ATTACHMENT 1

Pace of Development – 2023 Update – 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 and construction traffic),
- Land use impacts (e.g. traffic and change to neighbourhood character),
- Cost and service demands (e.g. fiscal sustainability and capacity limits), and
- Housing needs (e.g. supportive, social, and rental housing) 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 and demographic change (e.g. immigration, aging population, smaller household sizes)
- 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. Supportive Housing includes the following subcategories: *Safe Houses*, *Emergency Housing*, complex care housing, and *Other Supportive Housing*.

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.

Social Housing – Rental includes purpose-built rental units secured for rental at the time of occupancy including those secured under time-limited covenants with BC Housing or other agencies.

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]

Market Housing – Rental includes purpose-built rental units secured for rental at the time of occupancy including those secured under time-limited covenants with BC Housing or other agencies. Units in the secondary rental market (e.g. condominiums or other units that are rented out by owners) are not included[2].

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 2023

- 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
[2] More information on the secondary housing market in the District can be found in the Metro Vancouver Housing Book, see https://view.publitas.com/metro-vancouver/22-145-pln_2022-housing-data-book-december-2022-final/page/131

<u>Single-Family Dwellings Under Construction</u>

Figures 1 and 2 present data on single-family dwellings under construction at any point in 2023, for new construction or major renovation. Figure 1 shows the number of dwellings under major construction in 2023 compared to the two years prior. Figure 2 indicates the approximate location of this construction in 2023.

Building permit activity for single-family new construction or major renovation increased in 2023 for a second year in a row. There were 391 active building permits in 2023 compared to 369 in 2022 and 325 permits in 2021.

Figure 1. Single Family Dwellings Under Construction (New Construction or Major Renovation), 2021 to 2023

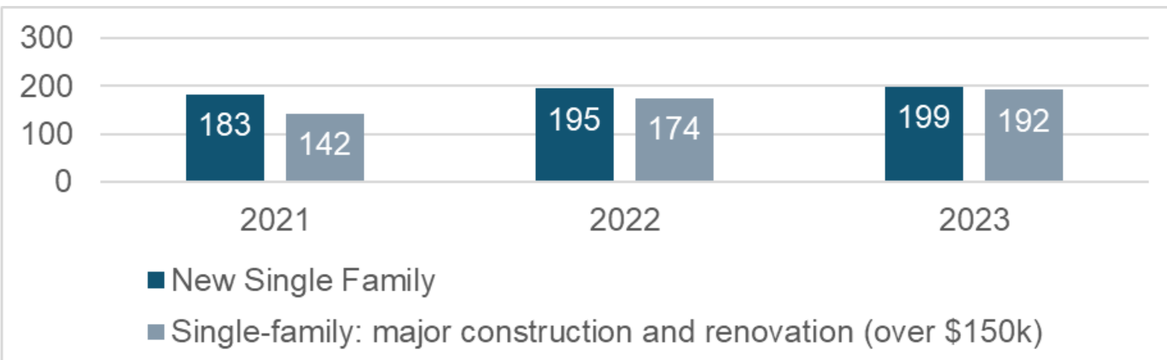
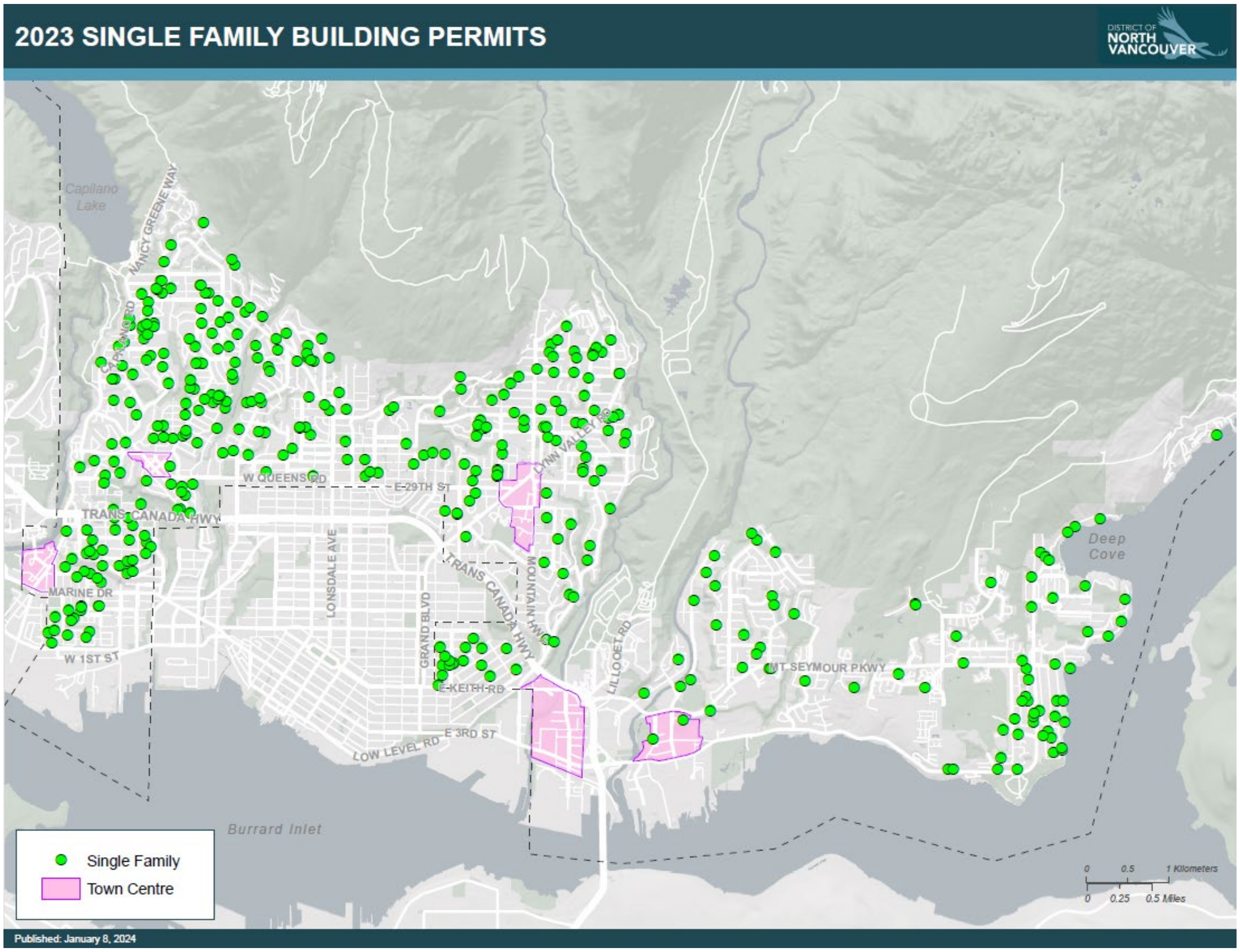


