



RESIDENTIAL & NON-RESIDENTIAL DEVELOPMENT - CHANGE OVER TIME

Land Use and Development - Profile

Step 1: Understanding Yesterday and Today

Metropolitan Core Jobs & Economy Land Use Plan

Highlights

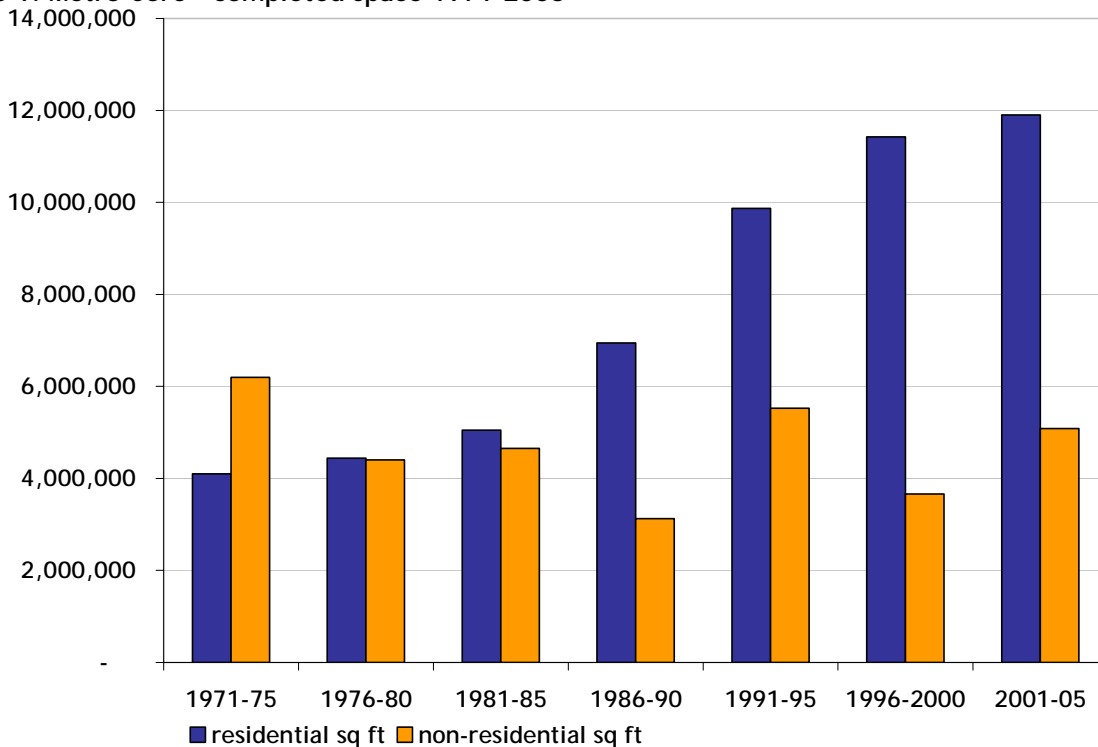
- Residential development in the Metropolitan Core has risen steadily over the past 35 years (based on 5-year totals)
- The greatest increase in residential development has been on the Downtown Peninsula.
- In the South of False Creek area, the peak of residential development activity took place in the mid 1980s.
- Across the Metro Core, non-residential development has seen a steady 5-year completion rate, varying between three and six million square feet of completed buildings in any one period.



WHAT IS THE HISTORY OF RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT IN THE METRO CORE?

The Metro Core has seen steady growth in both residential and non-residential space over the past 35 years. Over the past 20 years, the rate of development of residential space has surpassed that of non-residential (Figure 1).

Figure 1: Metro Core - completed space 1971-2005



BCAA and City of Vancouver. Resi & Com Space, Metro Core, 5yr blocks 71-05.xls

HOW HAS THE PATTERN OF DEVELOPMENT CHANGED IN THE METROPOLITAN CORE SINCE 1971?

Residential development in the area has risen steadily in every five year period, with four million square feet of space (6,000 units) completed in the 1971-75 period, to just under 12 million square feet in 2001-05 (12,600 units).

