

January 2020

Exploring Impacts of Non-Market Housing on Surrounding Property Values

Full Report



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Executive Summary

When new non-market housing is announced, neighbours often ask about the impacts on surrounding property values. BC Housing engaged Insight Specialty Consulting to research the market impacts of the introduction of non-market housing into a neighbourhood.

The Exploring Impacts of Non-Market Housing on Surrounding Property Values Full Report (Property Values Full Report) seeks to answer the question: “does non-market housing impact neighbouring property values?” This quantitative research looks at sale prices, assessed values, and number of residential sales. In addition, extenuating factors such as land use changes, availability of services, and macroeconomic changes are considered so that any impacts are properly interpreted.

Information for this report was sourced through Landcor Data Corporation using data on assessed values, sale prices, and number of sales. The data was analyzed by Insight Specialty Consulting on behalf of BC Housing. In addition, semi-structured interviews were conducted with individuals familiar with the housing sites and the community to provide context to the data and findings. Three types of properties were examined: detached homes, stratified residential units, and local commercial properties. Geographic ranges from 0-200m, 201-500m, 0-500m, and municipality were reviewed to see if localized impacts were obvious as compared to further away from the site.

Thirteen sites were selected from across B.C. representing a range of BC Housing-funded sites. For the majority of the case study sites, median residential sale prices and assessed values in the areas surrounding the case study sites mirrored or surpassed trends for the surrounding municipality, suggesting non-market housing does not have an impact on surrounding property values. In all instances, macroeconomic shifts were far more impactful and aligned more closely to any valuation changes over time. The research found that shifts such as the 2009 global financial crisis, closures of key employers, and changes to neighbourhood land use were drivers to valuation changes.

Key findings across the case study sites include:^{1,2,3}

Residential sale prices⁴

MEDIAN SALE PRICES FOR MOST COMMON RESIDENTIAL TYPE IN THE SURROUNDING 0-500M AREA COMPARED TO MUNICIPAL TRENDS FIVE YEARS POST-OPENING



All case study sites increased in median sale prices



Case study site area surpassed municipal trends



Case study site area mirrored municipal trends



Case study site area declined and/or didn't keep pace with municipal trends

Residential assessed values⁵

MEDIAN ASSESSED PROPERTY VALUES FOR MOST COMMON RESIDENTIAL TYPE IN THE SURROUNDING 0-200M AREA COMPARED TO MUNICIPAL TRENDS FIVE YEARS POST-OPENING



The majority of the case study site areas increased in median assessed property values



Case study site area surpassed municipal trends



Case study site area mirrored municipal trends



Case study site area declined and/or didn't keep pace with municipal trends

Commercial assessed values⁶

MEDIAN ASSESSED COMMERCIAL PROPERTY VALUES IN THE SURROUNDING 0-500M AREA COMPARED TO MUNICIPAL TRENDS FIVE YEARS POST-OPENING



All case study site areas increased in median assessed property values



Case study site area surpassed municipal trends



Case study site area mirrored municipal trends



Case study site area declined and/or didn't keep pace with municipal trends

The report concludes:



Residential property value trends (sale/assessed values) in comparison to areas surrounding case study sites followed similar trends at almost all case study sites, suggesting the introduction of non-market housing to an area does not affect property values



Global economic and local economic factors are the main drivers of residential real estate trends (sale/assessed values) rather than the introduction of non-market housing to the area



Assessed values for commercial properties are influenced by macro and local economic factors, not by the introduction of non-market housing to the area



All case study sites were within 14 blocks of schools, and with no noted impacts on property values due to the introduction of non-market housing to the area. This suggests the proximity to schools did not influence effects of the introduction of non-market housing on property values

¹ 0-200m areas surrounding the case study sites are used when sufficient data is available. Otherwise, 0-500m areas surrounding the case study sites are used as the point of comparison with the municipal trends. Where a particular case study site also had insufficient data at the 0-500m level, the case study site data was not included for this indicator, reducing the number of case study sites in the analysis for the indicator. There were insufficient commercial property sales for several case study sites, even at the 0-500m area, so only assessed values were analyzed.

² The most common surrounding residential property type is detached homes with the exception of Johnson Street Community, Marguerite Ford Apartments and Pembroke Mews for which stratified residential units is used for analysis.

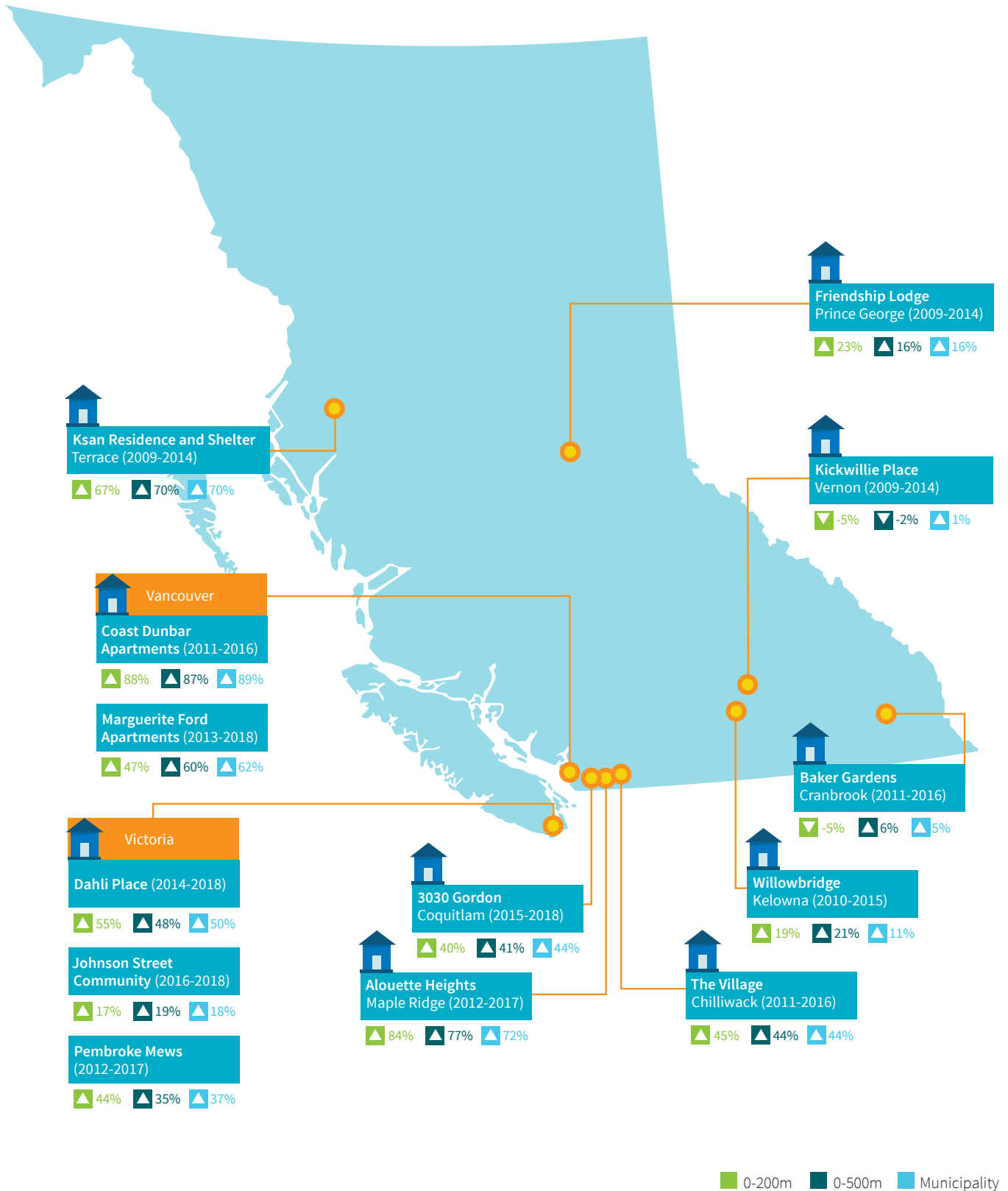
³ The infographic shows the percentage changes from the year after opening to five years later for all case study properties. For properties that became operational in 2013 or after, 2018 is used as the end year. A five-year window is used to mitigate against the impact of external macroeconomic changes, in particular the 2009 global economic crisis.

⁴ Ksan Residence and Shelter and Friendship Lodge show median sale prices did not rise as high in the 0-500m range compared to the overall municipality over the five-year period after opening. Neither saw a decline in median sale prices, nor is it reported through the key informant interviews that the housing sites are negatively affecting the desirability of their neighbourhoods.

⁵ Kickwillie's assessed values show a decline, but when looking at sales data for the slightly larger neighbourhood (0-500m), we see an increase that mirrored the municipal trend. Reporting with caution is recommended for Kickwillie's assessed values due to the significant difference between assessed and sale findings. Baker Gardens' sales in the neighbourhood did keep pace with the surrounding municipality, and while the assessed values in the immediate area did decline during the reporting period, the results were not notably out of sync with the trends of the surrounding municipality. The immediate area surrounding Marguerite Ford did see increasing assessed values but the increase did not keep pace with the surrounding municipality during the reporting period. By the end of the reporting period, however, the assessed values in the immediate area (which was in development during the reporting period) surpassed the values for the surrounding municipality.

⁶ In the areas surrounding Coast Dunbar, there are a number of larger commercial areas in the municipality that are busier, which may have driven the assessed values up higher compared to the smaller commercial area closer to the case study site. The municipality surrounding Alouette Heights saw a spike in median assessed commercial property values in the last two years. The area surrounding the site has also seen a spike, but only in the last year, creating a divergence in trends between the two geographic areas.

PERCENTAGE CHANGE IN MEDIAN ASSESSED VALUES FIVE YEARS POST-OPENING FOR MOST COMMON SURROUNDING RESIDENTIAL PROPERTY TYPE - ALL CASE STUDY SITES



Source: Landcor Data Corporation, 2018

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Introduction

When new non-market housing is announced, neighbours often ask about the impacts on surrounding property values. BC Housing engaged Insight Specialty Consulting to conduct research in order to understand the market impacts of the introduction of non-market housing into a neighbourhood.

The Property Values Full Report seeks to answer the question: “does non-market housing have an impact on neighbouring property values?” This quantitative research looks at sale prices, assessed values, and number of sales.⁷ In addition, extenuating factors such as land use changes, availability of services, and macroeconomic changes are considered so that any effects are properly interpreted.

This research can be used by those engaged in the development process to answer questions from neighbours about property value impacts.

Thirteen sites located across British Columbia in small and large communities are part of the research. These sites serve a variety of residents along the housing spectrum. The case study sites received a varying level of community interest when they were introduced. In common, they were all built in the past decade, but all sites were constructed with time left for at least two years of analysis post-opening. It was important to consider sites that were constructed not too long ago to have become weaved into the fabric of the community, but not so recent that data is not available to analyse.

The Property Values Full Report utilized a robust data set of assessed and sales values, as well as publicly available information to determine whether there was an impact to property values. Three types of properties were examined: detached homes, stratified residential units, and local commercial properties. Geographic ranges from 0-200m, 201-500m, 0-500m, and municipality were reviewed to see if localized impacts were obvious as compared to further away from the site. Interviews with key stakeholders supplemented the quantitative data and provided explanatory context to the findings. Further information is available in the Scope of Research and Approach and Methodology sections.

This report offers overarching conclusions arising from the cumulative learning within the case study sites.

⁷ Number of sales has limitations. Data is provided in the appendix but not analyzed in the report. Please see Appendix A for more information.

Scope of Research

The research questions posed as part of this report are:⁸

- › Is there an impact of non-market housing developments on the property values/rents of surrounding properties over the various phases of development and post-development? If so, what is this impact?
- › Is there an impact of non-market housing developments on the number of sales of surrounding properties during the various phases of development and post-development? If so, what is this impact? If there are impacts on surrounding properties, do impacts differ by tenure and property type? If so, how?^{9,10}
- › If there are impacts on surrounding properties, do impacts differ by tenure and property type? If so, how?¹¹
- › Why were surrounding properties affected or not by non-market housing developments? Do the presence of schools and daycares in the neighbourhood or other amenities and other neighbourhood characteristics affect potential impacts (or lack thereof)?

These are wide ranging questions, which had the potential to interrelate and impact each other.

WHAT IS NON-MARKET HOUSING?

- › Non-market housing refers to the different housing types along the housing spectrum. This ranges from supportive housing for those experiencing homelessness to affordable rental and home ownership.

⁸ The research questions originally included an additional question: What are the number of police calls and/or crime rates pre- and post- opening of the selected sites? If there are changes, what factors influenced those changes? Data was not available for many of the sites and when available, it was not available in a consistent manner for comparison, so this question has been removed from the scope of this research. Previous research on this topic can be found at: <https://www.bchousing.org/research-centre/library/community-acceptance>

⁹ The research questions originally included: How do changes or lack of changes in property values/rents, number of sales, and length of time to sell/ rent properties surrounding non-market housing developments compare to nearby similar neighbourhoods (e.g. similar housing structure, tenure, age of housing, property types etc.) that do not have non-market housing over various phases of development and post-development? Instead, this research compared the 0-200m area surrounding the case study sites to the 201-500m area (or 0-500m area) surrounding the sites where sufficient data was available. Previous research looking at comparison neighbourhoods can be found at: <https://www2.gov.bc.ca/assets/gov/housing-and-tenancy/tools-for-government/uploads/nimbytoolkitvfin.pdf>. Data regarding number of days on market could only be obtained for case study sites in the Lower Mainland. Data was analyzed but not included in the report, as this data is difficult to interpret as the same listing may be taken down and reposted, thereby restarting the clock affecting the ability to make meaningful comparisons.

¹⁰ Data was collected and analyzed for this research question but not included in this report. It is difficult to assign meaning to the number of sales. Is increased sales a positive or negative outcome when looking at impact of non-market housing on surrounding property values? Data regarding number of sales is provided throughout for context (e.g. to inform readers if there are small numbers of sales that could lead to volatility in sale prices).

¹¹ Rental data could not be obtained at the geographic levels examined. Property values by residential property type (detached versus stratified) were obtained for the study. Conclusions were more challenging due to smaller numbers leading to more suppression for sales, but median assessed values showed similar overall conclusions.

Table 1: Case Study Sites

CASE STUDY SITES	Municipality	Number of Units	Housing Type
3030 Gordon	Coquitlam	60	30 Transitional Housing Units and 30 Emergency Shelter Beds
Alouette Heights	Maple Ridge	46	Supportive Housing
Baker Gardens	Cranbrook	36	Low Income Seniors
Coast Dunbar Apartments	Vancouver	51	Supportive Housing
Dahli Place	Victoria	68	Market and Below Market(not subsidized) for Individuals and Families
Friendship Lodge	Prince George	30	Low Income Singles
Johnson Street Community	Victoria	147	Supportive Housing
Kickwillie Place	Vernon	40	Indigenous Families
Ksan Residence and Shelter	Terrace	24	8 Transitional Housing Units and 16 Emergency Shelter Beds
Marguerite Ford Apartments	Vancouver	147	Supportive Housing
Pembroke Mews	Victoria	25	Low Income (singles and couples)
The Village	Chilliwack	33	Supported - Homeless and Youth
Willowbridge	Kelowna	40	Supportive Housing



Approach and Methodology

Landcor Data Corporation provided data analytics and geospatial modelling using their comprehensive real estate database system. The data was divided into 200m concentric circles around the subject site and controlled against 201m-500m range data. To answer the first research question regarding impacts to market values, two metrics were used: assessed values and sale prices. These were provided from 2005 to 2018. Both mean and median measures were reviewed. For reporting purposes, median assessed values and median sale prices were used to avoid outliers.¹²

Assessed values were used as the primary analysis metric, with sales pricing used for context if there were sufficient sales. Assessment data is a suitable data source as values are updated annually and based on market transactions. They also reflect local conditions as property owners have the opportunity to inform BC Assessment of changes that could affect property values. Assessed values are based on the July 1, 2017 valuation date, and sale prices are current until April 2018.