Figure 2. Approximate Location of Single Family Dwellings Under Construction in 2023 (New Construction or Major Renovation)



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.

Housing Continuum

The District of North Vancouver Housing Continuum (Figure 3, next page) was developed to track the District's change in housing units relative to the estimated demand. The 2030 Estimated Demand figures are not targets and may be adjusted periodically with input from Council when new information becomes available.

In 2023, a total of 100 new multi-family units were approved in the District, all Social Housing – Rental.

Figure 3. Housing Continuum

DNV HOUSING

			2011 (Units/Beds)	Progress: Approved to End of 2023 (Units/Beds)	2030 Est. Demand (Units/Beds)
SOCIAL AND SUPPORTIVE	SUPPORTIVE	Safe Houses	26	26	37
		Emergency Housing	0	5	50
		Other Supportive Housing	41	153	178
	SOCIAL	Seniors Care and Disability Care	279	442	579
		Subsidized Rental	643	1,393	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	39	80
		Secondary Suites	4,295	6,707	6,930
		Multifamily	1,259	2,941	2,859
	OWNERSHIP	Strata Apartments	3,793	7,633	10,143
		Townhouses	2,565	3,476	3,485
		Duplexes, Triplexes, etc.	73	85	73
		Row House	0	0	0
		Single-Family Detached	19,944	19,805	19,794

Notes for Figure 3

Source: District of North Vancouver.

Figures for “Approved to End of 2023” are defined by “Approvals 2011 to 2023”.

The “Approved to 2023” for Single-Family Detached dwellings includes 67 units created through single-family subdivision in addition to a net loss of 206 units through conversion from single-family to multi-family dwellings.

