



4.

DISTRICT OF WEST VANCOUVER
750 17TH STREET, WEST VANCOUVER BC V7V 3T3

COUNCIL REPORT

Date:	November 22, 2024
From:	Winnie Yip, Senior Community Planner
Subject:	Interim Housing Needs Report
File:	13.2515.02

RECOMMENDATION

THAT the Interim Housing Needs Report, attached as **Appendix A** to the report from the Senior Community Planner dated November 22, 2024, be received for information and published on the District’s website, as per legislative requirements.

1.0 Purpose

This is an information report to present the District’s Interim Housing Needs Report (HNR), as required by the *Local Government Act (LGA)*. The report also describes the relationship between the HNR and the District’s Zoning and Official Community Plan (OCP) bylaws.

2.0 Legislation/Bylaw/Policy

Provincial *Bill 44: Housing Statutes (Residential Development) Amendment Act* came into effect on December 7, 2023. This amendment to the LGA requires local governments to identify their community’s 5- and 20-year housing needs and to receive and publish these estimates through an updated HNR by January 1, 2025. Order in Council no. 353, approved on June 18, 2024, amended the *Housing Needs Report Regulation* to specify the methodology for calculating housing needs.

3.0 Council Strategic Objective(s)/Official Community Plan

Council Strategic Plan

Council’s 2024-2025 Strategic Plan identifies the goal to “expand a diverse housing supply” and specifically includes:

Objective 2.2: Respond to other new legislation (Bill 44 – 2023: Housing Statutes (Residential Development) Amendment Act, 2023) designed to speed up local government development approvals.

4.0 Financial Implications

This report and the Interim HNR were prepared under existing staff resources which would otherwise have been directed to other District planning initiatives.

5.0 Background

The Province introduced HNR requirements in 2018, mandating the collection and analysis of housing and population data, as well as the estimation of 5-year housing needs. The District completed and published its first HNR in January 2021.

In December 2023, the Province amended the LGA to require local governments to update their HNRs by January 1, 2025. In June 2024, the Province published guidance offering two options for this update: a full “replacement” HNR or a shorter “Interim” HNR. Regardless of the option chosen, the LGA requires a full HNR update by December 31, 2028, and every five years thereafter. Considering the deadline, other Council strategic planning initiatives, limited staff resources, and the upcoming full report in 2028, staff are providing Council with the shorter Interim HNR.

6.0 Analysis

6.1 Discussion

The Interim HNR

The Interim HNR includes three key components, as required by the Province:

1. 5- and 20-year housing needs estimates, based on a standardized provincial methodology and specified datasets;
2. A statement on housing in close proximity to transportation infrastructure that supports alternative modes of transportation; and
3. A description of actions taken to reduce housing needs since receipt of the first HNR.

The District’s Interim HNR (attached as **Appendix A**) addresses these three requirements:

1. **Housing Needs Estimates:** The District’s estimated housing needs – following the Province’s prescribed methodology – are 3,459 units in five years and 10,742 units in twenty years. A detailed breakdown of the components contributing to these estimates, with their calculations, is attached as **Appendix B**.
2. **Proximity to Transit:** The District’s OCP is structured primarily around a “network of centres and corridors” framework. Approved, ongoing, and forthcoming Local Area Plans (LAPs) guide new housing in transit-served, walkable, mixed-use areas with access to amenities and jobs.

3. **Actions Taken:** Since the first HNR, major initiatives have been completed, including the Neighbourhood Character Working Group, Horseshoe Bay LAP, Cypress Village Area Development Plan, and other initiatives are underway (e.g. Ambleside LAP). A total of 1,029 net new units have been built; 871 estimated net new units have received either building permit or development permit; and 362 estimated net new units are under review.

Relationship Between HNR and the District's Zoning and OCP Bylaws

Under Sections 473.1 and 481.7 of the LGA, the District must review its Zoning and OCP bylaws to ensure permitted uses and densities are in place to accommodate the 20-year housing needs of 10,742 units by December 31, 2025. Updates would only be required if current bylaws fall short of this capacity.

Zoning Bylaw Implications

The District's Zoning Bylaw allows for approximately 48,700 housing units. With an estimated 19,500 units currently built¹, there is a remaining capacity for about 29,200 units, which exceeds the 10,742 units required. This means no updates to the Zoning Bylaw are necessary to meet the LGA's requirements.