Table 2: Assessed Values Vs Sale Prices

Data Source	Advantage	Disadvantage
Assessed Values	<ul style="list-style-type: none">• Representative of all properties in an area, not just those sold• Based on a common valuation data – July 1, 2017	<ul style="list-style-type: none">• Dependant on the accuracy and currency of the inventory in BC Assessment's system• Most accurate for homogenous properties• Date confusion possible – the 2018 assessment reflects the 2017 market
Sale Prices	<ul style="list-style-type: none">• Reflective of current property conditions• More responsive to changing market conditions• Values current to April 2018	<ul style="list-style-type: none">• Represent a subset of the properties in an area• May not be reflective of majority of properties• More volatility given the limited number of sales

The modelling used BC Assessment's actual use codes, which specify the style, type, and age grouping of properties (See Appendix C). The modelling selected detached homes, stratified residential units, and local commercial properties for evaluation. Other property types were considered for analysis but were rejected. It was inappropriate to examine them in this context as outlined below:

- › Rental apartments are purchased by investors who may not consider neighbouring uses except insofar as they affect rental revenue. The impact to market values for these assets is best considered in the rental value analysis. It is unlikely that there would be sufficient transactions to derive a conclusion.
- › Townhouse, duplex and triplex assets would either be considered in the stratified residential units grouping, or as rental apartments. It is unlikely that there would be sufficient transactions to derive a conclusion.
- › Schools, daycares, hospitals, and other institutional property types do not transact on the open market, and as such would have no market response to non-market housing.
- › Large scale commercial and industrial assets are generally transacted for their income potential by purchasers who will not occupy the space directly. Therefore, their purchasing decisions are not as directly reflective of non-market housing. It is also unlikely that there would be sufficient transactions to derive a conclusion.

¹² Sample sizes were too small to do regression analysis and standard deviation calculations. To address this limitation, the research incorporated a blended qualitative and quantitative approach. Median sales and assessed values were used rather than mean to address outliers in the data.

There were several time periods examined – two years prior to announcement, announcement of rezoning, start of construction, finish of construction, and two years post-construction. The suggestion of two years pre-and post-activity is to ensure a stable market uninfluenced by the introduction of non-market housing to a neighbourhood. Analysis in this report focuses on opening to five years post-opening (or up to five years if the site opened less than five years before 2018) because many of the case sites opened around the 2009 global economic crisis. The five-year horizon for analysis post-opening exceeds the recovery time after the recession, allowing some measurement of trends without the impacts of the recession.

For consistency of cyclical market fluctuations, a common date was used for comparison across all years. July 1 was selected to align with BC Assessment valuation dates and with generally stronger market activity, which provided a sufficient volume of activity for statistical measurement.







GEOGRAPHIC AREA REFERENCES

- › 0-200m area surrounding the case study site = immediate area
- › 0-500m area surrounding the case study site = neighbourhood

The research used a review of average sales prices published by the local real estate boards to validate the Landcor Data Corporation analytics, to the level of detail available. These sale prices were available at the neighbourhood or community level depending on the location.¹³

The number of sales transactions were obtained from Landcor Data Corporation based on transactions through the Land Title Office. These were validated with the published real estate board figures; however, these did have the same level of detail.

To determine factors driving the real estate markets in a selected community the researchers interviewed key stakeholders and reviewed published information on communities. Some possible drivers include:

 General market movements	 Economic climate, and the strength of primary employers
 Gentrification of neighbourhoods	 Widespread rezonings or changes to character
 Introduction of other land uses, besides non-market housing	 Environmental factors such as flood zones, landslides, etc.

Where feasible, site visits were arranged to examine the area and neighbourhood in person to gather primary information on the community. This did not require a tour of the housing site.

The presence or absence of other community amenities such as daycares, schools, and hospitals are considerations for home purchasers, as well as for BC Housing in selecting suitable development sites. Interviews with stakeholders involved in the community revealed which amenities had the highest impact and why, particularly if there was anything lacking.

As part of the community review, demographics were examined at a high level to determine whether there was a change to the composition of the community. Demographic Census data was sourced from Statistics Canada and incorporated into Landcor Data Corporation’s geomatics capabilities. A linear interpolation between Census years was not undertaken as extraordinary demographic movements would not be discoverable using this methodology. Data was provided at the smallest standard geographic area for which all census data are available (dissemination area). As communities grow and

¹³ The geographic regions used by the local real estate boards may not align exactly with the geographic areas selected for the analysis of the Landcor data

evolve, there are often changes to the ages of the population, income levels, and family size. It may be that non-market housing is introduced because of this change, or it may be that the non-market housing ushers this change. It may also be both, or neither. In a rapidly changing neighbourhood, it is possible that one single driver was not readily identifiable, rather it was a culmination of variables that is driving change.

For each site, researchers interviewed a selection of stakeholder groups for their personal perspectives and professional opinions. A Privacy Impact Assessment was conducted for the interview process. Interviewees were selected from these stakeholder groups:

- › BC Housing Non-Profit Property Managers
- › BC Housing Development Managers
- › BC Housing Regional Directors
- › Operator Housing Managers
- › Operator Executive Directors
- › Municipal Representatives
- › Residential or Commercial Neighbours
- › Local Realtors

Interviews were conducted by phone or in person and followed a semi-formal interview structure (See Appendix E).

This analysis was a comprehensive and defensible review of the impacts, if any, of the introduction of non-market housing into a community. Using the Landcor Data Corporation analytics and geospatial modelling provides visual interpretation and graphic representation of the information and facilitates communication of the results.

LIMITATIONS OF RESEARCH

- › Sample sizes were small, limiting the ability to do regression analysis and standard deviation calculations. Based on the data available, a causal relationship between the introduction of non-market housing and property values cannot be made.
- › Smaller more local commercial property analysis is included in this report, but should be analyzed with caution, as the businesses operating in these properties may be tenants rather than owners of the property. Exploring indicators beyond property values that may have informed impacts of non-market housing on local businesses is outside the scope of this research.
- › Observed sale and assessed value changes may have arisen due to compositional shifts in the sales/properties which make up the sample.
- › The data are not adjusted to account for differences in floor area between household units, thus larger homes can affect median value. For example, if a re-zoned single-family home which was originally valued at \$1 million, is redeveloped into a 10-unit residential property with each unit valued at \$300,000, this will bring the median assessed values in the area down, even though the land became more valuable and use was intensified, because there are more units at a lower median assessed value.
- › Assessed values are model-estimated using Computer Assisted Mass Appraisal (CAMA). This can lead to issues such as model smoothing, where the model used to generate the estimated property values constrains estimates into a range deemed appropriate by the modeler. This can cause systematic under/over estimation of values or lags in trends. BC Assessment periodically adjusts its CAMA valuation model. For example, though BC Assessment adjusts the system regularly, it made significant adjustments in 2016 to better reflect sales values. The model was not keeping pace with significant changes in sales values. Despite being more reflective of current sales trends, adjustments to the model mean there was a significant change in 2016 assessed values compared to the previous year in some areas of B.C. These changes were due to a time lag with the model. Case study sites with an analysis period over 2016 may be affected by this change.

Key Findings

The Property Values Full Report examined the potential impacts to property values when a new non-market housing site is built in a community. The research analyzed the median assessed values and median sale prices of detached homes, stratified residential units, and local commercial properties to explore possible trends for these different property types. Where possible, the research looked within a 0-200m radius, to see if those sites closest to the housing site were impacted more than properties further away.

MEDIAN SALE PRICE COMPARISONS FOR MOST COMMON RESIDENTIAL TYPE SURROUNDING CASE STUDY SITES

This section examines percentage changes in the median sale prices for each case study site area over time. The geographic ranges used are the 0-500m and municipal levels, as there were limited sales in the 0-200m range in many cases, leading to volatility.¹⁴

Key findings regarding median sale prices for the most common residential type in areas surrounding case study sites from opening to five years post-opening:¹⁵



All case study sites saw an increase in the median sale prices in the neighbourhoods surrounding the sites.



The median sale prices in the neighbourhoods surrounding six of the 12 case study sites grew faster compared to similar housing in the surrounding municipality.¹⁶



The median sale prices in the neighbourhoods surrounding four of the 12 case study sites grew at a pace that mirrored the change for similar housing in the surrounding municipality.¹⁷



The median sale prices in the neighbourhoods surrounding two of the 12 case study sites declined or grew at a slower pace compared to similar housing in the surrounding municipality.¹⁸

¹⁴ For most properties, detached sales are used. For Johnson Street, Pembroke Mews, and Marguerite Ford stratified residential units is used. Table 3 shows the percentage changes from the year of opening to five years after operational start date for all case study properties. For properties that became operational in 2013 or after, 2018 is used as the end year. 2018 data is complete until May 2018. A five-year window is used to mitigate against the impact of external macroeconomic changes, in particular the 2009 global economic crisis.

¹⁵ One site had insufficient sales to include in the analysis.

¹⁶ Faster refers to the median sale prices in the surrounding 0-500m that increased at a rate of more than five percentage points compared to the surrounding municipality.

¹⁷ Change to the median sale prices in the surrounding 0-500m was within five percentage points compared to the surrounding municipality.

¹⁸ Change to the median sale prices in the surrounding 0-500m increased or decreased and was at least six percentage points lower compared to the surrounding municipality change in the same time period.

Table 3: Percentage Change in Median Sale Prices From Site Opening to Five Years Post-Opening for Most Common Surrounding Residential Property Type – All Case Study Sites^{19, 20}

Municipality	Case Study Site	Years (Operational Start Date to Five Years Post Operational Start Date)	Surrounding 0-500m		Surrounding Municipality	
			% Change in Property Values	Number of Properties ²¹	% Change in Property Values	Number of Properties
Coquitlam	3030 Gordon	2015 - 2018	n/a	n/a	n/a	n/a
Maple Ridge	Alouette Heights	2012 - 2017	77%	21	70%	1441
Cranbrook	Baker Gardens	2011 - 2016	3%	15	8%	314
Vancouver	Coast Dunbar Apartments	2011 - 2016	88%	70	80%	3403
Victoria	Dahli Place	2014 - 2018	95%	9	52%	102
Prince George	Friendship Lodge	2009 - 2014	7%	17	17%	1143
Victoria	Johnson Street Community (Strata)	2016 - 2018	24%	56	29%	425
Vernon	Kickwillie Place	2009 - 2014	8%	9	3%	672
Terrace	Ksan Residence and Shelter	2009 - 2014	43%	12	49%	214
Vancouver	Marguerite Ford (Strata) Apartments	2013 - 2018	68%	189	71%	2145
Victoria	Pembroke Mews (Strata)	2012 - 2017	39%	157	28%	1784
Chilliwack	The Village	2011 - 2016	41%	22	29%	2131
Kelowna	Willowbridge	2010 - 2015	26%	16	11%	2190

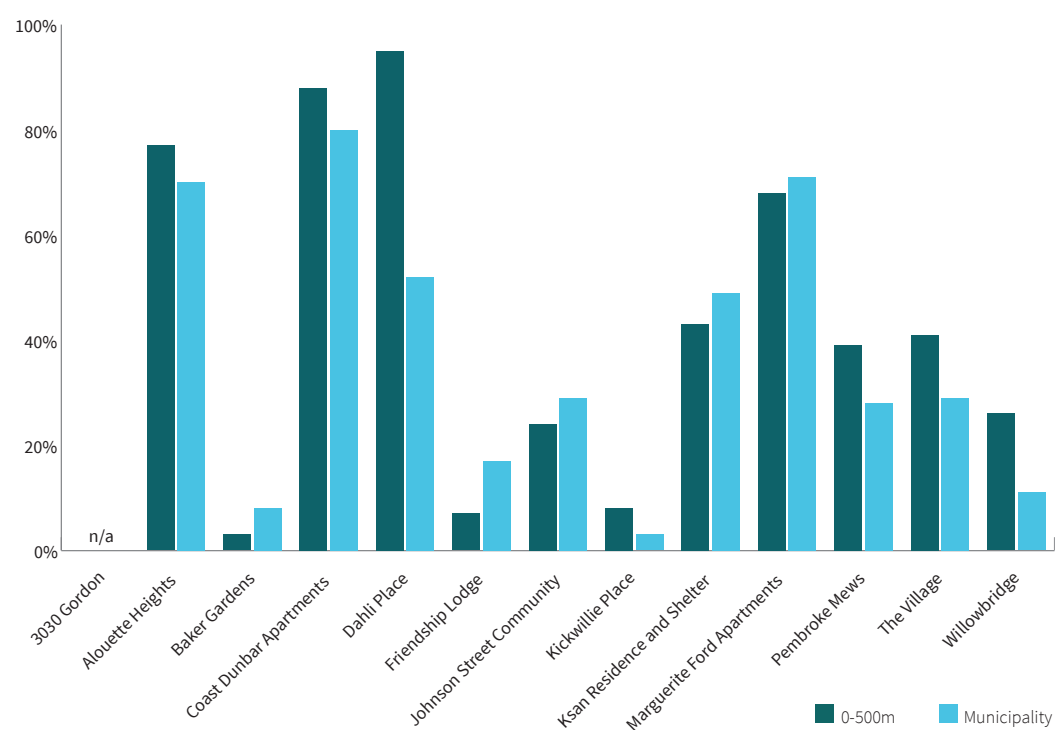
Source: Landcor Data Corporation, 2018

¹⁹ 3030 Gordon had insufficient sales to include in the analysis.

²⁰ The most common surrounding residential property type is detached homes with the exception of Johnson Street Community, Marguerite Ford Apartments and Pembroke Mews for which stratified residential units is used for analysis.

²¹ Number of Properties' references the number of sales in the final year of the reporting period. This data contextualizes the sales data by providing information about potential volatility due to small numbers of properties at some sites at the smaller geographic level.

Figure 1: Percentage Change in Median Sale Prices From Site Opening to Five Years Post-Opening for Most Common Surrounding Residential Property Type – All Case Study Sites ²²



Ksan Residence and Shelter and Friendship Lodge show that median sale prices did not rise as high in the 0-500m range as compared to the overall municipality over the five-year period after opening. Neither saw a decline in median sale prices, nor was it reported through the key informant interviews that the housing sites are negatively affecting the desirability of their neighbourhoods.

Willowbridge, Dahli Place, Pembroke Mews, and The Village saw median sale prices rise more notably in the 0-500m range relative to the municipality. It is similarly not suspected that these sites caused an increase in desirability to the community on their own. Interviewees reported that Dahli Place replaced a dilapidated motel and therefore removed a source of neighbourhood concern.

²² 3030 Gordon had insufficient sales to be included in the analysis

MEDIAN ASSESSED VALUES COMPARISONS FOR MOST COMMON RESIDENTIAL TYPE SURROUNDING CASE STUDY SITES

The median assessed residential values follow a similar trend as the sale prices, although there appears to be a lag in the responsiveness of the assessments to changes in the market. In this analysis, the 0-200m range is also included as there are enough properties to conduct an analysis. Variations between the results of the sale prices and the median assessed values occur, especially at the more localized level where there are fewer properties.²³

Key findings regarding median assessed residential values for the most common residential type in areas surrounding case study sites from opening to five years post-opening:

SURROUNDING 0-200M AREA COMPARED TO SURROUNDING MUNICIPALITY



Eleven of the 13 case study sites saw increases in the assessed values in the immediate area, while two sites saw decreases.