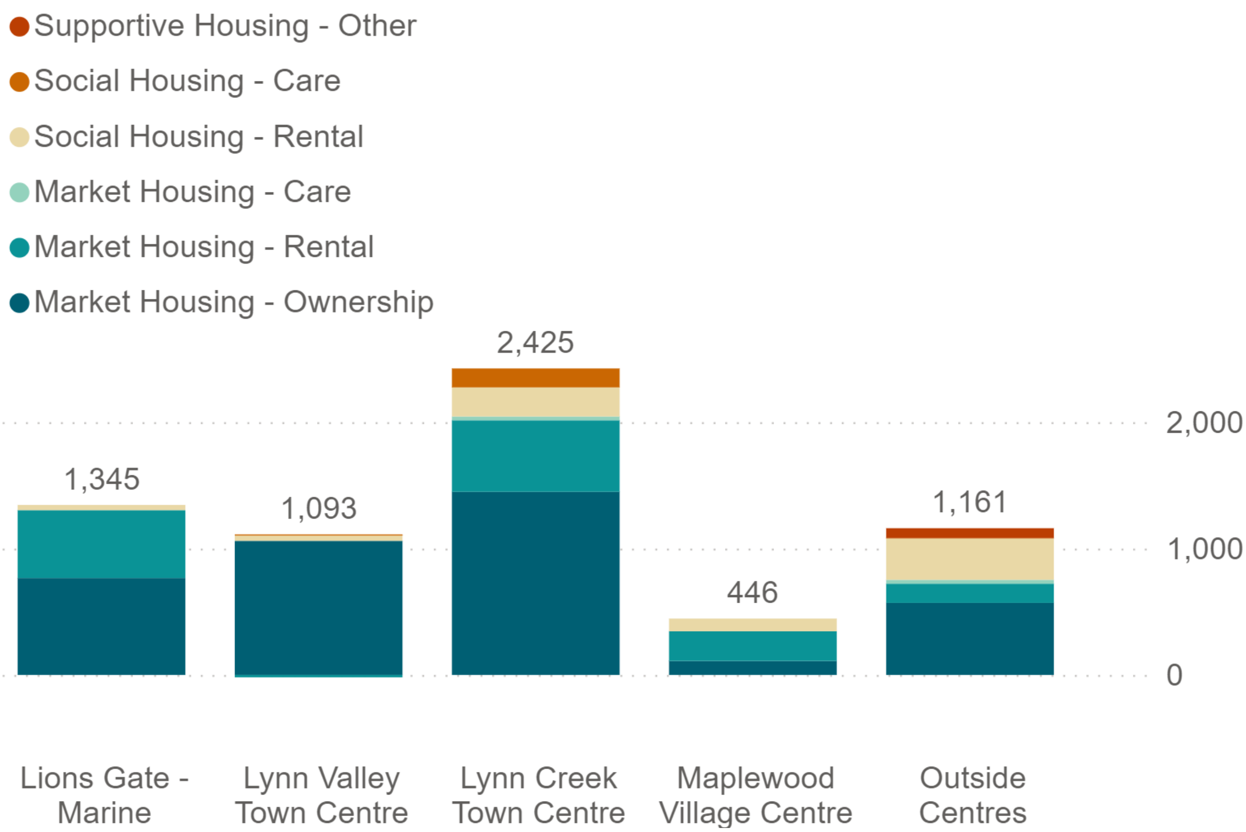
Pace of Development in Centres

The OCP strategically directs 75-90% of new residential units to four key growth 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 of housing demand, not targets, and are provided to help guide planning and municipal decision-making.

Figure 4 shows net new units from rezoning applications approved after OCP adoption (June 27, 2011) within and outside the key centres. Since the OCP, the majority of new residential units approved have been located in key growth centres. From OCP adoption in 2011 to 2023:

- 6,470 new units have been approved through rezoning District-wide, representing 65% of the estimated demand to 2030; and
- 82% of these new units are located within key growth centres, which is in-line with the OCP target.

