



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

July 2016

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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, depending on the municipality, reporting was available either as a consolidated list of all applications or through multiple lists based upon application stage.
- 2. 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.
- 3. 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.
- 4. Application status was consolidated to Rezoning/Development Applications and where possible Building Permit Application classifications.
- 5. 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:

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

3.0 Findings of Review

An initial review of current applications in Richmond, Surrey, Burnaby, Coquitlam, New Westminster and Vancouver would indicate approximately 108,000 housing units are in various stages of planning and contemplation, as seen in the chart below:

	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 pending confirmation)	4,500	15,500	<i>Data not publically available</i>	20,000
City of Burnaby (confirmation requested and unconfirmed)	4,000	21,500	4,500	30,000
City of Coquitlam (consulted and confirmed)	2,000	2,000	1,500	5,500
City of New Westminister (consulted and confirmed)	4,500	4,000	2,000	10,500
City of Vancouver (consulted and pending confirmation)	14,500	11,000	<i>Data not publically available</i>	25,500
Six Total Municipalities	30,500	69,500	8,000	108,000

* All figures 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 currently not 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. Information was gathered in June of 2016. Sources are provided below:

Municipality	Department	Source	Source Link
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/01+-+May+2016.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 Westminister	Planning & Development	Projects on the Go	http://www.newwestcity.ca/business/planning_development/projects_on_the_go.php
City of Vancouver	Urban planning, sustainable zoning, and development	Development Application Information Web Page Rezoning Applications	http://development.vancouver.ca/ http://former.vancouver.ca/commsvcs/planning/rezoning/applications/

3. The Province of British Columbia requested each municipality surveyed to confirm the information. 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.
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