

AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: April 25, 2022
<input type="checkbox"/> Other:	Date: _____

 Dept. Manager	 GM/ Director	 CAO
---	--	--

The District of North Vancouver REPORT TO COUNCIL

April 12, 2022
File: 13.6480.30/001.002.000

AUTHOR: Ryan Gilmore, Community Planner

SUBJECT: Pace of Development - 2021 Update

RECOMMENDATION:

THAT the April 12, 2022 report of the Community Planner entitled "Pace of Development – 2021 Update" is received for information.

REASON FOR REPORT:

The purpose of this report is to provide Council with an update on the historical and projected pace of development in the District of North Vancouver. This 2021 report also links the pace of development to progress on key Council policy, with an emphasis on the housing priorities of the Official Community Plan, OCP Action Plan, Rental and Affordable Housing Strategy, Rental, Social and Affordable Housing Task Force recommendations, and Housing Needs Report projections.

SUMMARY:

The 2011 Official Community Plan (OCP) is the District's vision for the future and emphasizes the provision of housing, and the creation of social and supportive housing in particular. Pace of development is a key indicator of progress towards realizing the vision and objectives of the OCP.

Attachment 1 includes summary data on development activity in the District from 2011 to 2021, including units approved, under construction, and occupied. **Attachment 2** includes the value of infrastructure and amenities from approved development in the District from 2011 to 2021. Additional analysis of pace of development data is also included in this report, along with a discussion of progress on select housing indicators of the OCP.

BACKGROUND:

The OCP establishes the District's vision for the future and serves as a guiding document for municipal decision-making. The OCP emphasizes the importance of housing, including social and supportive housing, as key elements in the well-being of District residents. This focus was further articulated in the Rental and Affordable Housing Strategy (2016), which provides specific goals to protect existing affordable housing and expand it throughout the District.

In October 2018, the majority of District voters in the municipal election voted in favour of a referendum question asking if they support the District spending up to \$150 million to create not less than 1,000 units of social and supportive housing to be constructed not later than January, 2029. A renewed commitment to social and supportive housing was reflected in Council Directions 2019-2022, in the targeted OCP review and resulting Action Plan, and in the creation of the Rental, Social, and Affordable Housing Task Force.

The OCP Action Plan focuses on four key topic areas that are inextricably inter-related: transportation, housing, economy and employment lands, and climate emergency. Housing plays a particularly important role in creating a healthy community. A housing supply that does not meet community needs can contribute to economic imbalance and worsening transportation and local business sustainability, as employees are forced to travel between their jobs and homes they can afford.

The Rental, Social, and Affordable Housing Task Force presented their final report to Council on September 27, 2021. Council subsequently endorsed staff's proposed high-priority actions arising out of the Task Force's work. These actions align with the housing actions of the OCP Action Plan. Together they provide an actionable housing program that has the potential to meaningfully address housing issues in the District.

The Housing Needs Report, received by Council on December 13, 2021, outlined key areas of housing need and highlights gaps and inequities in the District's current housing supply. The report identified a need for additional rental and affordable housing, more housing diversity, and housing for seniors, immigrants, families, individuals experiencing homelessness, Indigenous households, and people with accessibility needs.

EXISTING POLICY:

There is considerable Council direction and policy to support the strategic growth envisioned in the OCP, which includes creating a diverse mix of housing type, tenures, and levels of affordability, and focusing growth in four key centres.

Official Community Plan (2011):

Goal 2: Encourage and enable a diverse mix of housing types, tenure and affordability to accommodate the lifestyles and needs of people at all stages of life.

Rental and Affordable Housing Strategy (2016):

Goal 1: Expand the supply and diversity of housing.

Goal 2: Expand the supply of new rental and affordable housing.

Council Directions 2019-2022:

Identified increasing housing diversity as a key objective, with rental and social housing as a priority.

OCP Action Plan (2021):

Priority Action 3: Prioritize rental, social, and supportive housing projects to increase the range of housing options.

Priority Action 5: Increase housing diversity to support a range of incomes, household types, and accessibility needs within and close to Town and Village Centres.

Rental, Social and Affordable Housing Task Force (RSAHTF) Final Report (2021):

Proposed High Priority Action (F.) Review available housing data, and create a publicly-accessible housing dashboard that expands on the Pace of Development reporting and uses key indicators to measure outcomes.

Housing Needs Report (2021):

The Housing Needs Report outlines key areas of housing need and highlights gaps and inequities in the District's current housing supply.

ANALYSIS:

Pace of development is the rate of community change associated with development activity. It can be expressed as the amount of development (e.g. new building area or number of new units) approved by Council, under construction, or occupied in a given period of time.

All communities change over time as they are shaped by societal and natural forces such as population changes, economic trends, and environmental impacts. The pace of community development is related to these forces, but can also be shaped to achieve desired outcomes, such as those described in the OCP. **Attachment 1** includes summary data for the following:

- Single-family dwellings under construction;
- Net multi-family dwelling-units by housing type and phase of development;
- Occupied, net new approved, and in-stream multi-family dwelling units compared to estimated demand;
- Residential floor area change from rezoning and single-family dwelling construction;
- Floor area change by floor area type;
- New units of housing by stage of development;
- New multi-family residential units adopted; and
- New multi-family residential unit mix.

The sections below include additional analysis of pace of development data and discussion of progress on key OCP housing indicators.

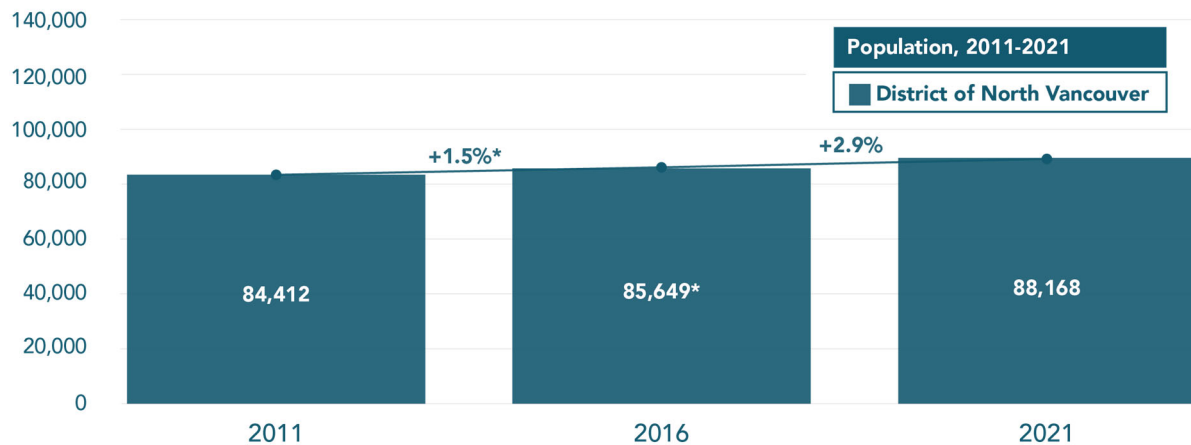
Population

According to the 2021 census data on population released in February 2022, the District's population increased by 2,519 people (between 2016 and 2021) and the total population was 88,168. This represents a 2.9% increase since 2016, or an average of 0.59% per year. The census figure does not include the undercount or overcount. Figure 1 shows the District's population change over the past three census periods.

The OCP identified capacity for approximately 20,000 additional people in the District by 2030. Based on recent census population data, the District's population has grown by 3,756 people in the ten years since the OCP was adopted. This pace of population growth is

slower than the rate of growth anticipated by the OCP, which projected 95,000 residents by 2021.

Figure 1: Population Change: District of North Vancouver



* Population counts for 2016 have been revised in the 2021 census. For more information, visit: statcan.gc.ca

Housing Continuum

The District of North Vancouver Housing Continuum (Figure 2) was developed to track the District's change in housing units relative to the estimated demand. The estimated demand figures are not targets and are periodically adjusted with input from Council and when new information becomes available, such as the 2021 Housing Needs Report and census data. The unit figures in the housing continuum reflect units approved for rezoning or development permit, and those occupied from OCP adoption to the end of 2021.

In 2021 a total of 520 new units were approved in the District:

- 60 supportive housing – other units;
- 215 social housing – rental units;
- 66 market housing – rental units; and
- 179 market housing – ownership units.

Figure 2: Housing Continuum, 2021¹

DNV HOUSING			2011 (Units/Beds)	Progress: Approved to End of 2021 (Units/Beds)	2030 Est. Demand (Units/Beds)
SOCIAL AND SUPPORTIVE	SUPPORTIVE	Safe Houses	22	22	37
		Emergency Housing	0	5	50
		Other Supportive Housing	28	116	178
	SOCIAL	Seniors Care and Disability Care	279	442	579
		Subsidized Rental	643	1,182	1,643
		Ownership — Co-op	343	343	343
		Ownership — Co-housing	0	0	0
		Affordable Home Ownership	0	0	0
MARKET	RENTAL	Seniors Care and Disability Care	328	389	528
		Coach Houses	0	30	80
		Secondary Suites	4,295	6,336	6,930
		Multifamily	1,259	2,286	2,859
	OWNERSHIP	Strata Apartments	3,793	7,076	10,143
		Townhouses	2,565	3,574	3,485
		Duplexes, Triplexes, etc.	73	85	73
		Row House	0	0	0
		Single-Family Detached	19,944	19,833	19,794

Source: District of North Vancouver.