Non-residential development has remained relatively steady throughout the 35 years, adding at most 6.2 million square feet in 1971-75. The period with the least growth was 1986-90 with 3.1 million square feet of development being completed (Table 1).

	residential units	residential sq ft	non-residential sq ft
1971-75	6,085	4,100,371	6,198,460
1976-80	5,699	4,443,867	4,401,253
1981-85	5,832	5,048,206	4,655,624
1986-90	7,180	6,943,065	3,125,880
1991-95	9,042	9,869,328	5,525,220
1996-2000	12,026	11,424,360	3,660,394
2001-05	12,635	11,902,097	5,084,925

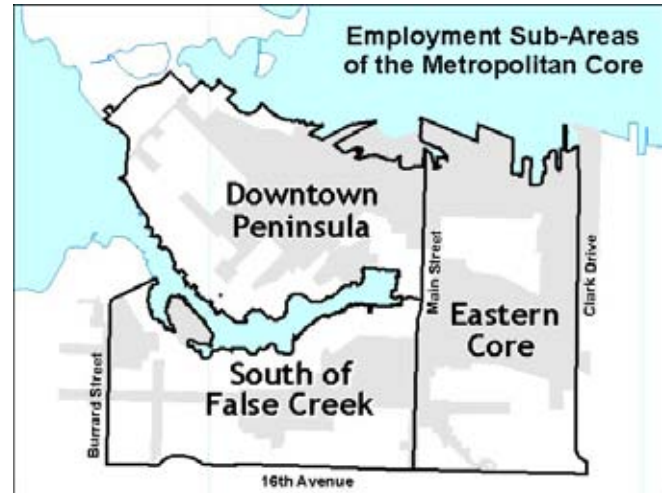
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WHAT SORT OF SPACE HAS BEEN DEVELOPED?

This sheet looks at space in two categories; residential, and non-residential. This is how the BC Assessment Authority categorise space. Non-residential space includes all those buildings where people work: offices, retail and restaurant space, hotels, industrial, and institutional buildings. Office buildings represent less than half the non-residential space Downtown, and only about a thirds of non-residential space in the entire Metro Core.

In mixed-use buildings where both residential and non-residential types of use exist, BCAA measure the floor area of both types of space separately.

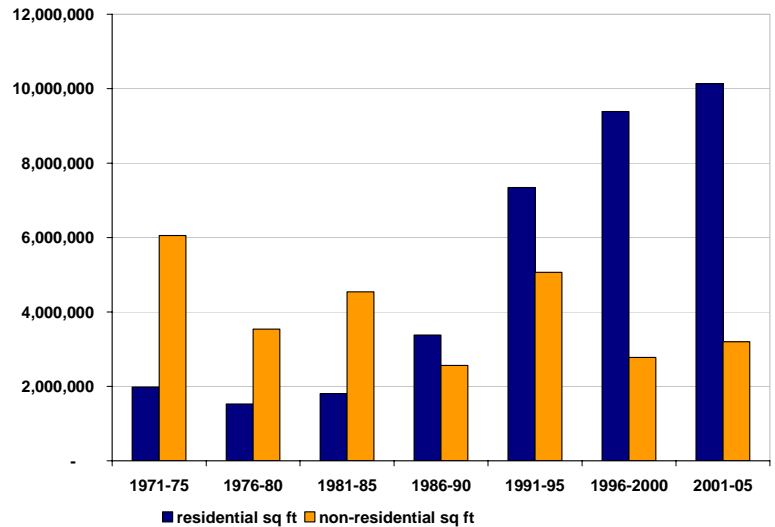
WHERE HAS THE GREATEST GROWTH OCCURRED?



As might be expected, the greatest volume of space has been built in the Downtown Peninsula. Nearly three-quarters of all the new construction completed in the Metro Core has been built on the Peninsula.

Two-thirds of the residential space built over the 35 year period, (a total of nearly 36 million square feet of buildings), have been completed here. The non-residential floorspace shows an even higher percentage: 85% of Metro Core space has been built in the Downtown Peninsula (nearly 33 million square feet of buildings) (Figure 2).

