



HOUSING NEEDS REPORT

Part 1: Community and Housing Profile

District of West Vancouver

July 2020

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1. INTRODUCTION

Local governments across the Metro Vancouver region and across British Columbia encounter challenges in their efforts to achieve a diverse and affordable housing supply for all residents. Housing needs reports collect, review, and analyze data about current and projected population, household income, significant economic sectors, and the currently available and anticipated housing units in a given community, in order to establish a baseline understanding of housing need and demand. The housing needs report becomes the basis for determining current and projected housing need, and provides evidence-based information to support local planning efforts in addressing these gaps.

This report is structured in four parts:

- 1. Introduction**
Describes the housing needs report requirement for local governments in British Columbia, the study purpose, and regional context.
- 2. Community Profile**
Provides key demographic, household, and economic data, including population and household projections.
- 3. Housing Profile**
Provides an overview of housing supply, market conditions, and housing indicators.
- 4. Housing Need** (TO BE COMPLETED BY RESPECTIVE JURISDICTIONS (i.e. “Part 2” of the Housing Needs Report)
Summarizes housing need in the community identified through the research and analysis and engagement processes.

1.1 PURPOSE

New legislative requirements in British Columbia (BC) took effect April 16, 2019 requiring local governments to collect data, analyze trends and prepare reports that describe current and projected housing needs in their communities. Municipalities and regional districts in BC are required to complete publicly accessible housing needs reports by April 2022 and every five years thereafter.

Housing needs reports are intended to strengthen the ability of local governments to understand their current and future housing needs, and to ensure that local policies, plans, and development decisions that follow are based on recent evidence. These reports can identify existing and projected gaps in housing supply by collecting and analyzing quantitative and qualitative information about local demographics, economics, housing stock, and other factors. Having a housing needs report is a critical input that supports the development of a comprehensive housing strategy or action plan.

1.2 REGIONAL CONTEXT

Local governments are required to consider the most recently collected information and housing needs report when amending an official community plan or regional growth strategy. In Metro Vancouver, member jurisdictions are required to adopt Regional Context Statements which include policies or strategies that will work toward meeting future housing demand as set out in the regional growth strategy.

2. COMMUNITY PROFILE

The community profile section examines key demographic, household, and economic indicators for the District of West Vancouver, including population growth, age, household characteristics, and labour force statistics. Where it is relevant, Metro Vancouver and the Province of BC are used as a benchmark for comparison.

2.1 DEMOGRAPHICS

Population

According to the 2016 Census of Population, there were 42,473 people living in West Vancouver. West Vancouver represents 2% of the Metro Vancouver population, which was 2.5 million in 2016. Between 2006 and 2016 (the three most recent census periods), West Vancouver grew by 1%, adding 342 people, and representing 0.1% of the region’s total population growth.

Table 1. Population Growth, West Vancouver, Metro Vancouver, and BC (2006, 2011, 2016)

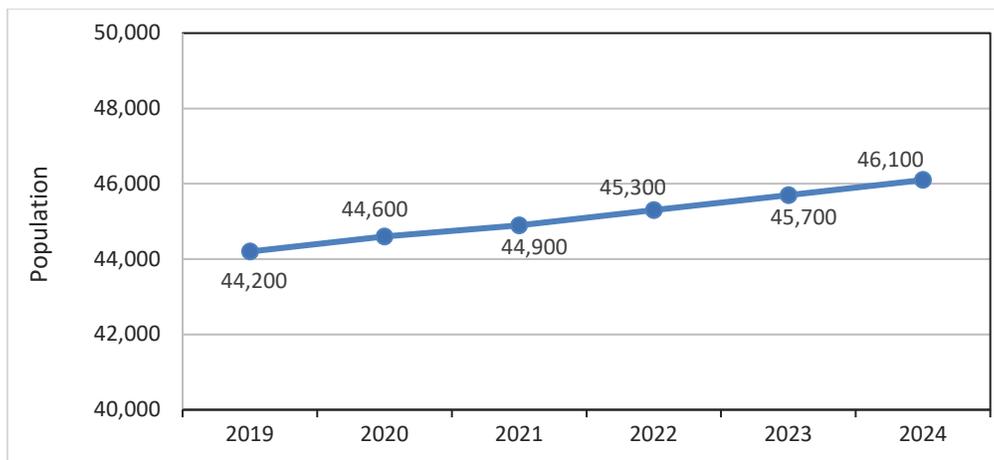
Community / Area	Population Growth	2006	2011	2016
West Vancouver	0.8%	42,131	42,694	42,473
Metro Vancouver	16.4%	2,116,581	2,313,328	2,463,431
British Columbia	13.0%	4,113,487	4,400,057	4,648,055

Source: Statistics Canada, Census of Population, 2006, 2011, 2016.

ANTICIPATED POPULATION

Metro Vancouver prepares population and growth projections for the region and its member jurisdictions. According to the most recent projections, the West Vancouver is anticipated to increase by 1,900 people, from 44,200 residents in 2019 to 46,100 residents in 2024.

Figure 1. Anticipated Population, West Vancouver and Metro Vancouver (2019 to 2024)



Source: Metro Vancouver

The growth shown in Figure 1 represents an anticipated population growth of 4.3% over a 5-year period. In comparison, the Metro Vancouver region is expected to experience 7.1% population growth over the 5-year period, 2019-2024 (Table 2).

Table 2. Anticipated Population Growth, West Vancouver and Metro Vancouver (2019 to 2024)

Community/Area	Anticipated Population Growth	2019	2024
West Vancouver	4.3%	44,200	46,100
Metro Vancouver	7.1%	2,663,800	2,852,700

Source: Metro Vancouver

Age Profile

Table 3 shows the median age of West Vancouver's population, as reported in the three most recent census periods. The West Vancouver population was older than that of the region and the province with a median age of 50.5, compared to a median age of 40.9 for Metro Vancouver and 43 for BC as a whole.

Table 3. Median Age, West Vancouver and Metro Vancouver (2006, 2011, 2016)

Age	2006	2011	2016
West Vancouver	48.5	49.9	50.5
Metro Vancouver	39.1	40.2	40.9

Source: Statistics Canada, Census of Population, 2006, 2011, 2016

Although the overall population in West Vancouver increased by 0.8% between 2006 and 2016, every segment of the population under age 65 decreased. The fastest growing segment of the population was people aged 85 years and over.

Table 4. Population by Age Group, West Vancouver (2006, 2011, 2016)

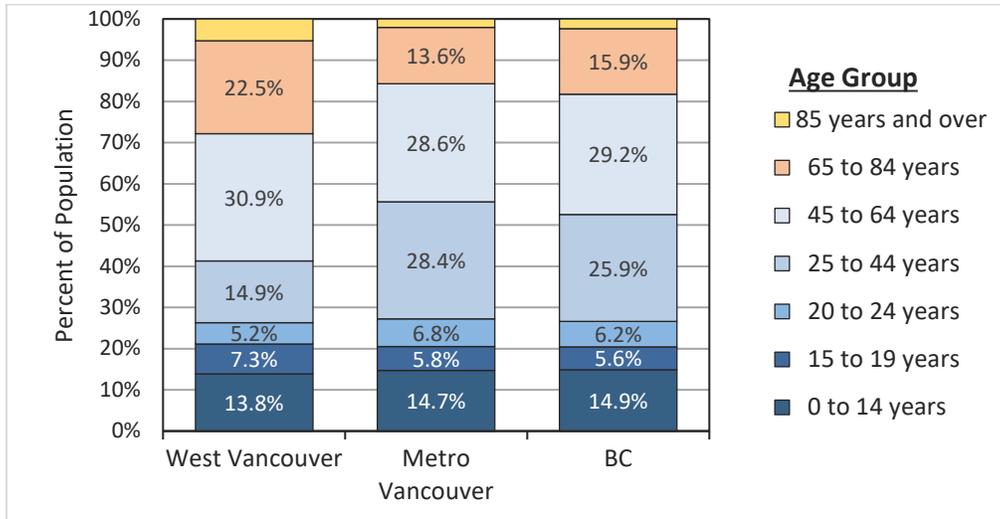
Age Group	2006		2011		2016		Percent change 2006-2016
0 to 14 years	6,080	14.4%	5,890	13.8%	5,875	13.8%	-3.4%
15 to 19 years	3,275	7.8%	3,050	7.1%	3,080	7.3%	-6.0%
20 to 24 years	2,285	5.4%	2,380	5.6%	2,225	5.2%	-2.6%
25 to 44 years	7,030	16.7%	6,755	15.8%	6,335	14.9%	-9.9%
45 to 64 years	13,785	32.7%	13,755	32.2%	13,130	30.9%	-4.8%
65 to 84 years	8,110	19.2%	8,910	20.9%	9,560	22.5%	17.9%
85 years and over	1,580	3.8%	1,965	4.6%	2,250	5.3%	42.4%
Total	42,130	100%	42,695	100%	42,470	100%	0.8%

Source: Statistics Canada, Census of Population, 2006, 2011, 2016

West Vancouver has an older population by age group compared to the Metro Vancouver region and to the province of BC. The proportion of population aged 44 years and under was much smaller in West Vancouver (41%) compared to Metro Vancouver (56%) and BC (53%). The proportion of seniors 65+ years

old in West Vancouver (28%) was significantly higher than Metro Vancouver (16%) and BC (18%). Figure 2 compares the total population of West Vancouver, Metro Vancouver, and BC by age group.

Figure 2. Population by Age Group, West Vancouver, Metro Vancouver, and BC (2016)



Source: Statistics Canada, Census of Population, 2016

ANTICIPATED AGE PROFILE

According to Metro Vancouver growth projections, the most significant growth in West Vancouver is expected to occur among 20 to 44 year olds, with the number of those aged 20 to 24 years expected to rise by 11% and those aged 25 to 44 years expected to rise by 21%. Meanwhile, the largest (5%) loss of population will be seen amongst those aged 14 and under.

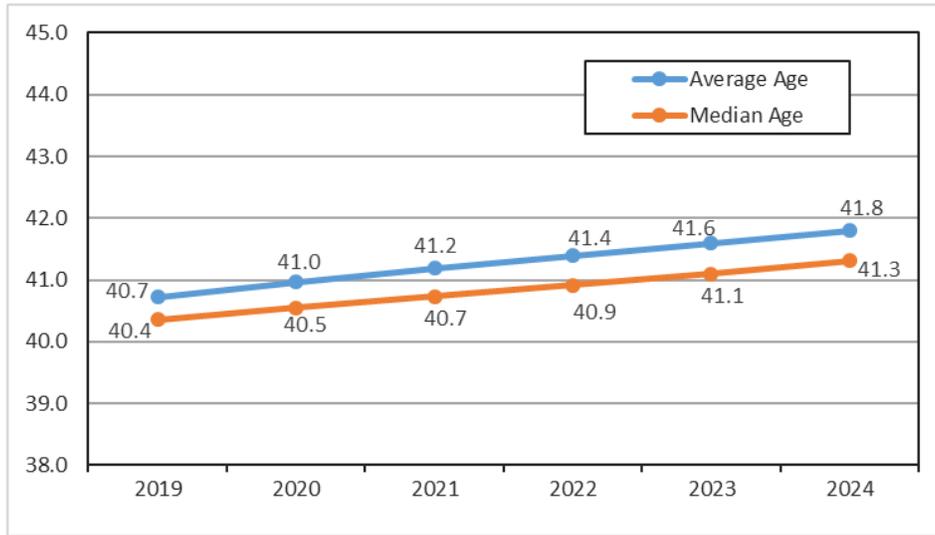
Table 5. Anticipated Population Growth by Age Group, West Vancouver (2019 to 2024)

Age Groups	2019		2024		Population Change 2019 - 2024	
	Population	%	Population	%	Population	%
0 to 14 years	5,700	12.9%	5,400	11.7%	-300	-5.3%
15 to 19 years	3,200	7.2%	3,300	7.2%	100	3.1%
20 to 24 years	2,800	6.3%	3,100	6.7%	300	10.7%
25 to 44 years	7,200	16.3%	8,700	18.9%	1,500	20.8%
45 to 64 years	13,300	30.1%	13,100	28.4%	-200	-1.5%
65 to 84 years	9,700	21.9%	10,100	21.9%	400	4.1%
85 years and over	2,300	5.2%	2,400	5.2%	100	4.3%
Total	44,200	100%	46,100	100%	1,900	4.3%

Source: Metro Vancouver

BC Stats also prepares population estimates and projections at a regional district level. According to BC Stats' most recent projections, the median age of the anticipated population in Metro Vancouver will increase from 40.4 years in 2019 to 41.3 by 2024, suggesting that the trend over the 5-year period will be an aging of the region's population. This is concurrent with the findings of Metro Vancouver's projections, and trends experienced across the province and country.