¹ Notes on Figure 2:

- Figures for "Approved to 2021" are defined by "Approvals 2011 to 2021" in Attachment 1.
- Other Supportive Housing was previously titled "Transition and Recovery Housing", changed in 2021 to be inclusive of varied forms of supportive housing.
- Rental includes units secured for rental at the time of occupancy including those secured under time-limited covenants with BC Housing or any other agencies
- Social Housing – Rental includes one unit owned by Habitat for Humanity to be rented (Seymour Estates, 902 Lytton St)
- Market Housing – Rental includes units rented at the time of demolition, as in previous Pace of Development reports.
- Market Housing – Ownership includes 25 rent-to-own units (Seymour Estates, 902 Lytton St).
- The "Approved to 2021" for Single-Family Detached dwellings includes 65 units created through single-family subdivision in addition to a net loss of 176 units through conversion from single-family to multi-family dwellings.

Share of Attached and Detached Housing

As anticipated by the OCP, the vast majority of new residential units created from 2011 to 2021 have been attached units. The 2021 Housing Needs Report noted that 52% of the District's housing stock is comprised of single-family homes (based on 2016 census data and excluding secondary suites). As additional 2021 census data is released throughout 2022, staff will update tracking on this important OCP indicator.

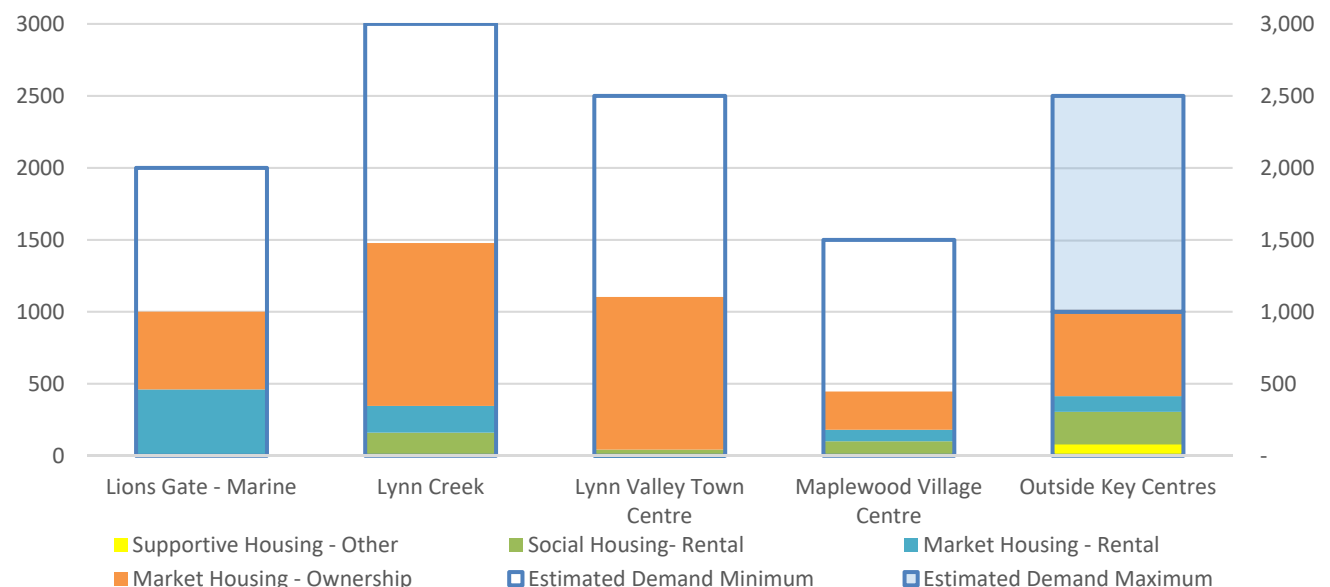
Pace of Development and OCP Estimated Demand

The OCP strategically directs 75-90% of new residential units in four key centres: Lynn Valley and Lynn Creek Town Centres and Maplewood and Lions Gate Village Centres. Within the OCP's 20-year horizon to 2030, the OCP identifies capacity for approximately 10,000 net new housing units, corresponding to a population increase of around 20,000 people. These figures are estimates, not targets, and are provided to help guide planning and municipal decision-making.

Figure 3 shows net new units approved relative to the estimated demand for residential units in the Town and Village Centres, as well as outside of the key centres. Since 2011, the majority of new residential units approved have been located in Town and Village Centres, with little change in existing single family neighbourhoods. From 2011 to 2021, or the first half of the OCP's 20-year horizon

- 5,250 new units have been approved through rezoning District-wide, representing 53% of the estimated demand to 2030; and
- 81% of these new units are located within key centres, which is in-line with the OCP target.

Figure 3: Net New Units Rezoned and Estimated Demand in Centres (2011-2021)



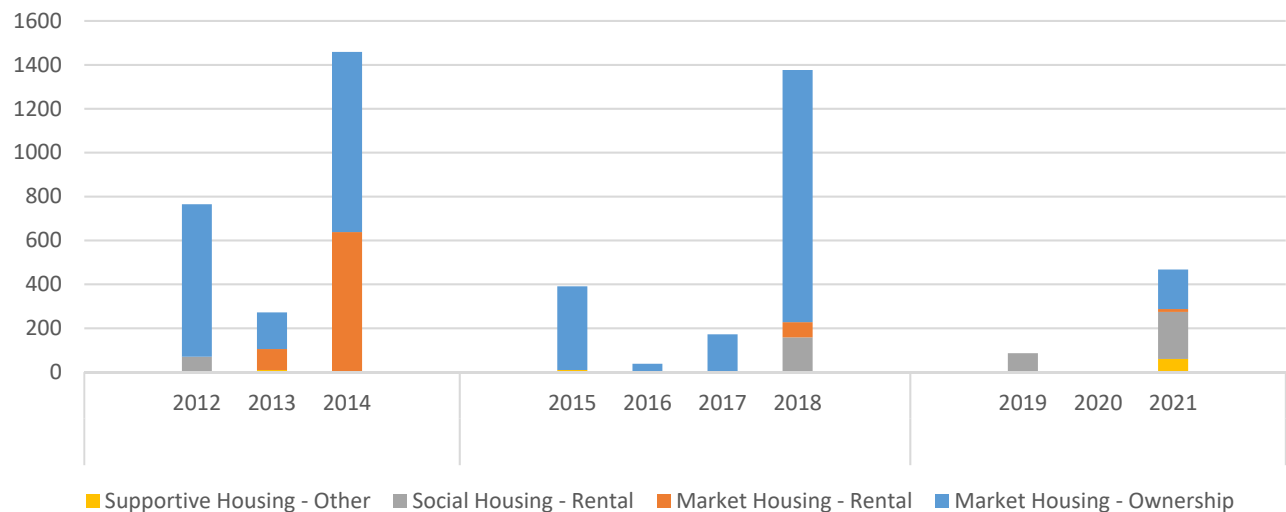
Source: District of North Vancouver.

Share of Social and Supportive Housing Units

Figure 4 below summarizes new residential units by the year rezoning was approved.

Since the October 2018 referendum, Council's commitment to prioritize the creation of more social and supportive housing is evident, with 50% of new units approved through rezoning since October 2018 were social housing and supportive housing units.

Figure 4: Net New Units by Tenure and Year Rezoned



Source: District of North Vancouver

Value of Infrastructure and Amenities from Approved Development.

A summary of the values of infrastructure and amenities from approved development up to the end of 2021 can be found in **Attachment 2**. Key changes since the 2020 pace of development report include the additional social and supportive housing units approved in 2021. The assumptions used to generate the estimates are included in the attachment.

The District provides both direct and indirect financial contributions to support the creation of social and supportive housing. Information on the District's contributions to the creation of social and supportive housing from the adoption of the OCP in 2011 until the end of 2021 is found in **Attachment 2**.

Conclusion:

Pace of development is a key indicator of progress towards realizing the vision and objectives of the OCP. The 2021 Pace of Development provides a detailed outline of population, housing and floor area change to the end of 2021. This report and accompanying data demonstrate progress on key housing objectives contained in the OCP, OCP Action Plan, Rental, Social and Affordable Housing Task Force recommendations, and Housing Needs Report.

Options:

THAT the April 12, 2022 report of the Community Planner entitled "Pace of Development – 2021 Update" is received for information.

OR

Council provides alternative direction.

Respectfully submitted,

A handwritten signature in dark ink, appearing to read 'R. Gilmore', with a stylized flourish at the end.

Ryan Gilmore
Community Planner

Attachment 1: Pace of Development Summary Data

Attachment 2: Infrastructure and Amenities from Approved Development 2011-2021

REVIEWED WITH:

- ☐ Community Planning _____
- ☐ Development Planning _____
- ☐ Development Engineering _____
- ☐ Utilities _____
- ☐ Engineering Operations _____
- ☐ Parks _____
- ☐ Environment _____
- ☐ Facilities _____
- ☐ Human Resources _____
- ☐ Review and Compliance _____
- ☐ Climate and Biodiversity _____

- ☐ Clerk's Office _____
- ☐ Communications _____
- ☐ Finance _____
- ☐ Fire Services _____
- ☐ ITS _____
- ☐ Solicitor _____
- ☐ GIS _____
- ☐ Real Estate _____
- ☐ Bylaw Services _____
- ☒ Planning _____

External Agencies:

- ☐ Library Board _____
- ☐ NS Health _____
- ☐ RCMP _____
- ☐ NVRC _____
- ☐ Museum & Arch. _____
- ☐ Other: _____

THIS PAGE LEFT BLANK INTENTIONALLY

Pace of Development Summary Data

Why is pace of development important?

The pace of development is important because of the potential impacts on the community:

- Change, uncertainty and risk (e.g. tenant displacement),
- Construction impacts (e.g. noise, construction traffic, etc.),
- Land use impacts (e.g. traffic, change to neighbourhood character, etc.),
- Cost and service demands (e.g. fiscal sustainability and capacity limits), and
- Housing needs (e.g. supportive, social & rental housing etc.) or other policy objectives (e.g. business/employee retention and attraction)

All communities change over time. For example, infrastructure and buildings deteriorate with age; therefore, regular maintenance and eventual renewal or replacement is required. Furthermore, populations change over time with the rate of births, deaths and migration. Market forces and the environment also change (e.g. climate emergency). Every community is impacted by these broad societal and natural forces. The pace of community development is related to these forces, but can also be shaped to achieve desired outcomes, such as those described in the Official Community Plan.