This zoned capacity results from decades of extensive community engagement, involving thousands of working group and committee hours, public meetings and surveys, and past and current Council decisions. Key examples include the 2006-2008 Rodgers Creek, 2013-2015 Upper Lands, 2019-2020 Neighbourhood Character, 2019-2022 Horseshoe Bay, and 2020-2024 Cypress Village initiatives.

While the District's has enough zoned capacity to meet the current legislative requirements, many factors can influence the degree to which this zoned capacity is constructed. These include (but are not limited to) landowner interest, market forces, lending rates, labour supply and construction costs, and levels of in-migration.

OCP Implications

The 2018 OCP was the result of a very extensive and collaborative 2-year public process involving thousands of community voices, meetings, and surveys. It incorporates the outcomes of previous planning initiatives, adds new housing policies, and directs future planning initiatives to address community needs. It estimates 5,000 net new units by 2041, less than the 10,742 units required by 2045 in the Interim HNR. This means that an OCP update to comply with the LGA is required by December 2025. The OCP's 2018 Regional Context Statement (RCS) must also be updated to align with the more recently adopted Metro 2050², which sets a projection

¹ Based on BC Assessment, 2023 Building Information Report.

² Adopted February 24, 2023.

of 7,100 to 10,200³ new housing units in West Vancouver by 2050.

Reconciling discrepancies between the 2018 OCP, Metro 2050, and the 2024 HNR should recognize that:

1. The 2018 OCP's ~5,000 units was a projection of what might be built by 2041. It focused on new policies and directions to enable new housing types desired by the community, but its actual capacity is more than ~5,000. A notable example would be the Rodgers Creek Plan (approved in 2008 and since amended) which still provides for ~1,000 units that have not yet been built.
2. Implementation of the 2018 OCP's new initiatives has since enabled additional housing opportunities that were not reflected in the ~5,000 unit projection, so its capacity has increased. A notable example would be the Neighbourhood Character Working Group process that led to Zoning Bylaw amendments to permit 3 units (a principle, basement suite, and coach house) on nearly all RS lots.

To better understand the true "gap" between the 2018 OCP and 2024 HNR, an estimate of the housing capacities that have been approved or directed through the OCP is summarized below:

Policy or Initiative	Comments	Unbuilt Units⁴
Existing Neighbourhoods		2,150
Sensitive Infills	Coach houses with basement suites are now permitted on single-family lots, but are not included in the OCP 400 unit estimate – which should be adjusted higher. Subdivision and duplex are considered on a site-specific basis, with broader enabling policies outlined in the OCP yet to be undertaken.	400
Missing Middle	Consideration remains on a site-specific basis. More enabling policy could be undertaken.	350
SSMUH	Small-Scale, Multi-Unit Housing zoning amendments adopted as required by legislation in 2024 are not reflected in the OCP estimate.	750
Localized Policies	Various area-specific policies (e.g. Evelyn Dr, Clyde Ave east of Taylor Way, Gordon Ave) that enable new housing units are not reflected in the OCP estimate.	650

³ Range based on 2024 Metro Vancouver Growth Projections, obtained November 21, 2024.

⁴ Rounded to nearest 50s.

Policy or Initiative	Comments	Unbuilt Units⁴
Local Area Plans		2,300
Marine Drive	550 of the estimated 750 units have been built. However, the LAP did not provide specific FAR, height or unit guidance on the Klahanie Court BC Housing site or the former Capilano Care Home. More enabling policy and unit increases should be provided, given the need for affordable and seniors housing.	200
Horseshoe Bay	No units have been built; however, a handful of applications are in process.	300
Ambleside	Apartment Areas stream has been approved (pending any further Council direction). Commercial Areas stream is in process, and Neighbourhood Areas stream will commence. Final unit estimates will reflect the outcome of these streams.	1,200
Taylor Way	Yet to commence. Since OCP adoption, Council has indicated that the Park Royal North site be included and added to this LAP, which will increase unit estimates. Given its proximity to the Park Royal bus exchange, the Province may use Bill 47 to prescribe FARs and heights in this location, which may also increase unit estimates.	600
Future Neighbourhoods		5,400
Rodgers Creek	200 of the 1,200 units have been built, and Council has since approved an amendment. Remaining unit capacity is not reflected in the OCP.	1,000
Cypress Village	Very recently approved. The new units provided are not fully reflected in OCP projection estimates.	3,700
Cypress West	Estimate reflects general policy of 2.5 units per acre applied to the Inter Creek and Cypress West areas. However, the OCP enables unit increases based on housing, parks, environment, and other objectives. Estimated housing units would be expected to increase in order to secure the Inter Creek and other important areas above 1,200 feet (e.g., Cypress Falls) as public parkland.	700
Estimated Total		9,850

