

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

T.A. Dept. Manager	<i>DM</i> GM/ Director	<i>CAO</i> CAO
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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.

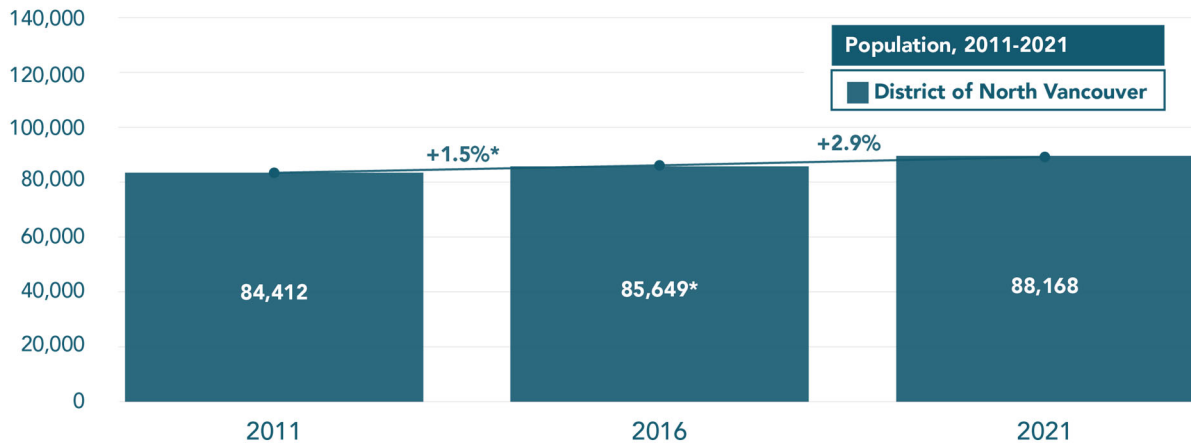
Population

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		
OWNERSHIP	Multifamily		1,259	2,286	2,859		
	Strata Apartments		3,793	7,076	10,143		
	Townhouses		2,565	3,574	3,485		
OWNERSHIP	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.

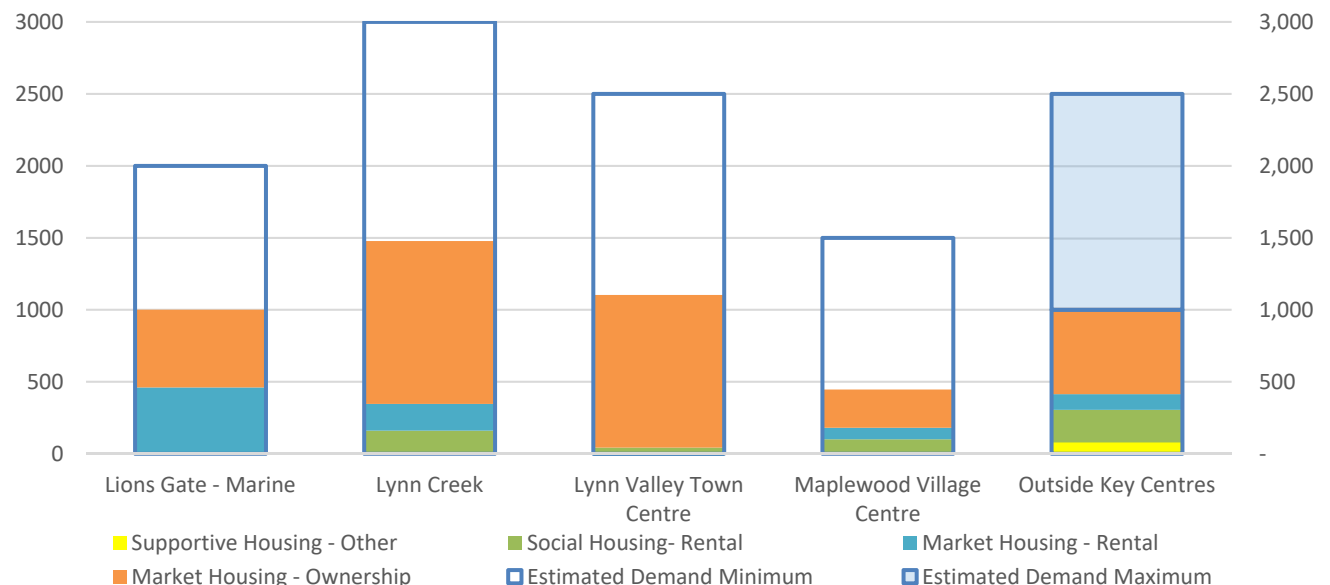
Pace of Development and OCP Estimated Demand

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)

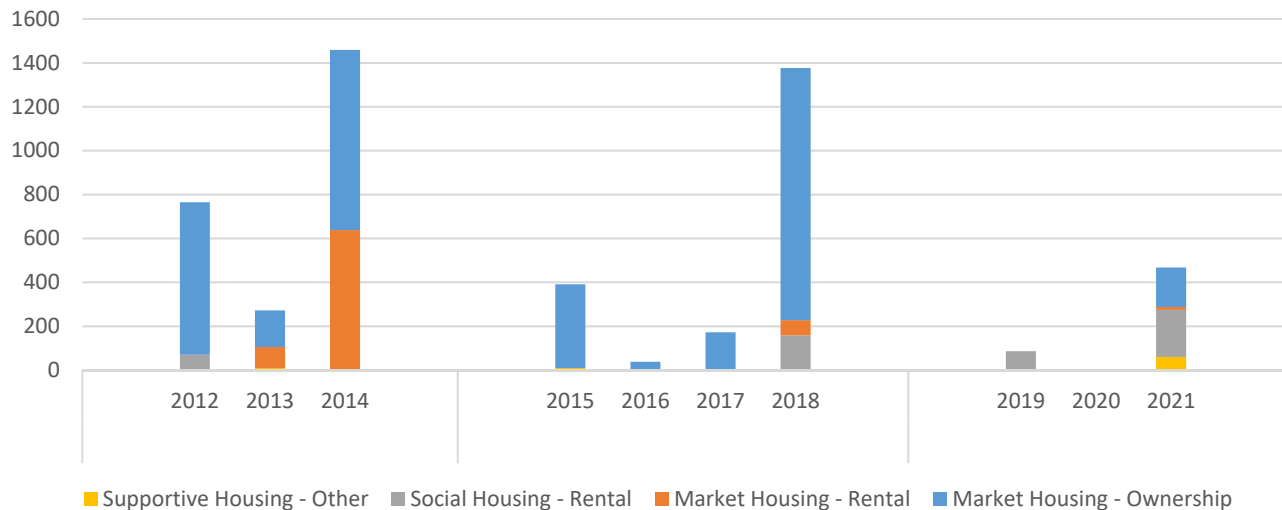


Source: District of North Vancouver.

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,



Ryan Gilmore
Community Planner

Attachment 1: Pace of Development Summary Data

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

REVIEWED WITH:					
<input type="checkbox"/> Community Planning	_____	<input type="checkbox"/> Clerk's Office	_____	External Agencies:	
<input type="checkbox"/> Development Planning	_____	<input type="checkbox"/> Communications	_____	<input type="checkbox"/> Library Board	_____
<input type="checkbox"/> Development Engineering	_____	<input type="checkbox"/> Finance	_____	<input type="checkbox"/> NS Health	_____
<input type="checkbox"/> Utilities	_____	<input type="checkbox"/> Fire Services	_____	<input type="checkbox"/> RCMP	_____
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