Figure 3. Average and Median Age of the Anticipated Population, Metro Vancouver (2019 to 2024)



Source: BC Stats

2.2 HOUSEHOLDS

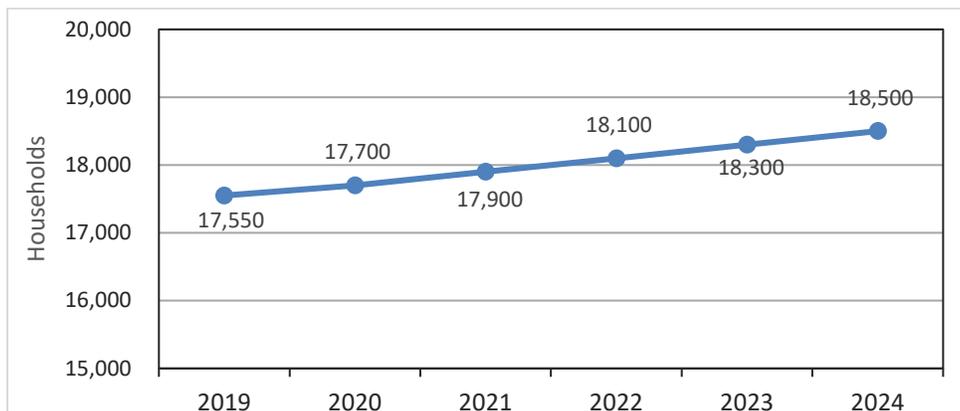
Number of Households

In 2016, the total number of households in West Vancouver was 16,935. This was comparable to the total households from the previous two census periods. In 2011, there were 17,075 households in West Vancouver, and in 2006, a total 16,840 households.

ANTICIPATED HOUSEHOLDS

According to Metro Vancouver population and housing projections, the anticipated number of households in West Vancouver is expected to grow to a total of 18,500 households by 2024, a 5.4% increase from 2019. Figure 4 contain information on the household projections for West Vancouver from 2019 to 2024.

Figure 4. Anticipated Total Number of Households, West Vancouver (2019 to 2024)



Source: Metro Vancouver

Household Size

The majority (61%) of West Vancouver households were 1-person households and 2-person households, as shown in Table 6. Households containing 5 or more persons accounted for 8% of all West Vancouver households. This proportion has been decreasing over the last three census periods. According to the 2016 Census, the average number of persons in a West Vancouver household was 2.5, which is consistent with the average household size in Metro Vancouver (2.5) and BC (2.4).

Table 6. Number and Percentage of Households by Household Size, West Vancouver (2006, 2011, 2016)

Household Size	2006		2011		2016	
1 person	4,720	28.0%	4,785	28.0%	4,655	27.5%
2 persons	5,595	33.2%	5,720	33.5%	5,715	33.7%
3 persons	2,390	14.2%	2,465	14.4%	2,605	15.4%
4 persons	2,605	15.5%	2,690	15.8%	2,635	15.6%
5 or more persons	1,525	9.1%	1,410	8.3%	1,320	7.8%
Total	16,835	100%	17,075	100%	16,935	100%

Source: Statistics Canada, Census of Population, 2006, 2011, 2016

ANTICIPATED HOUSEHOLD SIZE

By 2024, the average number of persons in a West Vancouver household is expected to be 2.5.

Household Tenure

Three quarters (75%) of West Vancouver households were owners in 2016. This proportion was slightly lower than in the previous two census years (79% in 2011 and 77% in 2006). West Vancouver's ownership rate was higher than that of Metro Vancouver (64%) or the province as a whole (68%).

Table 7. Number and Percentage of Households by Household Tenure, West Vancouver (2006, 2011, 2016)

Tenure	2006		2011		2016	
Owner households	12,930	76.8%	13,460	78.8%	12,675	74.9%
Renter households	3,905	23.2%	3,610	21.1%	4,260	25.2%
Total	16,835	100%	17,075	100%	16,930	100%

Source: Statistics Canada, Census of Population, 2006, 2011, 2016

According to the Statistics Canada Census, 'subsidized housing' refers to whether a renter household lives in a dwelling that is subsidized. Subsidized housing includes rent geared to income, social housing, public housing, government-assisted housing, non-profit housing, rent supplements and housing allowances.

Of the 4,260 renter households in West Vancouver in 2016, 585 (14%) self-reported that they were living in subsidized housing / receiving a subsidy.

Table 8. Number and Percentage of Renter Households in Subsidized Housing, West Vancouver (2006, 2011, 2016)

Subsidized Renter Households	2006		2011		2016	
Renter households with subsidy	n/a	n/a	420	11.6%	585	13.7%
Renter households without subsidy	n/a	n/a	3,190	88.4%	3,675	86.3%
Total	3,905	100%	3,610	100%	4,260	100%

Source: Statistics Canada, Census of Population, 2006, 2011, 2016

Note: 2006 Census did not collect information on the presence of rental subsidies.

Household Income

In 2016, the median income for all West Vancouver households was \$89,808, and the average income was \$196,133. These were significantly higher incomes than incomes of households throughout the Metro Vancouver region in 2016 (\$72,662 median income; \$96,423 average income) and BC as a whole (\$69,995 median income; \$90,354 average income).

Table 9. Median Household Incomes, West Vancouver, Metro Vancouver, and BC (2006, 2011, 2016)

Median Household Income	2006	2011	2016
West Vancouver	\$76,893	\$84,345	\$89,808
Metro Vancouver	\$52,231	\$63,347	\$72,662
British Columbia	\$52,709	\$60,333	\$69,995

Source: Statistics Canada, Census of Population, 2006, 2011, 2016 (custom data provided by BC Ministry of Municipal Affairs and Housing)

In West Vancouver, 36% of all households were earning less than \$60,000 per year during the latest census period, as shown in Table 10. The proportion of households earning less than \$30,000 per year was 18% in 2016. These households often require below market housing such as rent-geared-to-income housing.

Table 10. Number and Percentage of Households by Household Income Bracket (Constant 2015\$), West Vancouver (2006, 2011, 2016)

Household Income	2006		2011		2016	
Under \$5,000	335	2.0%	435	2.5%	590	3.5%
\$5,000 to \$9,999	290	1.7%	315	1.8%	220	1.3%
\$10,000 to \$14,999	270	1.6%	325	1.9%	425	2.5%
\$15,000 to \$19,999	700	4.2%	735	4.3%	605	3.6%
\$20,000 to \$24,999	685	4.1%	700	4.1%	625	3.7%
\$25,000 to \$29,999	515	3.1%	485	2.8%	600	3.5%
\$30,000 to \$34,999	525	3.1%	480	2.8%	460	2.7%
\$35,000 to \$39,999	525	3.1%	595	3.5%	600	3.5%
\$40,000 to \$44,999	435	2.6%	600	3.5%	560	3.3%
\$45,000 to \$49,999	640	3.8%	450	2.6%	535	3.2%
\$50,000 to \$59,999	995	5.9%	1,035	6.1%	910	5.4%
\$60,000 to \$69,999	950	5.6%	770	4.5%	875	5.2%
\$70,000 to \$79,999	830	4.9%	745	4.4%	730	4.3%
\$80,000 to \$89,999	660	3.9%	715	4.2%	725	4.3%
\$90,000 to \$99,999	630	3.7%	785	4.6%	610	3.6%
\$100,000 to \$124,999	1,430	8.5%	1,165	6.8%	1,355	8.0%

Household Income	2006		2011		2016	
\$125,000 to \$149,999	1,315	7.8%	1,200	7.0%	990	5.8%
\$150,000 to \$199,999	1,525	9.1%	1,540	9.0%	1,600	9.4%
\$200,000 and over	3,595	21.3%	3,990	23.4%	3,905	23.1%
Total households	16,840	100%	17,075	100%	16,935	100%

Source: Statistics Canada, Census of Population, 2006, 2011, 2016 (custom data provided by BC Ministry of Municipal Affairs and Housing)

Compared to the median income for all West Vancouver households (\$89,808), renter households had a significantly lower median income, making \$40,000 less per year (\$48,392). Among renters, the proportion of households earning less than \$60,000 was 58%. The proportion of households earning less than \$30,000 per year was 34% in 2016. Table 11 shows the number and percentage of renter households by household income bracket for the past three census periods.

Table 11. Number and Percentage of Renter Households by Household Income Bracket (Constant 2015\$), West Vancouver (2006, 2011, 2016)

Household Income	2006		2011		2016	
Under \$ 5,000	165	4.2%	140	3.9%	250	5.9%
\$5,000 to \$9,999	120	3.1%	105	2.9%	85	2.0%
\$10,000 to \$14,999	115	2.9%	110	3.0%	215	5.0%
\$15,000 to \$19,999	350	9.0%	335	9.3%	340	8.0%
\$20,000 to \$24,999	370	9.5%	335	9.3%	310	7.3%
\$25,000 to \$29,999	230	5.9%	130	3.6%	260	6.1%
\$30,000 to \$34,999	210	5.4%	150	4.2%	155	3.6%
\$35,000 to \$39,999	200	5.1%	230	6.4%	235	5.5%
\$40,000 to \$44,999	175	4.5%	205	5.7%	195	4.6%
\$45,000 to \$49,999	185	4.7%	145	4.0%	145	3.4%
\$50,000 to \$59,999	340	8.7%	265	7.3%	280	6.6%
\$60,000 to \$69,999	275	7.0%	225	6.2%	240	5.6%
\$70,000 to \$79,999	190	4.9%	215	6.0%	250	5.9%
\$80,000 to \$89,999	125	3.2%	135	3.7%	180	4.2%
\$90,000 to \$99,999	155	4.0%	165	4.6%	150	3.5%
\$100,000 to \$124,999	210	5.4%	200	5.5%	230	5.4%
\$125,000 to \$149,999	150	3.8%	120	3.3%	175	4.1%
\$150,000 to \$199,999	100	2.6%	145	4.0%	170	4.0%
\$200,000 and over	245	6.3%	270	7.5%	395	9.3%
Total renter households	3,910	100%	3,610	100%	4,260	100%

Source: Statistics Canada, Census of Population, 2006, 2011, 2016 (custom data provided by BC Ministry of Municipal Affairs and Housing)

Conversely, owners had a higher median income when compared to the rest of West Vancouver households. With a median household income of \$112,697, owner households made nearly \$23,000 more than the median income for all West Vancouver households, and \$64,000 more than the median income for renter households. In fact, the median income of owner households in West Vancouver was 2.3 times higher than the median income of renter households. Table 12 shows the number and percentage of owner households by household income bracket for the past three census periods.