This analysis identifies a remaining “gap” of roughly 900 units. Staff will conduct further analysis as necessary, engage the community, and provide Council recommendations for amending the OCP to close this “gap” prior to the December 2025 compliance date.

6.2 Climate Change & Sustainability

Stable, adequate housing supports long-term sustainability for individuals, households, and the community.

6.3 Public Engagement and Outreach

Pursuant to *LGA* s. 790(5), the District must publish the Interim HNR on its website after the report is received. Engagement and outreach on updating the OCP will be undertaken.

6.4 Other Communication, Consultation, and Research

The District’s 5- and 20-year housing needs estimates were previously published by the University of British Columbia through the Housing Assessment Resource Project, which uses the same provincial methodology and data.

Staff will continue monitoring legislative updates and provide updates to Council on any changes that could impact future planning initiatives or work plans.

7.0 Options

7.1 Recommended Option

At the time of consideration of this report, Council may:

- a) Receive and publish the Interim Housing Needs Report, as required by Provincial legislation.

7.2 Considered Options

Not applicable.

8.0 Conclusion

The LGA requires the District to receive the Interim HNR by January 1, 2025 and publish the report as soon as practicable. The required Interim HNR is attached as **Appendix A**.

Author:



Winnie Yip, Senior Community Planner

Concurrence



David Hawkins, Senior Manager of Community Planning and Sustainability

Appendices:

- A. Interim Housing Needs Report
- B. Housing Needs Calculation Components

This page intentionally left blank

This page intentionally left blank

Interim Housing Needs Report District of West Vancouver

Purpose

This Interim Housing Needs Report has been prepared to supplement the District’s existing Housing Needs Report (completed in December 2020) and comply with *Local Government Act* s. 790 and *Housing Needs Report Regulation, B.C. Reg. 90/2019*.

This Interim Housing Needs Report has been prepared in accordance with the Provincial “Guide to Requirements for Housing Needs Report” and “Guidelines for Housing Needs Report – HNR Method Technical Guidance”, and is composed of the following three sections:

1. The number for housing units needed over the next five and twenty years, calculated using the HNR Method provided in the Housing Needs Report Regulation.
2. A statement about the need for housing in close proximity to transportation infrastructure that supports walking, bicycling, public transit or other alternative forms of transportation.
3. A description of the actions taken by the local government, since receiving the most recent housing needs report, to reduce housing needs.

Section 1. Five and Twenty Years Housing Needs

The below estimates are prepared in accordance with the Province's Methodology. The required data¹ for calculations are provided by the Province through its technical guidelines². Please refer to Appendix B for detailed tables for the six components contributing to the overall housing needs.

Estimated Housing Units Needed	5-Year	20-Year
Component A: Housing Units and Extreme Core Housing Needs	251	1,004
Component B: Housing Units and Homelessness	95	190
Component C: Housing Units and Suppressed Household Formation	147	587
Component D: Housing Units and Anticipated Housing Growth	2,417	6,765
Component E: Housing Units and Rental Vacancy Rate	27	107
Component F: Housing Units and Demand (the "Demand Buffer")	522	2,089
Estimated Total Housing Needs (# of Units)	3,459	10,742

