

# City of North Vancouver

## Economic Snapshot 2017

Located on the North Shore of Burrard Inlet, within a 10 minute Seabus ride from downtown Vancouver, the City of North Vancouver (CNV) is a dynamic and diverse urban community. As the regional town centre serving the North Shore, the City is a transportation hub and institutional core for a variety of regional services including Lions Gate Hospital and related medical services, provincial courthouse and a number of provincial and federal government offices. The local business community can be characterised as diversified with major port terminals, ship repair, vibrant industrial areas, waterfront business park, The Shipyards waterfront destination and a mix of commercial and professional services as well as infrastructure to support specialty manufacturing and advanced technology.

With our central location and convenient access by automobile, transit, sea and rail the City is expected to remain one of Metro Vancouver's strongest commercial centres. The City prides itself in our compact urban form (2<sup>nd</sup> or 3<sup>rd</sup> most dense community in Metro Vancouver) and with an extensive trail system, cycling paths, greenways, parks, access to wilderness areas and recreation services our City is one of the most livable and sustainable communities in Metro Vancouver.

### Highlights

- Population - 52,000
- Land area just under 12 square kilometers
- Median Age of Population - 41.2 years
- Percentage of Population 15 years and over - 72.5%
- Population Density - 4,073.8 per square kilometre
- Population growth rate averages 1.3% per year

### Business Environment

The City of North Vancouver is home to a highly educated labour force and a diversified business community. As a waterfront community, the City has a proud maritime past and continues to benefit from its waterfront location through Port industry, the British Columbia Institute of Technology (BCIT) Marine Campus, and recent mixed-use developments and public spaces on the City's waterfront.

### Land Use

- The City is making efforts to preserve remaining industrial land, including port and port-supporting land and light industrial areas, to maintain a diversity of employment opportunities
- The City is home to Harbourside Business Park, 900,000 square foot of commercial space that provides over 3,900 jobs in the local economy
- The City's total park and open space area is 3.14 ha/1,000 people
- Over 11 percent of the City's total land area is comprised of parks, greenways and open space

The City of North Vancouver is limited in its expansion of land being bounded by the District of North Vancouver on three sides and the Harbour on the fourth; therefore, future employment growth is likely to occur through smaller, office-based companies, as well as continued growth in retail trade, accommodation, food services, arts and culture, filming, medical/health related services and tourism-related industries.

### **Labour force**

The City of North Vancouver is home to a highly-educated resident labour force:

- On average, CNV residents are more educated when compared to Metro Vancouver with Business, Management and Public Administration being the most common fields of study in the City, followed by Architecture, Engineering and related Technologies
- The number of jobs in the City of North Vancouver is projected to grow from 29,000 in 2006 to 37,000 by 2041
- The City has maintained a close to 1:1 ratio of jobs to resident labour force
- 36.5% of the City's population is comprised of permanent international immigrants, this group will continue to be the main source of population and labour force growth in the future

### **Major sectors**

As a regional centre in Metro Vancouver, the City is home to major employers such as Lions Gate Hospital, ICBC, CN Rail, Neptune Terminals and Honeywell as well as home to some head offices such as A&W in addition to many smaller businesses.

Major sectors in the City

- Health care and social assistance
- Retail trade
- Finance and insurance
- Professional, scientific and technical services
- Accommodation and food services

In 2011 the leading employment sectors for City residents were:

1. Professional, Scientific and Technical Services
2. Retail Trade
3. Health Care and Social Assistance
4. Accommodation and Food Services
5. Educational Services

The City of North Vancouver also benefits from BC's active film industry. In 2015, 121 productions were filmed in the City; in 2016 that number increased to 178. More than 1,000 residents are directly employed by the film industry. In 2015 these residents earned more than \$27m in wages. The City is also home to North Shore Studios which has eight sound stages with a total of 121,422 sq. ft. plus 120,000 sq. ft. of office space for rent.

## **Port Industry**

- Port Metro Vancouver has four major terminals in the City of North Vancouver (Neptune, Cargill Grain, Richardson Grain and Western Stevedoring West Gate Terminal) and manages seven kilometers of shoreline. Vancouver Dry Dock (Seaspan) is also located in the City.
- The port contributes 900 jobs to the local economy, earning \$50m in wages
- In 2014, CNV port businesses generated \$60 million in GDP in the City of North Vancouver
- Neptune Terminal is North America's largest multi-product bulk terminal

## **City of North Vancouver Facts**

### **Housing Stock**

The City of North Vancouver has a diverse range of housing stock including single family dwellings, high rise and mid-rise apartments and condominiums, triplexes, duplexes and coach houses. The City is home to 12,390 owner households and 10,405 renter households in 2011. Since 2006, the City has seen an increase in renter households after decades of decline. In an effort to increase affordability, the City has taken steps to preserve the City's rental stock and encourage the development of purpose rental buildings.

