

AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: February 5, 2024
<input type="checkbox"/> Other:	Date:

8.5

Dept. Manager	GM/ Director	CAO
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The District of North Vancouver

REPORT TO COUNCIL

January 22, 2024

File: 13.6480.30/001.002.000

AUTHOR: Dan Milburn, General Manager of Planning, Properties & Permits

SUBJECT: Pace of Development – 2023 Update

REASON FOR REPORT:

The purpose of this report is to provide Council with an update on the historical pace of development in the District of North Vancouver from adoption of the Official Community Plan (OCP) in 2011, through to December 31st, 2023.

SUMMARY:

The 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 this vision.

Attachment 1 includes summary data on development activity in the District from 2011 to 2023, including units in-stream, approved, under construction, and occupied.

Attachment 2 includes the value of infrastructure and amenities from approved development in the District from 2011 to 2023.

This report presents development in the past, to the end of 2023, and is useful to consider trends over time.

EXISTING POLICY:

Council's policies have guided decisions regarding development in the District. This report is focussed on looking at the results of past decisions of Council. However, there are a number of policies that will guide future decisions. These include the Housing Needs Report, approved by Council in July 2023, and the Housing Targets provided by the Minister of Housing in the fall. Progress toward the housing targets will be reported separately, with the first report coming in the spring as mandated in the District's Housing Target Order.

Additionally, in late 2023, the B.C. government passed legislation whereby municipalities must adopt new Housing Needs Reports, Official Community Plans (OCPs), and update their Zoning Bylaws by December 31, 2025, to accommodate 20 years of expected housing needs. Once adopted, these policies and regulations will take into account recent provincial housing legislation intended to increase housing units and diversify housing types in single-family neighbourhoods and near transit hubs and other frequent transit facilities. A Council Workshop is scheduled on February 12, 2024, to discuss these issues further.

ANALYSIS:

Timing:

While this report provides a snapshot of development to the end of 2023, we will begin publishing regular updates to the data on DNV.org, starting in early February.

A newly developed webpage will provide high level snapshots of our progress toward achieving key OCP housing objectives, while a second page will provide the kinds of in-depth housing and development data that we typically include in Attachment 1 of this report. The data from both of these pages is drawn directly from District systems and will be updated about once a month, providing the public with a transparent and accessible view of the work we're doing to achieve our overall housing objectives.

Conclusion:

As a key indicator of progress towards realizing the vision and objectives of the OCP, the pace of development summary data is intended to provide Council with useful information on the District's historical and projected pace of development.

Respectfully submitted,



Dan Milburn
General Manager of Planning, Properties & Permits

Attachment 1: Pace of Development – 2023 Update – Summary Data
Attachment 2: Infrastructure and Amenities from Approved Development 2011-2023