Key Influences on the pace of development

Demand influences:

- Population (Figure 1) and demographic change
- Business and employment change
- Interest rates and mortgage stress test
- Fees and taxes (e.g. Foreign Buyers Tax, Property Transfer Tax, School Tax)

Supply influences:

- Land supply (e.g. amount of vacant, partially or underutilized lands)
- Market factors (e.g. land & borrowing costs, speculation, holdings and settlements)
- Physical limits (e.g. environmentally sensitive areas, hazardous areas, and servicing costs)
- Policies & regulations (e.g. Federal, Provincial, Indigenous, Regional and Local Governments)
- Development processes.

Definitions

Supportive Housing

Supportive housing provides on-site supports and services to residents who cannot live independently. This housing is typically for people who are homeless or at risk of being homeless.

Social Housing

Social housing is owned by a not-for-profit organization, a co-op, or a government. Rents are subsidized (usually by the government) making it possible for people with lower incomes to find housing they can afford. Household income must be below certain limits in order to be eligible.

Market Housing

Market housing is privately owned by an individual (or a company) who generally does not receive direct subsidies to purchase or maintain it. Prices are set by the private market. About 95% of households in the province live in market housing, either rental market housing or home ownership.¹

In-stream

“In-stream” applications include all rezoning applications that were submitted to the District, but had not received Council approval, nor been withdrawn by the applicant. These include preliminary and detailed rezoning applications, as well as applications between these stages.

Approvals 2011 to 2021

“Approvals 2011 to 2021” include:

- rezoning applications approved after OCP adoption (June 27, 2011),
- applications approved before OCP adoption, but occupied after OCP adoption, and
- Development Permits (not requiring rezoning) approved after OCP adoption.

¹ See Housing Glossary, British Columbia: <https://www2.gov.bc.ca/gov/content/housing-tenancy/affordable-and-social-housing/housing-glossary>

Single-Family Dwellings Under Construction

Figure 1 indicates the number of single-family dwellings under construction (i.e. active building permits for new construction or major renovation) in each of the last 3 years. Figure 2 indicates the approximate location of single-family dwellings under construction in 2021, or any part of that year.

While construction activity had decreased in recent years, 2021 was consistent with the prior year seeing a total 325 single-family building permits in 2021 compared to 326 permits in 2020.

Figure 1. Single Family Dwellings Under Construction (2019 - 2021)

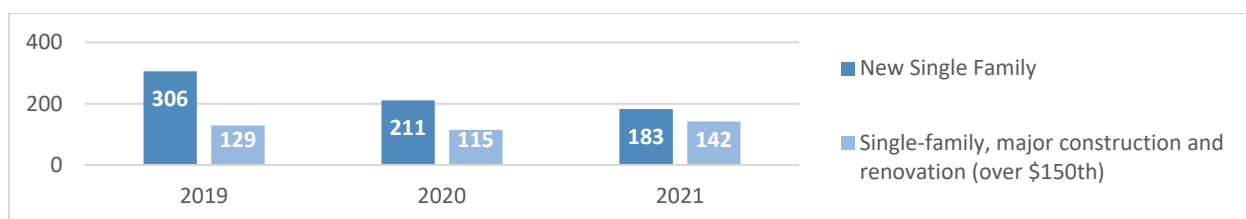
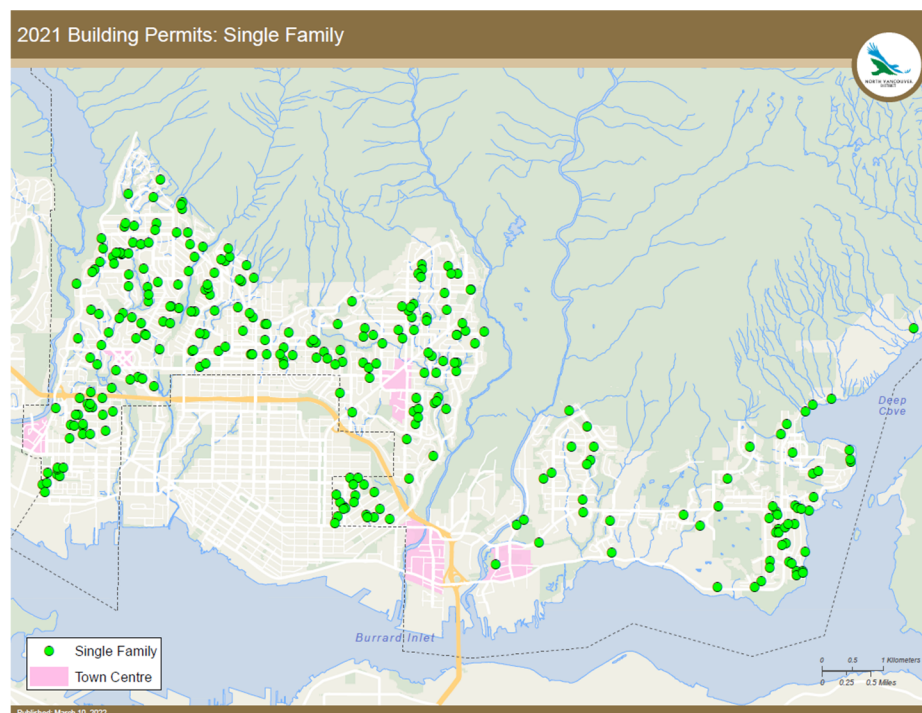


Figure 2. Approximate Location of Single Family Dwellings Under Construction in 2021



Notes for Figures 1 and 2

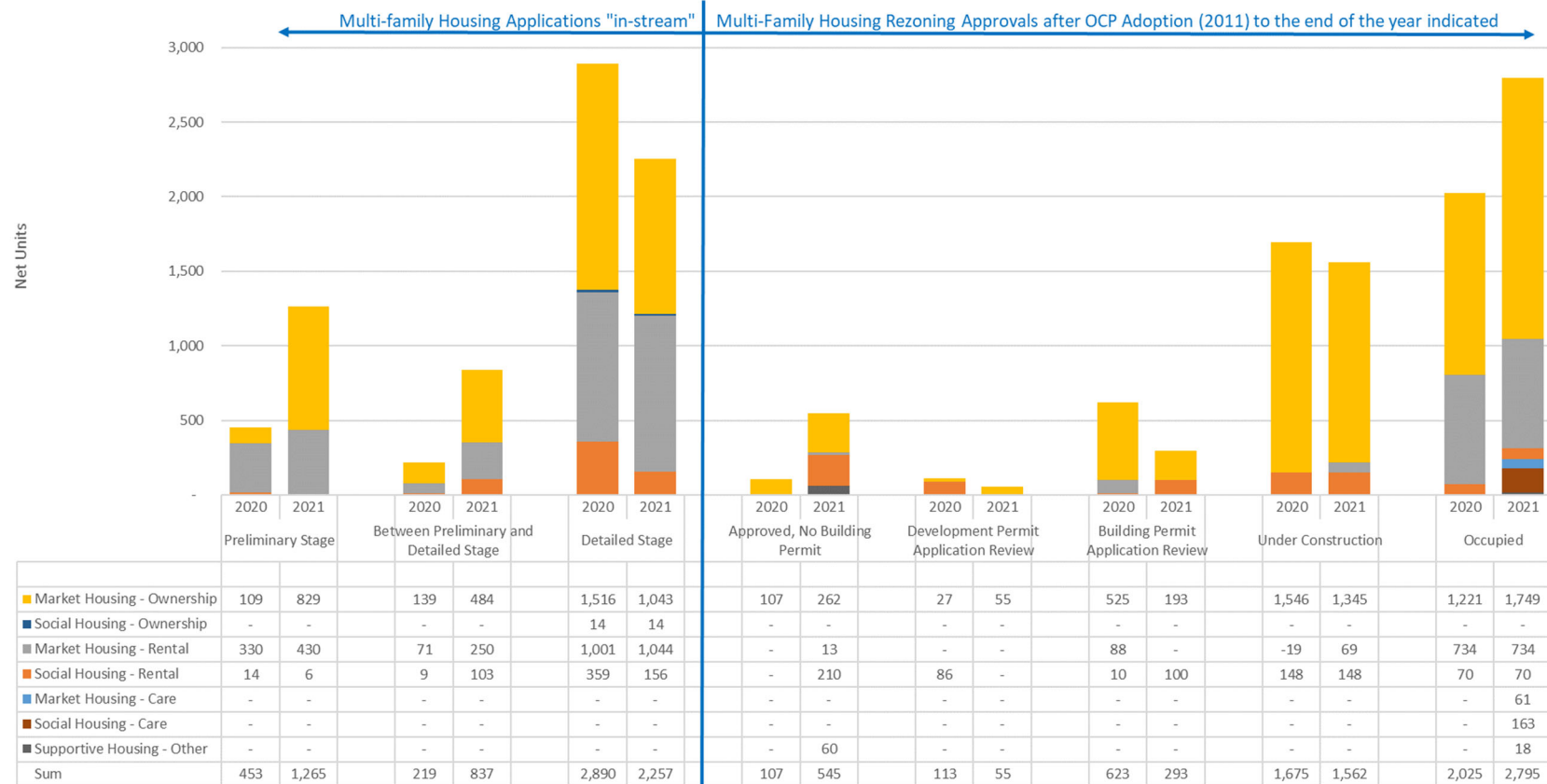
Source: District of North Vancouver.

The green dots are not to scale and locations are only approximate to anonymize the data.