Figure 4. Net New Units Rezoned by Centre from OCP Adoption in 2011 to 2023



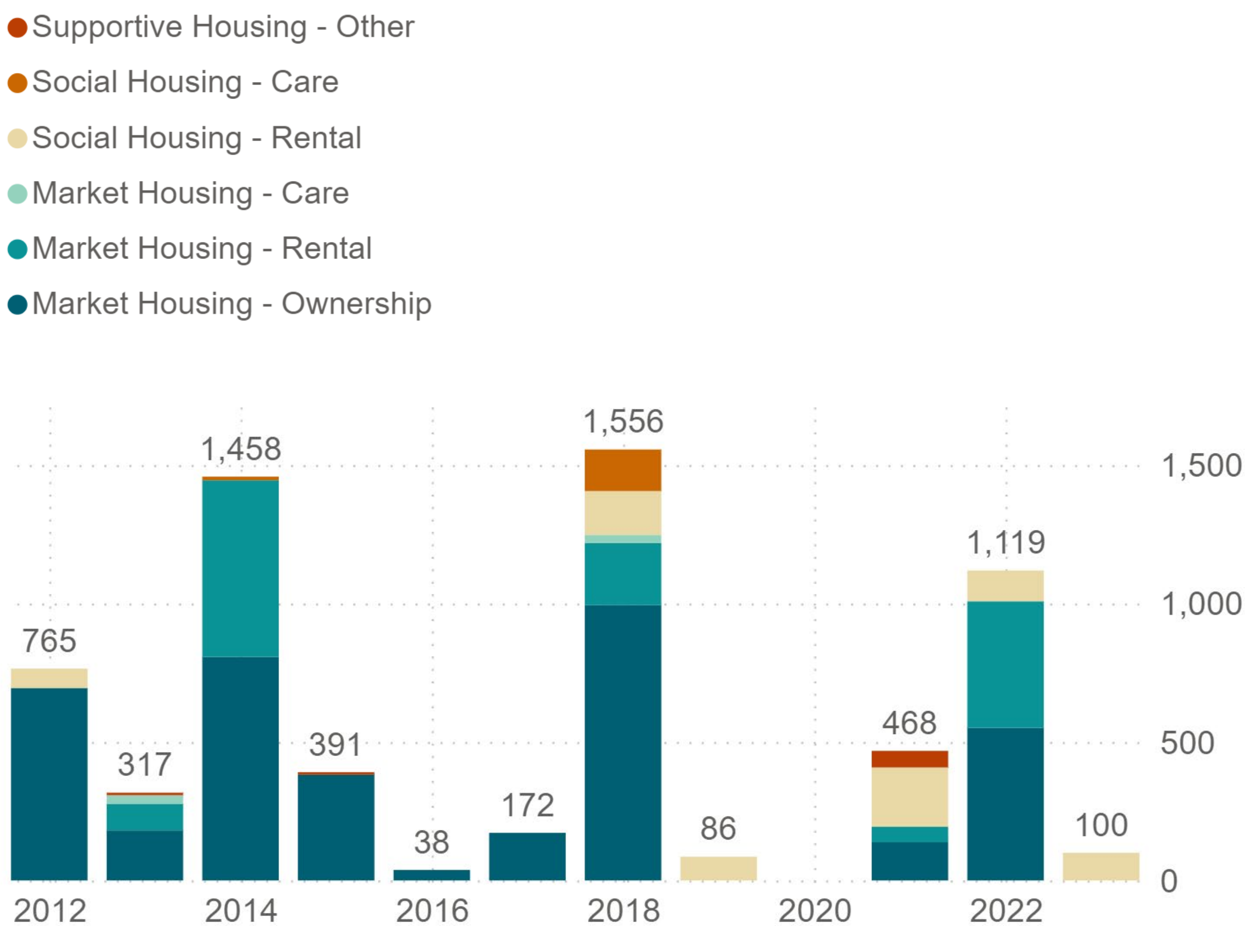
Notes for Figure 4

Source: District of North Vancouver.

Net New Units by Year Rezoned

Figure 5 shows the 6,470 net new residential units by the year rezoning was approved.

Figure 5. Net New Units by Year Rezoned from OCP Adoption in 2011 to 2023



Notes for Figure 5

Source: District of North Vancouver.

Net New Units from Rezoning Applications by Stage of Development

The progress of multi-family housing development from preliminary application to occupancy is depicted in Figures 6 and 7. These figures include multi-family housing development associated with rezoning applications submitted or approved after OCP adoption in 2011.

Figures 6 and 7 (next page) provide a snapshot of development status at December 31, 2023.

Notes for Figures 6 and 7

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 earlier categories.