Table 1. Total Housing Needs (5 & 20 Year) based on Provincial Methodology

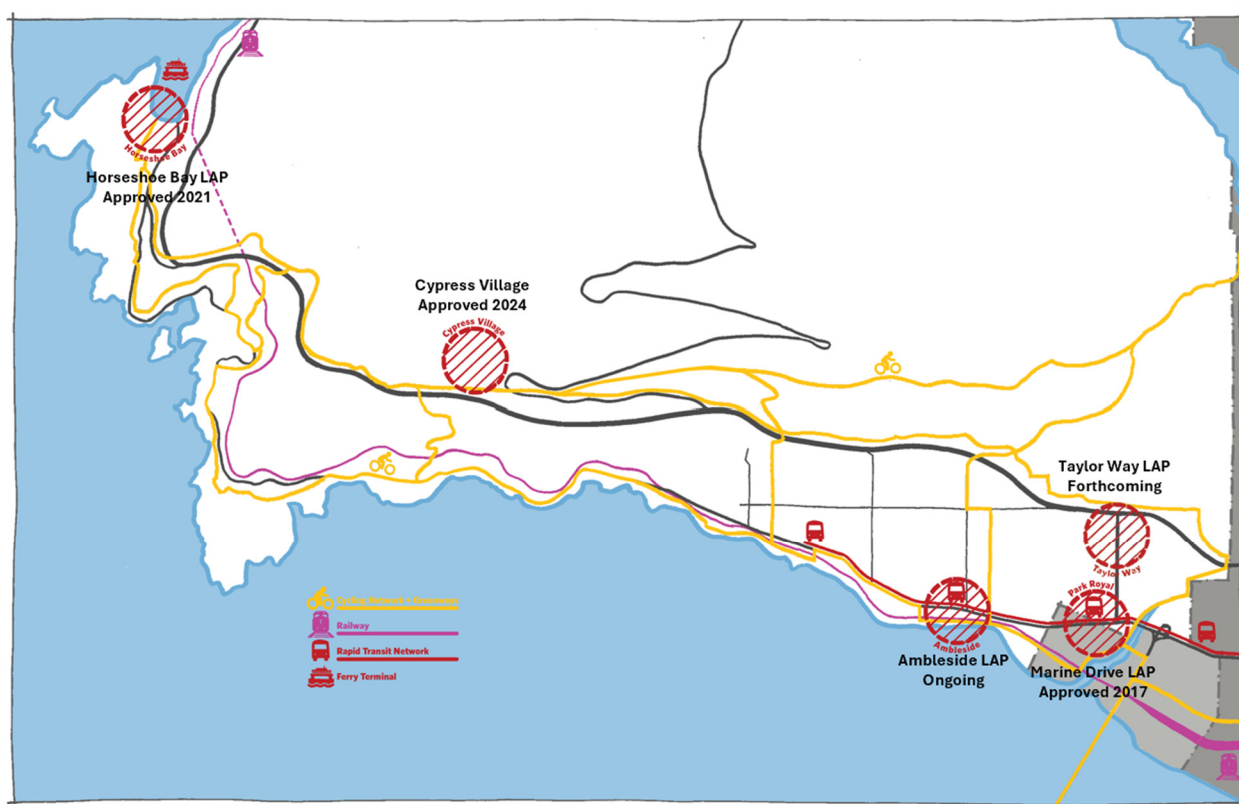
¹ The underlying data required for calculation reflects those published by the Province as of Nov 15, 2024.

² Guidelines for Housing Needs Report – HNR Method Technical Guidance, published June 2024 by the Province of British Columbia, Ministry of Housing: https://www2.gov.bc.ca/assets/gov/housing-and-tenancy/tools-for-government/uploads/hnr_method_technical_guidelines.pdf

Section 2. Statement about Need for Housing in Close Proximity to Transportation Infrastructure that Supports Walking, Bicycling, Public Transit or Other Alternative Forms of Transportation

The District recognizes that housing connected to transit enhances walkability, promotes active transportation, and reduces reliance on driving, lowering transportation and congestion costs to households, the economy and the environment. Expanding housing near hubs with jobs, services and amenities improves access to shops and services, creating more complete neighbourhoods. It also supports future transit infrastructure investments by concentrating demand.

The District’s OCP and its ongoing implementation reflect this understanding by prioritizing planning around key areas to develop and strengthen a network of mixed-use centres (Map 1). This includes approved Plans for the Marine Drive, Horseshoe Bay, and Cypress Village areas; ongoing work on the Ambleside Local Area Plan; and direction for a future Taylor Way Local Area Plan (including Park Royal North).