Net Multi-family Dwelling Units by Housing Type and Phase of Development

The progress of multi-family housing development from preliminary application to occupancy is depicted in Figure 3. This figure includes multi-family housing development associated with rezoning applications submitted or approved after OCP adoption in 2011. Figure 3 is a snap-shot of the development status as of December 31, 2020, and December 31, 2021.

Figure 3. Net Multi-family Dwelling Units by Housing Type and Phase of Development



Notes for Figure 3

Source: District of North Vancouver.

Some building permit applications are phased. The category “Under Construction” includes projects with issued building permits for the superstructure (i.e. above ground). Projects with only issued foundation or excavation permits are found in the category “Building Permit Application Review”.

The negative net number of Market Housing – Rental units shown as Under Construction in 2020 are the result of replacing existing Market Housing – Rental at Emery Village with a combination of Social Housing – Rental and Market Housing – Ownership on the same site.

Significant multi-family development projects with status changes in 2021:

Chesterfield Small Townhouse building permit is on hold pending new application for Development Permit.

Rezoning approved:

- 840 St Denis Triplex, 840 St Denis Ave, 2 net new units (Market Housing – Ownership)
- Riverside Site Social Housing, nr Old Dollarton Rd and Riverside Dr, 90 net new units (Social Housing – Rental). No Development Permit issued.
- Sanford Housing Society, 267 Orwell St, 88 net new units (Social Housing – Rental)
- Seymour Estates, 902 Lytton St, 227 net new units (34 units Social Housing – Rental, 13 units Market Housing – Rental, 180 units Market Housing – Ownership)
- Supportive Housing Development at W. 16th St, W 16th St and Lloyd Ave, 60 net new units (Supportive Housing – Other). No Development Permit issued.

Development Permit issued:

- CapU Student Housing, 2055 Purcell Way, 362-bed student housing
- DNV Non-Market Housing Delbrook, 600 W Queens Rd, 86 net new units (Social Housing – Rental)
- Rupert Stacked Townhomes Redik Rupert, 342 Mountain Hwy, 21 net units (Market Housing – Ownership)

Building Permit issued:

- Ebb + Flow Townhomes, 2035 Glenaire Dr, 98 net new units (Market Housing – Ownership)
- Emery Village – Phase 1, 1200-1259 Emery Pl, 220 net new units (Market Housing – Ownership)
- Maplewood Fire & Rescue Centre, 2410 Dollarton Hwy
- Metro Vancouver Watershed Administration Building, 4450 Lillooet Rd
- Oxford Adera, 1550 Oxford St, 86 net new units (Market Housing – Rental)
- Parkside Edge, 933 Premier St, 13 net new units (Market Housing – Ownership)

Occupancy granted

- Argyle Secondary School, 1131 Frederick Rd
- Bridge Church, 1384 Deep Cove Rd
- BrookLynn Living, 467 Mountain Hwy, 63 net new units (Market Housing – Ownership)
- Canyon North Townhomes, 4672 - 4686 Capilano Rd, 7 net new units (Market Housing – Ownership)
- Creekstone Care Centre, 1502-1546 Oxford St, 172 net new units (150 units Social Housing – Care, 30 units Market Housing – Care)
- Cressey Townhomes, 2070 Curling Rd, 34 net new units (Market Housing – Ownership)
- Crown Street Apartments, 1503-1519 Crown St, 44 net new units (Market Housing – Ownership)
- Forsman Townhouse East, 756 Forsman Ave, 6 net new units (Market Housing – Ownership)
- Kinder Morgan Diesel Expansion, 1995 W 1st St
- Mountain Court, 2632 & 2670 Library Ln, 140 net new units (178 units Market Housing – Ownership)
- Onni 3, 1060 Churchill Cres, 75 net new units (Market Housing – Rental)
- The Residences, 2770 Valley Centre Ave, 244 net new units (Market Housing – Ownership)

Significant development projects with status changes in the first 3 months of 2022 (these are not reflected in Figure 6 of this report, but will be included in the 2022 Pace of Development Report):

New preliminary application:

- Black Bear Pub site, 1177 Lynn Valley Rd (partial site), 98 net units (Market Housing – Rental)

New detailed application:

- Ridgewood Drive Townhouse Development, 1031-1045 Ridgewood Dr, 28 net units (Market Housing – Ownership)

Rezoning application approved:

- The Two Twenty, 220 Mountain Hwy, 134 net units (6 net units Social Housing – Rental, 128 net units Market Housing – Rental). No Development Permit issued.

Development Permit issued:

- BlueShore Financial, 1080 Marine Dr, 35 net units (Market Housing – Ownership)

Building Permit application received:

- Lafarge portable ready mix plant, 10 Senator Rd
- Rupert Stacked Townhomes Redik Rupert, 342 Mountain Hwy, 21 net units (Market Housing – Ownership)
- Seymour Estates, 902 Lytton St, Sites 2 and 4, 78 net units (34 net units Social Housing – Rental, 13 net units Market Housing – Rental, 31 net units Market Housing – Ownership)

Building Permit issued:

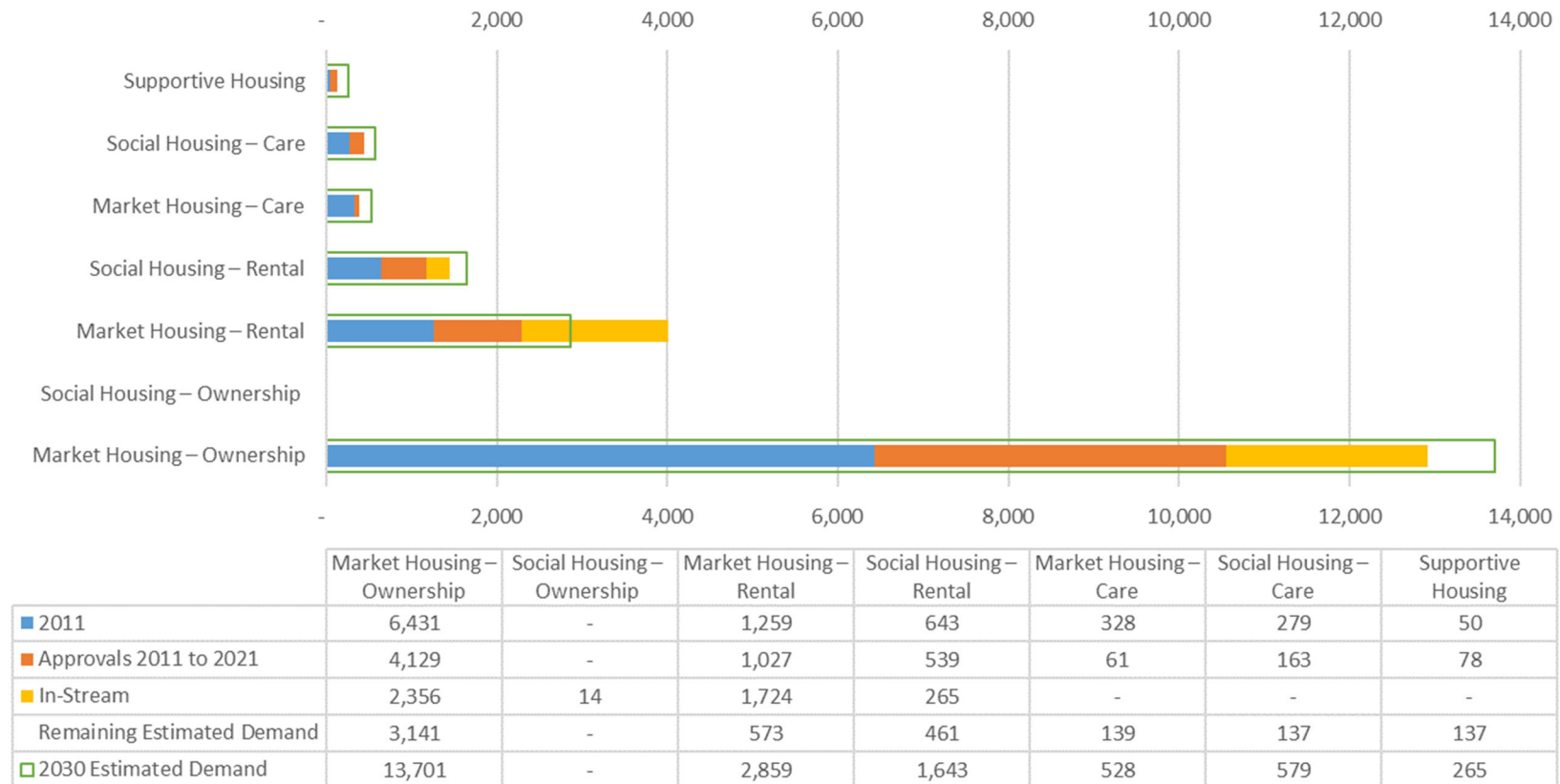
- 3030 Sunnyhurst Rd Triplex, 3030 Sunnyhurst Rd, 2 net units (Market Housing – Ownership)

Occupancy granted (including provisional):

- 27North, 3468-3490 Mt Seymour Pkwy, 23 net units (Market Housing – Ownership)
- Citimark Belle Isle Place, 2060 Curling Rd, 80 net units (Market Housing – Ownership)
- Handsworth Secondary School Replacement, 1044 Edgewood Rd (note the old building is pending demolition, permit has been issued)

Occupied, Net New Approved, and In-Stream Rezoning Applications Compared to the Estimated Demand (2030)

Figure 4. Occupied Multi-family Dwelling units (2011), Net New Multi-family Dwelling Units Approved (2011 – 2021), and In-Stream Rezoning Applications Compared to the Estimated Demand (2030)



Notes for Figure 4

Source: District of North Vancouver.

