

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)

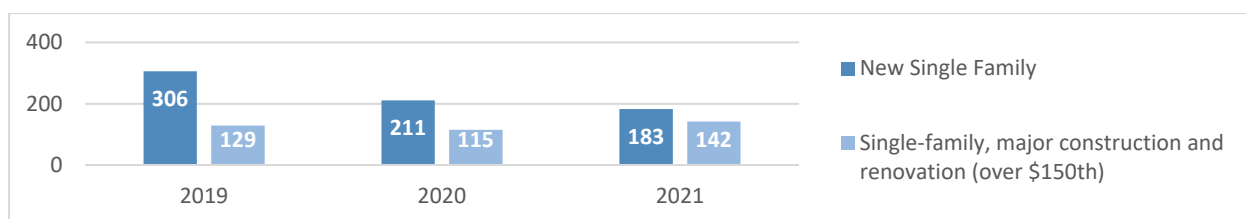
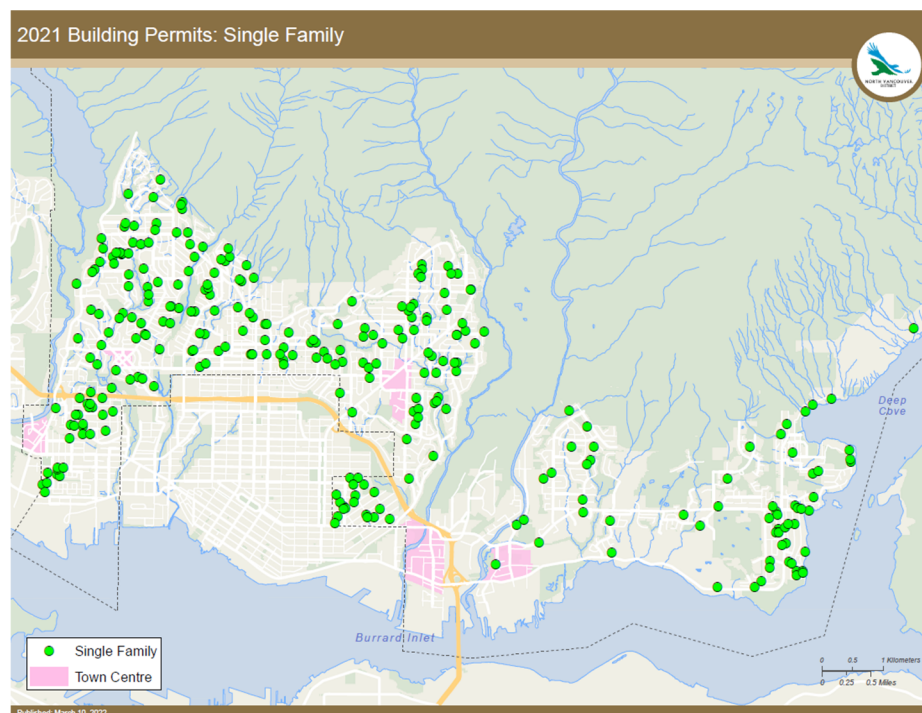


Figure 2. Approximate Location of Single Family Dwellings Under Construction in 2021



