

# Interim Housing Needs Report

David Hawkins – Senior Manager, Community Planning & Sustainability  
Council Meeting, December 9, 2024

# Legislative context – Bill 44 (2023)

Three components and associated deadlines/deliverables:



1. Small-Scale Multi-Unit Housing (SSMUH) – adopted Aug 12, 2024



2. Interim Housing Needs Report (HNR) – by Dec 31, 2024

*Council are required to receive*



3. OCP & Zoning Bylaw Review to reflect HNR – by Dec 31, 2025

*Staff will describe implications*



# 2024 Interim Housing Needs Report

INTERIM HOUSING NEEDS REPORT - COUNCIL MEETING - DECEMBER 9, 2024

*west vancouver*



# Options for 2024 compliance

## Option 1 - Interim Report

“Supplementary” to 2021 HNR

Legislative requirement now is to add **3 things**:

- 5 & 20 Year Housing Needs
- Statement on Housing near transportation infrastructure
- Housing Actions taken since 2021 (last HNR)

**Chosen Option due to  
Time & Resource Constraints**

## Option 2 - Full Report

“Replaces” 2021 HNR

Optional now, would need to include **more**:

- 5 & 20 Year Housing Needs
- **Updated population & housing info (Census 2021)**
- Statements on:
  - **Affordable Housing**
  - **Rental Housing**
  - **Special Needs Housing**
  - **Seniors Housing**
  - **Housing for Families**
  - **Homelessness**
- Housing near transportation infrastructure
- Housing Actions taken since 2021 (last HNR)
- **Changes in housing needs since last HNR**

Both Options lead to 2028 HNR Update (based on 2026 Census)

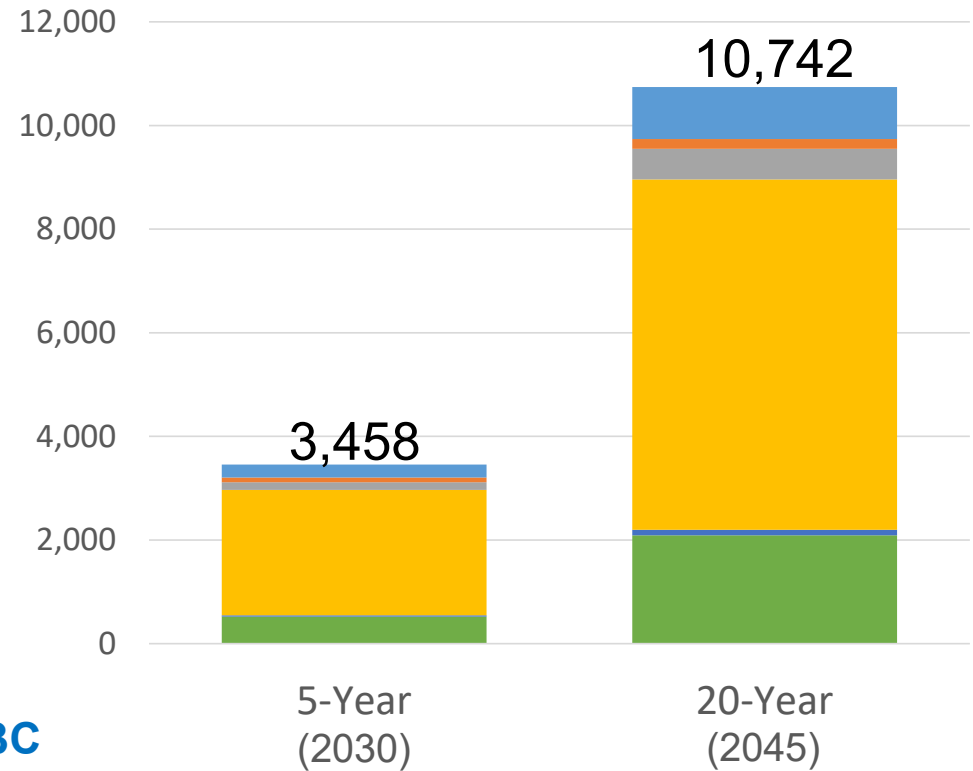


# 5- and 20-year housing needs

Section 1 of the Interim HNR

## Required Methodology and Data:

- Extreme Core Housing Needs
- Homelessness
- Suppressed Households
- Anticipated Population Growth
- Healthy Rental Vacancy
- Demand Buffer