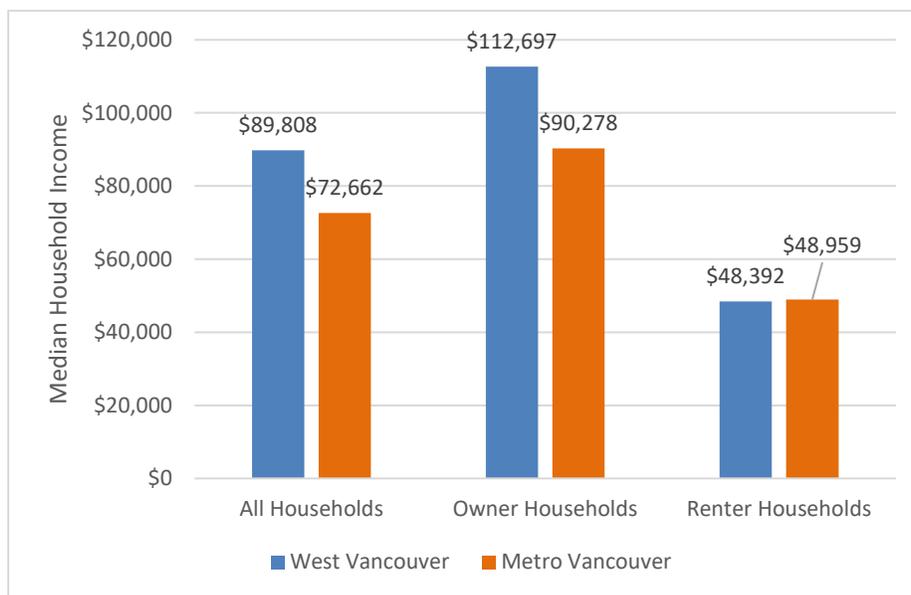
Table 12. Number and Percentage of Owner Households by Household Income Bracket (Constant 2015\$), West Vancouver (2006, 2011, 2016)

Household Income	2006		2011		2016	
Under \$ 5,000	170	1.3%	290	2.2%	340	2.7%
\$5,000 to \$9,999	170	1.3%	210	1.6%	135	1.1%
\$10,000 to \$14,999	155	1.2%	215	1.6%	215	1.7%
\$15,000 to \$19,999	340	2.6%	400	3.0%	270	2.1%
\$20,000 to \$24,999	320	2.5%	365	2.7%	320	2.5%
\$25,000 to \$29,999	290	2.2%	355	2.6%	340	2.7%
\$30,000 to \$34,999	320	2.5%	330	2.5%	305	2.4%
\$35,000 to \$39,999	325	2.5%	365	2.7%	365	2.9%
\$40,000 to \$44,999	265	2.0%	400	3.0%	360	2.8%
\$45,000 to \$49,999	455	3.5%	310	2.3%	385	3.0%
\$50,000 to \$59,999	650	5.0%	770	5.7%	630	5.0%
\$60,000 to \$69,999	675	5.2%	550	4.1%	635	5.0%
\$70,000 to \$79,999	645	5.0%	530	3.9%	480	3.8%
\$80,000 to \$89,999	535	4.1%	580	4.3%	540	4.3%
\$90,000 to \$99,999	470	3.6%	625	4.6%	465	3.7%
\$100,000 to \$124,999	1,220	9.4%	970	7.2%	1,125	8.9%
\$125,000 to \$149,999	1,165	9.0%	1,080	8.0%	820	6.5%
\$150,000 to \$199,999	1,425	11.0%	1,395	10.4%	1,435	11.3%
\$200,000 and over	3,355	25.9%	3,720	27.6%	3,510	27.7%
Total owner households	12,935	100%	13,465	100%	12,675	100%

Source: Statistics Canada, Census of Population, 2006, 2011, 2016 (custom data provided by BC Ministry of Municipal Affairs and Housing)

Finally, Figure 5 compares the median household incomes in West Vancouver and Metro Vancouver by household tenure, highlighting the significantly higher incomes of owner households compared to renter households.

Figure 5. Median Household Income by Tenure, West Vancouver and Metro Vancouver (2016)



Source: Statistics Canada, Census of Population, 2016 (custom data provided by BC Ministry of Municipal Affairs and Housing)

2.3 ECONOMY & EMPLOYMENT

Labour Force

The local economy has a significant impact on housing need and demand. West Vancouver's participation rate was lower than that of Metro Vancouver and the province as a whole by more than 10 percentage points. Its unemployment rate, however, was comparable to that of Metro Vancouver and lower than the provincial rate, as shown in Table 13.

Although the working age population (aged 15 years and over) increased by 1% in West Vancouver between 2006 and 2016, the number of people in the labour force decreased by 10%, or 1,940 people. As a result, the participation rate decreased from 57.7% in 2006 to 51.8% in 2016.

Table 13. Labour Force Statistics, West Vancouver, Metro Vancouver, and BC (2016)

	West Vancouver	Metro Vancouver	British Columbia
Total Population Aged 15 Years and Over	35,805	2,064,615	3,870,375
In Labour Force	18,540	1,355,520	2,471,665
Employed	17,515	1,276,900	2,305,690
Unemployed	1,020	78,620	165,975
Not In Labour Force	17,265	709,095	1,398,710
Participation Rate	51.8%	65.7%	63.9%
Unemployment Rate	5.5%	5.8%	6.7%

Source: Statistics Canada, Census of Population, 2006, 2011, 2016

The largest proportion of workers residing in West Vancouver worked (regardless of whether their place of work was in West Vancouver or not) in the professional, scientific and technical services (18% of the workforce), health care and social assistance (11% of the workforce), and the retail trade sectors (9% of the workforce). Large proportions of workers residing in West Vancouver also worked in educational services (8%), finance and insurance (8%), and real estate and rental and leasing (7%). Table 14 displays the number and percentage of workers by industry for the past three Census periods for workers who lived in West Vancouver.

Table 14. Number and Percentage of Workers by NAICS Sector, for workers who lived in West Vancouver (2006, 2011, 2016)

Sector	2006		2011		2016	
	Count	Percentage	Count	Percentage	Count	Percentage
Industry - Not applicable	210	1.0%	425	2.2%	345	1.9%
All industry categories	20,270	99.0%	18,890	97.8%	18,195	98.1%
Agriculture, forestry, fishing and hunting	85	0.4%	75	0.4%	110	0.6%
Mining, quarrying, and oil and gas extraction	170	0.8%	295	1.5%	200	1.1%
Utilities	110	0.5%	115	0.6%	65	0.4%
Construction	965	4.7%	745	3.9%	1,035	5.6%
Manufacturing	715	3.5%	660	3.4%	580	3.1%
Wholesale trade	995	4.9%	715	3.7%	670	3.6%
Retail trade	1,830	8.9%	1,620	8.4%	1,655	8.9%
Transportation and warehousing	550	2.7%	415	2.1%	440	2.4%

Sector	2006		2011		2016	
Information and cultural industries	850	4.2%	755	3.9%	615	3.3%
Finance and insurance	1,630	8.0%	1,445	7.5%	1,385	7.5%
Real estate and rental and leasing	1,190	5.8%	1,365	7.1%	1,280	6.9%
Professional; scientific and technical services	4,170	20.4%	3,310	17.1%	3,395	18.3%
Management of companies and enterprises	125	0.6%	80	0.4%	95	0.5%
Administrative and support; waste management and remediation services	715	3.5%	645	3.3%	630	3.4%
Educational services	1,285	6.3%	1,840	9.5%	1,390	7.5%
Health care and social assistance	1,710	8.3%	1,690	8.7%	1,960	10.6%
Arts; entertainment and recreation	640	3.1%	700	3.6%	475	2.6%
Accommodation and food services	1,390	6.8%	970	5.0%	1,065	5.7%
Other services (except public administration)	645	3.1%	675	3.5%	685	3.7%
Public administration	495	2.4%	775	4.0%	475	2.6%
Total	20,480	100%	19,315	100%	18,540	100%

Source: Statistics Canada, Census of Population, 2006, 2011, 2016

Commuting Destination

In Metro Vancouver, commuting destination is also an important factor when considering a household's housing and transportation cost burden. 73% of West Vancouver's residents commuted to a different part of the region for work, compared to just 25% who both lived and worked within West Vancouver. Table 15 shows the breakdown of commuting destinations for workers with a usual place of work (workers who have a specific work address outside their home).

Table 15. Number and Percentage of Workers with a Usual Place of Work by Commuting Destination, West Vancouver (2016)

Commuting Destination	2016	
Within West Vancouver	2,840	24.5%
Within Region of Metro Vancouver but outside of West Vancouver	8,480	73.1%
Within BC but outside of Metro Vancouver	160	1.4%
To a different Province or Territory	125	1.1%
Total - Worker Population with a Usual Place of Work	11,600	100%

Source: Statistics Canada, Census of Population, 2016

Mobility

Mobility status provides information about the movement of residents. Non-movers are persons who lived in the same residence as on the same date 5 years earlier. Non-migrants are persons who did not live in

the same residence 5 years earlier, but who still lived in West Vancouver (moved within the Census Subdivision). Migrants include both internal migrants (who lived in a different municipality or province within Canada 5 years ago), and external migrants (those who did not live in Canada 5 years ago).

Table 16. Mobility Status as Compared to 5 Years Ago, West Vancouver (2006, 2011, 2016)

Mobility Status	2006		2011		2016	
Non-movers	24,610	61.0%	25,710	63.1%	23,360	57.6%
Non-migrants	7,825	19.4%	6,730	16.5%	8,485	20.9%
Migrants	7,910	19.6%	8,300	20.4%	8,680	21.4%
Total	40,350	100%	40,740	100%	40,525	100%

Source: Statistics Canada, 2006 Census of Population, 2011 National Household Survey, 2016 Census of Population

As shown in Table 16, 58% of West Vancouver residents were non-movers according to the 2016 Census, meaning they had lived in the same residence five years ago. Movement from other parts of Canada and other countries is an important source of new residents to many parts of the Metro Vancouver region, and has an impact on housing supply.

3. HOUSING PROFILE

The housing profile section provides an overview of key housing indicators for West Vancouver, including dwelling units currently occupied and available, changes in the housing stock, and housing values. Where it is relevant, Metro Vancouver and the Province of BC are used as a benchmark for comparison.

3.1 HOUSING SUPPLY

Housing Unit Types

The total number of housing units in West Vancouver was 16,935 in 2016. Over half of the 16,935 housing units in West Vancouver are single-detached houses (55%). Following this housing type, apartments in buildings with five or more storeys are the most common form of housing, comprising 21% of the total housing units.

From 2006 to 2016, there was a slight decrease (-4.1%) in the total number of single-detached houses, which was the predominant housing type in West Vancouver. During the same time period, the biggest increases were seen in the apartment (duplex) category (15.4%), followed by apartments in buildings with fewer than five storeys (13.1%).

Table 17. Number and Percentage of Dwelling Units by Structure Type, West Vancouver (2006, 2011, 2016)

Structure Type	2006		2011		2016	
Single-detached house	9,750	57.9%	9,840	57.6%	9,355	55.2%
Semi-detached house	505	3.0%	565	3.3%	495	2.9%
Apartment (duplex)	1,300	7.7%	1,365	8.0%	1,500	8.9%
Row house	385	2.3%	360	2.1%	395	2.3%
Apartment (fewer than 5 storeys)	1,450	8.6%	1,495	8.8%	1,640	9.7%
Apartment (5 or more storeys)	3,440	20.4%	3,445	20.2%	3,525	20.8%
Other single-attached house	10	0.1%	0	0.0%	0	0.0%
Movable dwelling	0	0.0%	5	0.0%	5	0.0%
Total	16,840	100%	17,075	100%	16,935	100%

Source: Statistics Canada, Census of Population, 2006, 2011, 2016

In terms of the breakdown of housing units by type (i.e. number of bedrooms), a significant proportion of West Vancouver's housing units was housing that is suitable for families (3+ bedrooms). Between 2006 and 2016, there was a significant decrease (-54.8%) in the number of dwelling units with 0 bedrooms (bachelor / studio units), a housing type that can provide much-needed affordable housing for low and very-low income individuals. At the same time, there was an increase in the number of units with 3+ bedrooms (6.2%), which was driven by a significant increase in the number of units with 4+ bedrooms (17.4%).

Table 18. Number and Percentage of Dwelling Units by Number of Bedrooms, West Vancouver (2006, 2011, 2016)

Number of Bedrooms	2006		2011		2016	
0 bedrooms	620	3.7%	300	1.8%	280	1.7%
1 bedroom	2,405	14.3%	2,360	13.8%	2,470	14.6%
2 bedrooms	3,780	22.4%	3,725	21.8%	3,515	20.8%
3+ bedrooms	10,045	59.6%	10,695	62.6%	10,670	63.0%
Total	16,840	100%	17,075	100%	16,935	100%

Source: Statistics Canada, Census of Population, 2006, 2011, 2016

According to the 2016 Census, over half of the dwelling units in West Vancouver were built prior to 1981 (59%), another 30% of the total dwelling units were built between 1981-2005, and only 11% were constructed in the most recent 10-year period, from 2006-2016.