Notes for Figures 1 and 2

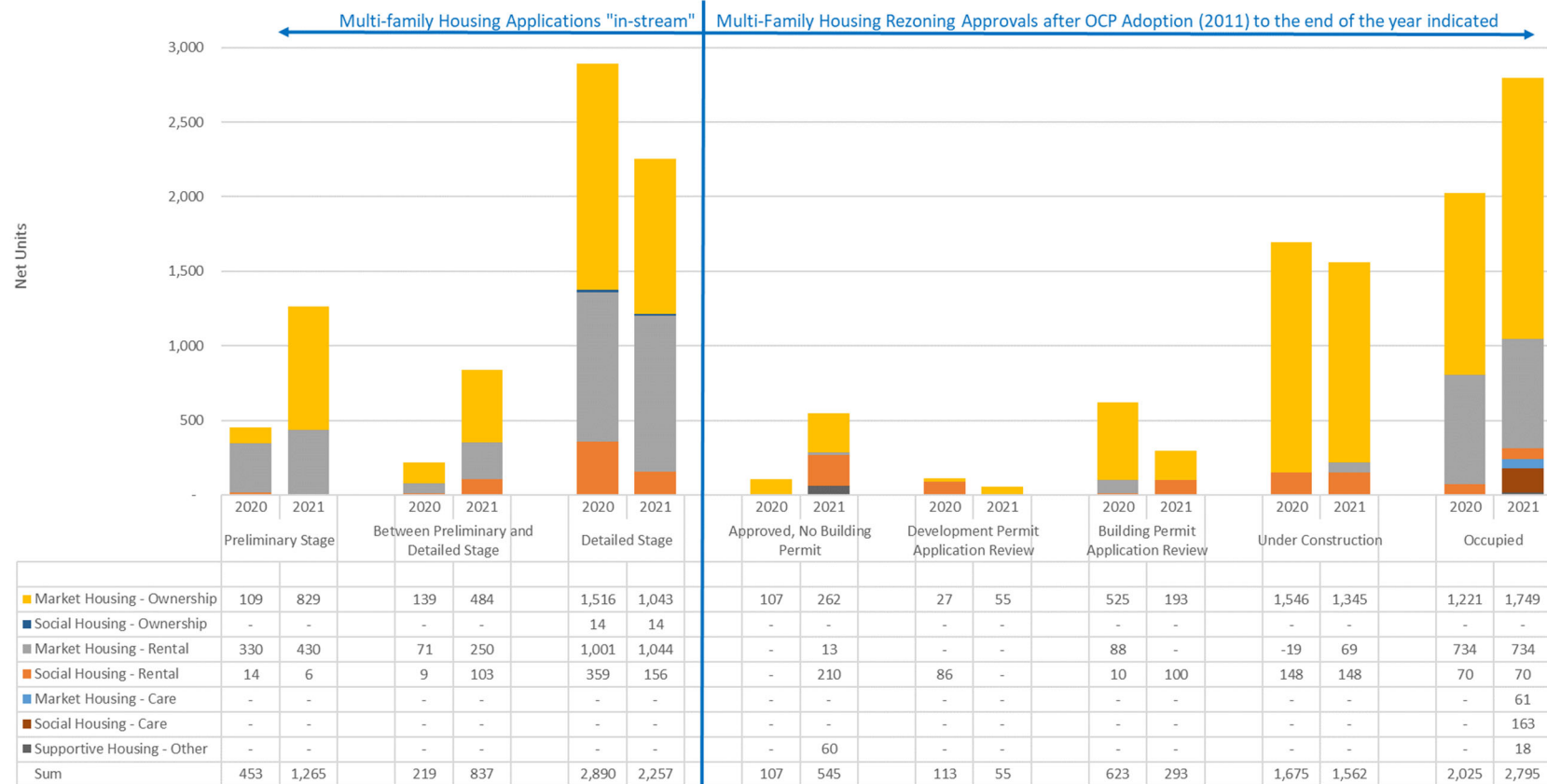
Source: District of North Vancouver.

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:

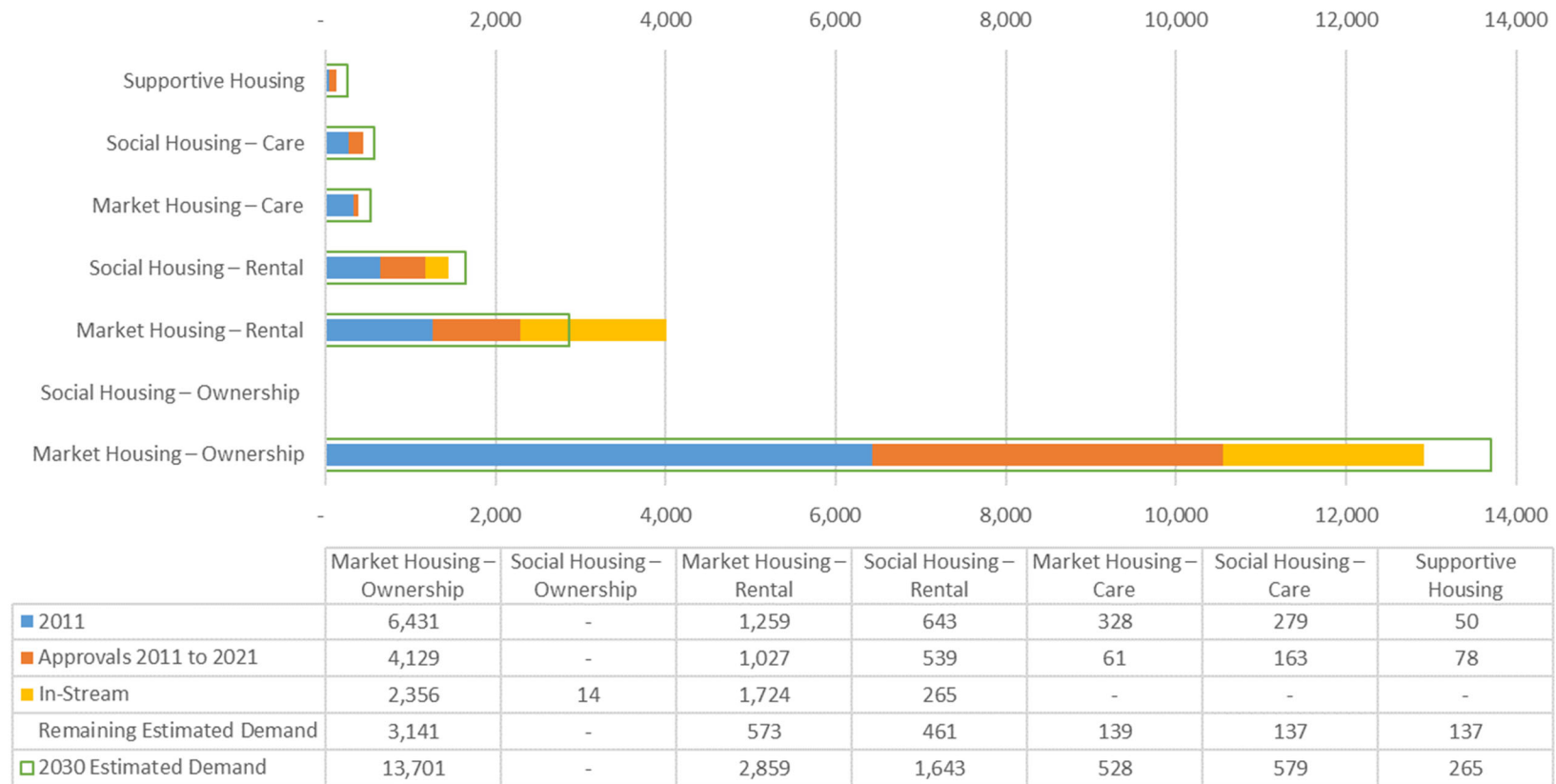
- 3030 Sunnyhurst Rd Triplex, 3030 Sunnyhurst Rd, 2 net units (Market Housing – Ownership)

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.