Map 1. OCP's Area Planning Initiatives and Transit Infrastructure Network

Section 3. Actions Taken to Reduce Housing Needs

The District's first Housing Needs Report (December 2020) projected 5-year housing needs of 18,900 units, a net increase of about 1,200 units from 2021 levels³. Since the report, the District has pursued several initiatives to address housing needs:

- **Horseshoe Bay Local Area Plan:** Initiated in March 2019 and adopted in June 2021, this plan supports the addition of 200-300 net new housing units, with policies on land use, development, and public realm improvement. In December 2021, the District adopted related Zoning Bylaw amendments to enable diverse ground-oriented housing types, including infill, multiplex, and row houses.
- **Secondary Suites & Coach Houses:** In July 2021, amendments were made to the OCP and Zoning Bylaw to reduce barriers for secondary suites and coach houses, including removing development permit requirements for one-storey zoning compliant coach houses, providing FAR bonus, allowing both secondary suites and coach houses on approximately 11,400 RS zoned lots, and reducing parking requirements where near bus stops.
- **Cypress Village Planning:** The result of an extensive process, this phased development plan provides for a sustainable mixed-use community of 3,711 housing units, including at least 737 purpose-built market and non-market rental units. The plan was approved on November 25, 2024.
- **Ambleside Local Area Planning:** This initiative began in March 2023 and aims to create capacity for an estimated 1,000 to 1,200 net new units. To date, Council has adopted OCP Bylaw amendments to guide redevelopment in the Apartment Areas. The amendments address a broad range of housing needs by identifying the locations, heights, and densities for new non-market rental, market rental, rent-to-own, co-op, seniors, strata apartment, and strata "missing middle" housing. The process is currently addressing the Commercial Areas (mixed-use housing opportunities), and will subsequently address Neighbourhood Areas (ground-oriented housing opportunities).

In addition to the aforementioned policy initiatives, the District continues to process development and building applications to facilitate new housing.

The numbers of net new completed units between January 1, 2021 and September 30, 2024 are provided in Table 2 below:

	Built (Completed)	Demolitions	Net New Units
# of Applications	348	189	N/A
Units	1,236	207	1,029

Table 2. Net new units built between January 1, 2021 and September 30, 2024

³ Census 2021 identified 17,690 units of private dwellings occupied by usual residents in West Vancouver.

Additionally, the estimated total net new units⁴, that the District has approved through issued development and building permits between January 1, 2021 and September 30, 2024, are provided in Table 3 below:

	Development Permit	Building Permit	Total
# of Applications	16	233	249
Est. Net New Units	310 ⁵	561 ⁶	871

Table 3. Net new units approved between January 1, 2021 and September 30, 2024

Finally, Table 4 outlines the estimated total net new units⁷ associated with in-stream development and building permits, that have been applied for and are currently under review as of October 1, 2024.

	Development Permit	Building Permit	Total
# of Applications	39	103	142
Est. Net New Units	287	75	362

Table 4. Applications and net new units approved or under review as of October 1, 2024

⁴ Estimated net new units for “approved” and “applied & under review” categories are estimated based on the proposed minus existing units on the same site. This is different than the “Net New Units Built” in Table 2, which is completed units (received occupancy permit) minus demolished units (received demolition permit).

⁵ DP approved units that have not yet received BP approvals. Unit estimate is subject to change due to a number of reasons (e.g., applicant may not proceed with BP or construction, applicant may reapply to amend approved DPs, applicant may add secondary suites to single-family houses with approved DPs which typically do not require additional DP amendments). DP approved units that received BP approvals are excluded as these units are reflected in the BP approved section.

⁶ BP approved units are likely under construction and will create new housing, unless cancelled by the applicant.

⁷ The estimated units are subject to change as they require either Council or delegated staff approval.

This page intentionally left blank

This page intentionally left blank

Housing Needs Calculation Components

In accordance with the [Province’s HNR Method Technical Guidance](#) (June 2024), the District’s anticipated housing needs over the next 5 and 20 years are composed of the below six components (Components A-F). The calculation of each component is provided in this Appendix.