Four of the 13 case study sites' assessed values in the immediate area grew faster compared to similar housing in the surrounding municipality.²⁴



Six of the 13 case study sites' assessed values in the immediate area mirrored trends for similar housing in the surrounding municipality.²⁵



Three of the 13 case study sites' assessed values in the immediate area did not keep pace with the trends of the surrounding municipality (two decreased slightly, while the surrounding municipalities increased slightly; one increased, but at a slower rate compared to the surrounding municipality).²⁶

WHAT ARE THE MEDIAN ASSESSED RESIDENTIAL PROPERTY VALUES IN THIS ANALYSIS?

- Assessed values are assigned by BC Assessment and are based on market value. Market value is the most probable price at which a property would sell in a competitive market, if listed long enough to become generally known to real estate agents and prospective purchasers. It assumes that both the buyer and seller are willing (i.e. it is not a forced sale) and that both parties are prudent and knowledgeable. For more information, please see the Property Assessment Review Panel's glossary: <https://www2.gov.bc.ca/gov/content/housing-tenancy/owning-a-home/property-assessment-review-panels2/property-assessment/property-assessment-glossary>
- Median assessed property values refer to the mid-point of the lowest and the highest observed value to measure the average. Median is not as influenced by outliers as mean.

²³ For most properties, detached sales are used. For Johnson Street, Pembroke Mews, and Marguerite Ford stratified residential is used. Table 4 shows the percentage changes from the year after opening to five years later for all case study properties. For properties that became operational in 2013 or after, 2018 is used as the end year. A five-year window is used to mitigate against the impact of external macroeconomic changes, in particular the 2009 global economic crisis.

²⁴ Faster pace refers to the median assessed values in the surrounding 0-200m areas that increased at a rate of over five percentage points compared to the surrounding municipality.

²⁵ Change to the median assessed values in the surrounding 0-200m was within five percentage points compared to the surrounding municipality.

²⁶ Change to the median assessed values in the surrounding 0-200m increased or decreased and was at least six percentage points lower compared to the surrounding municipality change in the same time period.

Table 4: Percentage Change in Median Assessed Values Five Years Post-Opening for Most Common Surrounding Residential Property Type – All Case Study Sites ²⁷

Municipality	Case Study Site	Years (Operational Start Date to Five Years Post Operational Start Date) ²⁸	Surrounding 0-200m		Surrounding 0-500m		Surrounding Municipality	
			% Change in Property Values	Number of Properties ²⁹	% Change in Property Values	Number of Properties	% Change in Property Values	Number of Properties
Coquitlam	3030 Gordon	2015 - 2018	40%	39	41%	361	44%	24028
Maple Ridge	Alouette Heights	2012 - 2017	84%	37	77%	290	72%	19423
Cranbrook	Baker Gardens	2011 - 2016	-5%	15	6%	324	5%	5492
Vancouver	Coast Dunbar Apartments	2011 - 2016	88%	147	87%	1074	89%	75312
Victoria	Dahli Place	2014 - 2018	55%	69	48%	356	50%	8857
Prince George	Friendship Lodge	2009 - 2014	23%	49	16%	355	16%	19072
Victoria	Johnson Street Community	2016 - 2018	17%	687	19%	2164	18%	16168
Vernon	Kickwillie Place	2009 - 2014	-5%	20	-2%	225	1%	9673
Terrace	Ksan Residence and Shelter	2009 - 2014	67%	39	70%	159	70%	3120
Vancouver	Marguerite Ford Apartments	2013 - 2018	47%	541	60%	3348	62%	102870
Victoria	Pembroke Mews	2012 - 2017	44%	21	35%	772	37%	16168
Chilliwack	The Village	2011 - 2016	45%	23	44%	158	44%	17009
Kelowna	Willowbridge	2010 - 2015	19%	23	21%	204	11%	27175

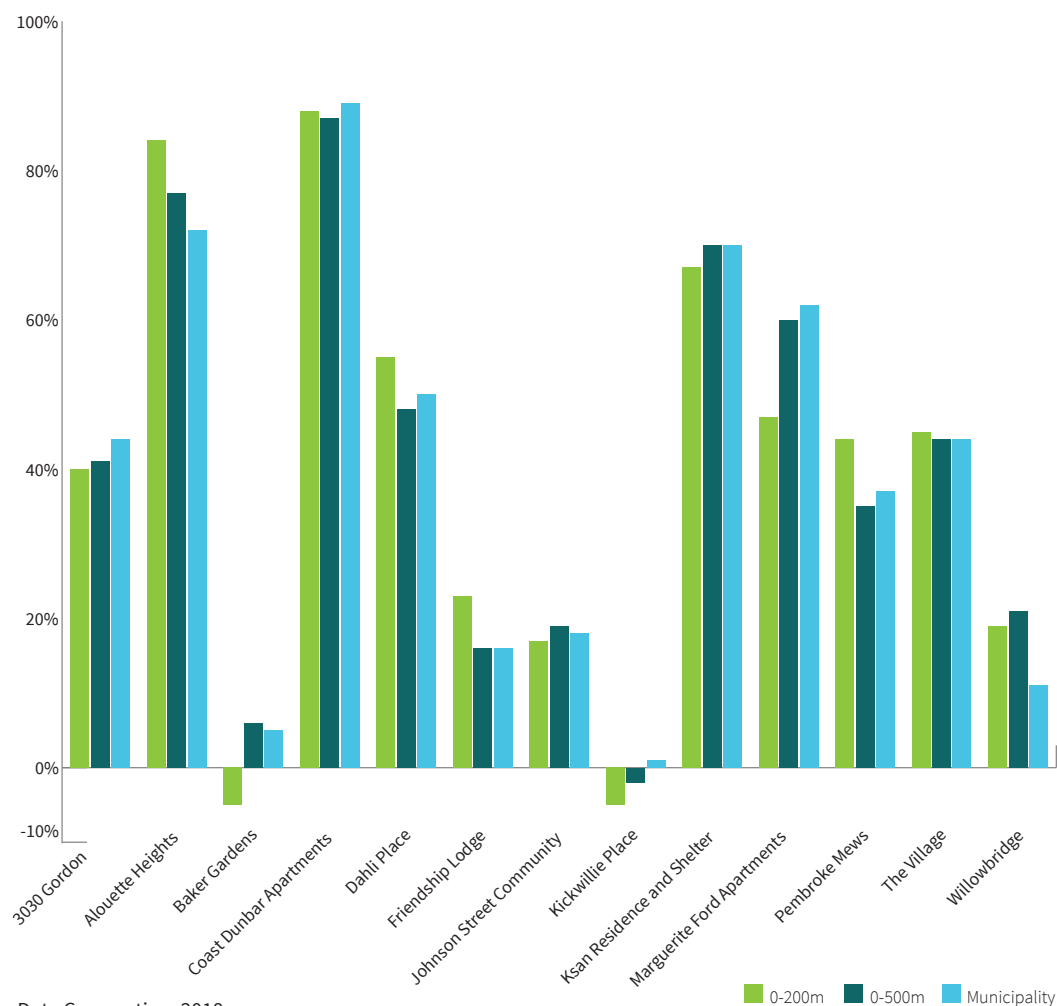
Source: Landcor Data Corporation, 2018

²⁷ The most common surrounding residential property type is detached homes with the exception of Johnson Street Community, Marguerite Ford Apartments and Pembroke Mews for which stratified residential units is used for analysis.

²⁸ When calculating percent changes for the years of analysis, the following year of assessment data was used, as the assessment refers to the property value of the previous year. For example, if a case study site opened in 2012, assessment data from 2013 would be compared to assessment data from 2018 to calculate the change over time. For sites not completed in time for the cut-off assessment year of 2018 (referring to 2017 values), data is provided up to 2018 assessment year, so may not contain five full years of trend data.

²⁹ 'Number of Properties' references the number of assessed properties in the final year of the reporting period. This data contextualizes the assessment data by providing information about potential volatility due to small numbers of properties at some sites at the smaller geographic level.

Figure 2: Percentage Change in Median Assessed Values Five Years Post-Opening for Most Common Surrounding Residential Property Type – All Case Study Sites³⁰



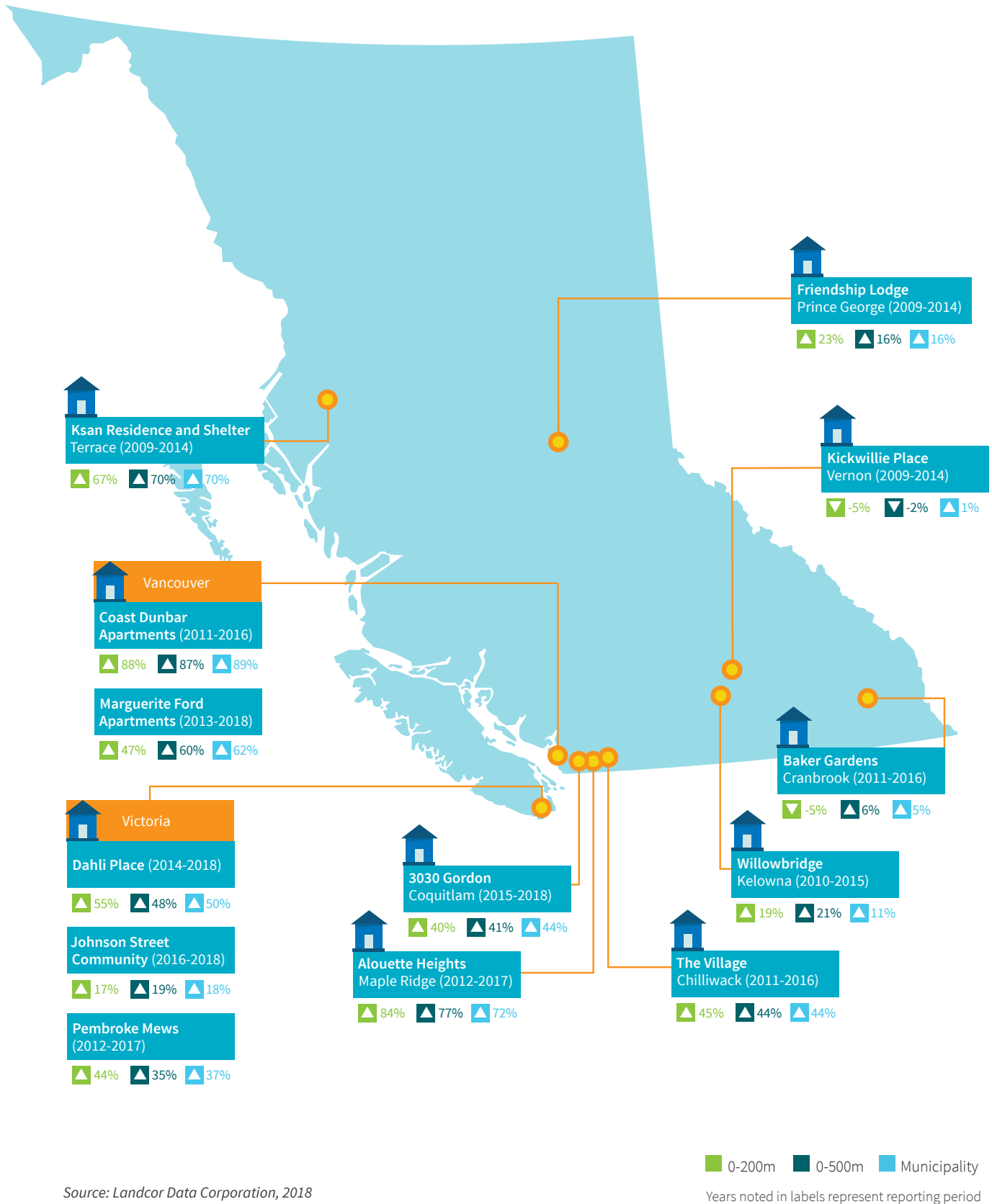
Source: Landcor Data Corporation, 2018

The median assessed values at Baker Gardens show the area nearest the housing site did not keep pace with the Cranbrook market, though it should be noted median sale prices for the most common surrounding residential type in the surrounding neighbourhood did keep pace with municipal trends. Friendship Lodge and Ksan Residence and Shelter, however, show that the assessment valuations closest to the housing site kept pace with or rose higher than the rest of the municipality. Areas near Willowbridge, Dahli Place, and The Village all saw assessed value increases relative to the municipality; however, they were more tempered than the sale prices indicated. Kickwillie's assessed values show a decline, but when looking at sale data for the slightly larger neighbourhood (0-500m), we see an increase that outpaced the municipal trend. Reporting with caution is recommended for Kickwillie's assessed values due to the significant difference between assessed and sale findings.

The assessed values within 0-200m of Marguerite Ford do not appear to have risen as much as the 0-500m area or the municipality. This is true based on percentages but in absolute values, the conclusion is different. In the 2014 assessment year (valuation as of July 1, 2013, the year the site opened) assessed values within 0-200m of the site were notably higher than further away from the site. Additional research on the relationship between supply and demand would be beneficial.

³⁰ The assessed values showed a decline over the five-year span for Kickwillie Place, despite increases in the sale prices in the larger neighbourhood (0-500m). Further analysis into the annualized differences between the median assessed values and the median sale prices revealed a substantial and unexpected difference between the two figures.

PERCENTAGE CHANGE IN MEDIAN ASSESSED VALUES FIVE YEARS POST-OPENING FOR MOST COMMON SURROUNDING RESIDENTIAL PROPERTY TYPE - ALL CASE STUDY SITES



Source: Landcor Data Corporation, 2018

MEDIAN ASSESSED VALUES COMPARISONS FOR COMMERCIAL PROPERTIES SURROUNDING CASE STUDY SITES

There were very few sales of nearby commercial properties in the reference period for this research. In many cases there were also less than five commercial properties in the 0-200m area surrounding the case study sites, so median assessed values at the 0-500m area surrounding the sites were used. Looking at median assessed values for commercial properties surrounding the case study sites shows whether value changes in the surrounding neighbourhoods have kept pace with changes for the surrounding municipalities.³¹

Key findings regarding median assessed values for commercial properties in areas surrounding case study sites from opening to five years post-opening:



All³² case study sites saw increases in the median assessed values for commercial properties in the surrounding neighbourhoods.



The median assessed values for commercial properties in the neighbourhoods surrounding four of the 11 case study sites grew faster compared to the surrounding municipality.³³



The median assessed values for commercial properties in the neighbourhoods surrounding five of the 11 case study sites mirrored the change for the surrounding municipality.³⁴



The median assessed values for the commercial properties in the neighbourhoods surrounding two of the 11 case study sites declined or grew at a slower pace compared to the surrounding municipality.³⁵

³¹ Table 5 shows the percentage changes from the year after opening to five years later for all case study properties. For properties that became operational in 2013 or after, 2018 is used as the end year. A five-year window is used to mitigate against the impact of external macroeconomic changes, in particular the 2009 global economic crisis.

³² Kickwillie Place and Dahli Place are suppressed due to a low number of properties to report on.

³³ Faster refers to the median assessed values in the surrounding 0-500m areas that increased at a rate of over five percentage points compared to the surrounding municipality.

³⁴ Change to the median assessed values in the surrounding 0-500m was within five percentage points compared to the surrounding municipality.

³⁵ Change to the median assessed values in the surrounding 0-500m increased or decreased and was at least six percentage points lower compared to the surrounding municipality change in the same time period.