Table 19. Number and Percentage of Dwelling Units by Period of Construction, West Vancouver (2016)

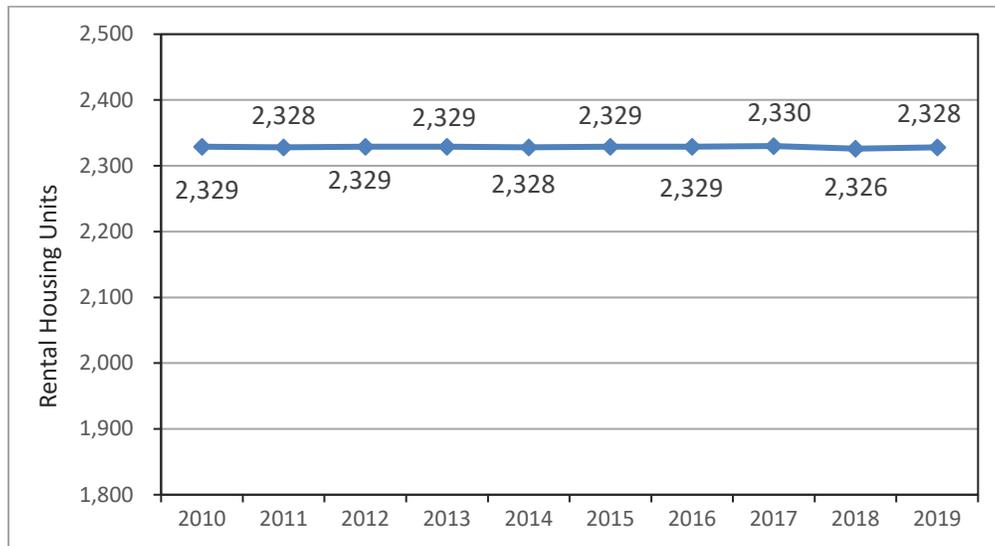
Period of Construction	2016	
1960 or before	4,025	23.8%
1961 to 1980	5,975	35.3%
1981 to 1990	2,340	13.8%
1991 to 2000	1,960	11.6%
2001 to 2005	780	4.6%
2006 to 2011	980	5.8%
2011 to 2016	880	5.2%
Total	16,935	100%

Source: Statistics Canada, Census of Population, 2016

Rental Housing

In terms of rental housing, the following subsection outlines information regarding the primary and secondary rental market in West Vancouver. Figure 6 shows the number of purpose-built rental units in the primary rental market in West Vancouver over time. This includes both purpose-built rental apartments and row housing (townhouses). In 2019, there were a total of 2,328 units in the primary rental market. Over the 2010 to 2019 period, the number of purpose-built rental units remained practically unchanged in West Vancouver.

Figure 6. Total Number of Dwelling Units in the Primary Rental Market, West Vancouver (2010 to 2019)



Source: Canada Mortgage and Housing Corporation

Secondary suites and private condominium rentals represent a portion of the rental housing stock in the Metro Vancouver region. Data for both private condominium rentals and secondary suites is difficult to obtain at the municipal level. According to the *Metro Vancouver Housing Data Book*, there were an estimated 890 secondary suites and an estimated 586 private rental condominium units in the private rental market in West Vancouver in 2018. Data for private rental condominium units is not available before 2017, but the estimated number of secondary suites in West Vancouver was 725 in 2014, representing a 23% increase in secondary suites between 2014 and 2017.

Table 20 shows the rental vacancy rates in West Vancouver overall and by type of housing unit (i.e. number of bedrooms) since 2010. In 2019, the total vacancy rate in West Vancouver was at 1.2%, an increase from the low of 0.6% vacancy the previous year. Since 2010, the overall rental vacancy rate has remained well below 3%.

Table 20. Vacancy Rate by Number of Bedrooms, West Vancouver (2010 to 2019)

Number of Bedrooms	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
0 bedrooms	0.0%	0.0%	0.6%	1.3%	2.8%	1.2%	0.4%	1.1%	0.0%	0.0%
1 bedroom	0.6%	0.4%	1.1%	0.4%	0.4%	0.4%	0.2%	0.2%	0.4%	0.8%
2 bedrooms	0.5%	0.0%	0.8%	1.2%	0.7%	0.5%	0.0%	0.6%	1.1%	1.9%
3+ bedrooms	1.1%	0.0%	n/a	1.1%	n/a	n/a	0.0%	n/a	n/a	4.3%
Total	0.6%	0.2%	0.9%	0.8%	0.7%	0.5%	0.2%	0.4%	0.6%	1.2%

Source: Canada Mortgage and Housing Corporation

n/a: Data suppressed to protect confidentiality or data not statistically reliable

Non-Market Housing

Non-market housing is affordable housing that is owned or subsidized by government, non-profits, or housing cooperatives; where the housing is provided at below market rents or prices. Non-market housing is found across the housing spectrum, ranging from emergency housing, to supportive housing and cooperatives.

BC Housing assists in meeting the needs of BC's most vulnerable residents through the provision of affordable non-market housing, and by making housing in the private rental market more affordable through the provision of rent supplements. The information in this section is based on BC Housing's summary of housing units identified as emergency, supportive and independent housing in West Vancouver. There may be other non-market housing units available in West Vancouver that are not part of BC Housing's list, so the data presented in this section may not be comprehensive.

Table 21 summarizes the number of dwelling units that were identified by BC Housing as non-market units in West Vancouver and Metro Vancouver in 2019, and Table 22 summarizes the total number of non-market housing units and shelter beds specifically available for the homeless population in West Vancouver and Metro Vancouver.

Table 21. Number of Dwelling Units that are Non-Market (Subsidized) Units, West Vancouver and Metro Vancouver (2019)

Community	Transitional Supported and Assisted Living	Independent Social Housing		Total Units
		Low Income Families	Low Income Seniors	
West Vancouver	93	32	372	497
Metro Vancouver	9,084	11,418	13,113	33,615

Source: BC Housing

Table 22. Number of Housing Units and Shelter Beds for the Homeless, West Vancouver and Metro Vancouver (2019)

Community	Housing Units for the Homeless	Shelter Beds	Total
West Vancouver	0	0	0
Metro Vancouver	7,384	1,281	8,665

Source: BC Housing

In addition to those living in subsidized housing units, there were 67 families receiving subsidies through BC Housing’s Rental Assistance Program (RAP), and 282 seniors receiving the Shelter Aid for Elderly Renters (SAFER) subsidy in West Vancouver in 2019. These programs provide eligible low-income, working families and seniors with low to moderate incomes with financial assistance to afford monthly rent in the private market. BC Housing also provides rent supplements for people experiencing or at risk of homelessness, but in 2019 there were 0 individuals receiving this type of subsidy to access housing in the private market in West Vancouver.

Finally, data provided by the Co-operative Housing Federation of BC in 2019 does not show any cooperative housing units in West Vancouver, but this data may not be comprehensive and may exclude some units.

Changes in Housing Stock

Housing completions are a measure of increasing housing supply. Table 23 shows housing completions by structure type over time in West Vancouver. Since 2011, the number of housing completions has fluctuated year after year.

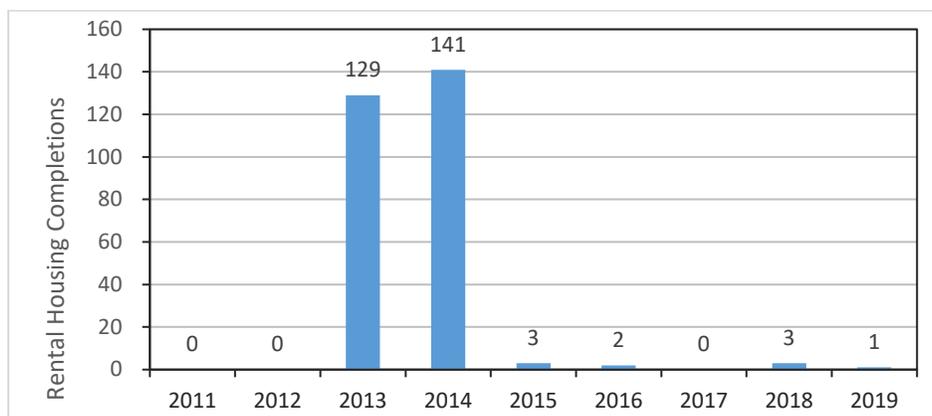
Table 23. Number of Housing Completions by Structure Type, West Vancouver (2011 to 2019)

Housing Completions	2011	2012	2013	2014	2015	2016	2017	2018	2019
Secondary Suite					3	0	0	1	
Single Detached	90	119	121	106	159	110	173	112	128
Semi-Detached	8	8	6	0	24	0	4	10	0
Row House	0	8	0	0	4	9	0	14	3
Apartment	0	0	147	162	96	1	8	71	83
Total	98	135	274	268	283	120	185	207	214

Source: Canada Mortgage and Housing Corporation

The majority of completions in West Vancouver have been for ownership housing, as only two years between 2011 and 2019 saw a significant number of rental housing completions. Figure 7 shows the number of rental housing completions from 2011 to 2019.

Figure 7. Number of Rental Housing Completions, West Vancouver (2011 to 2019)



Source: Canada Mortgage and Housing Corporation

As housing developments age over time, the renewal and redevelopment of these dwellings can result in demolitions. Demolitions affect net additions to the housing stock. Housing demolitions have varied in West Vancouver since 2011. In 2019, 57 units were demolished. Table 24 shows the number of housing demolitions by structure type from 2011 to 2019.

Table 24. Number of Housing Demolitions by Structure Type, West Vancouver (2011 to 2019)

Housing Demolitions	2011	2012	2013	2014	2015	2016	2017	2018	2019
Single Detached	97	116	121	99	124	163	101	73	57
Semi-Detached	0	0	0	0	0	0	0	0	0
Row House	0	0	0	0	0	0	0	0	0
Apartment	0	0	0	0	0	2	0	0	0
Total	97	116	121	99	124	165	101	73	57

Source: Canada Mortgage and Housing Corporation

3.2 HOUSING MARKET CONDITIONS

Housing Values

Tables 25 and 26 show the median values of housing for all units, by structure type, and by types of housing unit (0, 1, 2, 3, and 4+ bedrooms) in West Vancouver based on data from the 2016 Census of Population.

Table 25. Median Housing Values by Structure Type, West Vancouver (2016)

Structure Type	Number of Dwellings	Median Value
Single-detached house	8,325	\$2,786,551
Apartment (5 or more storeys)	1,545	\$752,189
Apartment (fewer than 5 storeys)	935	\$850,399
Apartment (duplex)	1,105	\$2,744,893
Row house	315	\$1,395,940
Semi-detached house	440	\$2,000,025
Total	12,675	\$2,304,818

Source: Statistics Canada, Census of Population, 2016

Table 26. Median Housing Values by Number of Bedrooms, West Vancouver (2016)

Number of Bedrooms	Number of Dwellings	Median Value
0 bedrooms	30	n/a
1 bedroom	720	\$501,369
2 bedrooms	2,375	\$1,148,492
3 bedrooms	3,255	\$2,198,946
4+ bedrooms	6,290	\$3,000,662
Total	12,675	\$2,304,818

Source: Statistics Canada, Census of Population, 2016

Sale Prices

The Real Estate Board of Greater Vancouver also tracks home sales in the Metro Vancouver region through the MLSLink Housing Price Index® (MLSLink HPI®) which measures benchmark or typical home prices. The MLSLink® Housing Price Index (HPI), established in 1995, is modelled on the Consumer Price Index. Instead of measuring goods and services, the HPI measures the change in the price of housing features. Thus, the HPI measures typical, pure price change (inflation or deflation). The HPI benchmarks represent the price of a typical property within each market. The HPI takes into consideration what averages and medians do not – items such as lot size, age, and number of bedrooms, for example. Each month's sales determine the current prices paid for bedrooms, bathrooms, fireplaces, etc. and apply those new values to the 'typical' house model. Table 27 shows the HPI by structure type in West Vancouver from 2011 to 2019. During that time, benchmark prices increased by 45% for single detached homes and by 64% for apartments or condominiums.