- A. The number of units for households in extreme core housing need
- B. The number of units for individuals experiencing homelessness
- C. The number of units for suppressed households
- D. The number of units for anticipated household growth
- E. The number of units required to increase the rental vacancy rate to 3%
- F. The number of units that reflects additional local housing demand (the “demand buffer”)

Component A. Housing Units and Extreme Core Housing Need

Extreme core housing needs (ECHN) is defined by Statistics Canada and refers to private households falling below set thresholds for housing adequacy, affordability or suitability that would have to spend 50% or more of total pre-tax income to pay the median rent for alternative acceptable local housing. This component estimates the number of new units required to support renters and owners with a mortgage who have ECHN.

	2006	2011	2016	2021	Average ECHN Rate
Total Households	16,835	17,075	16,930	17,690	
Owners	12,930	13,460	12,670	12,540	
Renters	3,905	3,615	4,260	5,150	
Extreme Core Housing Needs	# % of total	# % of total	# % of total	# % of total	
Owners with a mortgage	N/A	N/A	N/A	205 1.6%	1.6%
Renters	580 14.9%	560 15.5%	695 16.3%	795 15.4%	15.5%

Table 1. Average Extreme Core Housing Need (ECHN) Rate

	2021 Households	Average ECHN Rate	Households in ECHN
Owners	12,540	N/A	N/A
Owners with a mortgage		1.6%	205
Renters	5,150	15.5%	799
Total New Units - 20 Years			1,004
Total New Units – 5 Year			251

Table 2. Total New Units Needed for Households in Extreme Core Housing Need

Component B. Housing Units and Homelessness

This component of housing need estimates the supply of permanent housing units required for those currently experiencing homelessness in the region and is applied based on the District's share of the regional population.

Regional Population (2021)	Local Population		Regional PEH	Proportional Local PEH
	#	% of Region		
2,607,015	43,380	1.7%	11,392	190
Total New Units - 20 Years				190
Total New Units - 5 Years				95¹

Table 3. Total New Units Needed for People Experiencing Homelessness

¹ Provincial methodology requires that the 20-year need be distributed over 10 years in recognition of the urgent needs of the homeless population.

Component C. Housing Units and Suppressed Household Formation

Suppressed Household Formation refers to those households that were unable to form between 2006 and the present due to a constrained housing environment, such as young people with difficulty moving out of their parents' homes to form households of their own and individuals choosing to merge households with roommates due to lack of available and affordable housing supply. The estimated housing needs is based on the additional households that would have formed if the 2006 headship rates are held consistent to 2021.

Age Categories	2006 Households		2021 Households	
	Owner	Renter	Owner	Renter
15 to 24 years	15	70	65	65
25 to 34 years	285	270	285	410
35 to 44 years	1,455	705	975	995
45 to 54 years	3,105	840	2,365	1,140
55 to 64 years	3,105	690	2,755	855
65 to 74 years	2,420	400	2,750	735
75 years and over	2,545	935	3,340	950

Table 4. Primary Household Maintainer vs. Population by Age, 2006 & 2021

Age Categories	2006 Population		2021 Population		
15 to 24 years	15 to 19 years	3,225	5,500	2,995	5,240
	20 to 24 years	2,275		2,245	
25 to 34 years	25 to 29 years	1,265	2,420	1,445	2,805
	30 to 34 years	1,155		1,360	
35 to 44 years	35 to 39 years	1,830	4,635	1,940	4,320
	40 to 44 years	2,805		2,380	
45 to 54 years	45 to 49 years	3,495	7,150	2,955	6,510
	50 to 54 years	3,655		3,555	
55 to 64 years	55 to 59 years	3,580	6,590	3,320	6,435
	60 to 64 years	3,010		3,115	
65 to 74 years	65 to 69 years	2,375	4,395	2,930	5,715
	70 to 74 years	2,020		2,785	
75 years and over	75 to 79 years	1,810	4,820	2,480	6,190
	80 to 84 years	1,725		1,795	
	85 years and over	1,285		1,915	

Table 5. Population by Age, 2006 & 2021

Age Categories	2006 Households		2006 Population	2006 Headship Rate	
	Owner	Renter		Owner	Renter
Under 25 Years	15	70	5,500	0.3%	1.3%
25 to 34 years	285	270	2,420	11.8%	11.2%
35 to 44 years	1,455	705	4,635	31.4%	15.2%
45 to 54 years	3,105	840	7,150	43.4%	11.7%
55 to 64 years	3,105	690	6,590	47.1%	10.5%
65 to 74 years	2,420	400	4,395	55.1%	9.1%
75 years and over	2,545	935	4,820	52.8%	19.4%