Table 5: Percentage Change in Median Assessed Values Five Years Post-Opening for Surrounding Commercial Properties – All Case Study Sites³⁶

Municipality	Case Study Site	Years (Operational Start Date to Five Years Post Operational Start Date) ³⁷	Surrounding 0-500m		Surrounding Municipality	
			% Change in Property Values	Number of Properties ³⁸	% Change in Property Values	Number of Properties
Coquitlam	3030 Gordon	2015 - 2018	50%	10	55%	169
Maple Ridge	Alouette Heights	2012 - 2017	36%	58	45%	273
Cranbrook	Baker Gardens	2011 - 2016	1%	35	3%	302
Vancouver	Coast Dunbar Apartments	2011 - 2016	83%	15	96%	3619
Victoria	Dahli Place	2014 - 2018	n/a	n/a	n/a	n/a
Prince George	Friendship Lodge	2009 - 2014	51%	12	32%	476
Victoria	Johnson Street Community	2016 - 2018	11%	242	10%	771
Vernon	Kickwillie Place	2009 - 2014	n/a	n/a	n/a	n/a
Terrace	Ksan Residence and Shelter	2009 - 2014	21%	16	15%	167
Vancouver	Marguerite Ford Apartments	2013 - 2018	169%	42	104%	3606
Victoria	Pembroke Mews	2012 - 2017	23%	89	21%	771
Chilliwack	The Village	2011 - 2016	5%	45	10%	395
Kelowna	Willowbridge	2010 - 2015	36%	139	28%	566

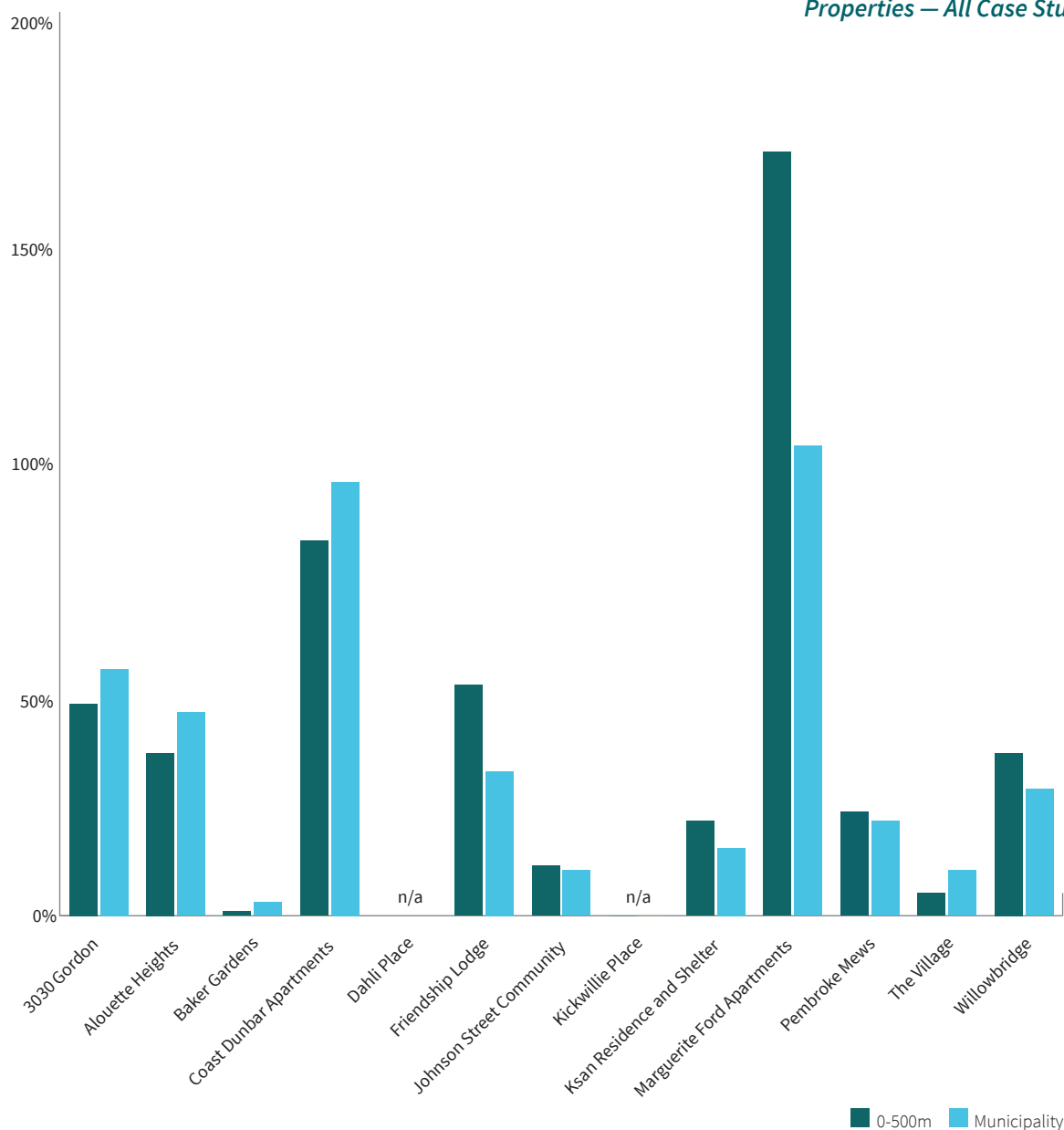
Source: Landcor Data Corporation, 2018

³⁶ Kickwillie Place and Dahli Place are suppressed due to a low number of properties to report on.

³⁷ When calculating percent changes for the years of analysis, the following year of assessment data was used, as the assessment refers to the property value of the previous year. For example, if a case study site opened in 2012, assessment data from 2013 would be compared to assessment data from 2018 to calculate the change over time. For sites not completed in time for the cut-off assessment year of 2018 (referring to 2017 values), data is provided up to 2018 assessment year, so may not contain five full years of trend data.

³⁸ 'Number of Properties' references the number of assessed properties in the final year of the reporting period. This data contextualizes the assessment data by providing information about potential volatility due to small numbers of properties at some sites at the smaller geographic level.

Figure 3: Percentage Change in Median Assessed Values Five Years Post-Opening for Surrounding Commercial Properties — All Case Study Sites³⁹



Some sites' median assessed commercial values did not keep pace with the municipal trends. With Coast Dunbar, for example, there are a number of larger commercial areas in the municipality that are busier, which may have driven the assessed values up higher compared to the smaller commercial area closer to the case study site. For Alouette Heights, there are some ongoing, though diminishing, community acceptance issues. Despite this, median assessed commercial property values have increased in the area around the site, just not at the same pace as the surrounding municipality. The surrounding municipality has seen a spike in median assessed commercial property values in the last two years. The area surrounding the site has also seen a spike, but only in the last year, creating a divergence in trends between the two geographic areas.

Some sites saw median assessed commercial property values increase at a faster pace compared to the municipality. Friendship Lodge, for instance, faced opposition during the development phase but now has a positive relationship

³⁹ Kickwillie Place and Dahli Place are suppressed due to a low number of properties to report on.

with neighbours according to interviewees. Interviewees also reported that the site replaced a less desirable land use. It was reported that the Official Community Plan for the area includes adding more mixed residential and commercial multi-unit buildings to the area. These factors may have influenced the increased commercial property values in the area surrounding Friendship Lodge. Similarly, despite some ongoing community acceptance issues, the area surrounding Marguerite Ford Apartments saw a number of new multi-unit residential buildings built in the timeframe of analysis, including new commercial spaces. With many more residents in the area and new commercial spaces, median assessed commercial property values increased at a faster rate compared to the surrounding municipality.

Conclusions

1. Residential property value trends (sale/assessed values) in comparison to areas surrounding case study sites followed similar trends at almost all case study sites, suggesting the introduction of non-market housing to an area does not affect property values

None of the case study sites saw a decrease in the median sale price values for the most common surrounding residential type between the operational start date and the five-year point post-operational start date. Six of the case study sites had median sale prices that grew faster and four grew at the same pace in the 0-500m surrounding area compared to the surrounding municipality. Case study site areas that grew faster cannot necessarily be connected to the introduction of the non-market housing (though in some cases the development was noted as an improvement to the previous land use and/or site staff help look out for and address issues in the area beyond their immediate site). The increased property values relative to the surrounding municipality are likely due to other macro and local economic factors. Two of the case study sites had median sale prices in the 0-500m surrounding areas that did not keep pace with the surrounding municipality trends for the most common surrounding residential type.

Similar trends were noted when looking at median assessed values. Eleven out of the 13 case study sites saw increases in the median assessed values for the most common surrounding residential type in the 0-200m surrounding area between the operational start date and the five-year point post-operational start date, while two sites saw a decrease. The median assessed values in the 0-200m area surrounding 10 of the 13 case study sites grew at the same or a faster pace for the most common surrounding residential type compared to the surrounding municipality between the operational start date and the five-year point post-operational start date. For three of the 13 case study sites, the median assessed values for the most common surrounding residential type in the 0-200m surrounding area between operational start date and the five-year point post-operational start date did not keep pace with trends of the surrounding municipality.

2. Global and local economic factors are the main drivers of residential real estate trends (sale/assessed values) rather than the introduction of non-market housing to the area

Three of the 13 sites median assessed residential values for the most common surrounding residential property type declined and one did not increase at the same pace in the 0-200m area compared to the surrounding municipality; however, these findings could not be attributed to the introduction of non-market housing into the community. Many of the sites were introduced during the disruption caused by the 2009 global economic crisis, which had a substantial impact

on the housing market in the short and long term. Developments that occurred between 2009 to 2011 coincided with a very unstable real estate market, which often did not resume an upward trajectory until 2014. Declines in sale prices or assessed values are likely related to the overall market rather than development activities at the housing site. Appendix A shows values over time, and the impacts of the 2009 global economic crisis are visible.

3. Assessed values for commercial properties are influenced by macro and local economic factors, not by the introduction of non-market housing to the area

The 2009 global economic crisis was also impactful on local commercial properties. However, given the diversity of the property types within this category, there was considerably more variability over time. Factors that influenced market values were different for commercial properties, particularly local economic factors such as changes to the industrial base, and changes in land use. There was no indication that the introduction of non-market housing influenced the market for local commercial properties.

4. All case study sites were within 14 blocks of schools with no noted impacts on property values due to the introduction of non-market housing to the area. This suggests the proximity to schools did not influence effects of the introduction of non-market housing on property values

All case study sites are in developed neighbourhoods, with elementary schools within 10 blocks of the housing sites (Willowbridge, which does not serve children, is an exception being 14 blocks from the nearest elementary school). BC Housing and their partners consider proximity to necessary services when choosing housing sites and the resident populations to occupy them. Selection criteria include access to support services, schools, shopping, and transit, depending on the needs of the resident population. Selecting family housing places more emphasis on locations close to schools. Supportive housing selection considers locations close to aligned services. Each case study site was placed in developed communities, and no identified site lacked key infrastructure or the ability to reach it.

Appendix A – Residential Value Summaries for Most Common Property Type Surrounding Case Study Sites^{40, 41}

3030 Gordon, Coquitlam

Table 6 - 3030 Gordon - Detached Median Sale Prices, 2005 - 2018

Property Type	BC Housing Site	Year	0-500m		Municipality		Event
			Median Price	# Sales	Median Price	# Sales	
Detached	3030 Gordon	2005	\$313,500	34	\$455,500	1825	
Detached	3030 Gordon	2006	\$355,000	25	\$536,690	1569	
Detached	3030 Gordon	2007	\$405,000	27	\$584,500	1506	
Detached	3030 Gordon	2008	\$415,000	17	\$610,500	1072	
Detached	3030 Gordon	2009	\$415,000	15	\$578,323	1382	2 Yrs Before
Detached	3030 Gordon	2010	\$460,000	27	\$650,000	1393	
Detached	3030 Gordon	2011	\$365,000	15	\$692,000	1503	Announcement
Detached	3030 Gordon	2012	\$484,000	8	\$730,000	1340	
Detached	3030 Gordon	2013	\$484,900	7	\$719,000	1287	
Detached	3030 Gordon	2014	\$580,000	17	\$771,000	1497	Construction
Detached	3030 Gordon	2015	\$615,000	24	\$895,000	1769	Opening
Detached	3030 Gordon	2016	\$845,000	29	\$1,201,900	1688	
Detached	3030 Gordon	2017	\$768,500	17	\$1,280,000	1241	2 Yrs After
Detached	3030 Gordon	2018 ⁴²	n/a	n/a	n/a	n/a	

Source: Landcor Data Corporation, 2018

⁴⁰ When calculating percent changes for the years of analysis, the following year of assessment data was used as the assessment estimates the property value of the year prior. For example, if a case study site opened in 2012, assessment data from 2013 would be compared to assessment data from 2018 to calculate the change over time. This is not the case for median sale prices.

⁴¹ The most common surrounding residential property type is detached homes with the exception of Johnson Street Community, Marguerite Ford Apartments and Pembroke Mews for which stratified residential units is used for analysis.

⁴² Suppressed due to small number of sales.

Table 7 – 3030 Gordon - Detached Median Assessed Values, 2005 - 2018

Property Type	BC Housing Site	Year	0-200m		0-500m		Municipality		Event
			Median Value	# Properties	Median Value	# Properties	Median Value	# Properties	
Detached	3030 Gordon	2005	\$289,800	37	\$279,950	358	\$404,100	22361	
Detached	3030 Gordon	2006	\$334,500	37	\$299,200	402	\$439,800	22573	
Detached	3030 Gordon	2007	\$393,000	37	\$372,900	359	\$526,450	22432	
Detached	3030 Gordon	2008	\$464,000	37	\$434,000	359	\$571,000	22395	
Detached	3030 Gordon	2009	\$464,000	36	\$436,000	358	\$572,900	22471	2 Yrs Before
Detached	3030 Gordon	2010	\$450,000	36	\$420,000	359	\$557,000	22617	
Detached	3030 Gordon	2011	\$488,000	39	\$460,000	357	\$624,000	22836	Announcement
Detached	3030 Gordon	2012	\$509,000	39	\$479,000	357	\$663,000	23148	
Detached	3030 Gordon	2013	\$508,000	39	\$477,950	358	\$692,000	23347	
Detached	3030 Gordon	2014	\$534,000	39	\$496,000	360	\$686,050	23550	Construction
Detached	3030 Gordon	2015	\$496,000	39	\$476,000	361	\$731,000	23736	Opening
Detached	3030 Gordon	2016	\$636,000	39	\$600,200	361	\$877,000	23913	
Detached	3030 Gordon	2017	\$909,000	39	\$866,000	361	\$1,221,000	24063	2 Yrs After
Detached	3030 Gordon	2018	\$888,000	39	\$846,000	361	\$1,266,000	24028	

Source: Landcor Data Corporation, 2018

Alouette Heights, Maple Ridge

Table 8 - Alouette Heights - Detached Median Sale Prices, 2005 - 2018

Property Type	BC Housing Site	Year	0-500m		Municipality		Event
			Median Price	# Sales	Median Price	# Sales	
Detached	Alouette Heights	2005	\$272,000	49	\$336,000	1990	
Detached	Alouette Heights	2006	\$304,333	28	\$397,500	1843	
Detached	Alouette Heights	2007	\$377,500	28	\$446,000	1697	
Detached	Alouette Heights	2008	\$385,000	11	\$480,000	1243	
Detached	Alouette Heights	2009	\$341,700	21	\$437,000	1342	2 Yrs Before
Detached	Alouette Heights	2010	\$347,150	16	\$479,980	1164	
Detached	Alouette Heights	2011	\$355,000	21	\$463,000	1125	Announcement, Construction
Detached	Alouette Heights	2012	\$401,000	16	\$466,250	1100	Opening
Detached	Alouette Heights	2013	\$371,500	13	\$470,128	1054	
Detached	Alouette Heights	2014	\$381,750	16	\$493,000	1239	2 Yrs After
Detached	Alouette Heights	2015	\$387,500	28	\$536,000	1751	
Detached	Alouette Heights	2016	\$582,000	29	\$671,000	2177	
Detached	Alouette Heights	2017	\$710,000	21	\$794,900	1441	
Detached	Alouette Heights	2018	\$630,000	7	\$883,991	406	