Table 27. Benchmark Price (HPI) by Structure Type, West Vancouver (2011 to 2019)

Structure Type	2011	2012	2013	2014	2015	2016	2017	2018	2019
Single Detached	\$1,770,700	\$1,934,567	\$1,849,200	\$2,053,300	\$2,320,400	\$3,261,600	\$3,127,100	\$3,392,500	\$2,564,600
Row House	n/a								
Apartment / Condominium	\$630,300	\$632,533	\$601,400	\$610,100	\$646,300	\$846,300	\$1,168,000	\$1,286,500	\$1,034,500

Source: Real Estate Board of Greater Vancouver

Affordable Sales

Metro Vancouver is often identified as having the highest home prices relative to household income in North America. Factors such as sale price, household income and mortgage rates impact affordability within the ownership market. Ownership units are considered to be affordable if households with median household income can purchase the unit, with 10% down, 25 year amortization period and pay no more than 30% of their income. Based on these considerations the estimated affordable price is set at \$420,000 (previously set to \$385,000 for 2011-2015).

Table 28 below shows the estimated total and affordable sales in West Vancouver by structure type between 2013 and 2018.

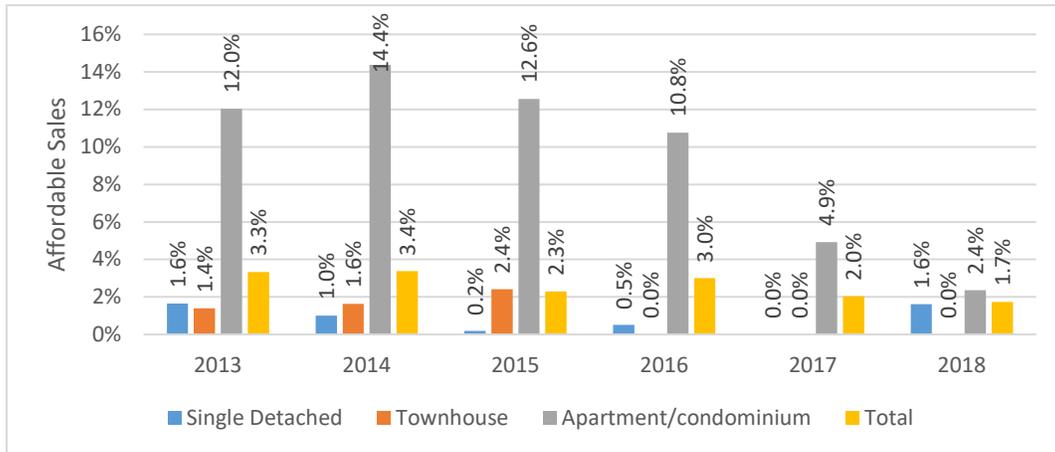
Table 28. Estimated Real Estate Sales, Total and Affordable, by Structure Type, West Vancouver (2013 to 2018)

Structure Type	2013		2014		2015		2016		2017		2018	
	Total	Affordable	Total	Affordable	Total	Affordable	Total	Affordable	Total	Affordable	Total	Affordable
Single Detached	730	12	796	8	1,019	2	786	4	473	0	309	5
Townhouse	72	1	61	1	83	2	58	0	60	0	38	0
Apartment/condominium	158	19	181	26	207	26	223	24	203	10	170	4
Total	960	32	1,038	35	1,309	30	1,067	32	736	15	517	9

Source: Real Estate Board of Greater Vancouver

Figure 8 shows the percentage of affordable sales by structure type. In 2018, only 1.7% of total sales were considered affordable on average (9 affordable sales of the 517 total sales). The proportion of total sales that are deemed affordable has varied from 3.4% in 2014 to 1.7% in 2018. Apartments and condominiums were much more likely to be affordable. The proportion of apartment/condominium sales that were deemed affordable has varied from a high of 14.4% in 2014 to 2.4% in 2018.

Figure 8. Affordable Sales, by Structure Type, West Vancouver (2013 to 2018)



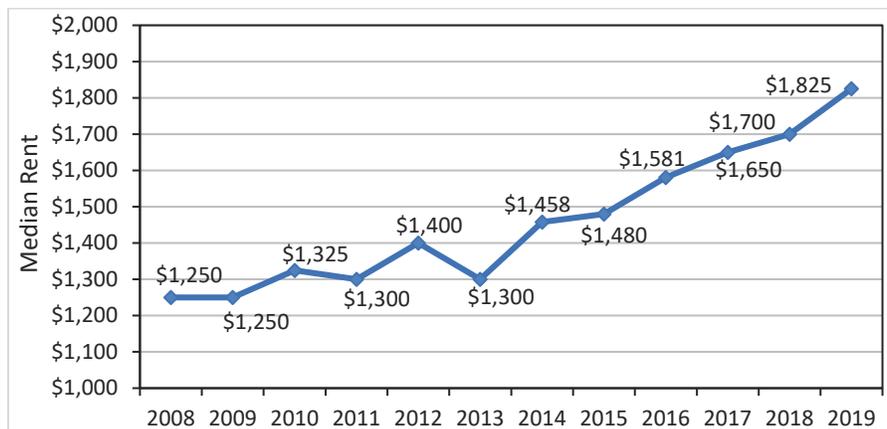
Source: Real Estate Board of Greater Vancouver

Rental Prices

In 2019, the primary rental market average monthly rent price in West Vancouver was \$2,024, and the median rent was \$1,825. In comparison, the average monthly rent in Metro Vancouver was \$1,394, and the median rent was \$1,300.

Figure 9 shows the median monthly rents for the primary rental market in West Vancouver, which includes purpose-built rental apartments and townhouses. CMHC does not collect rental price data for the secondary rental market.

Figure 9. Primary Rental Market Median Monthly Rent, West Vancouver (2008 to 2019)



Source: Canada Mortgage and Housing Corporation

As shown in Table 29, the median rents have been steadily increasing for all types of rental housing units in West Vancouver since 2008. Between 2008 and 2019, overall median rents rose by \$575 or 46%.

Table 29. Primary Rental Market Median Monthly Rent by Number of Bedrooms, West Vancouver (2008 to 2019)

Number of Bedrooms	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
0 bedrooms	\$870	\$885	\$900	\$950	\$940	\$950	\$1,000	\$1,000	\$1,300	\$1,248	\$1,300	\$1,350
1 bedroom	\$1,150	\$1,250	\$1,150	\$1,250	\$1,200	\$1,300	\$1,330	\$1,400	\$1,500	\$1,600	\$1,610	\$1,785
2 bedrooms	\$1,745	\$1,800	\$1,850	\$2,050	\$2,250	\$2,013	\$2,050	\$2,200	\$2,200	\$2,500	\$2,350	\$2,500
3+ bedrooms	\$2,800	\$2,400	\$3,000	\$2,700	\$2,650	\$2,650	\$3,750	\$3,150	\$3,500	\$3,350	\$3,600	\$3,400
Median Rent	\$1,250	\$1,250	\$1,325	\$1,300	\$1,400	\$1,300	\$1,458	\$1,480	\$1,581	\$1,650	\$1,700	\$1,825

Source: Canada Mortgage and Housing Corporation

Affordable Rents

Affordability is a function of high housing costs relative to incomes and it can be made worse if rents grow at a faster rate than incomes. Affordability pressures can also be more severe for households falling at the lower end of the income distribution.

Rental units are considered to be affordable to a household if that household spends 30% or less of their household income on rent. Based on this consideration, units that rent for \$940 per month or less are deemed to be affordable for households earning \$37,500 per year (approximately 50% of the 2016 regional median household income), and units that rent between \$940 and \$1,500 are deemed to be affordable for households earning \$60,000 (approximately 80% of the 2016 regional median household income).

In West Vancouver, the number of rental units that rent between \$940-\$1,500 (affordable to households earning \$60,000) fell from 1,040 in 2016 to 608 in 2018, a decrease of 42%. Data for rental units that rent for \$940 or less (affordable to households earning \$37,500) was not available due to reliability reasons, as it was suppressed due to the small sample size.

Table 30. Rental Units by Rent Thresholds (Low Income and Very Low Income), West Vancouver (2016 to 2018)

	2016		2017		2018	
	#	%	#	%	#	%
Units that rent for \$940 or less	**	n/a	**	n/a	**	n/a
Units that rent between \$940 - \$1,500	1,040	45%	793	34%	608	26%
Total Rental Units	2,329	100%	2,330	100%	2,326	100%

Source: Canada Mortgage and Housing Corporation

** Data suppressed to protect confidentiality or data not statistically reliable

3.3 HOUSING INDICATORS

Affordability

According to Statistics Canada, affordability means housing that costs less than 30% of a household's before-tax household income, including the following costs:

- For renters: rent and any payments for electricity, fuel, water and other municipal services;
- For owners: mortgage payments (principal and interest), property taxes, and any condominium fees, along with payments for electricity, fuel, water and other municipal services.

In 2016, 25.9% of all private households (4,385 households) were living below the affordability standard in West Vancouver. Table 31 shows the number and percentage of households in West Vancouver spending 30% or more of their income on shelter costs but less than 100% for the three most recent census periods.

The proportion of owner households spending 30%-100% of their income on shelter costs in West Vancouver (20.2%) was comparable to that in the Metro Vancouver region as a whole (20.3%) but higher than the proportion province-wide (17.1%) in 2016.

In West Vancouver, Metro Vancouver, and BC, significantly more renter households spent 30%-100% of their income on shelter costs. In West Vancouver, 42.8% of renter households fell below the affordability standard, higher than the proportion of Metro Vancouver renter households (33.8%) and the proportion of BC renter households (35.2%).

Table 31. Households Spending 30%-100% of Their Income on Shelter by Tenure, West Vancouver (2006, 2011, 2016)

Affordability	2006		2011		2016	
Total Private Households	16,745	100%	17,070	100%	16,935	100%
Below the affordability standard	3,940	23.5%	4,045	23.7%	4,385	25.9%
Owner Households	12,900	100%	13,460	100%	12,675	100%
Below the affordability standard	2,255	17.5%	2,480	18.4%	2,560	20.2%
Renter Households	3,840	100%	3,610	100%	4,260	100%
Below the affordability standard	1,680	43.8%	1,565	43.4%	1,825	42.8%

Source: Statistics Canada, Census of Population, 2006, 2011, 2016

Adequacy

Adequacy refers to housing that does not require any major repairs, according to its residents. Table 32 shows that a relatively small number of the total private households in West Vancouver reported that their housing required major repair. In 2016, 890 households experienced adequacy challenges, representing 5.3% of all households.

Table 32. Households Requiring Major Repair by Tenure, West Vancouver (2006, 2011, 2016)

Adequacy (Requiring Major Repair)	2006		2011		2016	
Total Private Households	16,840	100%	17,075	100%	16,935	100%
Below the adequacy standard	995	5.9%	1,200	7.0%	890	5.3%
Owner Households	12,930	100%	13,460	100%	12,675	100%
Below the adequacy standard	790	6.1%	960	7.1%	665	5.2%
Renter Households	3,910	100%	3,615	100%	4,260	100%
Below the adequacy standard	210	5.4%	240	6.6%	225	5.3%

Source: Statistics Canada, Census of Population, 2006, 2011, 2016

Suitability

Suitability is a measure of whether housing has enough bedrooms for the size and make-up of the resident households, according to National Occupancy Standard (NOS) requirements. As shown in Table 33, the proportion of household living in overcrowded conditions was significantly higher among renters than among owners in West Vancouver. In 2016, 590 households had suitability challenges, representing 3.5% of all households. Both the percentage and number of renter households with suitability challenges (400 or 9.4% of all renter households) was higher than for owner households (195 or 1.5% of all owner households).