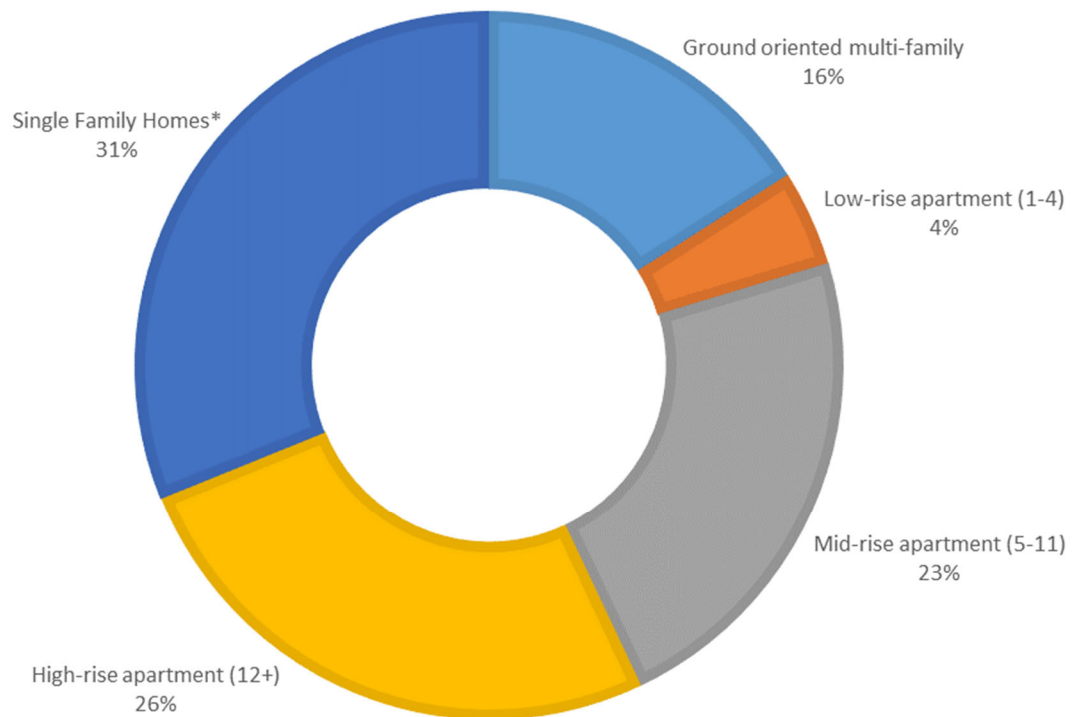
“Remaining Estimated Demand” are the future demand figures calculated by subtracting the dwelling units that existed at the time of OCP adoption (2011) *and* approved dwelling units (2011 – 2021) from the total estimated dwelling unit demand in 2030 (i.e. OCP estimated demand).

If approved, the number of “In-Stream” applications for Market Housing – Rental, would result in the rental supply exceeding the OCP estimated demand in 2030 by approximately 1,151 units.

CapU Student Housing, 2055 Purcell Way (362-bed student housing) is not included in Figure 7.

Residential Floor Area Change from Rezoning and Single-family Dwelling Construction

Figure 5. Net Residential Floor Area Change (%) from Rezoning Approvals and Single-family Dwelling Construction after OCP Adoption (2011) to the end of 2021



Notes for Figure 5

Source: District of North Vancouver.

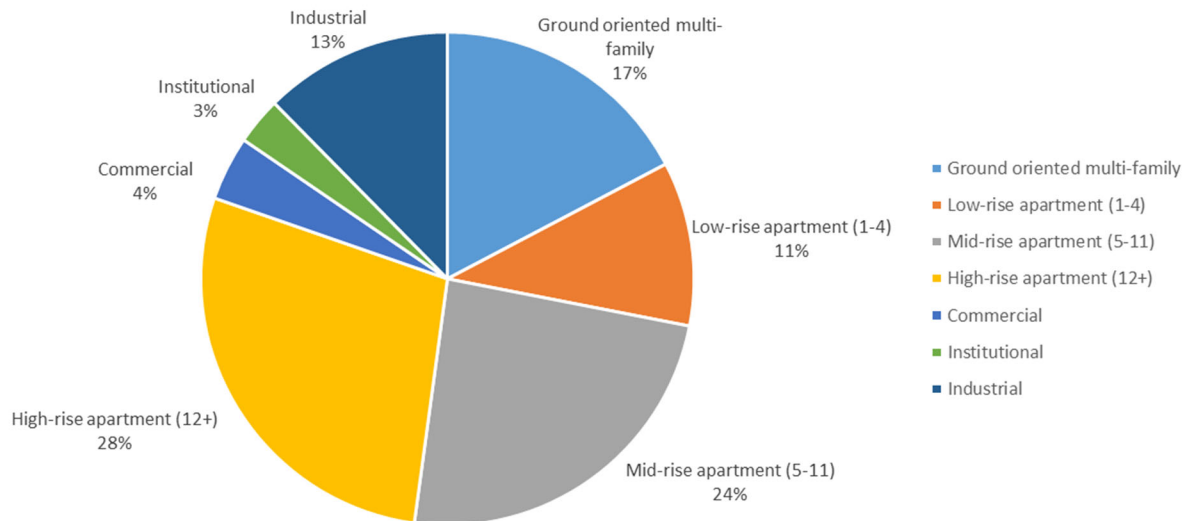
Single-family dwelling size is based on estimated unit sizes not actuals (both demolition and construction).

Some areas based on estimates not actuals (both demolition and construction).

Combined floor area of all approved rezoning applications regardless of their status (i.e. building permit, under construction or occupied).

Floor Area Change by Floor Area Type

Figure 6. Net Floor Area Change (Sq. m.) Approved or Occupied from OCP Adoption (2011) to the end of 2021



Notes for Figure 6

Source: District of North Vancouver.

Some areas based on estimates not actuals (both demolition and construction).

Projects included are defined by "Approvals 2011 to 2021".

New Units of Housing by Stage of Development

Here is an overview of multi-family developments in the District from adoption of the Official Community Plan (OCP) on June 27, 2011 until December 31, 2021.

Figure 7. Market and Social Housing Units

These figures show net units for market ownership, market rental, and social rental that have been rezoned, or have been completed (occupancy permit issued).

During this period, there were a total of 3,299 net new residential units built and occupied in the District.

Housing Type	Rezoned	Completed
Market Housing – Ownership	3,604	2,274
Market Housing – Rental	816	945
Social Housing- Rental	528	80
Net gain / (loss)	4,948	3,299

Figure 8. Care and Supportive Housing

These figures include net beds and units for market care, social care, and supportive housing that have been rezoned, or have been completed (occupancy permit issued).

Housing Type	Rezoned	Completed
Market Housing – Care	61	61
Social Housing – Care	163	163
Supportive Housing - Other	78	18
Net gain / (loss)	302	242

Notes for Figure 7 and 8

Source: District of North Vancouver.

New Multi-Family Residential Units Adopted Listed by Project Name

These tables show the gross new multi-family residential units that were rezoned in each Council term from adoption of the Official Community Plan (OCP) in 2011 until December 31, 2021 listed by project name.

Figure 9. Rezoned November 6, 2018 to December 31, 2021 (current Council term in progress)

Rezoned Nov 6, 2018 to Dec 31, 2021	Supportive Housing - Other	Social Housing - Care	Social Housing- Rental	Market Housing - Care	Market Housing - Rental	Market Housing - Ownership	Gross Unit Count
840 St Denis Triplex						3	3
DNV Non-Market Housing Delbrook			86				86
Riverside Site Social Housing			90				90
Sanford Housing Society			90				90
Seymour Estates			34		56	251	341
Supportive Housing Development at W. 16th St	60						60
Total	60		300		56	254	670

Figure 10. Rezoned December 1, 2014 to November 5, 2018

Rezoned Dec 1, 2014 to Nov 5, 2018	Supportive Housing - Other	Social Housing - Care	Social Housing- Rental	Market Housing - Care	Market Housing - Rental	Market Housing - Ownership	Gross Unit Count
27North						27	27
3030 Sunnyhurst Rd Triplex						3	3
3105-3115 Crescentview						23	23
Boffo 1 Ridgewood and Edgemont						24	24
BrookLynn Living						63	63
Canyon North Townhomes						8	8
Chelsea Mews						16	16
Chesterfield Small Townhouse						4	4
Citimark Belle Isle Place						88	88

Rezoned Dec 1, 2014 to Nov 5, 2018	Supportive Housing - Other	Social Housing - Care	Social Housing- Rental	Market Housing - Care	Market Housing - Rental	Market Housing - Ownership	Gross Unit Count
Connaught Living - Grosvenor						82	82
Continuum Townhomes						23	23
Covo						7	7
Creekstone Care Centre		150		30			180
Cressey Townhomes						40	40
Crown Street Apartments						47	47
Draycott Apartments "Walter's Place"						35	35
Ebb + Flow Townhomes						150	150
Emery Village			42		42	327	411
Forsman Townhouse East						8	8
Harbourview Townhomes						7	7
Intergulf West						326	326
Kiwanis 6-storey apartment building			106				106
Maplewood Plaza			10		28	155	193
Maplewood West						39	39
Mountain Court					75	246	321
Oxford Adera					88		88
Parkside Edge						17	17
PC Urban Holland Row						23	23
Queens Cross Mews						14	14
Rupert Stacked Townhomes Redik Rupert						26	26
Taylor Creek						8	8
Turning Point Men's Support Recovery House	9						9
Total	9	150	158	30	233	1,836	2,416

Figure 11. Rezoned December 5, 2011 to November 17, 2014

Rezoned Dec 5, 2011 to Nov 17, 2014	Supportive Housing - Other	Social Housing - Care	Social Housing- Rental	Market Housing - Care	Market Housing - Rental	Market Housing - Ownership	Gross Unit Count
1152 Wendel Pl 2x duplexes						4	4
3068 Fromme Rd						3	3
Canyon Springs Lynn Valley						108	108
Capilano Residences					460		460
Connect - Brody Keith / Orwell						32	32
Edgemont Senior Living (Amica)				31	96		127
GWL Northwoods Village					80		80
Loden Green						30	30
Maplewood Townhomes (Anthem)						61	61
Mill House		4				71	75
Oxford Flats					98		98
Park West						258	258
Parkgate						16	16
Polygon Noble Cove / Cates Landing						95	95
Seylynn Village			70			718	788
Sunnyhurst Small Townhouse						7	7
The Residences		9				356	365
Turning Point Women's Recovery Home	9						9
Total	9	13	70	31	734	1,759	2,616

Notes for Figures 9, 10, 11

Source: District of North Vancouver.