Figure 2: Downtown Peninsula - completed space: 1971-2005

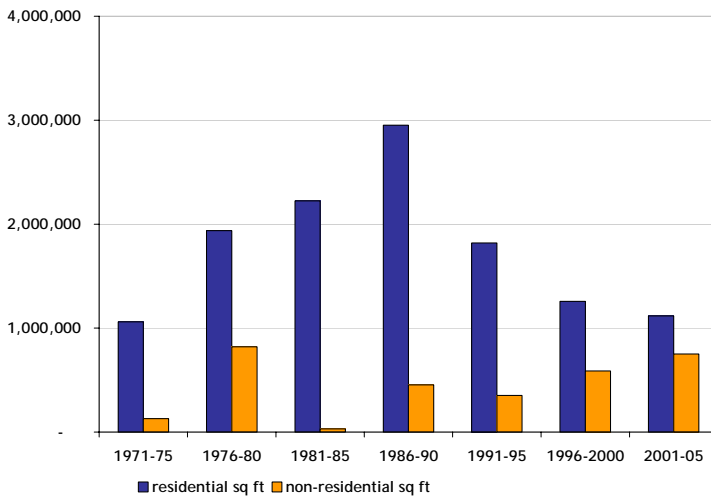


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In the South of False Creek area, (which includes the major office area along Broadway), nearly 16 million square feet of buildings, (18% of the total built in the Core) have been completed since 1971.

About 80% of this development has been residential, (12.4 million square feet), and around 20% non-residential (3.1 million square feet) (Figure 3).

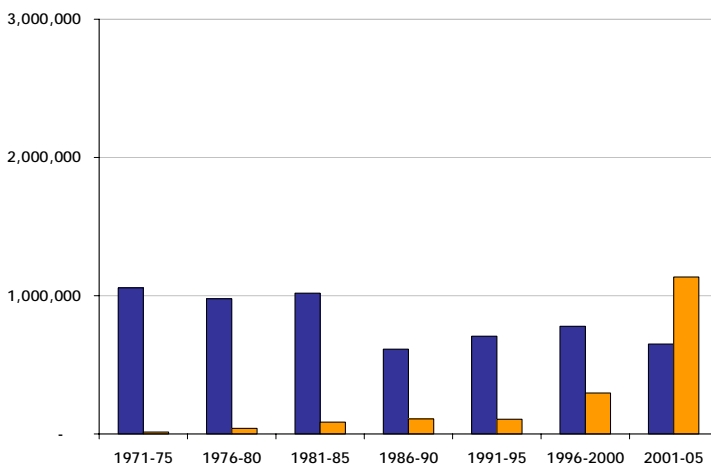
Figure 3: South of False Creek - completed space: 1971-2005



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In the Eastern Core, around 9% of all Core development has taken place, with 7.6 million square feet of construction; nearly six million square feet of it residential space, and 1.8 million square feet non-residential (Figure 4).

Figure 4: South of False Creek - completed space: 1971-2005



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WHEN DID GROWTH OCCUR?

The three sub-areas show different patterns of development over time. In the Downtown Peninsula, non-residential development shows a steady rate of development, with between 2.5 million and 6 million square feet of space completed in any 5-year period since 1971. Residential development shows a very different character, showing completion of just under two million square feet of space in each 5-year period from 1971 to 1985, the rising in each subsequent period to over ten million square feet of space completed in 2001-05.

In the area South of False Creek, residential units rose to a peak in 1986-90 - with nearly 3 million sq. ft. of space completed. Much of this was developed in larger projects to the west of the Cambie Bridge near False Creek, between Granville Island and Burrard Bridge, and south of Vancouver General Hospital. Non-residential development has seen a more steady pace of completions, with between 350,000 and 680,000 square feet completed in each of the 5-year periods in the past twenty years. This followed a period in the early 1980s when almost no new space was added in the area.

In the Eastern Core residential completions have shown a steady pattern of between 600,000 and a million square feet of space completed in each five-year period. Non-residential space has risen steadily, with negligible completions in the 1970s, through to the past five years when over 1.1 million square feet of space was added to the area, much of it in the False Creek Flats.

Overall, as the graph on the front page shows, non-residential completions have been steady at between 3.1 and 6.2 million square feet of space in any five-year period, while residential completions have risen steadily from 4.1 million square feet completed in 1971-75 to 10.1 million square feet in 2001-05.

In this Information Sheet, data for the 1971-2001 comes from BC Assessment Authority floorspace data, while data for 2001-2005 comes from the City of Vancouver's Housing and Planning development monitoring program.

This Information Sheet was published by the City of Vancouver. It is one in a series of Information Sheets produced for the Metropolitan Core Jobs and Economy Land Use Plan. The purpose of this initiative is to develop a long term land use policy plan to accommodate future economic activity and jobs in the Metro Core. For further information, please e-mail corejobs@vancouver.ca or visit the website www.vancouver.ca/corejobs