Table 33. Households Living in Overcrowded Conditions by Tenure, West Vancouver (2006, 2011, 2016)

Suitability (Overcrowding)	2006		2011		2016	
Total Private Households	16,840	100%	17,075	100%	16,935	100%
Below the suitability standard	730	4.3%	615	3.6%	590	3.5%
Owner Households	12,930	100%	13,460	100%	12,675	100%
Below the suitability standard	270	2.1%	320	2.4%	195	1.5%
Renter Households	3,910	100%	3,615	100%	4,260	100%
Below the suitability standard	460	11.8%	300	8.3%	400	9.4%

Source: Statistics Canada, Census of Population, 2006, 2011, 2016

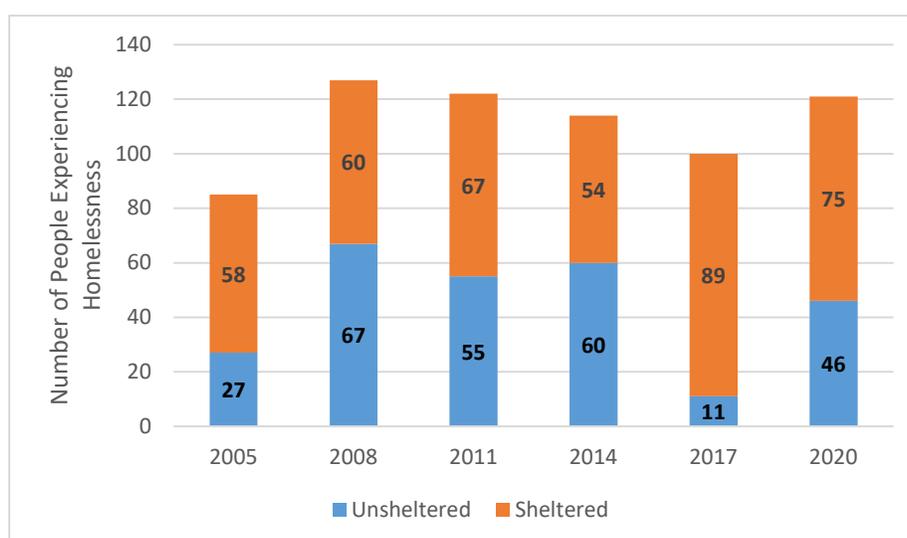
Homelessness

Homelessness data is not available for the District of West Vancouver alone. The Metro Vancouver regional Homeless Count, which occurs every three years, presents combined data for three North Shore municipalities – District of West Vancouver, District of North Vancouver, and City of North Vancouver. Figure 10 shows the number of individuals experiencing homelessness, both sheltered and unsheltered, in the three combined North Shore municipalities. Between 2005 and 2020, homelessness increased by 34.4% in the North Shore and by 67.2% in the Metro Vancouver region. In 2020 in the North Shore, a total of 20 individuals identified as being Indigenous/Aboriginal, though not all survey respondents answered this question. This data is based on the preliminary data report for the 2020 Metro Vancouver Point-in-Time Homeless Count. A total of 121 persons were counted across the North Shore.

In addition to the regional homelessness count, the three North Shore municipalities and their service agencies complete a supplementary count to understand how many individuals access homelessness services over a set period of time. In 2020, an additional 146 persons were counted over 5 days. When duplicates are account for, this results in a combined total of 212 individuals. The final report will be released in fall 2020 and will provide additional analysis.

More data is available from the 2017 Homeless Count. In 2017, of the 89 sheltered individuals in the North Shore, 81 were adults and unaccompanied youth, and 8 were accompanied children. The 11 unsheltered individuals in 2017 were adults and unaccompanied youth. In 2017, there were 21 seniors who were experiencing homelessness in the North Shore – 18 were sheltered and 3 unsheltered.

Figure 10. Number of Individuals Experiencing Homelessness, Sheltered and Unsheltered, North Shore (2005 to 2020)



Source: Metro Vancouver Homeless Count, 2005-2020

Social Housing Waitlist

BC Housing collects data on households that have applied for social housing in Metro Vancouver through the Housing Registry, a centralized database for those non-profit housing providers that have chosen to participate. The waitlist tracks applicant households by municipality across the region, as well as by specific characteristics including family or single person households, seniors, persons with disabilities and households needing wheelchair access.

Over the past six years, the number of households in West Vancouver waiting for social housing increased by 15.4%, from 104 in 2013 to 120 in 2019. Seniors represent the largest component of the social housing waitlist in West Vancouver in 2019 at 49% of households. Family households represent the second largest component of the waitlist in 2019 with 25% of households. The next largest component of the waitlist were persons with disabilities, with 18% of households. The waitlist for persons with disabilities has increased by 31% between 2013 and 2019.

Table 34. Social Housing Waitlist by Household Characteristics, West Vancouver (2013 to 2019)

	2013	2014	2015	2016	2017	2018	2019
Family Households	27	16	19	23	22	19	30
Single Person Households	4	9	5	1	1	4	8
Seniors	53	44	49	50	60	64	59
Persons with Disabilities	16	15	21	20	19	20	21
Wheelchair Accessible Unit	4	2	3	2	2	2	2
Total Waitlist	104	86	97	96	104	109	120

Source: BC Housing (July 2013, June 2014, June 2015, June 2016, June 2017, July 2018-2019)
(Note: Rent Supplements, Transfers, and Pending Applications are not included in totals)

4. HOUSING NEED

THIS SECTION TO BE COMPLETED BY RESPECTIVE JURISDICTIONS (i.e. “Part 2” of the Housing Needs Report).

Requirements of this section are summarized in the tables below.

More information: https://www2.gov.bc.ca/assets/gov/housing-and-tenancy/tools-for-government/uploads/summaryhnrrequirements_apr17_2019.pdf

Housing Units Required – Current and Anticipated (in 5 years)	Legislation
Number of units needed by housing type (0 bedroom, 1 bed, 2 bed, 3+ bed)	LGA: 585.3 (c) (i), (ii)
Households in Core Housing Need (3 previous census reports)	Housing Needs Reports Regulation
Core Housing Need, overall and by tenure (# and %)	Section 8 (1) (a) (i), (ii)
Extreme Core Housing Need, overall and by tenure (# and %)	Section 8 (1) (a) (iii), (iv)
Statements about key areas of local need	Housing Needs Reports Regulation
<ul style="list-style-type: none"> • Affordable Housing • Rental Housing • Special Needs Housing • Housing for Seniors • Housing for Families • Shelters and housing for individuals experiencing or at risk of homelessness 	Section 8 (1) (b) (i), (ii), (iii), (iv), (v), (vi)
Summary Form	Housing Needs Reports Regulation
<ul style="list-style-type: none"> • Key contextual information (e.g. location, population, median age, unemployment rate, etc.) • Summary of all the required content • Summary of housing policies in OCPs and RGSs (if available) • Summary of community consultation, and consultation with First Nations, other local governments and agencies. • Other key housing issues or needs not identified in the required content. 	Section 8 (1) (c) https://www2.gov.bc.ca/assets/gov/housing-and-tenancy/tools-for-government/uploads/housing_needs_reports_summary_form.pdf

APPENDIX: GLOSSARY

ADEQUATE in relation to housing, means that, according to the residents in the housing, no major repairs are required to the housing.

AFFORDABLE HOUSING has shelter costs equal to less than 30% of total before-tax household income.

APARTMENT means a dwelling unit in a building with three or more dwelling units. Typically, apartments are classified as either: (a) apartment in a building that has fewer than five storeys; and, (b) apartment in a building that has five or more storeys.

APARTMENT (DUPLEX) means one of two dwellings, located one above the other, may or may not be attached to other dwellings or buildings. Apartment (duplex) units are commonly the main units and the secondary suite units in houses with secondary suites.

CENSUS DIVISION the general term for provincially legislated areas (such as county and regional district) or their equivalents. Census divisions are intermediate geographic areas between the province/territory level and the municipality (census subdivision).

CENSUS SUBDIVISION the general term for municipalities (as determined by provincial/territorial legislation) or areas treated as municipal equivalents for statistical purposes.

COOPERATIVE HOUSING is a type of housing that residents own and operate as part of a membership.

CORE HOUSING NEED means a household living in housing that falls below at least one of the adequacy, affordability or suitability standards and that would have to spend 30% or more of its total before-tax income to pay the median rent of alternative local housing that is acceptable.

DWELLING STRUCTURAL TYPE refers to the structural characteristics and/or dwelling configuration, that is, whether the dwelling is a single-detached house, an apartment in a high-rise building, a row house, a mobile home, etc.

EXTREME CORE HOUSING NEED has the same meaning as core housing need except that the household has shelter costs for housing that are more than 50% of total before-tax household income;

HOMELESSNESS is the situation of an individual or family that does not have a permanent address or residence.

HOUSEHOLD refers to a person or a group of persons who occupy the same dwelling.

MARKET HOUSING means housing that is privately owned by an individual (or a company) who generally does not receive direct subsidies to purchase or maintain it. Prices are set by the private market.

MEDIAN is the value which is in the centre of a group of values.

MIGRANT means a migrant within the meaning of the Mobility and Migration Reference Guide, published by Statistics Canada for the 2016 Census;

MIGRANT means a migrant within the meaning of the Mobility and Migration Reference Guide, published by Statistics Canada for the 2016 Census. For the purposes of this report, migrants include both internal migrants (who lived in a different municipality or province within Canada 5 years ago), and external migrants (those who did not live in Canada 5 years ago).

MOBILITY STATUS means a mobility status within the meaning of the Mobility and Migration Reference Guide, published by Statistics Canada for the 2016 Census;

MOVABLE DWELLING means a single dwelling, other than a mobile home, used as a place of residence, but capable of being moved on short notice, such as a tent, recreational vehicle, travel trailer houseboat, or floating home.

MOVER means a mover within the meaning of the Mobility and Migration Reference Guide, published by Statistics Canada for the 2016 Census. For the purposes of this report, movers are persons who did not live in the same residence as on the same date 5 days earlier. Movers include before non-migrants and migrants.

NAICS means the North American Industry Classification System Canada 2012, published by Statistics Canada;

NAICS sector means a sector established by the NAICS.

NON-MIGRANT means a non-migrant within the meaning of the Mobility and Migration Reference Guide, published by Statistics Canada for the 2016 Census. For the purposes of this report, non-migrants are persons who did not live in the same residence 5 years earlier, but who still lived in the same census subdivision (moved within the Census Subdivision)

NON-MOVER means a non-mover within the meaning of the Mobility and Migration Reference Guide, published by Statistics Canada for the 2016 Census. For the purposes of this report, non-movers are persons who lived in the same residence as on the same date 5 years earlier.

NON-MARKET HOUSING means affordable housing that is owned or subsidized by government, a non-profit society, or a housing cooperative; whereby rent or mortgage payments are not solely market driven.

OTHER SINGLE-ATTACHED HOUSE means a single dwelling that is attached to another building and that does not fall into any of the other dwelling structural types, such as a single dwelling attached to a non-residential structure (e.g., a store or a church) or occasionally to another residential structure (e.g., an apartment building).

OWNER HOUSEHOLD refers to a private household where some member of the household owns the dwelling, even if it is still being paid for.

PARTICIPATION RATE means the total labour force in a geographic area, expressed as a percentage of the total population of the geographic area;

PRIMARY RENTAL MARKET means a market for rental housing units in apartment structures containing at least 3 rental housing units that were purpose-built as rental housing;

RENTAL ASSISTANCE PROGRAM (RAP) is a type of rent supplement program that BC Housing offers to eligible low-income families.

RENTER HOUSEHOLD refers to private households where no member of the household owns their dwelling.

ROW HOUSE means one of three or more dwellings joined side by side (or occasionally side to back), such as a townhouse or garden home, but not having any other dwellings either above or below. Townhouses attached to a high-rise building are also classified as row houses.

SECONDARY RENTAL MARKET means a market for rental housing units that were not purpose-built as rental housing;

SEMI-DETACHED DWELLING means one of two dwellings attached side by side (or back to back) to each other, but not attached to any other dwelling or structure (except its own garage or shed). A semi-detached dwelling has no dwellings either above it or below it, and the two units together have open space on all sides.

SHELTER AID FOR ELDERLY RENTERS (SAFER) is a type of rent supplement program that BC Housing offers to eligible low-income older adults and people with disabilities.

SINGLE-DETACHED DWELLING means a single dwelling not attached to any other dwelling or structure (except its own garage or shed). A single-detached house has open space on all sides, and has no dwellings either above it or below it.