Source: Landcor Data Corporation, 2018

Table 9 - Alouette Heights - Detached Median Assessed Values, 2005 - 2018

Property Type	BC Housing Site	Year	0-200m		0-500m		Municipality		Event
			Median Value	# Properties	Median Value	# Properties	Median Value	# Properties	
Detached	Alouette Heights	2005	\$242,900	49	\$263,950	320	\$311,000	16179	
Detached	Alouette Heights	2006	\$240,400	49	\$266,650	318	\$332,000	16487	
Detached	Alouette Heights	2007	\$283,800	48	\$325,000	316	\$387,000	16866	
Detached	Alouette Heights	2008	\$306,900	49	\$364,000	312	\$437,000	17114	
Detached	Alouette Heights	2009	\$306,900	49	\$364,000	311	\$439,000	17369	2 Yrs Before
Detached	Alouette Heights	2010	\$305,000	47	\$346,000	310	\$419,000	17486	
Detached	Alouette Heights	2011	\$340,600	47	\$372,000	310	\$453,000	17785	Announcement, Construction
Detached	Alouette Heights	2012	\$344,600	41	\$382,000	303	\$458,000	17980	Opening
Detached	Alouette Heights	2013	\$326,800	38	\$369,000	299	\$453,000	18121	
Detached	Alouette Heights	2014	\$336,100	37	\$375,150	298	\$453,000	18242	2 Yrs After
Detached	Alouette Heights	2015	\$363,500	37	\$400,700	296	\$469,000	18421	
Detached	Alouette Heights	2016	\$356,200	37	\$397,850	290	\$505,000	18824	
Detached	Alouette Heights	2017	\$507,700	37	\$560,900	289	\$688,000	19213	
Detached	Alouette Heights	2018	\$599,800	37	\$652,600	290	\$780,000	19423	

Source: Landcor Data Corporation, 2018

Baker Gardens, Cranbrook

Table 10 - Baker Gardens - Detached Median Sale Prices, 2005 - 2018

Property Type	BC Housing Site	Year	0-500m		Municipality		Event
			Median Price	# Sales	Median Price	# Sales	
Detached	Baker Gardens	2005	\$135,000	36	\$142,000	627	
Detached	Baker Gardens	2006	\$162,500	27	\$180,000	534	
Detached	Baker Gardens	2007	\$226,250	40	\$245,000	548	
Detached	Baker Gardens	2008	\$246,750	12	\$265,000	388	2 Yrs Before
Detached	Baker Gardens	2009	\$227,000	13	\$260,000	291	
Detached	Baker Gardens	2010	\$223,000	11	\$269,900	309	Announcement, Construction
Detached	Baker Gardens	2011	\$234,000	7	\$257,000	239	Opening
Detached	Baker Gardens	2012	\$254,250	18	\$279,950	288	
Detached	Baker Gardens	2013	\$217,000	15	\$258,250	268	2 Yrs After
Detached	Baker Gardens	2014	\$250,000	16	\$283,750	282	
Detached	Baker Gardens	2015	\$225,000	14	\$270,250	302	
Detached	Baker Gardens	2016	\$241,000	15	\$278,000	314	
Detached	Baker Gardens	2017	\$269,000	14	\$314,500	314	
Detached	Baker Gardens	2018	\$240,595	6	\$316,500	82	

Source: Landcor Data Corporation, 2018

Table 11 - Baker Gardens - Detached Median Assessed Values, 2005 - 2018

Property Type	BC Housing Site	Year	0-200m		0-500m		Municipality		Event
			Median Value	# Properties	Median Value	# Properties	Median Value	# Properties	
Detached	Baker Gardens	2005	\$103,050	14	\$104,150	310	\$123,400	4726	
Detached	Baker Gardens	2006	\$135,450	14	\$131,500	311	\$149,000	4879	
Detached	Baker Gardens	2007	\$172,400	15	\$166,100	313	\$195,000	4950	
Detached	Baker Gardens	2008	\$226,500	15	\$228,100	315	\$265,550	5040	2 Yrs Before
Detached	Baker Gardens	2009	\$226,500	15	\$228,300	316	\$267,350	5150	
Detached	Baker Gardens	2010	\$221,600	15	\$224,900	317	\$266,600	5214	Announcement, Construction
Detached	Baker Gardens	2011	\$231,600	15	\$232,800	318	\$269,000	5292	Opening
Detached	Baker Gardens	2012	\$208,900	15	\$217,150	322	\$257,000	5339	
Detached	Baker Gardens	2013	\$208,300	15	\$216,000	323	\$250,600	5359	2 Yrs After
Detached	Baker Gardens	2014	\$195,700	15	\$208,700	323	\$252,900	5396	
Detached	Baker Gardens	2015	\$198,000	15	\$214,300	320	\$257,000	5433	
Detached	Baker Gardens	2016	\$202,300	15	\$229,700	322	\$268,650	5464	
Detached	Baker Gardens	2017	\$199,400	15	\$231,000	324	\$270,600	5492	
Detached	Baker Gardens	2018	\$207,300	15	\$237,000	324	\$279,100	5517	

Source: Landcor Data Corporation, 2018

Coast Dunbar Apartments, Vancouver

Table 12 - Coast Dunbar - Detached Median Sale Prices, 2005 - 2018

Property Type	BC Housing Site	Year	0-500m		Municipality		Event
			Median Price	# Sales	Median Price	# Sales	
Detached	Coast Dunbar Apartments	2005	\$830,000	67	\$560,000	5168	
Detached	Coast Dunbar Apartments	2006	\$987,500	76	\$685,000	4274	
Detached	Coast Dunbar Apartments	2007	\$1,170,000	73	\$770,000	4305	
Detached	Coast Dunbar Apartments	2008	\$1,245,000	41	\$850,000	2750	2 Yrs Before
Detached	Coast Dunbar Apartments	2009	\$1,267,500	62	\$850,000	3761	
Detached	Coast Dunbar Apartments	2010	\$1,430,000	57	\$1,036,500	3652	Announcement, Construction
Detached	Coast Dunbar Apartments	2011	\$1,702,000	83	\$1,250,000	4038	Opening
Detached	Coast Dunbar Apartments	2012	\$1,811,500	44	\$1,214,000	2705	
Detached	Coast Dunbar Apartments	2013	\$1,597,688	61	\$1,328,000	3016	2 Yrs After
Detached	Coast Dunbar Apartments	2014	\$2,168,000	81	\$1,425,000	3804	
Detached	Coast Dunbar Apartments	2015	\$2,495,000	92	\$1,690,000	4139	
Detached	Coast Dunbar Apartments	2016	\$3,200,000	70	\$2,250,000	3403	
Detached	Coast Dunbar Apartments	2017	\$3,080,000	45	\$2,000,000	2513	
Detached	Coast Dunbar Apartments	2018	\$3,098,333	10	\$2,100,000	575	

Source: Landcor Data Corporation, 2018

Table 13 - Coast Dunbar - Detached Median Assessed Values, 2005 - 2018

Property Type	BC Housing Site	Year	0-200m		0-500m		Municipality		Event
			Median Value	# Properties	Median Value	# Properties	Median Value	# Properties	
Detached	Coast Dunbar Apartments	2005	\$648,600	144	\$669,150	1056	\$496,500	75077	
Detached	Coast Dunbar Apartments	2006	\$725,200	143	\$756,400	1065	\$549,000	75926	
Detached	Coast Dunbar Apartments	2007	\$931,300	143	\$974,000	1066	\$675,000	75906	
Detached	Coast Dunbar Apartments	2008	\$1,144,200	143	\$1,186,000	1067	\$736,000	75805	2 Yrs Before
Detached	Coast Dunbar Apartments	2009	\$1,117,000	143	\$1,155,050	1068	\$739,000	75806	
Detached	Coast Dunbar Apartments	2010	\$1,065,000	142	\$1,115,600	1067	\$753,000	75813	Announcement, Construction
Detached	Coast Dunbar Apartments	2011	\$1,240,900	142	\$1,298,400	1066	\$843,050	75788	Opening
Detached	Coast Dunbar Apartments	2012	\$1,548,650	142	\$1,629,500	1065	\$984,500	75733	
Detached	Coast Dunbar Apartments	2013	\$1,469,650	142	\$1,567,750	1068	\$1,020,000	75678	2 Yrs After
Detached	Coast Dunbar Apartments	2014	\$1,501,500	142	\$1,608,000	1069	\$1,025,000	75663	
Detached	Coast Dunbar Apartments	2015	\$1,695,200	141	\$1,794,000	1067	\$1,142,000	75515	
Detached	Coast Dunbar Apartments	2016	\$2,042,050	146	\$2,162,000	1069	\$1,412,300	75407	
Detached	Coast Dunbar Apartments	2017	\$2,917,400	147	\$3,050,500	1074	\$1,863,000	75312	
Detached	Coast Dunbar Apartments	2018	\$2,828,700	147	\$2,964,300	1074	\$1,866,500	74807	

Source: Landcor Data Corporation, 2018

Dahli Place, Victoria

Table 14 - Dahli Place - Detached Median Sale Prices, 2005 - 2018

Property Type	BC Housing Site	Year	0-500m		Municipality		Event
			Median Price	# Sales	Median Price	# Sales	
Detached	Dahli Place	2005	\$330,500	28	\$384,000	631	
Detached	Dahli Place	2006	\$387,000	19	\$430,000	591	
Detached	Dahli Place	2007	\$440,000	29	\$480,000	607	
Detached	Dahli Place	2008	\$443,500	24	\$510,000	472	
Detached	Dahli Place	2009	\$471,500	23	\$500,000	460	
Detached	Dahli Place	2010	\$515,000	13	\$545,000	410	
Detached	Dahli Place	2011	\$491,000	15	\$562,000	360	2 Yrs Before
Detached	Dahli Place	2012	\$496,750	12	\$565,000	371	
Detached	Dahli Place	2013	\$459,500	18	\$526,500	346	Announcement
Detached	Dahli Place	2014	\$421,000	8	\$549,450	386	Construction
Detached	Dahli Place	2015	\$474,250	10	\$576,183	494	Opening
Detached	Dahli Place	2016	\$565,000	29	\$689,500	570	
Detached	Dahli Place	2017	\$750,000	19	\$846,500	399	2 Yrs After
Detached	Dahli Place	2018	\$820,000	9	\$835,000	102	

Source: Landcor Data Corporation, 2018

Table 15 - Dahli Place - Detached Median Assessed Values, 2005 - 2018

Property Type	BC Housing Site	Year	0-200m		0-500m		Municipality		Event
			Median Value	# Properties	Median Value	# Properties	Median Value	# Properties	
Detached	Dahli Place	2005	\$288,000	75	\$273,000	370	\$313,300	8857	
Detached	Dahli Place	2006	\$361,000	71	\$335,000	365	\$382,000	8835	
Detached	Dahli Place	2007	\$403,000	71	\$373,000	365	\$431,000	8816	
Detached	Dahli Place	2008	\$436,000	71	\$414,000	365	\$481,000	8801	
Detached	Dahli Place	2009	\$436,000	71	\$414,500	364	\$482,000	8810	
Detached	Dahli Place	2010	\$463,500	71	\$449,150	362	\$502,000	8804	
Detached	Dahli Place	2011	\$495,000	70	\$481,000	358	\$532,000	8808	2 Yrs Before
Detached	Dahli Place	2012	\$504,000	69	\$488,900	357	\$540,200	8829	
Detached	Dahli Place	2013	\$453,000	69	\$449,000	357	\$521,000	8835	Announce- ment
Detached	Dahli Place	2014	\$436,000	69	\$429,950	358	\$519,000	8833	Construction
Detached	Dahli Place	2015	\$454,000	69	\$435,400	358	\$530,500	8849	Opening
Detached	Dahli Place	2016	\$483,000	69	\$455,000	359	\$553,000	8852	
Detached	Dahli Place	2017	\$592,000	69	\$551,000	359	\$694,000	8852	2 Yrs After
Detached	Dahli Place	2018	\$702,000	69	\$646,500	356	\$795,000	8857	

Source: Landcor Data Corporation, 2018

Friendship Lodge, Prince George

Table 16 - Friendship Lodge - Detached Median Sale Prices, 2005- 2018

Property Type	BC Housing Site	Year	0-500m		Municipality		Event
			Median Price	# Sales	Median Price	# Sales	
Detached	Friendship Lodge	2005	\$100,000	39	\$136,000	1891	2 Yrs before
Detached	Friendship Lodge	2006	\$131,700	42	\$170,000	2017	
Detached	Friendship Lodge	2007	\$161,750	32	\$218,000	1625	Announcement
Detached	Friendship Lodge	2008	\$157,750	12	\$225,000	1135	Construction
Detached	Friendship Lodge	2009	\$192,450	24	\$220,000	1053	Opening
Detached	Friendship Lodge	2010	\$185,000	17	\$229,000	1009	
Detached	Friendship Lodge	2011	\$179,000	21	\$234,900	1023	2 Yrs after
Detached	Friendship Lodge	2012	\$188,750	12	\$239,900	1036	
Detached	Friendship Lodge	2013	\$195,000	27	\$243,000	1088	
Detached	Friendship Lodge	2014	\$205,000	17	\$257,000	1143	
Detached	Friendship Lodge	2015	\$195,000	17	\$262,500	1260	
Detached	Friendship Lodge	2016	\$214,000	19	\$282,500	1158	
Detached	Friendship Lodge	2017	\$240,750	30	\$300,000	1317	
Detached	Friendship Lodge	2018	\$254,875	8	\$320,000	316	

Source: Landcor Data Corporation, 2018

Table 17 - Friendship Lodge - Detached Median Assessed Values, 2005 - 2018

Property Type	BC Housing Site	Year	0-200m		0-500m		Municipality		Event
			Median Value	# Properties	Median Value	# Properties	Median Value	# Properties	
Detached	Friendship Lodge	2005	\$85,800	50	\$91,200	353	\$117,900	17876	2 Yrs before
Detached	Friendship Lodge	2006	\$95,650	50	\$100,950	352	\$136,400	18028	
Detached	Friendship Lodge	2007	\$121,800	50	\$127,200	353	\$172,300	18210	Announcement
Detached	Friendship Lodge	2008	\$153,500	50	\$164,950	354	\$222,900	18445	Construction
Detached	Friendship Lodge	2009	\$147,200	50	\$160,300	354	\$217,700	18545	Opening
Detached	Friendship Lodge	2010	\$152,950	50	\$163,600	353	\$203,000	18606	
Detached	Friendship Lodge	2011	\$174,650	50	\$180,600	352	\$217,000	18702	2 Yrs after
Detached	Friendship Lodge	2012	\$169,800	50	\$177,600	353	\$219,500	18806	
Detached	Friendship Lodge	2013	\$167,600	49	\$174,000	354	\$223,900	18902	
Detached	Friendship Lodge	2014	\$184,000	49	\$190,350	354	\$230,000	18979	
Detached	Friendship Lodge	2015	\$187,400	49	\$190,400	355	\$236,300	19072	
Detached	Friendship Lodge	2016	\$211,400	49	\$215,000	355	\$251,000	19156	
Detached	Friendship Lodge	2017	\$207,200	49	\$213,200	354	\$269,000	19319	
Detached	Friendship Lodge	2018	\$214,100	49	\$219,100	354	\$283,000	19424	

Source: Landcor Data Corporation, 2018

Johnson Street Community, Victoria

Table 18 - Johnson Street - Stratified Residential Median Sale Prices, 2005 - 2018