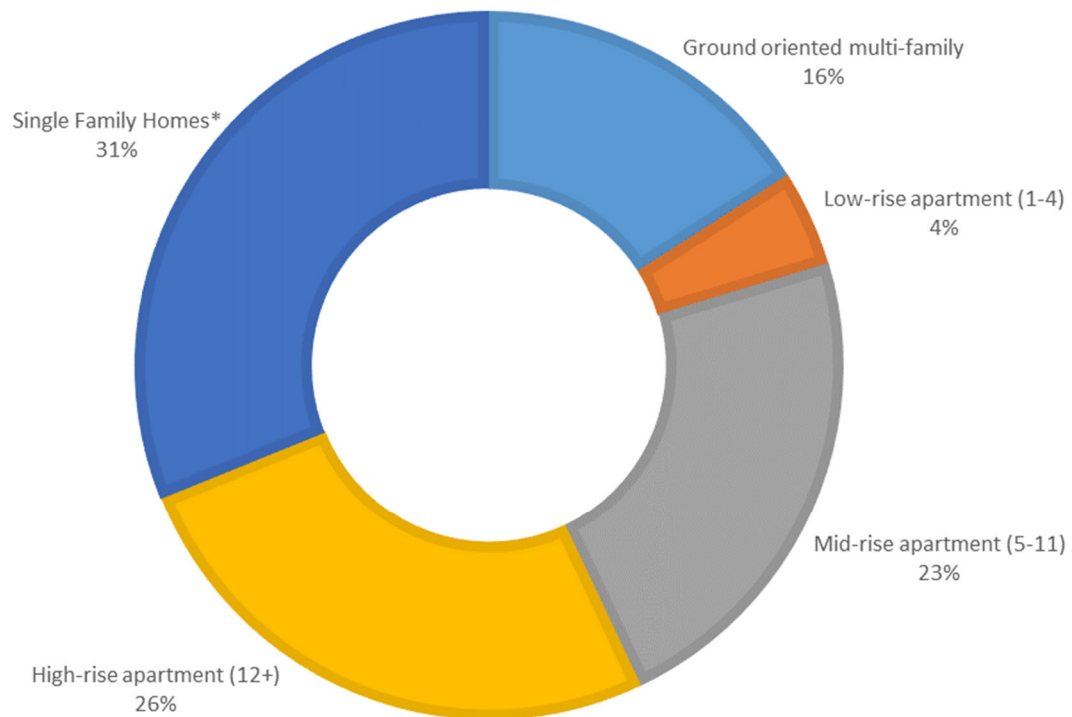
“Remaining Estimated Demand” are the future demand figures calculated by subtracting the dwelling units that existed at the time of OCP adoption (2011) *and* approved dwelling units (2011 – 2021) from the total estimated dwelling unit demand in 2030 (i.e. OCP estimated demand).

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.

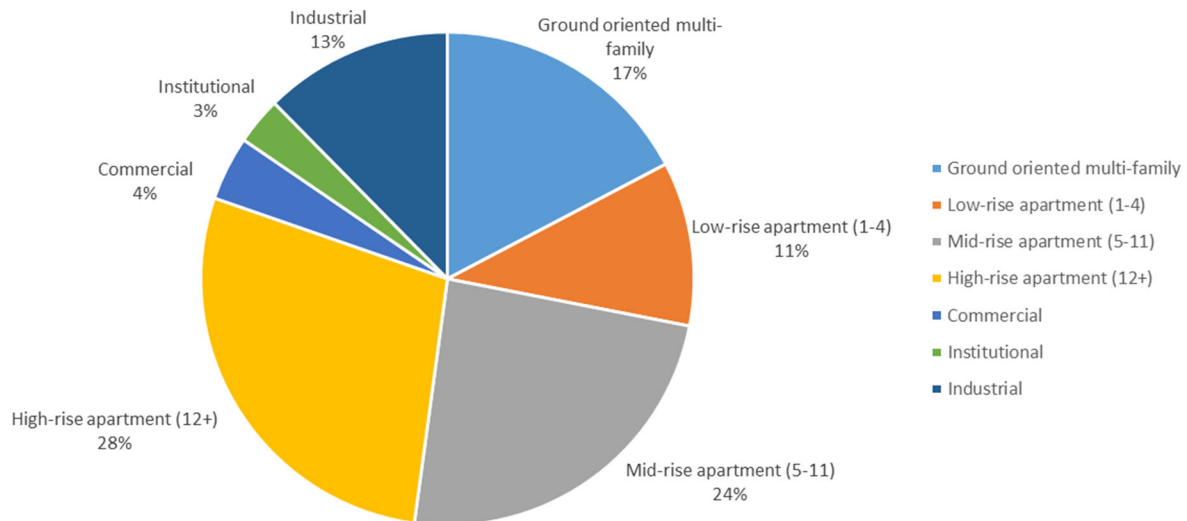
Single-family dwelling size is based on estimated unit sizes not actuals (both demolition and construction).

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.