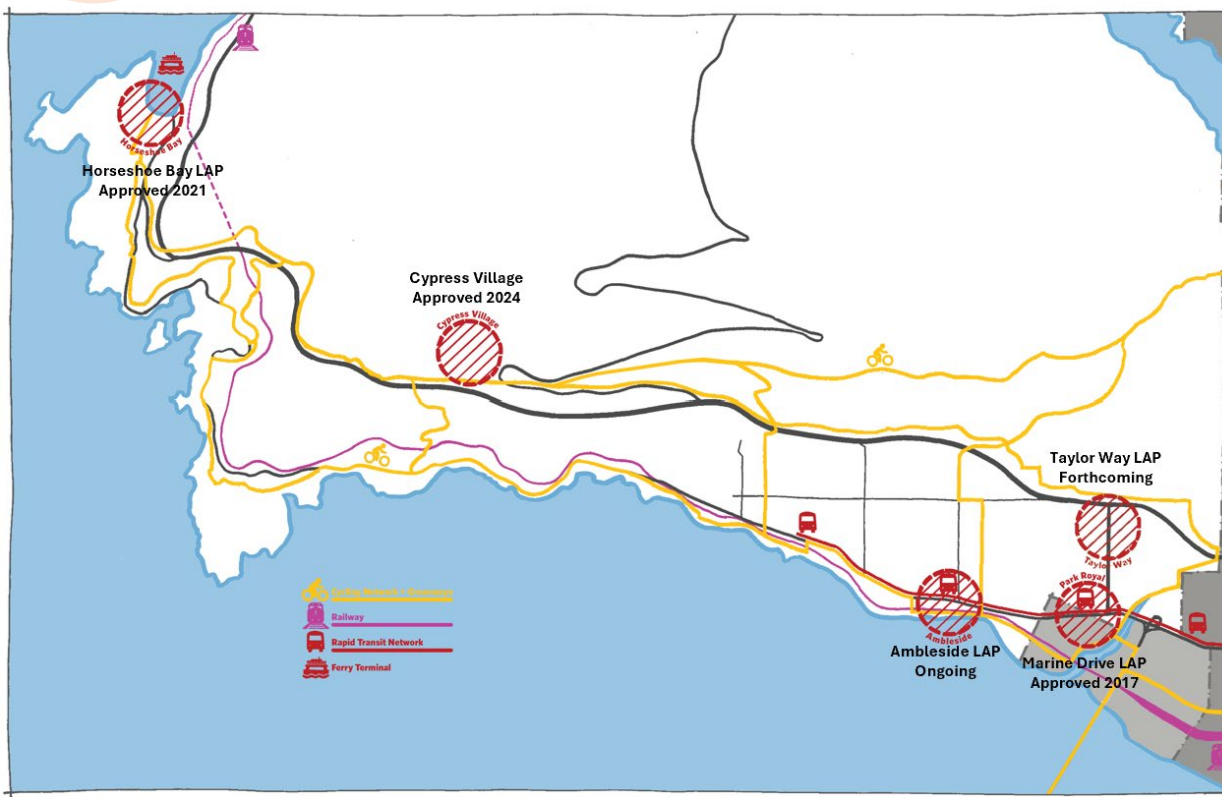


**\*Results consistent between DWV, MV and UBC**



# Housing near transportation infrastructure

## Section 2 of the Interim HNR



### LAPs - Network of centres

- New housing close to shops, services, jobs, amenities
- Enables active transportation options
- Complements existing transit infrastructure
- Concentrates future transit demands



## Actions since 2021

### Section 3 of the Interim HNR

#### Major housing initiatives:

- Completed Horseshoe Bay LAP
- Allowed secondary suites & coach houses on same site
- Approved Cypress Village ADP
- Continuing Ambleside LAP process

#### Housing approved and in-stream since 2021:

- 1,029 net new units created (completions minus demolished)
- 561 est. net new units with issued BPs
- 310 est. net new units with issued DPs (pending BP issuance)
- 362 est. in stream units (i.e. BPs and DPs under review)