STRUCTURE TYPE see 'Dwelling Structural Type'.

SUBSIDIZED HOUSING refers to whether a renter household lives in a dwelling that is subsidized. Subsidized housing includes rent geared to income, social housing, public housing, government-assisted housing, non-profit housing, rent supplements and housing allowances.

SUITABLE HOUSING means housing that has enough bedrooms for the size and make-up of resident households, according to National Occupancy Standard (NOS) requirements.

TENURE refers to whether the household owns or rents their private dwelling.

WEST VANCOUVER

Housing Needs Report

November 2020 | Prepared by CitySpaces Consulting



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Executive Summary

In 2020, the District of West Vancouver retained CitySpaces Consulting to complete a Housing Needs Report in accordance with Provincial legislation. While this is the first housing needs report as per this legislation, this report builds on a foundation of housing policy, regulations, specific topic studies, and community engagement around housing that has been completed in West Vancouver over the past 15 years. This report is intended to provide an understanding of current and anticipated housing needs within West Vancouver. This report forms Part II of the Housing Needs Report - Part I: Information Collection, was completed by Metro Vancouver. Key trends are summarized below:

- West Vancouver has experienced limited growth in recent decades. Forecasts to 2041 indicate there will be **an increase in anticipated population**, which will result in a higher growth rate when compared to recent trends, yet at a lesser rate than the anticipated level of growth in the region.
- Over the last two decades, the older residents have been getting older, while the proportion of children and young families has declined, further contributing to **an aging population**.
- Given the share of older residents, labour force participation rates have been on the decline, and close to three-quarters of the labour force commutes into the municipality for work. Feedback from engagement indicates **the cost of housing is increasingly out-of-reach and employers are struggling to recruit and retain staff. Mid-market rental and affordable home ownership should be strongly considered to help meet the needs of the local labour force.**
- **Median household income in West Vancouver is one of the highest in the region, yet housing affordability challenges persist.** There is a growing disconnect between what is available and what is affordable to local residents. With increasing housing costs, incomes have remained relatively constant and the affordability gap has widened. As of 2016, 2,432 households were in core housing need – projected to increase to 2,714 households by 2026.
- In 2016, 14.4% of households were in core housing need in West Vancouver – 30.7% of renter households and 8.9% of owner households. Among renter households, 19.3% were found to be in extreme core housing need, spending more than 50% of their income on shelter.
- Approximately 98% of the District’s aging purpose-built rental stock was constructed before 1981, with the exception of seniors’ rental housing, leaving the already limited rental stock vulnerable to redevelopment. Vacancy rates have remained less than 1.4% for the past 20 years

and the average cost of a rental apartment remains out-of-reach for median-income households. More affordable rental options would help young singles, downsizing seniors, and families to afford to live in West Vancouver. By 2026, West Vancouver is anticipated to be home to up to 5,103 renter households (465 to 843 net-new households). Ultimately, the number of secured rental units constructed will depend on Council decisions, community planning, and market forces. West Vancouver should consider approving more rental housing units and explore opportunities to encourage mid-market rental options for young singles, downsizing seniors, families, and the local labour force.

- Despite 305 new seniors units completed in recent years¹, it is anticipated the need for seniors housing will continue to increase in West Vancouver – **between 800 and 1,100 units may be required** by the year 2041.
- Special needs housing refers to affordable housing with support services, intended mainly for adults with mental and/or physical disabilities or youth. In West Vancouver, the priority need is for supportive and affordable seniors housing. It is anticipated **future special needs units will continue to grow in demand and should be accommodated through Council implementation of accessibility or adaptable design guidelines, allowing the District to build housing specifically for those with special needs. It is anticipated that this need will also be accommodated through a variety of in-home services as part of supportive seniors housing.**
- **A greater diversity of housing form** is needed to provide housing options for all of West Vancouver’s residents. As per West Vancouver’s Official Community Plan (OCP), *“the housing choices presented to people today are increasingly expensive single-family homes or increasingly aging apartment buildings”*. Sensitive infill like coach houses in neighbourhoods and missing middle housing and apartments in and around centres and corridors can help diversify West Vancouver’s existing housing stock and provide housing options close to transit, services, and schools.
- The policy framework in the recently adopted OCP and in Council’s 2020-2021 Strategic Plan presents key actions to address the housing needs of present and future West Vancouver households. **Partnerships and innovative housing models** represent areas for further exploration in future implementation stages.

¹ Westerleigh PARC (130 market rental units), Kiwanis (84 non-market rental units), and Maison Senior Living Residence (91 market rental units).

Introduction

Purpose of a Housing Needs Report

This Housing Needs Report (HNR) provides an understanding of the populations most challenged to afford suitable and adequate housing in West Vancouver, as well as best practices employed by other municipalities to address different housing issues. As of April 16, 2019, local governments are required to collect data, analyze trends, and present reports that describe current and anticipated housing needs. This HNR fulfills the legislative requirements outlined in the *Local Government Act* (mainly Part 14) and Housing Needs Report Regulation.

Quantitative data highlighted in this report is summarized in Part 1: Information Collection – Metro Vancouver’s Community and Housing Profile for the District of West Vancouver. Research sources include 2006, 2011, and 2016 Census counts in Canada; Canada Mortgage and Housing Corporation (CMHC); BC Stats; BC Housing; Real Estate Board of Greater Vancouver; BC Assessment; and District of West Vancouver. Metro Vancouver compiled this information and prepared Part 1 of the legislative requirements.

Further to the quantitative data collection, in July 2020, there were opportunities for stakeholders to provide their insights and comments on housing in West Vancouver. Stakeholder consultation was completed with representatives from social service organizations, non-profit housing providers, developers, realtors, and local government representatives.

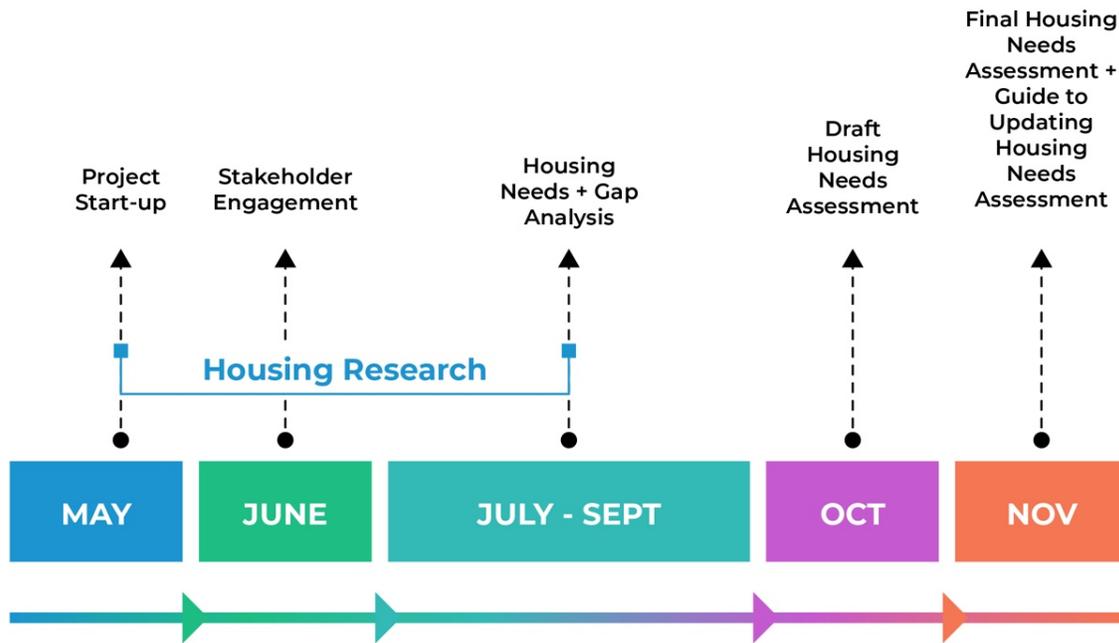
The findings of this report will help provide Council and staff with a better understanding of West Vancouver’s housing needs and gaps and outline opportunities and focus areas for development decisions and policy development. Building on a framework established in the 2018 Official Community Plan (OCP), the District of West Vancouver is well-positioned to enact new policy, and advocate to other levels of government for further assistance. The OCP policies related to housing and neighbourhoods provides a strong foundation for change and outlines a path forward for Council. This HNR complements that work by providing a detailed examination of current and projected housing need, setting the stage for continued progress on key housing issues.

Process Overview

The project timeline spans seven months, as indicated in Figure 1. Initial project stages focused on data analysis and stakeholder consultation. With the majority of data collection having been completed by Metro Vancouver, our team focused on developing household affordability profiles to demonstrate the unique housing challenges facing existing and potential West Vancouver residents. In July 2020, West Vancouver staff facilitated two workshops with community housing providers,

non-profits, and local government partners. These discussions focused on a range of matters related to housing in the District and provided project team members with a greater understanding of specific issues and inter-related factors that have contributed to housing needs and gaps in West Vancouver.

Figure 1: Project Timeline



Housing Network

The Housing Network, illustrated in Figure 2, is a concept that demonstrates the full range of types and tenures of housing, including seasonal shelters and home ownership. As an illustration, the Network has two purposes – to provide readers with an “at-a-glance” look at the different kinds of housing that comprise a complete community and as a tool to identify gaps in the housing market. The Network has been envisioned to supplement the concept of a Housing Continuum, as the linear nature of a continuum may assume upward mobility is desirable. The Network reflects the diversity of choice that is needed to support changing life circumstances; households can move around the Network as needed – there is no determined pathway and no desired end goal.

Non-Market Housing

The non-market part of the Network includes emergency accommodation (shelters and safe houses for women and children fleeing violence), and transitional and supportive housing; all of which represent temporary and less stable housing situations. These housing forms typically include the greatest level of support services and require the most public funding. In West Vancouver, individuals in crisis (e.g., experiencing homelessness, fleeing abuse) typically access services in other

North Shore communities where emergency shelters, safe houses, and transitional housing are located.

Initial government funding or innovative funding mechanisms are required to build and construct non-market rental units. These units provide rental options for those who are spending 30% or more of their income on average rents. Unlike emergency accommodation, or supportive and transitional housing, additional support services are not required for non-market rental units and less public subsidy is required for ongoing maintenance of these units. In 2020, there were 725 non-market housing units in West Vancouver, which includes independent non-market housing for families and seniors, supportive seniors units, and special needs units.

Market Housing

On the market side of the Network, rent supplements form a bridge between non-market and market housing, with government assistance provided to individuals renting in the private market. In 2020, there were 349 rent supplements provided to seniors and families in the private market. The remaining tenures include rental and ownership housing forms available through the private market without any public subsidy.

It is important to note that each source of supply is interrelated, and constraints in any one supply type will impact others. As residents downsize from single-detached homes to meet their changing needs, this drives demand for market-rate apartments, which squeezes moderate-income earners out of market ownership and into rental options. As rents increase, low-income residents are likely to struggle to afford the average cost of market rental housing, which contributes to increased demand for non-market housing, or rent supplements. West Vancouver residents experiencing crisis will continue to access services and programs where available, typically in North Vancouver.

With regard to market housing, moderate-income households (e.g., seniors looking to downsize) may be challenged to find affordable rental or homeownership housing options in West Vancouver and may consider moving elsewhere. First-time home buyers looking to enter the market may also be challenged to do so, as the cost of homeownership has increased while median incomes have remained relatively constant.