Figures 6 and 7. Net New Units from Rezoning Applications since OCP Adoption in 2011 by Stage of Development

Figure 6. In-Stream Rezoning Applications

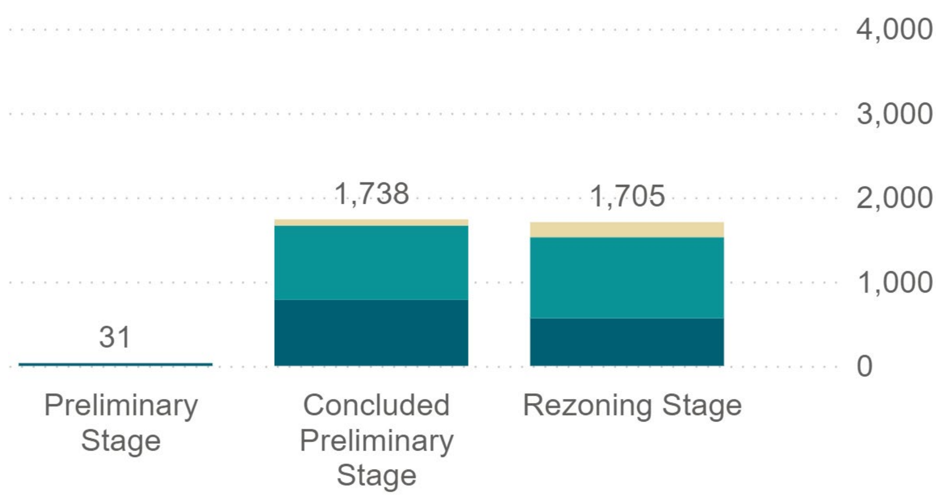
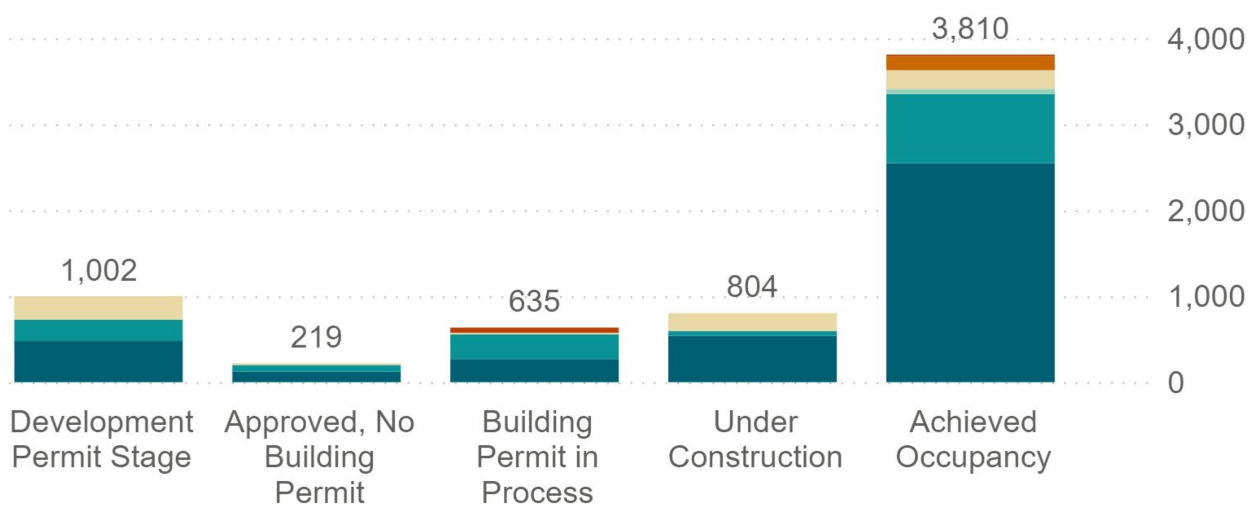


Figure 7. Approved Rezoning Applications



Development progress January 1 to December 31, 2023

Figure 8 shows projects which progressed to a new development stage during the year, listed by stage reached by December 31, 2023.

Please note that links to project pages are only active during the application and construction phases so may not be available in future.

Figure 8. Significant multi-family development projects that progressed to a new development stage January 1 to December 31, 2023

Project Name	Proposed Main Address	Net New Units
Preliminary Stage		
3695-3711 Bluebonnet Rd	3695-3711 Bluebonnet Rd	10
3712-3718 Edgemont Blvd	3712-3718 Edgemont Blvd	21
Concluded Preliminary Stage		
1574-1590 Hunter St	1574-1590 Hunter St	88
873 Premier St	873 Premier St	5
Glenaire Townhomes	1883-1901 Glenaire Dr	9
Rezoning Stage		
1120 Harold Road (Cross Residence)	1120 Harold Rd	5
1149 and 1155 Lynn Valley Rd	1149 and 1155 Lynn Valley Rd	65
1504, 1508 & 1516 Rupert St	1504, 1508 & 1516 Rupert St	80
Best Western and Econo Lodge	1634 - 1748 Capilano Rd	423
East Keith Road Supportive Housing	E Keith Rd	65
Maplewood Gardens	2131 Old Dollarton Rd	476
Development Permit Stage		
Lillooet Road Housing Site	Lillooet West	100
Emery Village, Site 4	1200-1259 Emery Pl	61
Building Permit in Process		
Seymour Estates, Site 3	902 Lytton St	31
Supportive Housing Development at W. 16th St	W 16th St and Lloyd Ave	60