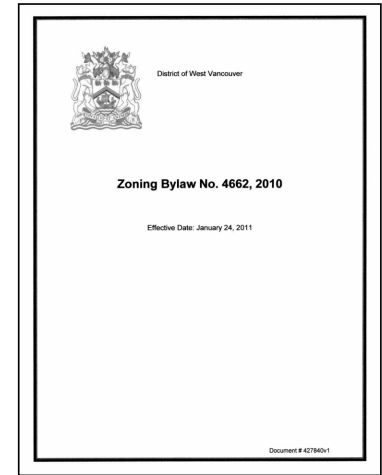
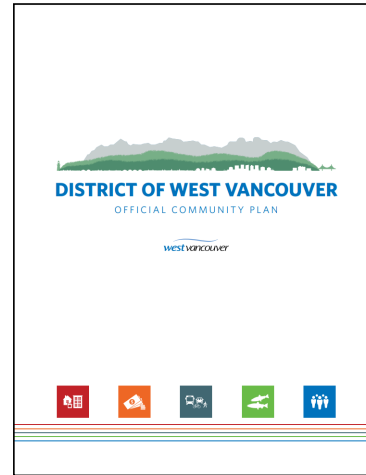
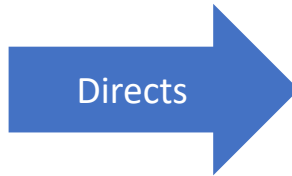
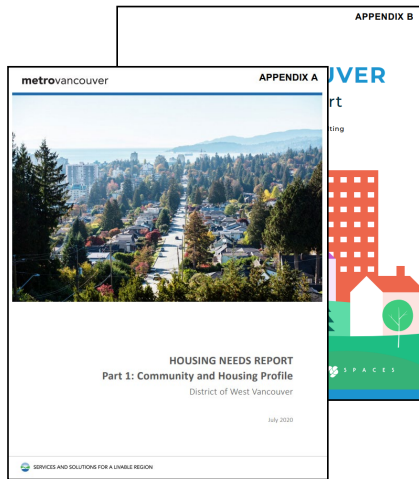


# Implications for the Zoning & OCP Bylaws





# HNR's new legislative function



**HNR Update** (by Dec 2024)  
Estimates 5 & 20-year needs  
Updated every 5 years

**OCP & ZB Update** (by Dec 2025)  
Capacity in place for 20-year needs  
Within a year of each HNR update



## Zoning capacity

20-year additional capacity needed	10,742 units
ZB permitted maximum build-out capacity	45,000 units
- Estimated existing built (2023)	19,500 units
Remaining additional capacity	<b>21,500 units</b>

- Zoning Bylaw is adequate to accommodate 20-year housing needs
- ✓ **Compliant with LGA 481.7 requirements, therefore no update required**
- *Actual build-out will depend on e.g. market forces, owner interest, etc.*



## OCP capacity

20-year additional capacity needed 10,742 units

**Estimated housing capacities ~9,850 units**

Existing Neighbourhoods.....	2,150
Local Area Plans.....	2,350
Future Neighbourhoods.....	5,400

**Deficit: OCP update is required to fill the “gap” ~900 units**

- *The 2018 OCP is recent – this update is a “re-fresh” not a “re-boot”*



# Conclusion



## Status and Next Steps

### HNR:

- LGA requires it be received and published by end of 2024 – **tonight's recommendation**

### Zoning:

- Is compliant with LGA – **no update required to meet HNR**
- Council makes ongoing updates to the ZB as a “living document” through approvals

### OCP:

- Is not compliant with LGA (or Metro 2050) – **update required by Dec 2025**
- Council continues to implement 2018 OCP and update it (e.g. LAPs and approvals)
- **Staff will engage the community and provide Council recommendations meet compliance**

# Recommendation

## Recommendation (legislatively required):

THAT the Interim Housing Needs Report, attached as **Appendix A**, be received for information and published on the District's website.



# Housing Needs Component Breakdown

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

Estimated Housing Units Needed	5-Year	20-Year
Component A: Housing Units and Extreme Core Housing Needs (HNRR s.17)	251	1,004
Component B: Housing Units and Homelessness (HNRR s. 18)	95	190
Component C: Housing Units and Suppressed Household Formation (HNRR s.19)	147	587
Component D: Housing Units and Anticipated Housing Growth (HNRR s.20)	2417	6,765
Component E: Housing Units and Rental Vacancy Rate (HNRR s.21)	27	107
Component F: Housing Units and Demand (the "Demand Buffer") (HNRR s.22)	522	2,089
<b>Estimated Total Housing Needs (# of Units)</b>	<b>3,459</b>	<b>10,742</b>





## What is the Province's method?

### Required Methodology:

- Extreme Core Housing Needs (ECHN)
- Homelessness
- Suppressed Households
- Anticipated Population Growth
- Healthy Rental Vacancy
- Demand Buffer

### Required Inputs:

- Census 2006-2021 HH in ECHN Average
- Regional Homelessness Count
- Census 2006 HH Maintainer + Headship Rates
- BC Regional & Municipal HH Projections
- Census 2021 Renter HH Count
- BC "Demand Factor" (ratio of housing price to density)

The method is the same for all municipalities and all calculations are already public

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