New Multi-Family Residential Unit Mix

Here is the gross number of new multi-family residential units rezoned by Council since adoption of the Official Community Plan (OCP) in 2011 until December 31, 2021, by housing type and by number of bedrooms (studio, 1- bedroom, 2-bedroom, 3-bedroom, and 4+bedroom).

Note that these figures:

- Include units only, and do not include beds (e.g. care or supportive settings)
- Do not include safe houses, emergency housing, secondary suites, or coach houses
- Do not include Senior's housing. Senior's housing is designed for individuals and couples, typically without children at home, which means fewer bedrooms are typically needed
- Numbers may change as projects progress through the building permit stage

Figure 12. New Multi-Family Residential Unit Mix

	Supportive Housing - Other	Social Housing - Rental	Market Housing - Rental	Market Housing - Ownership	Total
Studio	40	37	20	21	118
	67%	9%	2%	1%	2%
1 Bdrm	2	207	324	931	1,464
	3%	49%	37%	24%	28%
2 Bdrm	12	116	435	1,897	2,460
	20%	27%	49%	49%	47%
3 Bdrm	4	59	101	867	1,031
	7%	14%	11%	23%	20%
4+ Bdrm	2	3	2	132	139
	3%	1%	0%	3%	3%
Sum units	60	422	882	3,848	5,212

Notes for Figure 12

Source: District of North Vancouver.

INFRASTRUCTURE & AMENITIES FROM APPROVED DEVELOPMENT 2011-2021

		[a]	[b]	[c]	[a+b+c] = [A]	[B]	[C]	[D]	[E]	[A + B + C + D + E] = [F]	[G ₁]	[H ₁]	[G ₂]	[H ₂]	[I]	[G + H + I] = [J]
KEY CENTRE	DEVELOPMENT NAME	CAC - CASH	CAC - CONTRIBUTED ASSET	HOUSING AMENITY	TOTAL AMENITIES	DCC	WORKS & SERVICES	LAND ACQUIRED \$\$	RIGHT OF WAY \$\$	TOTAL CONTRIBUTIONS	MARKET RENTAL	SOCIAL HOUSING - RENTAL	MARKET HOUSING - CARE BEDS/UNITS	SOCIAL/ SUPPORTIVE HOUSING - CARE BEDS/UNITS	NEW OWNER	TOTAL BEDS/UNITS
LYNN CREEK TOWN CENTRE	1550 Fern St (Seylynn Village - Building C - "Beacon")	150,000	530,000	-	680,000	826,129	3,897,055	18,610,956	-	24,014,140	-	-	-	-	176	176
	1561 Oxford (Oxford Flats)	50,000	-	2,450,000	2,500,000	562,293	258,564	1,644,545	48,090	5,013,493	98	-	-	-	(4)	94
	650 Seylynn Cres (Seylynn Village - Building D - "Horizon")	-	-	7,350,000	7,350,000	9,105	-	-	-	7,359,105	-	70	-	-	-	70
	680 Seylynn Cres (Seylynn Village - Building A - "Compass")	1,500,000	900,000	-	2,400,000	2,222,524	-	4,151,524	5,208,955	13,983,003	-	-	-	-	243	243
	1503 Crown St (Crown Street Apartments)	100,000	-	-	100,000	301,472	939,829	-	-	1,341,301	-	-	-	-	44	44
	467 Mountain Hwy	705,000	-	-	705,000	472,022	1,184,420	-	-	2,361,442	-	-	-	-	63	63
	1502 Oxford St (Creekstone Care Centre)	5,000	-	-	5,000	311,505	1,452,290	-	-	1,768,795	-	-	-	-	(8)	(8)
	1401 Hunter St (Intergulf West)	-	8,300,000	-	8,300,000	2,352,418	3,426,505	-	-	14,078,923	-	-	-	-	326	326
	600 Mountain Hwy (Seylynn Village - Building B - "Apex")	1,600,000	-	-	1,600,000	2,380,813	-	10,269	-	3,991,082	-	-	-	-	274	274
	1552 Oxford St (1568 Oxford Adera)	922,000	-	2,200,000	3,122,000	957,147	1,322,245	-	-	5,401,392	88	-	-	-	(2)	86
	340 Mountain Hwy (Rupert Stacked Town homes)	625,696	-	-	625,696	324,880	138,852	-	-	1,089,429	-	-	-	-	21	21
	DNV Non-Market Housing Oxford Street (Sanford Oxford Site) ¹²	-	-	9,000,000	9,000,000	-	-	-	-	9,000,000	-	90	-	-	(2)	88
LYNN CREEK TOWN CENTRE Sum		5,657,696	9,730,000	21,000,000	36,387,696	10,720,309	12,619,761	24,417,294	5,257,045	89,402,105	186	160	-	-	1,131	1,477
LYNN VALLEY TOWN CENTRE	2665 Mountain Hwy (Canyon Springs Lynn Valley)	-	-	-	983,575	488,751	1,248,188	79,051	-	2,799,565	-	-	-	-	93	93
	1325 Draycott Rd (Draycott Apartments "Walter's Place")	57,557	-	-	57,557	246,329	179,424	-	-	483,310	-	-	-	-	35	35
	1280 E 27th St (Lynn Valley Centre Bosa - Buildings E & F)	1,500,000	500,000	-	2,000,000	299,935	8,028,656	952,775	12,037	11,293,403	-	-	-	-	112	112
	1205 Harold Rd (Brody)	55,016	-	-	55,016	59,582	237,704	-	-	352,302	-	-	-	-	4	4
	2632 Library Ln (Mountain Court)	-	100,000	1,875,000	1,975,000	825,674	-	3,480,001	1,925	6,282,600	75	-	-	-	68	143
	2770 Valley Centre Ave (Lynn Valley Centre Bosa - Buildings A,B,C,D,G)	-	3,000,000	-	3,000,000	3,050,693	3,270,000	181,869	-	9,502,561	-	-	-	-	244	244
	2632 Library Ln (Mountain Court)	-	-	-	-	1,132,748	2,399,591	-	-	3,532,339	-	-	-	-	178	178
	1200 Emery Pl (Emery Village - Phase 1)	4,000,000	-	6,090,000	10,090,000	655,319	4,040,092	-	-	14,785,411	42	42	-	-	-	84
	1200 Emery Pl (Emery Village - Phase 2)	5,000,000	-	-	5,000,000	2,899,644	-	-	-	7,899,644	-	-	-	-	220	220
	1200 Emery Pl (Emery Village - Phase 3)	1,500,000	-	-	1,500,000	599,581	-	-	-	2,099,581	-	-	-	-	46	46
	1200 Emery Pl (Emery Village - Phase 4)	1,400,000	-	-	1,400,000	521,898	-	-	-	1,921,898	-	-	-	-	61	61
LYNN VALLEY TOWN CENTRE Sum		14,496,148	3,600,000	7,965,000	26,061,148	10,780,154	19,403,654	4,693,696	13,962	60,952,615	117	42	-	-	1,061	1,220
MAPLEWOOD VILLAGE CENTRE	2132 Old Dollarton (Maplewood Living)	-	-	-	-	91,594	120,228	-	-	211,821	-	-	-	-	16	16
	300 Seymour River Pl (Latitudes)	-	-	-	-	106,575	87,639	-	-	194,215	-	-	-	-	11	11
	2135 Heritage Park Ln (Loden Green)	174,000	26,000	-	200,000	170,828	315,849	-	-	686,677	-	-	-	-	23	23
	433 Seymour River Pl (Maplewoods - Anthem)	395,000	-	-	395,000	423,709	536,532	186,325	48,486	1,590,052	-	-	-	-	54	54
	2151 FrontSt (GWL Northwoods Village rental building)	35,000	70,000	2,000,000	2,105,000	686,826	1,165,623	11,535,750	-	15,493,199	80	-	-	-	-	80
	2049 Heritage Park In (Maplewoods West)	697,041	-	-	697,041	574,640	1,425,944	-	-	2,697,625	-	-	-	-	34	34
	229 Seymour River Pl (Maplewood Plaza)	500,000	-	1,475,000	1,975,000	1,243,000	1,622,490	2,850,738	119,544	6,188,282	28	10	-	-	155	193
	DNV Riverside Site Social Housing ¹⁵	-	-	6,975,000	6,975,000	-	-	-	-	6,975,000	-	90	-	-	-	90
MAPLEWOOD VILLAGE CENTRE Sum		1,801,041	96,000	10,450,000	12,347,041	3,297,172	5,274,305	14,572,813	168,030	34,036,870	108	100	-	-	293	501
LIONS GATE VILLAGE CENTRE	1120 Marine Dr (District Crossing)	244,305	-	-	244,305	724,013	793,485	-	-	1,761,803	-	-	-	-	129	129
	2035 Fullerton Ave (Larco)	2,500,000	-	6,350,000	8,850,000	3,974,717	4,068,126	-	441,114	17,333,957	254	-	-	-	-	254
	1591 Bowser Ave (London Meridian)	111,850	-	-	111,850	106,835	251,053	-	-	469,738	-	-	-	-	16	16
	2035 Fullerton Ave (Larco)	-	9,800,000	2,975,000	12,775,000	-	-	-	-	12,775,000	119	-	-	-	87	206
	1946 Glenaire Dr (PC Urban Holland Row)	121,581	-	-	121,581	219,513	1,218,992	-	-	1,560,086	-	-	-	-	18	18
	2060 Curling Rd (Citimark Belle Isle Place)	324,071	-	-	324,071	797,197	1,456,970	-	-	2,578,238	-	-	-	-	80	80
	B-1633 Capilano Rd (Grouse Inn)	4,562,500	-	-	4,562,500	2,951,323	4,195,860	-	55,239	11,764,922	-	-	-	-	258	258
	1801 Glenaire Dr (Cressey Townhomes)	164,797	-	-	164,797	424,616	2,452,690	-	-	3,042,103	-	-	-	-	34	34
	2067 Glenaire Dr (Woodbridge Citimark Town homes - Phase 2)	-	-	-	-	505,000	-	-	-	505,000	-	-	-	-	36	36
	2067 Glenaire Dr (Woodbridge Citimark Townhomes - Phase 1)	575,178	-	-	575,178	1,351,522	-	-	-	1,926,700	-	-	-	-	98	98
LIONS GATE VILLAGE CENTRE Sum		8,604,282	9,800,000	9,325,000	27,729,282	11,054,736	14,437,175	-	496,352	53,717,546	373	-	-	-	756	1,129