Property Type	BC Housing Site	Year	0-500m		Municipality		Event
			Median Price	# Sales	Median Price	# Sales	
Stratas	Johnson Street Community	2005	\$209,842	293	\$237,000	1734	
Stratas	Johnson Street Community	2006	\$238,323	357	\$275,039	1788	
Stratas	Johnson Street Community	2007	\$289,400	262	\$327,190	1860	
Stratas	Johnson Street Community	2008	\$297,544	204	\$333,000	1517	
Stratas	Johnson Street Community	2009	\$302,500	179	\$350,000	1742	
Stratas	Johnson Street Community	2010	\$324,500	196	\$359,766	1336	
Stratas	Johnson Street Community	2011	\$289,900	277	\$325,000	1296	
Stratas	Johnson Street Community	2012	\$305,000	123	\$320,000	946	
Stratas	Johnson Street Community	2013	\$289,500	152	\$331,000	976	
Stratas	Johnson Street Community	2014	\$281,285	134	\$315,000	1377	2 Yrs Before
Stratas	Johnson Street Community	2015	\$284,900	271	\$332,500	1482	
Stratas	Johnson Street Community	2016	\$335,000	209	\$350,000	1919	Announcement, Construction, Opening
Stratas	Johnson Street Community	2017	\$383,450	344	\$410,000	1784	
Stratas	Johnson Street Community	2018	\$415,000	56	\$450,500	425	2 Yrs After

Source: Landcor Data Corporation, 2018

Table 19 - Johnson Street - Stratified Residential Median Assessed Values, 2005 - 2018

Property Type	BC Housing Site	Year	0-200m		0-500m		Municipality		Event
			Median Value	# Properties	Median Value	# Properties	Median Value	# Properties	
Stratas	Johnson Street Community	2005	\$136,650	334	\$138,500	1097	\$211,000	11640	
Stratas	Johnson Street Community	2006	\$175,500	334	\$207,500	1210	\$247,200	11959	
Stratas	Johnson Street Community	2007	\$196,850	334	\$246,000	1207	\$287,000	12167	
Stratas	Johnson Street Community	2008	\$237,000	450	\$273,000	1416	\$313,100	12883	
Stratas	Johnson Street Community	2009	\$266,450	574	\$275,500	1531	\$313,000	13333	
Stratas	Johnson Street Community	2010	\$264,000	573	\$278,050	1546	\$323,000	14270	
Stratas	Johnson Street Community	2011	\$274,200	573	\$302,000	1721	\$339,000	14373	
Stratas	Johnson Street Community	2012	\$272,000	687	\$289,300	1835	\$333,300	14641	
Stratas	Johnson Street Community	2013	\$263,700	687	\$280,000	1835	\$326,200	14671	
Stratas	Johnson Street Community	2014	\$240,000	687	\$262,300	1928	\$309,000	14860	2 Yrs Before
Stratas	Johnson Street Community	2015	\$246,800	687	\$262,350	1928	\$309,600	15403	
Stratas	Johnson Street Community	2016	\$253,500	687	\$269,700	2084	\$317,600	15642	Announcement, Construction, Opening
Stratas	Johnson Street Community	2017	\$307,000	687	\$323,000	2083	\$377,000	15808	
Stratas	Johnson Street Community	2018	\$358,900	687	\$383,700	2164	\$446,000	16168	2 Yrs After

Source: Landcor Data Corporation, 2018

Kickwillie Place, Vernon

Table 20 - Kickwillie Place - Detached Median Sale Prices, 2005 - 2018

Property Type	BC Housing Site	Year	0-500m		Municipality		Event
			Median Price	# Sales	Median Price	# Sales	
Detached	Kickwillie Place	2005	\$204,824	39	\$218,000	1092	
Detached	Kickwillie Place	2006	\$247,900	35	\$275,000	1143	2 Yrs Before
Detached	Kickwillie Place	2007	\$308,500	24	\$339,000	1159	
Detached	Kickwillie Place	2008	\$332,000	25	\$359,000	739	Announcement
Detached	Kickwillie Place	2009	\$307,000	15	\$340,000	620	Construction, Opening
Detached	Kickwillie Place	2010	\$318,000	15	\$330,000	585	
Detached	Kickwillie Place	2011	\$311,250	10	\$335,000	484	2 Yrs After
Detached	Kickwillie Place	2012	\$300,000	5	\$337,000	547	
Detached	Kickwillie Place	2013	\$304,500	14	\$340,806	530	
Detached	Kickwillie Place	2014	\$333,000	9	\$349,950	672	
Detached	Kickwillie Place	2015	\$312,007	21	\$355,000	663	
Detached	Kickwillie Place	2016	\$366,250	22	\$398,200	898	
Detached	Kickwillie Place	2017	\$405,000	19	\$445,000	803	
Detached	Kickwillie Place	2018	\$380,000	7	\$444,500	184	

Source: Landcor Data Corporation, 2018

Table 21 - Kickwillie Place - Detached Median Assessed Values, 2005 - 2018

Property Type	BC Housing Site	Year	0-200m		0-500m		Municipality		Event
			Median Value	# Properties	Median Value	# Properties	Median Value	# Properties	
Detached	Kickwillie Place	2005	\$154,800	22	\$159,950	214	\$186,400	7931	
Detached	Kickwillie Place	2006	\$182,050	22	\$191,600	230	\$224,100	8637	2 Yrs Before
Detached	Kickwillie Place	2007	\$242,000	22	\$248,000	237	\$287,000	8854	
Detached	Kickwillie Place	2008	\$301,000	21	\$304,000	238	\$341,000	9116	Announcement
Detached	Kickwillie Place	2009	\$302,500	20	\$304,500	240	\$344,000	9279	Construction, Opening
Detached	Kickwillie Place	2010	\$289,000	24	\$297,000	239	\$339,500	9251	
Detached	Kickwillie Place	2011	\$269,000	19	\$284,800	235	\$342,000	9378	2 Yrs After
Detached	Kickwillie Place	2012	\$269,500	20	\$282,700	235	\$329,000	9460	
Detached	Kickwillie Place	2013	\$256,500	20	\$276,500	234	\$319,000	9527	
Detached	Kickwillie Place	2014	\$250,500	20	\$265,500	226	\$315,000	9559	
Detached	Kickwillie Place	2015	\$275,000	20	\$292,000	225	\$344,000	9673	
Detached	Kickwillie Place	2016	\$284,000	20	\$302,000	225	\$358,000	9789	
Detached	Kickwillie Place	2017	\$303,500	20	\$327,000	223	\$385,000	9876	
Detached	Kickwillie Place	2018	\$341,000	20	\$365,000	225	\$430,000	9982	

Source: Landcor Data Corporation, 2018

Ksan Residence and Shelter, Terrace

Table 22 - Ksan Residence and Shelter - Detached Median Sale Prices, 2005 - 2018

Property Type	BC Housing Site	Year	0-500m		Municipality		Event
			Median Price	# Sales	Median Price	# Sales	
Detached	Ksan Residence and Shelter	2005	\$93,750	12	\$134,500	226	
Detached	Ksan Residence and Shelter	2006	\$100,000	17	\$142,250	260	
Detached	Ksan Residence and Shelter	2007	\$129,000	13	\$160,000	313	2 Yrs Before
Detached	Ksan Residence and Shelter	2008	\$145,950	16	\$195,000	200	
Detached	Ksan Residence and Shelter	2009	\$161,000	10	\$191,400	142	Announcement, Construction, Opening
Detached	Ksan Residence and Shelter	2010	\$151,000	8	\$202,000	129	
Detached	Ksan Residence and Shelter	2011	\$154,000	7	\$211,000	161	2 Yrs After
Detached	Ksan Residence and Shelter	2012	\$172,500	12	\$210,000	206	
Detached	Ksan Residence and Shelter	2013	\$210,000	15	\$240,000	238	
Detached	Ksan Residence and Shelter	2014	\$230,000	12	\$285,000	214	
Detached	Ksan Residence and Shelter	2015	\$225,000	9	\$303,000	165	
Detached	Ksan Residence and Shelter	2016	\$272,000	9	\$300,000	125	
Detached	Ksan Residence and Shelter	2017	\$227,000	7	\$307,750	156	
Detached	Ksan Residence and Shelter	2018 ⁴³	n/a	n/a	n/a	n/a	

Source: Landcor Data Corporation, 2018

⁴³ Suppressed due to small number of sales.

Table 23 - Ksan Residence and Shelter - Detached Median Assessed Values, 2005 - 2018

Property Type	BC Housing Site	Year	0-200m		0-500m		Municipality		Event
			Median Value	# Properties	Median Value	# Properties	Median Value	# Properties	
Detached	Ksan Residence and Shelter	2005	\$79,900	40	\$84,350	160	\$112,100	2996	
Detached	Ksan Residence and Shelter	2006	\$80,100	40	\$83,900	160	\$125,200	3000	
Detached	Ksan Residence and Shelter	2007	\$93,900	40	\$101,300	160	\$140,300	3007	2 Yrs Before
Detached	Ksan Residence and Shelter	2008	\$132,850	40	\$133,950	160	\$179,750	3026	
Detached	Ksan Residence and Shelter	2009	\$132,850	40	\$134,800	161	\$181,150	3050	Announcement, Construction, Opening
Detached	Ksan Residence and Shelter	2010	\$136,750	40	\$144,600	161	\$182,100	3059	
Detached	Ksan Residence and Shelter	2011	\$129,450	40	\$144,800	161	\$192,500	3069	2 Yrs After
Detached	Ksan Residence and Shelter	2012	\$143,500	40	\$151,100	161	\$197,800	3080	
Detached	Ksan Residence and Shelter	2013	\$149,250	40	\$153,500	161	\$210,500	3086	
Detached	Ksan Residence and Shelter	2014	\$171,600	39	\$176,450	160	\$235,400	3097	
Detached	Ksan Residence and Shelter	2015	\$228,300	39	\$245,600	159	\$308,950	3120	
Detached	Ksan Residence and Shelter	2016	\$229,600	39	\$242,600	160	\$297,000	3135	
Detached	Ksan Residence and Shelter	2017	\$231,600	40	\$246,600	161	\$296,400	3137	
Detached	Ksan Residence and Shelter	2018	\$200,050	40	\$223,500	161	\$296,000	3143	

Source: Landcor Data Corporation, 2018

Marguerite Ford Apartments, Vancouver

Table 24 - Marguerite Ford, Stratified Residential Median Sale Prices, 2005 - 2018

Property Type	BC Housing Site	Year	0-500m		Municipality		Event
			Median Price	# Sales	Median Price	# Sales	
Stratas	Marguerite Ford Apartments	2005	\$376,000	37	\$287,000	12586	
Stratas	Marguerite Ford Apartments	2006	\$360,000	121	\$329,000	11272	
Stratas	Marguerite Ford Apartments	2007	\$525,000	37	\$368,000	11603	
Stratas	Marguerite Ford Apartments	2008	\$424,900	49	\$429,900	8597	2 Yrs Before
Stratas	Marguerite Ford Apartments	2009	\$592,400	172	\$426,890	10602	
Stratas	Marguerite Ford Apartments	2010	\$588,500	334	\$471,650	8085	Announcement
Stratas	Marguerite Ford Apartments	2011	\$519,950	298	\$469,800	8699	Construction
Stratas	Marguerite Ford Apartments	2012	\$466,900	568	\$460,000	7206	
Stratas	Marguerite Ford Apartments	2013	\$365,750	840	\$445,000	7972	Opening
Stratas	Marguerite Ford Apartments	2014	\$534,000	220	\$484,500	8675	
Stratas	Marguerite Ford Apartments	2015	\$460,000	615	\$498,000	10082	2 Yrs After
Stratas	Marguerite Ford Apartments	2016	\$610,500	443	\$575,000	10135	
Stratas	Marguerite Ford Apartments	2017	\$680,050	322	\$664,900	9219	
Stratas	Marguerite Ford Apartments	2018	\$613,900	189	\$761,000	2145	

Source: Landcor Data Corporation, 2018

Table 25 - Marguerite Ford - Stratified Residential Median Assessed Values, 2005 - 2018

Property Type	BC Housing Site	Year	0-200m		0-500m		Municipality		Event
			Median Value	# Properties	Median Value	# Properties	Median Value	# Properties	
Stratas	Marguerite Ford Apartments	2005 ⁴⁴	n/a	n/a	\$353,000	416	\$266,600	64356	
Stratas	Marguerite Ford Apartments	2006	n/a	n/a	\$392,000	411	\$300,000	67943	
Stratas	Marguerite Ford Apartments	2007	n/a	n/a	\$457,500	492	\$363,500	71928	
Stratas	Marguerite Ford Apartments	2008	n/a	n/a	\$525,500	492	\$409,000	75806	2 Yrs Before
Stratas	Marguerite Ford Apartments	2009	n/a	n/a	\$512,000	528	\$411,000	79488	
Stratas	Marguerite Ford Apartments	2010	\$632,000	105	\$532,000	700	\$413,000	82756	Announcement
Stratas	Marguerite Ford Apartments	2011	\$635,000	105	\$611,000	1437	\$446,900	84936	Construction
Stratas	Marguerite Ford Apartments	2012	\$533,000	210	\$561,000	1543	\$462,000	87099	
Stratas	Marguerite Ford Apartments	2013	\$517,000	365	\$539,500	1952	\$463,000	89515	Opening
Stratas	Marguerite Ford Apartments	2014	\$530,000	365	\$486,000	2667	\$452,000	92319	
Stratas	Marguerite Ford Apartments	2015	\$521,000	365	\$500,000	2667	\$464,000	94918	2 Yrs After
Stratas	Marguerite Ford Apartments	2016	\$561,000	365	\$530,000	3097	\$502,000	97303	
Stratas	Marguerite Ford Apartments	2017	\$712,000	365	\$680,000	3171	\$642,000	100288	
Stratas	Marguerite Ford Apartments	2018	\$778,000	541	\$775,500	3348	\$734,000	102870	

Source: Landcor Data Corporation, 2018

⁴⁴ Suppressed due to small number of sales.