The number of dwelling units in the City has increased steadily over time.

- Between 2006 and 2011, the City added 1,770 dwelling units.
- Metro Vancouver estimates that between 2016 and 2026 there will be a projected increase in housing demand by 2,300 units.

### **Transportation**

- Strategically located, CNV is a transportation hub that effectively transports goods and connects people on a regional and global scale
- The City has convenient transit accessibility and is in close proximity to Vancouver's central business district via a transit passenger ferry that takes 10 minutes to cross Burrard Inlet
- The City is one of the most pedestrian and cyclist friendly communities in Metro Vancouver with active policies to add designated cycling and pedestrian routes throughout the City

City residents are also more likely to use active modes of transportation, such as cycling and walking to commute to work when compared to Metro Vancouver.

### **Post-secondary education opportunities**

- Our strong post-secondary education system helps to provide a highly skilled labour force for employers to draw upon
- The City of North Vancouver supports the Marine Campus of the British Columbia Institute of Technology (BCIT), which provides training for marine engineers, crew, pilots and other maritime professionals
- Capilano University, SFU Harbour Centre and UBC Robson Square are easily accessible by car or public transit

## **Building Permits**

- In 2016, CNV issued over 450 building permits totalling over \$155 million in construction value
- Residential development in the CNV typically accounts for 1 - 3% of total housing starts in Metro Vancouver

## **Community Amenities**

The City of North Vancouver offers residents an attractive lifestyle and many convenient community amenities that has made us one of the most liveable and sustainable communities in Metro Vancouver.

## **Education**

[School District #44](#) offers five elementary schools and two secondary schools within the City. The City is also home to five private schools offering K-12 educational services.

## **Recreation and Community Centres**

[Harry Jerome Rec Centre](#) – featuring a fitness centre, ice arena, and swimming pool

[John Braithwaite Community Centre](#) – featuring a fitness centre, youth centre, family centre, arts centre, and public access computers

## **Library**

[North Vancouver City Library](#) - public library featuring study spaces, technology training, and many public events

## **Trails and Greenways**

The City is home to many trails and greenways which increase the connectivity and exhibit the natural beauty of the North Shore:

[Green Necklace](#) – the green necklace is an urban greenway that will, upon completion, encircle the urban centre of the City

[North Shore Spirit Trail](#) – situated along the City's waterfront, the Spirit Trail is a fully accessible greenway that will stretch the width of the North Shore from Deep Cove to Horseshoe Bay

## **Healthcare**

[Lions Gate Hospital](#) – a 268 bed hospital with seven operating rooms, providing a full range of general and many acute care services

[Regional Medical Services](#) – The presence of Lions Gate Hospital has attracted a wide range of regional level medical and health related services to the City's Town Centre.

## **Waterfront**

[Waterfront Redevelopment](#) – The City of North Vancouver has a dynamic and accessible waterfront with a range of uses including waterfront industry, marine activity, and residential, commercial and public spaces (including three public peers). The Shipyards is quickly evolving into a popular waterfront destination for restaurants, retail, events and ship visits.

### **North Shore Tourism**

[North Shore Tourism](#) – The North Shore is a popular tourist destination due to the many opportunities for outdoor adventures on the North Shore mountain’s such as hiking, mountain biking, skiing, snowboarding and for seasonal events throughout the City.

### **Sustainability**

[Sustainability in the City](#) – The City of North Vancouver has several sustainability initiatives to ensure that the community’s social, economic, and environmental needs can be met without compromising the ability of future generations to meet their own needs. The City is a leader with our Climate Action initiatives.

### **Neighbourhoods**

The City of North Vancouver is comprised of nine neighbourhoods:

- Cedar Village
- Central Lonsdale
- Grand Boulevard
- Lower Lonsdale
- Mahon
- Marine-Hamilton
- Moodyville
- Tempe
- Westview

The City’s population is concentrated in a roughly five-block wide corridor centered on Lonsdale Avenue in 2011, with 33 percent of City residents living in Lower Lonsdale and 28.6 percent in Central Lonsdale. All City neighbourhoods are diverse with immigrants forming a significant part of each community. Some neighbourhoods, such as Grand Boulevard and Moodyville, saw most immigrants settle prior to the 1980s. New immigrants coming to the City since 2000 are primarily living in Central Lonsdale (46.4 percent) and Lower Lonsdale (41.8 percent).