Key Centre		Development Name	CAC - Cash	CAC - Contributed Asset	Housing Amenity	Total Amenities	DCC	Works & Services	Land Acquired \$	Right of Way \$	Total Contributions	Market Rental	Social Housing - Rental	Market Housing - Care Beds/Units	Social/Supportive Housing - Care Beds/Units	New Owner	Total Beds/Units
RESIDENTIAL	OUTSIDE OF CENTRE	3294 Mt Seymour Pkwy (Northlands Terrace)	-	-	-	-	403,960	448,713	-	-	852,673	-	-	-	-	55	55
		1312 Marine Dr (The Drive 1300)	-	-	-	-	404,420	440,355	-	-	844,775	-	-	-	-	64	64
		2832 Capilano Rd (Capilano Grove)	-	-	-	-	79,268	102,868	-	-	182,136	-	-	-	-	12	12
		3633 Mt Seymour Pkwy (Cedar Springs Pacific Arbour)	500,000	250,000	4,175,000	4,925,000	647,779	380,698	-	-	5,953,477	136	10	-	-	(3)	143
		1273 Marine Dr (The Ivy)	-	-	-	-	132,678	153,123	5,206,170	82,153	5,574,124	-	-	-	-	24	24
		1171 Marine Dr (The Drive 1177)	-	-	-	-	494,084	285,537	-	-	779,621	-	-	-	-	81	81
		897 Premier St (Legacy)	152,780	-	-	152,780	200,096	172,037	-	-	524,913	-	-	-	-	24	24
		4310 Gallant Ave (Cove Gardens)	-	-	-	-	72,368	99,450	-	-	171,818	-	-	-	-	8	8
		3064 Fromme Rd (3068 Fromme Rd)	16,775	-	-	16,775	15,815	14,082	-	-	46,672	-	-	-	-	2	2
		1152 Wendel Pl	11,919	-	-	11,919	42,923	188,857	-	-	243,699	-	-	-	-	4	4
		1201 W 16th St (The Ave)	-	-	-	-	115,064	200,703	1,346,576	-	1,662,343	-	-	-	-	30	30
		3225 Highland Blvd (Edgemont Senior Living)	406,000	94,000	2,400,000	2,900,000	590,766	393,650	-	-	3,884,416	96	-	-	-	(6)	90
		3508 Mt Seymour Pkwy (Parkgate)	62,300	-	-	62,300	137,332	181,676	-	267,046	648,354	-	-	-	-	14	14
		757 Orwell St (Connect - Brody Keith/ Orwell)	182,841	-	-	182,841	298,418	353,899	-	-	835,159	-	-	-	-	26	26
		3205 Mountain Hwy (Lynn Valley United Church)	-	455,000	-	455,000	447,855	292,853	522,990	24,181	1,742,879	-	-	-	-	71	71
		3825 Cates Landing Way (Polygon Noble Cove/ Cates Landing)	1,613,700	250,000	-	1,863,700	630,447	1,111,687	2,686,646	37,439	6,329,919	-	-	-	-	95	95
		3022 Sunnyhurst_ Rd (Sunnyhurst Small Townhouse)	36,778	-	-	36,778	40,254	49,971	-	-	127,004	-	-	-	-	5	5
		1061 Marine Dr	-	-	-	-	296,776	118,982	2,417,164	21,248	2,854,170	-	-	-	-	41	41
		4343 Starlight Way (Monterey School Morningstar)	324,636	135,364	-	460,000	148,014	1,750,306	-	-	2,358,319	-	-	-	-	-	-
		3730 Edgemont Blvd (Harbourview Townhomes)	33,585	-	-	33,585	39,000	301,801	-	-	374,386	-	-	-	-	3	3
		3260 Edgemont Blvd (Connaught Living- Grosvenor)	1,263,230	230,000	-	1,493,230	945,506	2,450,483	14,059,937	-	18,949,156	-	-	-	-	78	78
		115 W Queens Rd (Queens Cross Mews)	91,835	-	-	91,835	150,205	78,260	-	-	320,300	-	-	-	-	12	12
		1060 Churchill Cres (Onni 3)	-	-	1,875,000	1,875,000	498,964	525,856	-	-	2,899,820	75	-	-	-	-	75
		1133 Ridgewood Dr (Boffa 1 Ridgewood and Edgemont)	157,460	-	-	157,460	249,345	384,320	-	-	791,125	-	-	-	-	20	20
		1633 Tatlow Ave (1700 Marine)	-	-	-	-	305,304	830,277	-	-	1,135,581	-	-	-	-	33	33
		3105 Crescentview	337,095	-	-	337,095	216,125	510,096	-	-	1,063,316	-	-	-	-	21	21
		856 Orwell St (Continuum Townhomes)	125,020	-	-	125,020	244,024	700,872	-	-	1,069,917	-	-	-	-	20	20
		756 Forsman Ave (Forsman Townhouse East)	105,817	-	-	105,817	72,205	167,000	-	-	345,022	-	-	-	-	6	6
		905 Premier St	257,281	-	-	257,281	243,827	555,522	-	-	1,056,630	-	-	-	-	13	13
		4670 Capilano Rd	162,408	-	-	162,408	185,715	142,980	-	-	491,103	-	-	-	-	7	7
		2555 Whiteley Crt (Kiwanis 6-storey addition)	-	-	1,089,510	1,089,510	-	134,362	-	-	1,223,872	-	106	-	-	-	106
		3030 Sunnyhurst Rd (Sunnyhurst Triplex)	23,382	-	-	23,382	44,984	-	-	-	68,366	-	-	-	-	2	2
		2932 Chesterfield Ave (Chesterfield Small Townhouse)	158,564	-	-	158,564	84,108	298,010	-	-	242,672	-	-	-	-	3	3
		3468 Mt Seymour Pkwy (Serenity Mews)	533,979	-	-	533,979	356,500	624,699	-	-	1,515,178	-	-	-	-	23	23
		DNV Non-Market Housing Delbrook ¹²	-	-	8,600,000	8,600,000	-	-	-	-	8,600,000	-	86	-	-	-	86
		3568 Mt Seymour Pkwy (Taylor Creek) ⁷	48,075	-	-	48,075	135,937	TBD	-	-	184,012	-	-	-	-	6	6
		1080 Marine Dr (BlueShore Financial Mixed-Use) ⁷	-	-	-	-	332,337	-	-	-	332,337	-	-	-	-	35	35
		1180 Clements Ave & 5020 Capilano Rd (Capilano Heights Restaurant) ⁷	-	-	-	-	184,033	-	-	-	184,033	-	-	-	-	16	16
		2055 Purcell Way (CapU Student Housing) ^{7, 14}	-	-	100,000	100,000	448,580	-	-	-	548,580	-	1	-	-	-	1
		1235 Marine Drive ⁷	-	-	-	-	-	-	-	-	-	-	-	-	-	39	39
		840 St Denis AVE (840 St Denis Triplex)	3,089	-	-	3,089	35,076	-	-	-	38,165	-	-	-	-	2	2
		900-944 Lytton ST (Seymour Estates) Phase 1	3,386,385	-	3,725,000	7,111,385	2,793,400	2,750,365	-	-	12,655,150	13	34	-	-	(71)	(24)
900-944 Lytton ST (Seymour Estates) Phase 2	-	-	-	-	-	-	-	-	-	-	-	-	-	251	251		
(NSF Addition - Minor)	-	-	-	-	108,376	216,388	-	-	324,763	-	-	-	-	-	-		
(NSF Alteration - Major)	-	-	-	-	35,522	607,635	-	-	643,156	-	-	-	-	-	-		
(NSF Alteration - Minor)	-	-	-	-	38,831	30,630	-	-	69,461	-	-	-	-	-	-		
(NSF New Construction)	-	-	-	-	730,965	566,362	-	-	1,297,326	-	-	-	-	-	-		
(Subdivisions)	-	-	-	-	444,514	-	-	-	444,514	-	-	-	-	-	-		
(Rezoning with DP (±OCP))	-	-	-	-	-	1,291	-	-	1,291	-	-	-	-	-	-		
(SF New Construction)	-	-	-	-	-	269,444	-	-	269,444	-	-	-	-	-	-		
(Subdivision (±Env DPA))	-	-	-	-	111,093	9,557	-	-	120,650	-	-	-	-	-	-		
(Subdivision with DVP (±Env DPA))	-	-	-	-	15,897	1,291	-	-	17,188	-	-	-	-	-	-		
(Subdivision with Rezoning (±OCP ±Env DPA))	-	-	-	-	31,795	4,600	-	-	36,395	-	-	-	-	-	-		
OUTSIDE OF CENTRE Sum			9,994,935	1,414,364	21,964,510	33,373,809	14,280,482	18,901,547	26,239,484	432,067	92,929,378	320	237	-	-	1,066	1,623
RESIDENTIAL Sum			40,554,102	24,640,364	70,704,510	135,898,976	50,132,852	70,636,443	69,923,287	6,367,457	331,038,514	1,104	539	-	-	4,307	5,950
CARE	OUTSIDE OF CENTRE	LYNN CREEK TOWN CENTRE	1502 Oxford St (Creekstone Care Centre)	-	-	8,250,000	8,250,000	-	-	-	8,250,000	-	-	30	150	-	180
		LYNN CREEK TOWN CENTRE Sum	-	-	-	8,250,000	-	-	-	-	8,250,000	-	-	30	150	-	180
		LYNN VALLEY TOWN CENTRE	1280 E 27th St (Lynn Valley Centre Bosa - Buildings E & F)	-	-	1,771,745	1,771,745	-	-	-	1,771,745	-	-	-	9	-	9
		LYNN VALLEY TOWN CENTRE Sum	-	-	-	1,771,745	-	-	-	-	1,771,745	-	-	-	9	-	9
		2670 Lloyd Ave (Turning Point Women's Recovery Home)	-	-	90,000	90,000	-	-	-	-	90,000	-	-	-	9	-	9
		3225 Highland Blvd (Edgemont Senior Living)	-	-	775,000	775,000	-	-	-	-	775,000	-	-	31	-	-	31
		3205 Mountain Hwy (Lynn Valley United Church)	-	-	560,000	560,000	-	-	-	-	560,000	-	-	-	4	-	4
		2431 Burr Pl (Turning Point Men's Support Recovery House)	-	-	90,000	90,000	-	85,005	-	-	175,005	-	-	-	9	-	9
		West 16th Street supportive housing - DNV ¹²	-	-	600,000	600,000	-	-	-	-	600,000	-	-	-	60	-	60
		OUTSIDE OF CENTRE Sum	-	-	2,115,000	2,115,000	-	85,005	-	-	2,200,005	-	-	31	82	-	113
CARE Sum			-	-	12,136,745	12,136,745	-	85,005	-	-	12,221,750	-	-	61	241	-	303