Pembroke Mews, Victoria

Table 26 - Pembroke Mews, Stratified Residential Median Sale Prices, 2005 - 2018

Property Type	BC Housing Site	Year	0-500m		Municipality		Event
			Median Price	# Sales	Median Price	# Sales	
Stratas	Pembroke Mews	2005	\$201,000	59	\$237,000	1734	
Stratas	Pembroke Mews	2006	\$213,000	30	\$275,039	1788	
Stratas	Pembroke Mews	2007	\$249,900	43	\$327,190	1860	2 Yrs Before
Stratas	Pembroke Mews	2008	\$261,500	26	\$333,000	1517	
Stratas	Pembroke Mews	2009	\$268,000	27	\$350,000	1742	Announcement
Stratas	Pembroke Mews	2010	\$273,000	24	\$359,766	1336	
Stratas	Pembroke Mews	2011	\$292,294	26	\$325,000	1296	Construction
Stratas	Pembroke Mews	2012	\$255,000	31	\$320,000	946	Opening
Stratas	Pembroke Mews	2013	\$270,450	20	\$331,000	976	
Stratas	Pembroke Mews	2014	\$267,900	123	\$315,000	1377	2 Yrs After
Stratas	Pembroke Mews	2015	\$279,900	66	\$332,500	1482	
Stratas	Pembroke Mews	2016	\$192,400	174	\$350,000	1919	
Stratas	Pembroke Mews	2017	\$354,900	157	\$410,000	1784	
Stratas	Pembroke Mews	2018	\$384,400	22	\$450,500	425	

Source: Landcor Data Corporation, 2018

Table 27 - Pembroke Mews - Stratified Residential Median Assessed Values, 2005 - 2018

Property Type	BC Housing Site	Year	0-200m		0-500m		Municipality		Event
			Median Value	# Properties	Median Value	# Properties	Median Value	# Properties	
Stratas	Pembroke Mews	2005	\$160,100	21	\$150,000	261	\$211,000	11640	
Stratas	Pembroke Mews	2006	\$188,400	21	\$201,900	261	\$247,200	11959	
Stratas	Pembroke Mews	2007	\$219,000	21	\$237,200	261	\$287,000	12167	2 Yrs Before
Stratas	Pembroke Mews	2008	\$238,900	21	\$248,900	261	\$313,100	12883	
Stratas	Pembroke Mews	2009	\$238,900	21	\$248,900	261	\$313,000	13333	Announcement
Stratas	Pembroke Mews	2010	\$234,800	21	\$256,500	261	\$323,000	14270	
Stratas	Pembroke Mews	2011	\$243,200	21	\$318,900	413	\$339,000	14373	Construction
Stratas	Pembroke Mews	2012	\$243,000	21	\$288,800	440	\$333,300	14641	Opening
Stratas	Pembroke Mews	2013	\$241,100	21	\$283,150	440	\$326,200	14671	
Stratas	Pembroke Mews	2014	\$227,900	21	\$278,000	439	\$309,000	14860	2 Yrs After
Stratas	Pembroke Mews	2015	\$234,300	21	\$271,400	572	\$309,600	15403	
Stratas	Pembroke Mews	2016	\$238,500	21	\$282,700	572	\$317,600	15642	
Stratas	Pembroke Mews	2017	\$288,700	21	\$328,000	572	\$377,000	15808	
Stratas	Pembroke Mews	2018	\$346,200	21	\$382,800	772	\$446,000	16168	

Source: Landcor Data Corporation, 2018

The Village, Chilliwack

Table 28 - The Village, Detached Median Sale Prices, 2005 - 2018

Property Type	BC Housing Site	Year	0-500m		Municipality		Event
			Median Price	# Sales	Median Price	# Sales	
Detached	The Village	2005	\$174,500	30	\$248,000	2138	
Detached	The Village	2006	\$200,500	33	\$290,000	2195	
Detached	The Village	2007	\$240,000	28	\$339,900	1933	
Detached	The Village	2008	\$247,500	10	\$362,449	1200	2 Yrs Before
Detached	The Village	2009	\$245,000	9	\$339,900	1109	
Detached	The Village	2010	\$254,500	11	\$360,000	1103	Announcement, Construction
Detached	The Village	2011	\$222,000	13	\$357,500	916	Opening
Detached	The Village	2012	\$301,000	7	\$363,250	904	
Detached	The Village	2013	\$212,500	5	\$364,307	974	2 Yrs After
Detached	The Village	2014	\$229,000	7	\$370,000	1160	
Detached	The Village	2015	\$245,000	13	\$397,000	1473	
Detached	The Village	2016	\$312,500	22	\$460,000	2131	
Detached	The Village	2017	\$385,000	24	\$565,000	1804	
Detached	The Village	2018 ⁴⁵	n/a	n/a	n/a	n/a	

Source: Landcor Data Corporation, 2018

⁴⁵ Suppressed due to small number of sales.

Table 29 - The Village - Detached Median Assessed Values, 2005 - 2018

Property Type	BC Housing Site	Year	0-200m		0-500m		Municipality		Event
			Median Value	# Properties	Median Value	# Properties	Median Value	# Properties	
Detached	The Village	2005	\$150,300	27	\$153,100	194	\$218,400	14476	
Detached	The Village	2006	\$171,700	27	\$174,800	188	\$247,000	14757	
Detached	The Village	2007	\$227,700	27	\$233,000	174	\$297,000	15130	
Detached	The Village	2008	\$254,500	26	\$253,200	169	\$341,000	15380	2 Yrs Before
Detached	The Village	2009	\$251,600	23	\$245,700	163	\$342,000	15651	
Detached	The Village	2010	\$226,000	23	\$230,000	163	\$324,000	15777	Announcement, Construction
Detached	The Village	2011	\$222,900	23	\$229,500	164	\$342,000	16005	Opening
Detached	The Village	2012	\$219,500	23	\$224,600	164	\$342,000	16118	
Detached	The Village	2013	\$221,200	22	\$226,450	162	\$340,000	16236	2 Yrs After
Detached	The Village	2014	\$212,200	22	\$220,950	160	\$340,000	16436	
Detached	The Village	2015	\$219,500	23	\$231,800	159	\$347,000	16583	
Detached	The Village	2016	\$222,400	23	\$238,150	158	\$375,000	16792	
Detached	The Village	2017	\$317,700	23	\$323,500	158	\$491,000	17009	
Detached	The Village	2018	\$404,100	22	\$406,050	158	\$581,000	17358	

Source: Landcor Data Corporation, 2018

Willowbridge, Kelowna

Table 30 - Willowbridge, Detached Median Sale Prices, 2005 - 2018

Property Type	BC Housing Site	Year	0-500m		Municipality		Event
			Median Price	# Sales	Median Price	# Sales	
Detached	Willowbridge	2005	\$295,000	23	\$285,453	3099	
Detached	Willowbridge	2006	\$342,150	31	\$340,000	2953	2 Yrs Before
Detached	Willowbridge	2007	\$440,000	25	\$416,000	2889	
Detached	Willowbridge	2008	\$555,000	11	\$475,000	1711	Announcement
Detached	Willowbridge	2009	\$550,000	13	\$420,000	1582	Construction
Detached	Willowbridge	2010	\$525,000	7	\$433,730	1636	Opening
Detached	Willowbridge	2011	\$429,250	14	\$425,000	1490	
Detached	Willowbridge	2012	\$460,000	9	\$425,000	1475	2 Yrs after
Detached	Willowbridge	2013	\$412,500	13	\$422,500	1735	
Detached	Willowbridge	2014	\$650,000	11	\$449,500	2094	
Detached	Willowbridge	2015	\$663,000	16	\$482,750	2190	
Detached	Willowbridge	2016	\$639,900	23	\$550,000	2612	
Detached	Willowbridge	2017	\$747,000	9	\$630,000	2022	
Detached	Willowbridge	2018 ⁴⁶	n/a	n/a	n/a	n/a	

Source: Landcor Data Corporation, 2018

⁴⁶ Suppressed due to small number of sales.

Table 31 - Willowbridge - Detached Median Assessed Values, 2005 - 2018

Property Type	BC Housing Site	Year	0-200m		0-500m		Municipality		Event
			Median Value	# Properties	Median Value	# Properties	Median Value	# Properties	
Detached	Willowbridge	2005	\$274,700	29	\$283,000	198	\$267,000	22979	
Detached	Willowbridge	2006	\$305,000	29	\$308,500	202	\$302,000	23911	2 Yrs Before
Detached	Willowbridge	2007	\$362,000	29	\$362,000	206	\$365,000	24797	
Detached	Willowbridge	2008	\$487,500	26	\$472,000	203	\$428,000	25259	Announcement
Detached	Willowbridge	2009	\$481,000	26	\$470,000	203	\$431,000	25548	Construction
Detached	Willowbridge	2010	\$471,000	26	\$447,000	205	\$417,000	25680	Opening
Detached	Willowbridge	2011	\$500,000	25	\$476,000	203	\$430,000	26010	
Detached	Willowbridge	2012	\$478,000	23	\$463,000	202	\$419,000	26279	2 Yrs after
Detached	Willowbridge	2013	\$493,000	23	\$484,000	203	\$415,000	26415	
Detached	Willowbridge	2014	\$471,000	23	\$475,000	203	\$415,000	26637	
Detached	Willowbridge	2015	\$547,000	23	\$530,550	202	\$442,000	26956	
Detached	Willowbridge	2016	\$593,000	23	\$576,000	204	\$477,000	27175	
Detached	Willowbridge	2017	\$654,000	23	\$632,000	205	\$539,000	27402	
Detached	Willowbridge	2018	\$765,000	23	\$749,000	205	\$629,000	27837	

Source: Landcor Data Corporation, 2018

Appendix B – Commercial Property Assessed Values Surrounding the Case Study Sites⁴⁷

3030 Gordon, Coquitlam

Table 32 – 3030 Gordon - Commercial Median Assessed Values, 2005-2018

Property Type	BC Housing Site	Year	0-500m		Municipality		Event
			Median Value	# Properties	Median Value	# Properties	
Local Commercial	3030 Gordon	2005	\$1,429,000	14	\$921,000	219	
Local Commercial	3030 Gordon	2006	\$1,685,350	12	\$948,000	206	
Local Commercial	3030 Gordon	2007	\$1,032,000	9	\$968,700	171	
Local Commercial	3030 Gordon	2008	\$1,279,000	9	\$1,145,000	169	
Local Commercial	3030 Gordon	2009	\$1,233,500	10	\$1,149,000	169	2 Yrs Before
Local Commercial	3030 Gordon	2010	\$1,398,500	10	\$1,182,000	171	
Local Commercial	3030 Gordon	2011	\$1,593,500	10	\$1,378,000	167	Announcement
Local Commercial	3030 Gordon	2012	\$1,689,500	10	\$1,435,000	169	
Local Commercial	3030 Gordon	2013	\$1,717,500	10	\$1,623,500	168	
Local Commercial	3030 Gordon	2014	\$1,722,000	10	\$1,571,000	165	Construction
Local Commercial	3030 Gordon	2015	\$1,819,000	10	\$1,706,350	170	Opening
Local Commercial	3030 Gordon	2016	\$2,007,000	10	\$1,892,000	169	
Local Commercial	3030 Gordon	2017	\$2,135,000	10	\$2,179,100	169	2 Yrs After
Local Commercial	3030 Gordon	2018	\$3,010,500	10	\$2,926,900	169	

Source: Landcor Data Corporation, 2018

⁴⁷ When calculating percent changes for the years of analysis, the following year of assessment data was used as the assessment estimates the property value of the year prior. For example, if a case study site opened in 2012, assessment data from 2013 would be compared to assessment data from 2018 to calculate the change over time. This is not the case for median sale prices.

Alouette Heights

Table 33 – Alouette Heights - Commercial Median Assessed Values, 2005-2018

Property Type	BC Housing Site	Year	0-500m		Municipality		Event
			Median Value	# Properties	Median Value	# Properties	
Local Commercial	Alouette Heights	2005	\$451,400	62	\$430,950	268	
Local Commercial	Alouette Heights	2006	\$504,350	62	\$499,000	261	
Local Commercial	Alouette Heights	2007	\$655,150	62	\$642,100	260	
Local Commercial	Alouette Heights	2008	\$725,500	62	\$705,450	266	
Local Commercial	Alouette Heights	2009	\$726,000	59	\$706,900	265	2 Yrs Before
Local Commercial	Alouette Heights	2010	\$696,600	59	\$688,000	264	
Local Commercial	Alouette Heights	2011	\$739,000	59	\$727,400	264	Announcement, Construction
Local Commercial	Alouette Heights	2012	\$851,000	59	\$789,000	261	Opening
Local Commercial	Alouette Heights	2013	\$826,000	59	\$811,400	266	
Local Commercial	Alouette Heights	2014	\$831,000	59	\$831,000	265	2 Yrs After
Local Commercial	Alouette Heights	2015	\$864,000	58	\$853,500	268	
Local Commercial	Alouette Heights	2016	\$866,000	58	\$867,000	269	
Local Commercial	Alouette Heights	2017	\$928,000	58	\$986,000	269	
Local Commercial	Alouette Heights	2018	\$1,126,000	58	\$1,176,000	273	

Source: Landcor Data Corporation, 2018

Baker Gardens

Table 34 – Baker Gardens - Commercial Median Assessed Values, 2005-2018

Property Type	BC Housing Site	Year	0-500m		Municipality		Event
			Median Value	# Properties	Median Value	# Properties	
Local Commercial	Baker Gardens	2005	\$151,700	43	\$179,750	286	
Local Commercial	Baker Gardens	2006	\$162,450	42	\$210,550	276	
Local Commercial	Baker Gardens	2007	\$209,400	41	\$266,550	264	
Local Commercial	Baker Gardens	2008	\$244,000	39	\$322,150	264	2 Yrs Before
Local Commercial	Baker Gardens	2009	\$265,800	37	\$327,000	263	
Local Commercial	Baker Gardens	2010	\$283,750	36	\$347,400	263	Announcement Construction
Local Commercial	Baker Gardens	2011	\$290,750	36	\$357,000	265	Opening
Local Commercial	Baker Gardens	2012	\$283,250	36	\$371,100	266	
Local Commercial	Baker Gardens	2013	\$265,100	35	\$386,400	267	2 Yrs After
Local Commercial	Baker Gardens	2014	\$256,100	35	\$347,100	302	
Local Commercial	Baker Gardens	2015	\$254,900	36	\$340,450	304	
Local Commercial	Baker Gardens	2016	\$286,900	35	\$362,300	301	
Local Commercial	Baker Gardens	2017	\$286,600	35	\$383,000	302	
Local Commercial	Baker Gardens	2018	\$299,600	35	\$386,700	308	

Source: Landcor Data Corporation, 2018

Coast Dunbar Apartments

Table 35 – Coast Dunbar Apartments - Commercial Median Assessed Values, 2005-2018

Property Type	BC Housing Site	Year	0-500m		Municipality		Event
			Median Value	# Properties	Median Value	# Properties	
Local Commercial	Coast Dunbar Apartments	2005	\$523,800	17	\$877,000	3755	
Local Commercial	Coast Dunbar Apartments	2006	\$695,900	17	\$958,500	3718	
Local Commercial	Coast Dunbar Apartments	2007	\$783,200	18	\$1,249,050	3738	
Local Commercial	Coast Dunbar Apartments	2008	\$1,057,200	18	\$1,628,200	3715	2 Yrs Before
Local Commercial	Coast Dunbar Apartments	2009	\$1,033,550	16	\$1,597,400	3679	
Local Commercial	Coast Dunbar Apartments	2010	\$1,073,450	16	\$1,586,350	3762	Announcement Construction
Local Commercial	Coast Dunbar Apartments	2011	\$1,215,250	16	\$1,813,000	3783	Opening
Local Commercial	Coast Dunbar Apartments	2012	\$1,433,900	14	\$2,030,200	3764	
Local Commercial	Coast Dunbar Apartments	2013	\$1,434,200	14	\$2,151,900	3728	2 Yrs After
Local Commercial	Coast Dunbar Apartments	2014	\$1,522,600	15	\$2,288,550	3722	
Local Commercial	Coast Dunbar Apartments	2015	\$1,984,600	15	\$2,653,100	3691	
Local Commercial	Coast Dunbar Apartments	2016	\$2,554,200	15	\$3,209,000	3670	
Local Commercial	Coast Dunbar Apartments	2017	\$2,630,300	15	\$3,980,400	3619	
Local Commercial	Coast Dunbar Apartments	2018	\$3,622,300	15	\$4,658,250	3606	

Source: Landcor Data Corporation, 2018

Dahli Place

Data not available

Friendship Lodge

Table 36 – Friendship Lodge - Commercial Median Assessed Values, 2005-2018

Property Type	BC Housing Site	Year	0-500m		Municipality		Event
			Median Value	# Properties	Median Value	# Properties	
Local Commercial	Friendship Lodge	2005	\$163,650	14	\$274,000	543	2 Yrs before
Local Commercial	Friendship Lodge	2006	\$159,250	14	\$284,450	550	
Local Commercial	Friendship Lodge	2007	\$157,800	13	\$324,000	454	Announcement
Local Commercial	Friendship Lodge	2008	\$192,900	13	\$456,000	461	Construction
Local Commercial	Friendship Lodge	2009	\$192,900	13	\$457,500	468	Opening
Local Commercial	Friendship Lodge	2010	\$202,200	13	\$477,100	467	
Local Commercial	Friendship Lodge	2011	\$247,000	13	\$524,200	470	2 Yrs after
Local Commercial	Friendship Lodge	2012	\$253,300	13	\$545,050	472	
Local Commercial	Friendship Lodge	2013	\$273,450	14	\$632,000	478	
Local Commercial	Friendship Lodge	2014	\$285,000	13	\$623,300	480	
Local Commercial	Friendship Lodge	2015	\$306,100	12	\$632,150	476	
Local Commercial	Friendship Lodge	2016	\$306,250	12	\$624,150	470	
Local Commercial	Friendship Lodge	2017	\$301,000	13	\$596,000	463	
Local Commercial	Friendship Lodge	2018	\$297,500	14	\$628,900	467	