Table 6. Headship Rate, 2006

Age Categories	2006 Headship Rate		2021 Population	2021 Potential Households	
	Owner	Renter		Owner	Renter
Under 25 Years	0.3%	1.3%	5,240	14	67
25 to 34 years	11.8%	11.2%	2,805	330	313
35 to 44 years	31.4%	15.2%	4,320	1,356	657
45 to 54 years	43.4%	11.7%	6,510	2,827	765
55 to 64 years	47.1%	10.5%	6,435	3,032	674
65 to 74 years	55.1%	9.1%	5,715	3,147	520
75 years and over	52.8%	19.4%	6,190	3,268	1,201

Table 7. Potential Households in 2021, if 2006 Headship Rates Remained Constant

Age Categories	2021 Potential Households		2021 Households		2021 Suppressed Households		
	Owner	Renter	Owner	Renter	Owner	Renter	Total
Under 25 Years	14	67	65	65	-51	2	0
25 to 34 years	330	313	285	410	45	-97	0
35 to 44 years	1,356	657	975	995	381	-338	43
45 to 54 years	2,827	765	2,365	1,140	462	-375	87
55 to 64 years	3,032	674	2,755	855	277	-181	96
65 to 74 years	3,147	520	2,750	735	397	-215	182
75 years and over	3,268	1,201	3,340	950	-72	251	179
Total New Units - 20 Years							587
Total New Units - 5 Years							147

Table 8. Total New Units for Suppressed Household Formation

Component D. Housing Units and Anticipated Housing Growth

Anticipated household growth estimates the additional households required to accommodate an increasing population over five and twenty years. The average of the local vs. regional-based household growth scenarios is taken as the units required to address anticipated housing growth.

20-Year Estimate

MV Projections	2021	2041	Regional Growth Rate
Households	1,043,315	1,580,744	51.5%

Table 9. 20-Year Projected Growth Rate, Metro Vancouver Region

Growth Scenarios	Regional Growth Rate	Households		New Units
		2021	2041	
Local Household Growth	Not applicable	17,690	22,107	4,417
Regional Based Household Growth	51.5%	17,690	Not applicable	9,112
Total New Units - 20 Years				6,765

Table 10. Total New Units for Anticipated Housing Growth (20-Year)

5-Year Estimate:

MV Projections	2021	2026	Regional Growth Rate
Households	1,043,315	1,221,910	17.1%

Table 11. 5-Year Projected Growth Rate, Metro Vancouver Region

Growth Scenarios	Regional Growth Rate	Households		New Units
		2021	2026	
Local Household Growth	Not applicable	17,690	19,495	1,805
Regional Based Household Growth	17.1%	17,690	Not applicable	3,028
Total New Units - 5 Years				2,417

Table 12. Total New Units for Anticipated Housing Growth (5-Year)

Component E. Housing Units and Rental Vacancy Rate

This component addresses new units needed to restore local vacancy rates to levels representing a healthy and well-functioning rental housing market, which is referred to as rates of at least 3%.

	Vacancy Rate	Occupied Rate	Renter Households	Estimated Number of Units
Target Vacancy Rate	3.0%	97.0%	5,150	5,309
Local Vacancy Rate	1.0%	99.0%		5,202
Total New Units - 20 Years				107
Total New Units - 5 Years				27

Table 13. Total New Units for Rental Vacancy Rate Adjustment

Component F. Housing Units and Demand (the “Demand Buffer”)

The “demand buffer” refers to the number of units required to achieve “healthy” market demand within the District, beyond the minimum units required to adequately house current and anticipated residents. The calculation is based on a demand factor, which is a ratio of housing price to housing density and provided to each municipality by the Province.

Component	Result
Component A: Housing Units and Extreme Core Housing Needs (HNRR s.17)	1,004
Component B: Housing Units and Homelessness (HNRR s. 18)	190
Component C: Housing Units and Suppressed Household Formation (HNRR s.19)	587
Component E. Housing Units and Rental Vacancy Rate (HNRR s.21)	107
Total	1,888
Demand Factor	1.11
Total New Units - 20 Years	2,089
Total New Units - 5 Years	522

This page intentionally left blank

This page intentionally left blank