KEY CENTRE	DEVELOPMENT NAME	CAC - CASH	CAC - CONTRIBUTED ASSET	HOUSING AMENITY	TOTAL AMENITIES	DCC	WORKS & SERVICES	LAND ACQUIRED \$	RIGHT OF WAY \$	TOTAL CONTRIBUTIONS	MARKET RENTAL	SOCIAL HOUSING - RENTAL	MARKET HOUSING - CARE BEDS/UNITS	SOCIAL/ SUPPORTIVE HOUSING - CARE BEDS/UNITS	NEW OWNER	TOTAL BEDS/UNITS	
NON RESIDENTIAL	LYNN CREEK TOWN CENTRE	1520 Barrow ST (Liquor Store and Office)	-	-	-	45,778	133,899	-	-	179,677	-	-	-	-	-	-	
		270 Harbour AVE (Canada Post Harbour)	-	-	-	12,952	26,731	-	-	39,683	-	-	-	-	-	-	
	LYNN CREEK TOWN CENTRE Sum		-	-	-	58,730	160,630	-	-	219,360	-	-	-	-	-	-	
	MAPLEWOOD VILLAGE CENTRE	2146 Dollarton Hwy (GWL Northwoods Village)	-	-	-	25,260	-	-	-	25,260	-	-	-	-	-	-	
		2150 Dollarton Hwy (GWL Northwoods Village)	-	-	-	128,483	-	-	-	128,483	-	-	-	-	-	-	
		2160 Dollarton Hwy (GWL Northwoods Village)	-	-	-	36,500	-	869,295	3,451	909,246	-	-	-	-	-	-	
		2180 Dollarton Hwy (GWL Northwoods Village)	-	-	-	62,073	-	-	-	62,073	-	-	-	-	-	-	
		2100 Dollarton Hwy (GWL Northwoods Village)	-	-	-	34,029	-	-	-	34,029	-	-	-	-	-	-	
	MAPLEWOOD VILLAGE CENTRE Sum		-	-	-	286,346	-	869,295	3,451	1,159,092	-	-	-	-	-	-	
	OUTSIDE OF CENTRE	10 & 50 Pemberton AVE (Seaspan Shipyard Modernization)	-	-	-	-	270,718	338,044	-	-	705,169	-	-	-	-	-	-
		3053 Edgemont BLVD (Edgemont Commons)	252,975	155,000	-	407,975	77,162	363,563	-	38,798	887,497	-	-	-	-	-	-
		100 Amherst AVE (Canexus Office Building)	-	-	-	-	44,279	-	-	477,514	521,793	-	-	-	-	-	-
		1226 Marine DR (Amadon Plaza)	-	-	-	-	54,115	357,002	-	-	411,117	-	-	-	-	-	-
		10 Pemberton AVE (Seaspan Office Building)	-	-	-	-	321,102	263,900	-	-	585,002	-	-	-	-	-	-
		2580 Capilano RD (Mountainside Veterinary Clinic)	-	-	-	-	35,815	244,679	-	-	280,494	-	-	-	-	-	-
		107 Pemberton Ave (Lions Gate Waste Water Treatment Plant)	-	-	-	-	1,870,562	8,200,000	-	-	10,070,562	-	-	-	-	-	-
		1209 McKeen AVE (Fibreco Terminal Enhancement Project)	-	-	-	-	365,600	485,930	-	-	851,530	-	-	-	-	-	-
		1131 Frederick (Argyle Secondary School) ⁷	-	-	-	-	-	216,388	-	-	216,388	-	-	-	-	-	-
		1995 W 1st St (Kinder Morgan Diesel Expansion)	-	-	-	-	77,681	-	-	-	77,681	-	-	-	-	-	-
		1371 McKeen (1371 McKeen)	-	-	-	-	1,609,439	TBD	-	-	1,609,439	-	-	-	-	-	-
			Handsworth Secondary School Replacement ⁷	-	-	-	-	31,277	-	-	31,277	-	-	-	-	-	-
	OUTSIDE OF CENTRE Sum		252,975	155,000	-	407,975	4,757,750	10,469,505	-	612,719	16,247,949	-	-	-	-	-	-
NON RESIDENTIAL Sum		252,975	155,000	-	407,975	5,102,826	10,630,135	869,295	616,170	17,626,401	-	-	-	-	-	-	
Grand Total		40,807,077	24,795,364	82,841,255	148,443,696	55,235,678	81,351,582	70,792,582	6,983,627	360,886,665	1,104	539	61	241	4,307	6,252	

Notes & Assumptions:

1 Infrastructure and amenities from approved development, includes contributions collected and pending collection

2 CACs negotiated as per CAC Policy & approved by Council

3 Housing Amenity valuations are based on 2017 Coriolis market analysis report;

 Due to the unique nature of each care bed/unit valuations are complex, the information above represents the best estimate based on sources available

4 DCCs as per DCC Bylaw rates, amounts estimated per Bylaw

5 Works & Services per Development Services Bylaw, amounts per Engineering Service Agreements and include a 25% contingency

6 Works & Services marked as "TBD" are yet to be defined in Engineering Service Agreements

7 1080 Marine Dr (35 units), 3568 Mt Seymour Pkwy (6 units), 1180 Clements Ave & 5020 Capilano Rd (16 units), 1235 Marine Drive (39 units), 2055 Purcell Way (CapU Student Housing - 1 caretaker unit) are "Development Permit" only and do not require "Rezoning" Council approval

8 Land acquired valuations are based on average sales between 2017-2019 per town centre, for highest and best use.

9 Right of Way valuations are based on 15% of market value

10 On-site amenities have not been included in the above, with the exception of Larco Plaza \$1.3m

11 Projects where existing units were rental units have been presented as "gross" units (Emery Village 61 units, Mountain Court 74 units and Maplewood Plaza 28 units, Turning point 1 bed, Total Diff = 164 units/beds)

12 The value of the units for housing projects on DNV land are based on the same Housing Amenity valuations as private developments (i.e. the 2017 Coriolis market analysis report)

 Not shown in the table above is the estimated value of the District owned land.

13 Updates since Dec 2020:

 Approved projects added: DNV Non-Market Housing at Oxford/Sanford site (net +88 units), W16th (net +196 beds) & Riverside Site (net +90 beds). Seymour Estates (net +227 units) and Denis Ave Triplex (net +2 units)

 Housing Amenity estimate for DNV Non-Market Housing Delbrook adjusted to be inline with private housing amenity contribution estimates.

 DP only project "1080 Marine Dr" unit count updated to 35 units (+3)

 Works & Services estimates added for Maplewood Plaza & Chesterfield Townhouses

14 Student Housing at Capilano University includes 360 student beds (only the caretaker unit is included above)

15 DNV Riverside Site Social Housing Rezoning has been approved and project is expected to deliver 90 units. Partner to develop/build is yet to be approved

16 Comparison of unit count to Pace of Development units (Dec 2021):

Pace of Development unit count (Approved 2011 - 2021)	5,997
DP Only Projects (not yet approved)	
BlueShore Financial Mixed-Use (approved 2022)	35
1235 Marine Drive	39
Capilano Heights Restaurant	16
2055 Purcell Way (CapU Student Housing)	1
Projects adjusted to gross units:	
Emery Village	61
Mountain Court	74
Maplewood Plaza	28
2670 Lloyd Ave (Turning Point Women's Recovery Home)	1
	6,252

THIS PAGE LEFT BLANK INTENTIONALLY