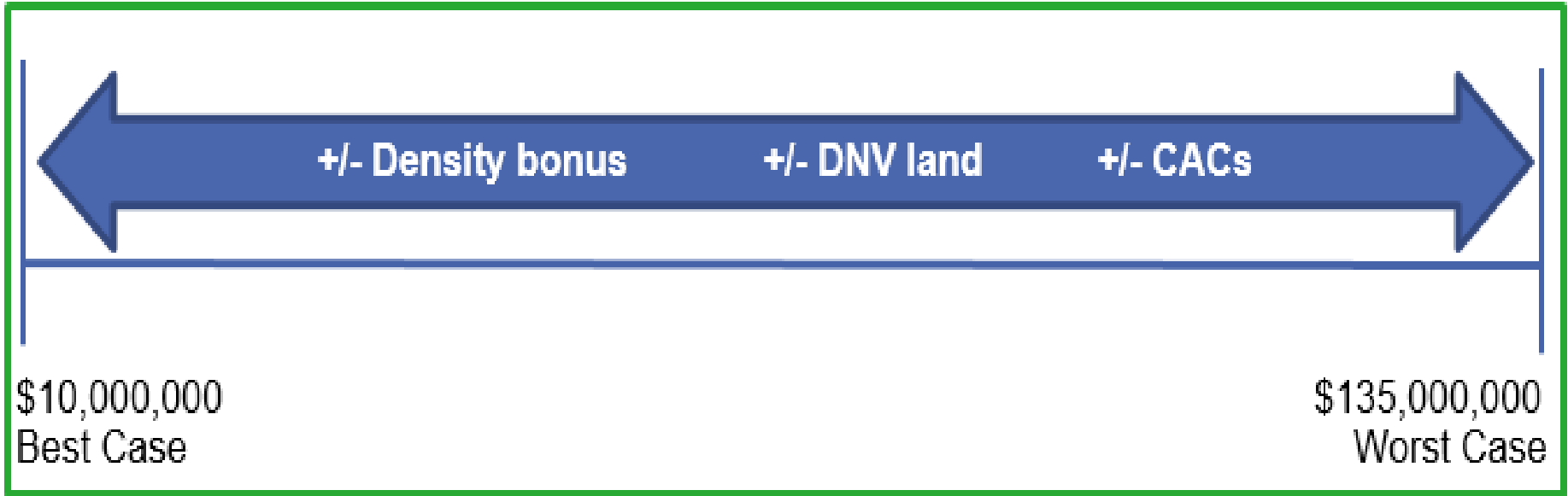
RAHS: FINANCIAL IMPACTS

Costs to the District vary with each tool

TOOLS FOR ACHIEVING OUR NON-MARKET HOUSING TARGETS



RAHS: FINANCIAL IMPACTS



Unit & CAC Summary 2011 - Now

RENTAL UNITS	MARKET	NON-MARKET
BUILT/APPROVED	625	84
IN-PROCESS	74	198
TOTAL	699	282

Foregone CACs	MARKET	NON-MARKET
BUILT/APPROVED	\$15.63 M	\$6.80 M
IN-PROCESS	\$1.85 M	\$20.79 M
TOTAL	\$17.48 M	\$27.6 M

Summary

TOOL	TIME	COST	OTHER CONSIDERATIONS
Density/ Height	<ul style="list-style-type: none"> • Rezoning • Market demand 	\$10K per unit	<ul style="list-style-type: none"> • Community impact • OCP Policy
DNV Land	<ul style="list-style-type: none"> • Rezoning • External funding • Partners 	\$10K to \$35K per unit	<ul style="list-style-type: none"> • Available supply • External funding
CACs	<ul style="list-style-type: none"> • Rezoning • Market demand 	~\$135K per unit	<ul style="list-style-type: none"> • Limited to 75% land lift • Balancing the amenity list

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