



Development Application Review

Summary of Findings

City of Richmond
City of Surrey
City of Burnaby

City of Coquitlam
City of New Westminster
City of Vancouver

February 14th, 2017

Table of Contents

1.0 Methodology of Review	2
2.0 Approach for Review	2
3.0 Findings of Review	3
4.0 Caveats for Analysis and Findings	4

1.0 Methodology of Review

The focus of this review was within the six Lower Mainland municipalities: Richmond, Surrey, Burnaby, Coquitlam, New Westminster, and Vancouver. The process for identifying, consolidating, and analyzing information from these municipalities is provided below:

1. Data on applications was sourced directly from each municipality's website and, depending on the municipality, reporting was available either as a consolidated list of all applications or through multiple lists based upon application type and stage.
2. Data on applications was sourced directly from each municipality's website between 29 and 31 January, 2017 with municipal vetting to be completed by February 14, 2017. As of publication of this report, some municipal vetting was still pending confirmation.
3. Information on projects in Pre-Planning and Concept Plan stages (rezoning policy, concept etc.) were identified through alternative property reporting. Efforts to determine the contemplated housing units included a review of multiple sources from available pre-application submissions, municipal reporting and/or through verification with applicant.
4. All findings were consolidated by municipality in order to review and identify (as possible) duplications in property entries caused by multiple status entries in some municipalities.
5. Application status was consolidated to Rezoning/Development Applications and where possible Building Permit Application classifications.
6. Additional consideration was given to information available within the Major Projects Inventory (MPI) Database and as possible additional projects not contained within the municipal reporting were identified.

2.0 Approach for Review

The application review identified three key components for estimating future supply, based on publically available information across the municipalities. These three components are based off of the application and development process for new properties, with the calculation for estimating future supply provided below:

$$\begin{array}{ccccccc} \text{Concept Planning} & & \text{Rezoning, Development or} & & \text{Building Permits/} & & \\ \text{or Policy Stage} & + & \text{Combined Applications} & + & \text{Pending} & = & \text{Total Estimated} \\ & & & & \text{Construction Start} & & \text{Future Supply} \end{array}$$

3.0 Findings of Review

An initial review of current applications, as of February 14, 2017 in Richmond, Surrey, Burnaby, Coquitlam, New Westminster and Vancouver would indicate approximately 115,300 housing units are in various stages of planning and contemplation, as seen in the chart below:

	Contemplate d, Concept Planning or Policy Stage	Rezoning, Development, or Combined Applications	Building Permits/Pending Construction Start	Total Estimated Future Supply
City of Richmond (consulted and pending confirmation)	1,000	15,500	<i>Data not publically available</i>	16,500
City of Surrey (consulted and confirmed)	1,000	18,000	<i>Data not publically available</i>	19,000
City of Burnaby (confirmation requested and unconfirmed)	5,000	22,500	4,000	31,500
City of Coquitlam (consulted and confirmed)	3,000	5,500	2,000	10,500
City of New Westminster (consulted and confirmed)	5,300	1,000	3,000	9,300
City of Vancouver (consulted and pending confirmation)	8,500	20,000	<i>Data not publically available</i>	28,500
Six Total Municipalities	23,800	82,500	9,000	115,300

* All figures are based on publically available data. With the assistance of the BC Government, efforts have been made to confirm inventory with the surveyed municipalities.

** The City of Surrey advised of a further 50,000 units of potential future supply within approved area community plans that are not currently reflected within this review.

4.0 Caveats for Analysis and Findings

It is important to note that this data and its analysis must be considered within the context of some assumptions and restrictions:

1. The accuracy of the applications as stated by the various municipalities was deemed to be correct, no additional review to confirm unit counts, address, and application status was conducted.
2. Information related to application inventory was sourced from municipal reporting available online and as necessary additional information was gathered from specific planning applications and proponents to the application. Information was gathered between 29 and 31 January of 2017. Sources are provided below:

<u>Municipality</u>	<u>Department</u>	<u>Source</u>	<u>Source Link</u>
City of Richmond	Planning, building & development	Current Development Applications	http://www.richmond.ca/plandev/devzoning/currentdevapps.htm
City of Surrey	Land Development	Development Statistics	http://www.surrey.ca/city-services/1414.aspx
City of Burnaby	City Services - Planning Department	Major Projects List	https://www.burnaby.ca/Assets/city+services/policies+projects+and+initiatives/community+development/Major+Development+Projects/Major+Project+List.pdf
City of Coquitlam	Planning & Development Resources	Current Development & Building Permit Applications	http://www.coquitlam.ca/planning-and-development/resources/current-applications.aspx
City of New Westminster	Planning & Development	Projects on the Go	https://www.newwestcity.ca/database/files/library/CNW_DOCS_961893_v1_POG_NOVEMBER_2016.PDF
City of Vancouver	Urban planning, sustainable zoning, and development	Development Application Information Web Page	http://development.vancouver.ca/index.htm
		Rezoning Applications	http://rezoning.vancouver.ca/applications/

3. The Province of British Columbia and Deloitte requested each municipality surveyed to confirm the information by February 14, 2017. At the time of printing, some municipalities were still in the process of confirming the information. We anticipate ongoing consultations and as information from the individual municipalities is confirmed the total housing supply information may evolve, however, that is outside of the scope of this report.
4. Due to differences in reporting and application status descriptions between the various municipalities' unit counts have been sorted into three key stages in an effort to align findings across all six markets.
 - o Concept planning or policy stage
 - o Rezoning, development or combined applications
 - o Building permits/pending construction start