Project Name	Proposed Main Address	Net New Units
Under Construction		
840 St Denis Triplex	840 St Denis Ave	2
BlueShore Financial Mixed-Use	1080 Marine Dr	35
CapU Student Housing	2055 Purcell Way	361
DNV Non-Market Housing Delbrook	600 West Queens Rd	86
Ebb + Flow Townhomes, Site 2	2035 Glenaire Dr	36
Emery Village, Site 3	1200-1259 Emery Pl	46
Seymour Estates, Site 4	902 Lytton St	89 *
The 1515 (Redic Stacked Townhomes)	342 Mountain Hwy	21
Provisional Occupancy		
3105-3115 Crescentview	3105-3115 Crescentview Dr	21
Maplewood West	2045 Heritage Park Ln	34
Achieved Occupancy		
27North	3468-3490 Mt Seymour Pkwy	23
3030 Sunnyhurst Rd Triplex	3030 Sunnyhurst Rd	2
Ebb + Flow Townhomes	2035 Glenaire Dr	98
Emery Village	1200-1259 Emery Pl	23
Parkside Edge	933 Premier St	13

* Gross units are presented for Seymour Estates, Site 4: 89 gross new units. The existing 113 units on the Seymour Estates site are recorded on Site 4 resulting in a net unit count of -24 for Site 4.

Notes for Figure 8

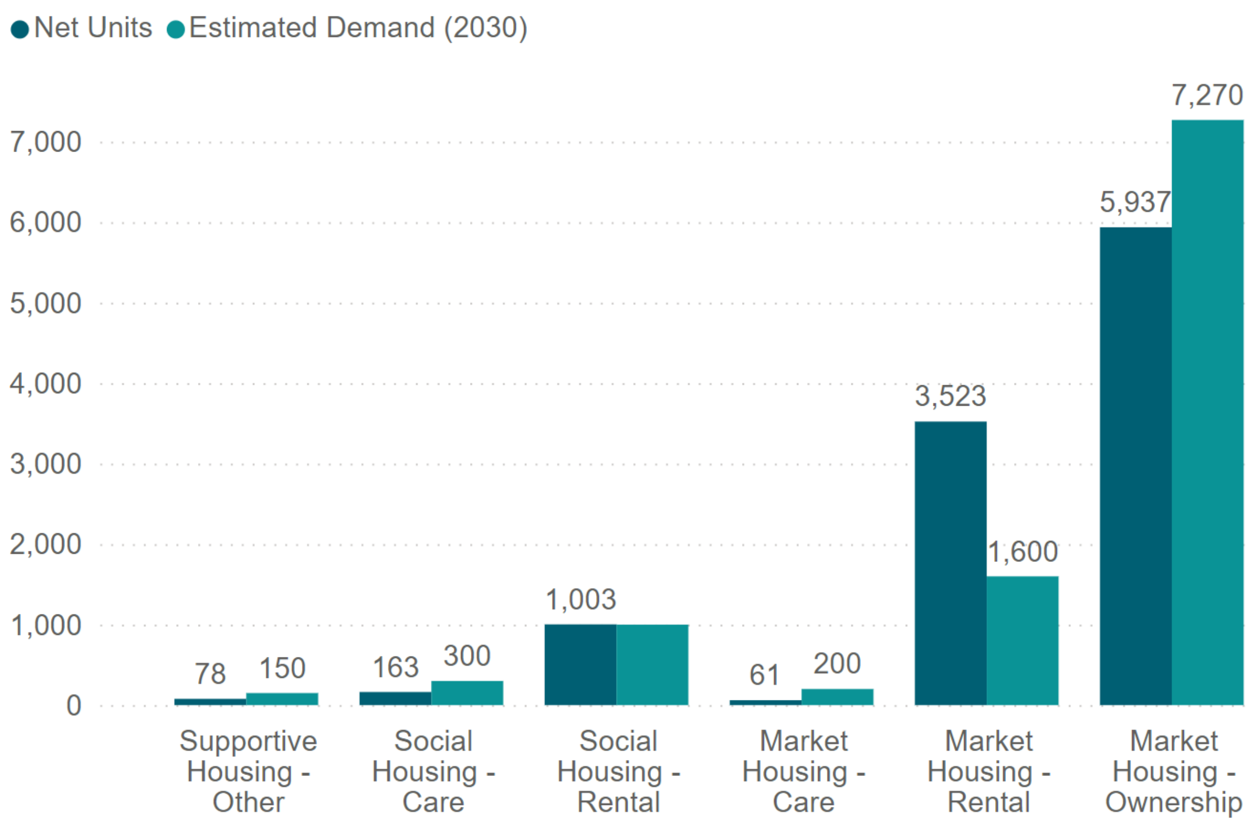
Source: District of North Vancouver.