Source: Landcor Data Corporation, 2018

Johnson Street Community

Table 37 – Johnson Street Community - Commercial Median Assessed Values, 2005-2018

Property Type	BC Housing Site	Year	0-500m		Municipality		Event
			Median Value	# Properties	Median Value	# Properties	
Local Commercial	Johnson Street Community	2005	\$935,000	255	\$794,050	884	
Local Commercial	Johnson Street Community	2006	\$990,000	257	\$852,600	875	
Local Commercial	Johnson Street Community	2007	\$1,177,000	257	\$1,055,000	830	
Local Commercial	Johnson Street Community	2008	\$1,357,000	257	\$1,212,000	827	
Local Commercial	Johnson Street Community	2009	\$1,354,300	258	\$1,202,000	833	
Local Commercial	Johnson Street Community	2010	\$1,455,500	258	\$1,312,500	832	
Local Commercial	Johnson Street Community	2011	\$1,474,600	247	\$1,348,000	801	
Local Commercial	Johnson Street Community	2012	\$1,569,000	242	\$1,402,000	797	
Local Commercial	Johnson Street Community	2013	\$1,650,500	240	\$1,437,000	795	
Local Commercial	Johnson Street Community	2014	\$1,665,000	244	\$1,443,000	797	2 Yrs Before
Local Commercial	Johnson Street Community	2015	\$1,605,000	249	\$1,467,100	800	
Local Commercial	Johnson Street Community	2016	\$1,582,000	245	\$1,449,500	794	Announcement, Construction, Opening
Local Commercial	Johnson Street Community	2017	\$1,715,000	241	\$1,572,850	772	
Local Commercial	Johnson Street Community	2018	\$1,911,500	242	\$1,735,300	771	2 Yrs After

Source: Landcor Data Corporation, 2018

Kickwillie Place

Data not available

Ksan Residence and Shelter

Table 38 – Ksan Residence and Shelter - Commercial Median Assessed Values, 2005-2018

Property Type	BC Housing Site	Year	0-500m		Municipality		Event
			Median Value	# Properties	Median Value	# Properties	
Local Commercial	Ksan Residence and Shelter	2005	\$580,000	15	\$212,100	158	
Local Commercial	Ksan Residence and Shelter	2006	\$526,000	14	\$215,450	156	
Local Commercial	Ksan Residence and Shelter	2007	\$528,500	16	\$264,600	153	2 Yrs Before
Local Commercial	Ksan Residence and Shelter	2008	\$614,000	15	\$317,600	161	
Local Commercial	Ksan Residence and Shelter	2009	\$614,000	15	\$317,600	167	Announcement, Construction, Opening
Local Commercial	Ksan Residence and Shelter	2010	\$614,000	15	\$345,000	169	
Local Commercial	Ksan Residence and Shelter	2011	\$614,000	15	\$342,350	168	2 Yrs After
Local Commercial	Ksan Residence and Shelter	2012	\$614,000	15	\$308,050	168	
Local Commercial	Ksan Residence and Shelter	2013	\$538,000	15	\$300,600	170	
Local Commercial	Ksan Residence and Shelter	2014	\$592,500	16	\$321,750	170	
Local Commercial	Ksan Residence and Shelter	2015	\$742,500	16	\$396,500	167	
Local Commercial	Ksan Residence and Shelter	2016	\$739,500	14	\$407,200	163	
Local Commercial	Ksan Residence and Shelter	2017	\$868,000	13	\$459,350	160	
Local Commercial	Ksan Residence and Shelter	2018	\$853,500	12	\$453,350	162	

Source: Landcor Data Corporation, 2018

Marguerite Ford Apartments

Table 39 – Marguerite Ford Apartments - Commercial Median Assessed Values, 2005-2018

Property Type	BC Housing Site	Year	0-500m		Municipality		Event
			Median Value	# Properties	Median Value	# Properties	
Local Commercial	Marguerite Ford Apartments	2005	\$1,159,550	40	\$877,000	3755	
Local Commercial	Marguerite Ford Apartments	2006	\$1,510,350	40	\$958,500	3718	
Local Commercial	Marguerite Ford Apartments	2007	\$1,712,000	45	\$1,249,050	3738	
Local Commercial	Marguerite Ford Apartments	2008	\$2,427,000	45	\$1,628,200	3715	2 Yrs Before
Local Commercial	Marguerite Ford Apartments	2009	\$2,496,850	48	\$1,597,400	3679	
Local Commercial	Marguerite Ford Apartments	2010	\$2,306,100	52	\$1,586,350	3762	Announcement
Local Commercial	Marguerite Ford Apartments	2011	\$2,436,350	52	\$1,813,000	3783	Construction
Local Commercial	Marguerite Ford Apartments	2012	\$3,208,000	47	\$2,030,200	3764	
Local Commercial	Marguerite Ford Apartments	2013	\$3,417,000	47	\$2,151,900	3728	Opening
Local Commercial	Marguerite Ford Apartments	2014	\$3,455,600	47	\$2,288,550	3722	
Local Commercial	Marguerite Ford Apartments	2015	\$4,239,600	44	\$2,653,100	3691	2 Yrs After
Local Commercial	Marguerite Ford Apartments	2016	\$5,447,900	45	\$3,209,000	3670	
Local Commercial	Marguerite Ford Apartments	2017	\$7,667,100	43	\$3,980,400	3619	
Local Commercial	Marguerite Ford Apartments	2018	\$9,296,750	42	\$4,658,250	3606	

Source: Landcor Data Corporation, 2018

Pembroke Mews

Table 40 – Pembroke Mews - Commercial Median Assessed Values, 2005-2018

Property Type	BC Housing Site	Year	0-500m		Municipality		Event
			Median Value	# Properties	Median Value	# Properties	
Local Commercial	Pembroke Mews	2005	\$826,500	103	\$794,050	884	
Local Commercial	Pembroke Mews	2006	\$910,200	101	\$852,600	875	
Local Commercial	Pembroke Mews	2007	\$1,111,400	101	\$1,055,000	830	2 Yrs Before
Local Commercial	Pembroke Mews	2008	\$1,308,500	98	\$1,212,000	827	
Local Commercial	Pembroke Mews	2009	\$1,298,500	104	\$1,202,000	833	Announcement
Local Commercial	Pembroke Mews	2010	\$1,482,250	104	\$1,312,500	832	
Local Commercial	Pembroke Mews	2011	\$1,452,000	102	\$1,348,000	801	Construction
Local Commercial	Pembroke Mews	2012	\$1,523,000	99	\$1,402,000	797	Opening
Local Commercial	Pembroke Mews	2013	\$1,564,000	97	\$1,437,000	795	
Local Commercial	Pembroke Mews	2014	\$1,641,200	96	\$1,443,000	797	2 Yrs After
Local Commercial	Pembroke Mews	2015	\$1,582,000	99	\$1,467,100	800	
Local Commercial	Pembroke Mews	2016	\$1,601,000	97	\$1,449,500	794	
Local Commercial	Pembroke Mews	2017	\$1,882,950	90	\$1,572,850	772	
Local Commercial	Pembroke Mews	2018	\$1,917,000	89	\$1,735,300	771	

Source: Landcor Data Corporation, 2018

The Village

Table 41 – The Village - Commercial Median Assessed Values, 2005-2018

Property Type	BC Housing Site	Year	0-500m		Municipality		Event
			Median Value	# Properties	Median Value	# Properties	
Local Commercial	The Village	2005	\$284,000	47	\$334,900	457	
Local Commercial	The Village	2006	\$296,850	46	\$364,250	462	
Local Commercial	The Village	2007	\$379,000	35	\$437,900	397	
Local Commercial	The Village	2008	\$485,850	36	\$590,500	408	2 Yrs Before
Local Commercial	The Village	2009	\$488,700	37	\$581,000	401	
Local Commercial	The Village	2010	\$521,100	37	\$591,000	397	Announcement, Construction
Local Commercial	The Village	2011	\$538,600	37	\$607,650	398	Opening
Local Commercial	The Village	2012	\$595,000	38	\$643,500	395	
Local Commercial	The Village	2013	\$606,000	39	\$640,200	400	2 Yrs After
Local Commercial	The Village	2014	\$575,000	39	\$646,750	400	
Local Commercial	The Village	2015	\$578,700	41	\$607,000	397	
Local Commercial	The Village	2016	\$582,200	43	\$670,500	402	
Local Commercial	The Village	2017	\$622,000	45	\$706,000	395	
Local Commercial	The Village	2018	\$688,950	46	\$830,000	391	

Source: Landcor Data Corporation, 2018

Willowbridge

Table 42 – Willowbridge- Commercial Median Assessed Values, 2005-2018

Property Type	BC Housing Site	Year	0-500m		Municipality		Event
			Median Value	# Properties	Median Value	# Properties	
Local Commercial	Willowbridge	2005	\$479,000	139	\$521,000	613	
Local Commercial	Willowbridge	2006	\$557,000	139	\$531,500	676	2 Yrs Before
Local Commercial	Willowbridge	2007	\$691,000	137	\$764,500	552	
Local Commercial	Willowbridge	2008	\$825,000	137	\$915,000	551	Announcement
Local Commercial	Willowbridge	2009	\$822,000	136	\$922,000	551	Construction
Local Commercial	Willowbridge	2010	\$898,500	136	\$1,024,000	535	Opening
Local Commercial	Willowbridge	2011	\$803,500	134	\$1,002,500	530	
Local Commercial	Willowbridge	2012	\$862,000	137	\$1,091,550	534	2 Yrs after
Local Commercial	Willowbridge	2013	\$940,500	136	\$1,192,000	545	
Local Commercial	Willowbridge	2014	\$941,000	139	\$1,169,000	554	
Local Commercial	Willowbridge	2015	\$1,025,000	139	\$1,261,000	558	
Local Commercial	Willowbridge	2016	\$1,093,000	139	\$1,287,500	566	
Local Commercial	Willowbridge	2017	\$1,157,000	137	\$1,362,000	537	
Local Commercial	Willowbridge	2018	\$1,290,000	135	\$1,484,050	530	

Source: Landcor Data Corporation, 2018

Appendix C – Actual Use Codes

Detached Residential

Actual Use Code	Description
000	DETACHED DWELLING
032	SFD WITH BASEMENT SUITE
060	2 ACRES OR MORE (DETACHED DWELLING, DUPLEX)

Strata Residential

Actual Use Code	Description
030	STRATA-LOT RESIDENCE (CONDOMINIUM)
033	DUPLEX (/SUO FRONT)
034	DUPLEX UP & DOWN (/SUO BOTTOM)
035	DUPLEX SINGLE UNIT OWNERSHIP (SIDE)
036	DUPLEX SINGLE UNIT OWNERSHIP (BACK)
039	ROW HOUSING (SINGLE UNIT OWNERSHIP)
041	DUPLEX SINGLE UNIT OWNERSHIP (TOP)
047	TRIPLEX
049	FOURPLEX

Local Commercial

Actual Use Code	Description
200	STORE(S) AND SERVICE COMMERCIAL
202	STORE(S) AND LIVING QUARTERS
203	STORES AND/OR OFFICES WITH APARTMENTS
204	STORE(S) AND OFFICES
206	NEIGHBOURHOOD STORE
208	OFFICE BUILDING (PRIMARY USE)
210	BANK
214	RETAIL STRIP
215	FOOD MARKET
254	NEIGHBOURHOOD PUB
256	RESTAURANT ONLY
257	FAST FOOD RESTAURANTS
258	DRIVE-IN RESTAURANT

Source: Landcor Data Corporation, 2018

Appendix D – Interview Candidates

BC Housing recommended the following organizations, associations, or roles to be interviewed. Further interviews were conducted based on recommendations by the interviewees. Specific names of individuals are not listed to maintain confidentiality of their information.

BC Housing	Non-Profit Portfolio Manager Development Manager Senior Project Officer
Housing Operator	Housing Director Executive Director
Interested Parties	Community Advisory Committee Members Residential or Commercial Neighbours Local Developers
Authorities	Municipal Planners

Appendix E – Interview Guide

Background Data

1. Interviewee Name: _____
2. Interviewee Position: _____
3. Site Name: _____
4. Site Address: _____
5. Date of Interview: _____
6. Interviewer Name: _____

Opening

Personnel Questions

1. What is your role within this site:
2. How long have you been involved with the site:
3. We want to understand what stages of the development you were involved in. Was it:
 - a. Preconstruction
 - b. Rezoning
 - c. Construction
 - d. Operations
 - e. Post-construction
 - f. Other (specify)

Site Questions

4. What is the nature of the site tenant population?
5. What kinds of services are provided on-site?
 - a. Has this changed over the life of the site? What drove those changes?
6. Were there changes made to the design of the site to address concerns from neighbours pre or post-opening? If so, please specify.
 - a. Why were those changes made?
 - b. When were those changes made?
7. Were there changes made to the tenant population to address concerns from the neighbours pre or post-opening? If so, please specify:
 - a. Why were those changes made?
 - b. When were those changes made?

Neighbourhood Questions – three block radius

8. Talk to me about your relationship with your neighbours, residential and commercial: who are your neighbours?
 - a. What is the composition of residential homes?
 - b. What kinds of commercial case study sites are there nearby?
 - c. What amenities are available that the residents access?
9. Did your neighbours express concerns before the site opened? If so, what were the types of concerns (crime, property values, parking, etc)? How were the concerns expressed? Who expressed concerns? Did concerns come up at a particular point in the development process?
10. Do you have a Good Neighbour Policy? How is it working?
11. Were there complaints after the site opened? If so, what were the types of complaints?
 - a. Who made the complaints?
 - b. How were the complaints communicated?
 - c. Were complaints resolved?
 - d. How were the complaints addressed?
 - e. Was the resolution effective?
 - f. Have the number of complaints changed?
 - g. Are there any concerns that haven't been addressed? Why?
12. Has the neighbourhood changed since the site was envisioned? (prompt, land use, turnover in owners/tenants at residential and commercial locations, demographics of neighbourhood residents, etc). If changes, what drove those changes? Timing of changes if possible? How do these changes compare to what's happening in the community overall? Have these changes had an impact on your site or tenants (if so, please describe)?
 - a. Have there been changes to the composition of services in proximity to the site such as medical, retail, legal services?
 - b. Have you been alerted to changes in crime or other social issues since the site opened? If yes, please describe.
 - c. Have new developments have occurred besides this one site? What kind? What impacts have they had on your site and the neighbourhood?
 - d. Have any new community case study sites have been developed? (schools, hospitals). When did they occur?
 - e. Have there been any changes to transportation infrastructure in recent years? What kind? When did they occur? What impacts have they had on your site and the neighbourhood?
 - f. Have there been any changes to your community's major employers in recent years?

Real Estate Market Questions within 3 block radius:

13. Tell me about you're the residential real estate market in you neighbourhood.
 - a. Have there been any significant changes in the market over the life of this development?
 - b. What has driven those changes?
14. Tell me about you're the commercial real estate market in you neighbourhood.
 - a. Have there been any significant changes in the market over the life of this development?
 - b. What has driven those changes?
15. Has the neighbourhood around your site experienced a different market response compared to other neighbourhoods? If so, why?

Closing

16. Have there been any other changes in the neighbourhood or your site that would help provide context when examining the quantitative data?

I appreciate the time you took for this interview. Is there anything else you think would be helpful for me to know as I move forward with my research?

Is there anyone else you think we should interview to get additional context?

I should have all the information I need. Would it be alright to follow up with you if I have any more questions?