Tenure Compared to Estimated Demand (2030)

The progress of multi-family housing development from 2011 to 2023 compared to the OCP estimated demand in 2030 is shown in Figure 9. The net units shown include Approvals 2011 to 2023 and In-stream applications.

Note that the In-stream applications for Market Housing – Rental units would result in the share of rental supply surpassing the OCP estimated demand in 2030 by approximately 1,923 units.

Figure 9. Approvals 2011 to 2023 and In-Stream Rezoning Applications Compared to Estimated Demand (2030)

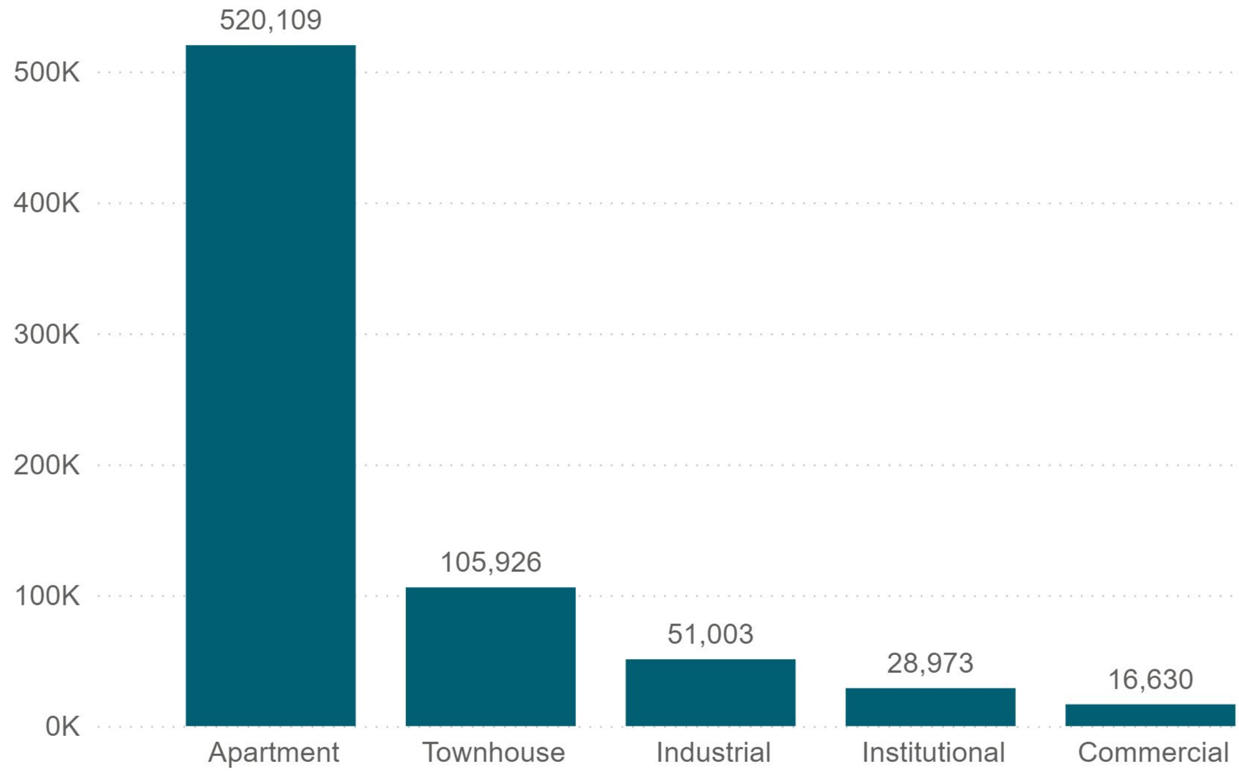


Notes for Figure 9

Source: District of North Vancouver.

Floor Area Change

Figure 10. Net Floor Area Change (Sq. m.) from Approvals 2011 to 2023



Notes for Figure 10

Source: District of North Vancouver.

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

New Multi-Family Residential Unit Mix

Units of different sizes will be achieved in part based on building form. For instance, studios, one bedroom, and two bedroom units can be easily achieved in apartments. Three bedrooms or more are more likely to be found in ground-oriented buildings.

Figures 11 and 12 (next page) provide the gross number of new multi-family residential units built or rezoned by Council since adoption of the Official Community Plan (OCP) in 2011 until December 31, 2023. Gross unit counts are displayed alone as the OCP does not specify estimated demand for unit sizes.

Figures are shown by number of bedrooms: 0-bedroom or studio, 1- bedroom, 2-bedroom, 3-bedroom, and 4+bedroom.

Notes for Figures 11 and 12

Source: District of North Vancouver.

Note that these figures include units only, and do not include beds (e.g. care or supportive settings). Further, these figures do not include safe houses, emergency housing, secondary suites, or coach houses.

Projects included are defined by “Approvals 2011 to 2023”.

Figures 11 and 12. Multi-family housing for varied family structures

Figure 11. Multi-family housing for varied family structures (built)

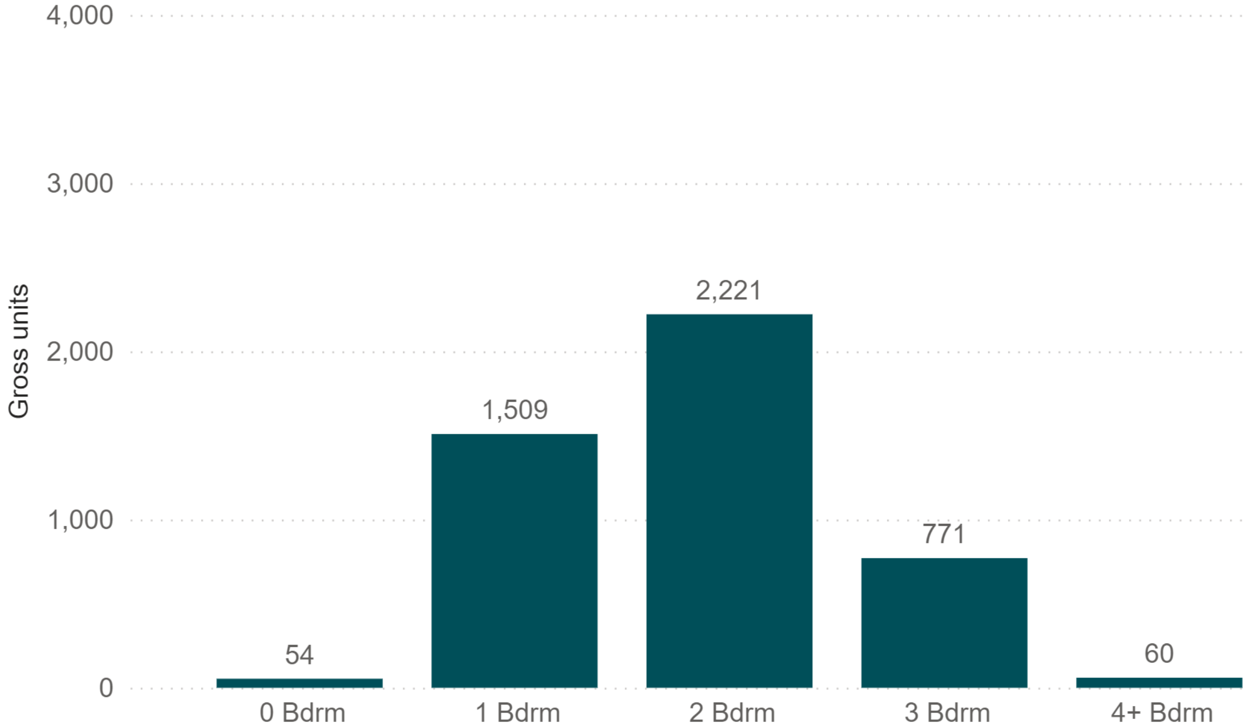


Figure 12. Multi-family housing for varied family structures (built or approved)