Figure 2: Housing Network

Housing Network

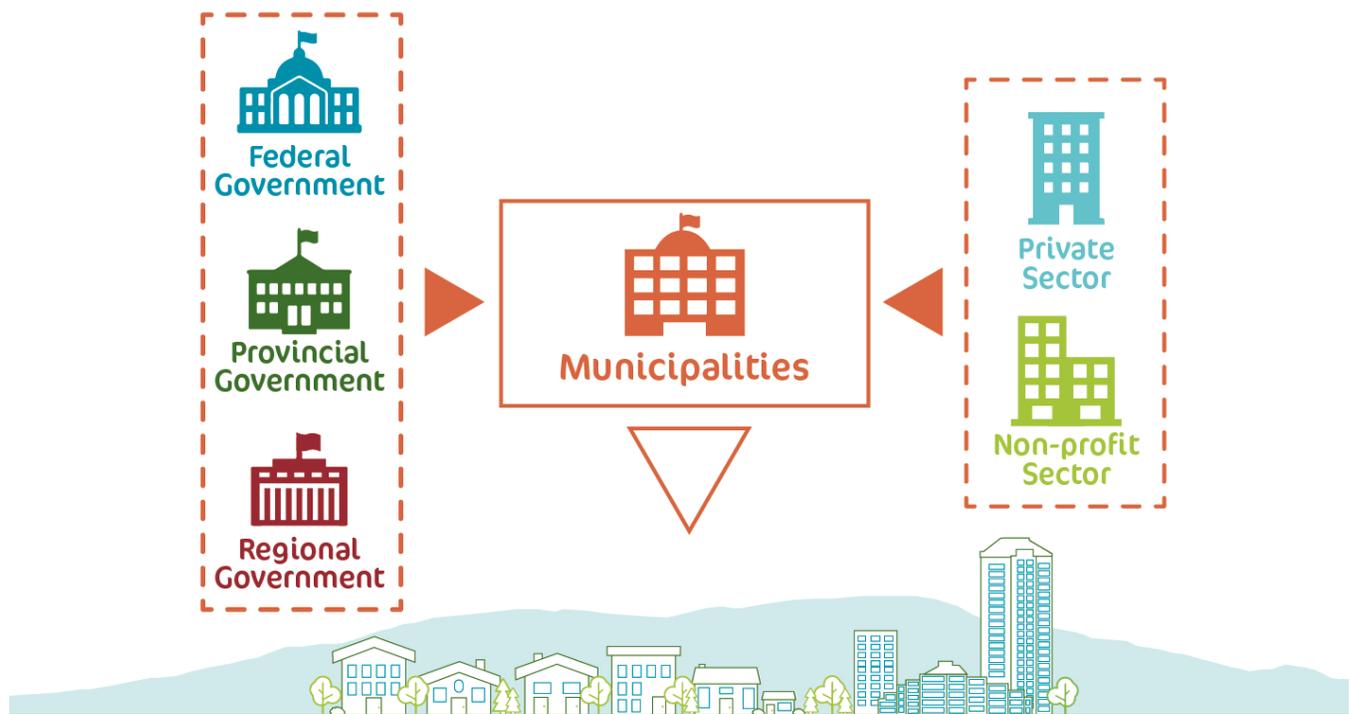
Complete and healthy communities have diverse housing options that include market and non-market options.



Who Does What?

There are many factors that have contributed to the current housing situation that are outside the influence of local governments. In order to focus District resources efficiently, a framework is proposed to guide future implementation. While the District plays an important role in facilitating development and community change, it cannot immediately or independently address every housing need and issue. In order to successfully address housing needs and gaps, there is an implicit assumption that other partners and groups will need to participate, and in some instances lead initiatives. Private market developers, non-profit housing providers, senior government, and other agencies, education and awareness are critical to success.

Figure 3: The Housing Sector - Who Does What?



Federal Government

The federal government provides mortgage insurance to homeowners through the Canada Mortgage and Housing Corporation (CMHC) and sets the rules and requirements for government-backed mortgage insurance. They also implement a variety of programs, including the provision of capital funding and operational assistance for non-market housing. The release of the National Housing Strategy in 2017 and recent funding announcements demonstrate a renewed commitment towards housing and homelessness by the Canadian government.

Provincial Government

The legislated responsibility for housing falls on the provincial government. As such, much of the legislation that impacts land use and housing is under provincial jurisdiction. In addition to a directly managed portfolio, the Province also provides funding and support to non-profits to build and operate emergency shelters and safe houses as well as transitional, supported and independent non-market housing. It also funds several rent supplement programs to assist lower income individuals and households to access market housing. Recent announcements by the provincial government will lead to the introduction of a number of new tools and regulations and is expected to contribute to the creation of a large number of rental and affordable housing units in BC in the coming decade.

Regional Government

Regional governments provide a general framework for growth and land use in the region, often with an emphasis on concentrating growth in the urban centres. Affordable housing policy and practice should also align with the regional government's own housing plans and policies.

Municipalities

Municipalities are the agents responsible for land use decisions and development approvals that lead to the housing forms that make up their communities. Municipalities have a critical role to play in approving development and creating policies and strategies that target local housing conditions and increasingly, municipalities are playing a more active role in providing and facilitating affordable housing. This may include fiscal measures, such as the use of municipal land, direct funding, and relief from approval fees and charges; policies and regulations that support the development of affordable housing; education, advocacy and research on local affordability issues; and, occasionally, the direct provision of affordable housing either through a civic department or agency, such as a municipal housing authority.

In the District of West Vancouver context, this Housing Needs Report represents an important step to understand current and anticipated housing needs and gaps in the community. The new OCP (2018) contains several policies to guide housing development throughout the community. These actions are summarized below; they strive to address the gaps in housing and housing choice in existing neighbourhoods and centres, and to provide for more and ongoing seniors and rental housing options:

- Regenerate our primarily detached, single-family home-oriented neighbourhoods with sensitive infill options, such as smaller houses on smaller lots, coach houses, and duplexes;
- Expand “missing middle” housing options, like triplex, townhouse, and mixed-use, in locations close to transit, shops, and amenities;
- Strengthen our centres and key corridors through local area plans, with separate, detailed and collaborative planning processes to determine area-specific visions, objectives and suitable built-form, heights and densities; and
- Advance housing affordability, accessibility and sustainability through available policy levers such as bonus density, increased height, and relaxed parking.

Private Sector

This sector includes landowners, developers, builders, investors, and landlords, and is responsible for the development, construction, and management of a range of housing forms and tenures, including ownership and rental. The private sector has been increasingly involved in the supply of rental housing, with a large proportion of rental housing comprising of secondary suites and rented condominiums.

Non-Profit Sector

The non-profit housing sector creates and manages housing units that rent at low-end or below market rates and may include support services (e.g. life skills, employment training). The sector includes community-based nonprofit organizations that typically receive some form of financial assistance from other levels of government to enable them to offer affordable rents.

Context

Location

West Vancouver is located in Metro Vancouver, on the northern side of Burrard Inlet and the southeast shore of Howe Sound. Typically considered part of the “North Shore”, the District of West Vancouver shares a border with the District of North Vancouver and the unincorporated area of the regional district. West Vancouver is closely connected to other North Shore municipalities, including the City of North Vancouver. Burrard Inlet separates these municipalities from Downtown Vancouver; however, travel is made possible by two bridge connections (i.e. Lions Gate, Second Narrows) and the SeaBus passenger-only ferry service.

West Vancouver is 87 square kilometres, spanning from Lions Gate Bridge, out to Horseshoe Bay and along Highway 99 toward Cypress Mountain. West Vancouver is the departure point for regional ferry connections from Horseshoe Bay to Vancouver Island and the Sunshine Coast, and the sea-to-sky corridor along Highway 99 links the Lower Mainland to Squamish and Whistler. The North Shore Mountains form a formidable backdrop to everyday life in West Vancouver and south of the District is the Salish Sea. Outdoor amenities are defining features of this municipality and residents are keenly aware of the natural wonders that surround their community.

History & Character

West Vancouver is located on the traditional territory of the Coast Salish peoples, including Squamish, Tsleil-Waututh, and Musqueam First Nations. The District was incorporated in 1912, after separating from the District of North Vancouver. Originally developed as a residential community and visitor destination, West Vancouver has no industrial land base and its local economy comprises primarily retail, service, and recreational sectors.

In 1938, the Lions Gate Bridge was constructed allowing for connectivity to Downtown Vancouver and facilitating growth of the District Municipality. West Vancouver is known for Park Royal Shopping Centre, a regional mall and destination for many visitors to the District. Commercial business is concentrated along Marine Drive, at Ambleside Municipal Town Centre, Dundarave, Caulfield Village, and Horseshoe Bay. Village centres are a defining feature of West Vancouver’s development pattern, and residents highly value the character of these centres and surrounding neighbourhoods.

Community Trends

The following key trends reflect the demographic and labour force dynamics in West Vancouver:

- **Limited population growth** – Between 2011 and 2016, West Vancouver experienced population loss (0.5%) compared to regional growth of 6.5%. West Vancouver’s population is expected to increase by approximately 10,000 people by 2041, which will result in a higher growth rate when compared to recent trends.² However, projected growth in West Vancouver remains below regional averages, with West Vancouver’s share of regional population falling from 1.8% in 2011 to 1.6 % by 2041.³
- **Aging population** – Within two generations, West Vancouver’s demographic profile has changed from a community with young families and children to a municipality of primarily older adults. Currently, 28% of residents are over the age of 65 and this segment of the population is projected to grow by 72% between 2011 and 2041.⁴
- **Loss of young families** – Between 2011 and 2016, the proportion of younger families with children and parents between the ages of 35 to 54 declined from 21% to 14% of the total population. Feedback from consultation indicates housing affordability and a lack of housing options have made it difficult for young people to remain in West Vancouver and raise families.
- **Declining labour force** – The proportion of the population that is part of the labour force has declined between 2011 and 2016 – from 53.5% to 51.8%. This is related to the aging population and the challenges of commuting into West Vancouver as it is increasingly difficult to find affordable housing. Of the District’s labour force, 73% commute into West Vancouver, compared to 43% in the District and City of North Vancouver. With increasing travel times, this pattern is not sustainable and local businesses are struggling to recruit and retain staff.
- **Limited housing diversity and affordability** – West Vancouver’s housing is predominantly single-detached with few affordable options for young families or downsizing seniors. The price of housing (both rental and homeownership) is seemingly out-of-reach for the majority of West Vancouver residents.

² Average annual growth between 2011 and 2041 would be 0.7% versus 0.4% between 1981 and 2011. Urban Futures, “Demographic, Housing & Employment Projections”, 2016.

³ Ibid.

⁴ Ibid.

Existing Housing Policy Framework

West Vancouver's recently adopted OCP (2018) reflects the community's long-term vision to become a more complete, connected, and inclusive community with diverse housing, a vibrant economy, and outstanding amenities. The housing policies provide a strong framework capable of supporting housing choice and housing mix. To address the needs of present and future generations, the OCP seeks to:

- Regenerate primarily detached, single-family home-oriented neighbourhoods with sensitive infill options, such as smaller houses on smaller lots, coach houses and duplexes;
 - Amend neighbourhood subdivision standards to enable the development of smaller houses on smaller lots in existing detached residential areas (2.1.1)
 - Update zoning provisions to increase the supply of coach houses in existing detached residential areas (2.1.2)
 - Expand opportunities for duplex housing (2.1.3)
- Expand "missing middle" housing options, like triplex, townhouse, and mixed-use, in locations close to transit, shops, and amenities;
 - Increase "missing middle" housing options with ground-oriented multi-family on appropriate sites along the Marine Drive Transit Corridor (2.1.4)
 - Encourage mixed-use and live-work development on existing commercial use and marine commercial sites District-wide (2.1.5)
 - Prioritize community use and/or housing objectives when considering development proposals of institutional, public assembly or community use sites District-wide that provide an existing community or public use function (2.1.6)
 - Consider proposals within neighbourhoods for site-specific zoning changes that are not otherwise supported by policies in this plan only in limited circumstances (2.1.7)
- Respect neighbourhood character and encourage protection of valued heritage properties with stronger incentives;
 - Ensure that new single-family dwellings respect neighbourhood character (2.1.8)
 - Protect buildings, structures and landscapes on the District's Heritage Register (2.1.9)

- Support the Lower Caulfield Heritage Conservation Area by reviewing proposals against neighbourhood built-form guidelines (2.1.10)
- Support the small island character of Eagle Island by continuing to prohibit subdivision and attached or detached secondary suites (2.1.11)
- Strengthen centres and key corridors through local area plans, with separate, detailed and collaborative planning processes to determine area-specific visions, objectives and suitable built-form, heights and densities; and
 - Implement the Marine Drive Local Area Plan (2.1.12)
 - Create capacity for an estimated 1,700 – 2,100 net new housing units through local area plans (2.1.13)
 - Prepare local area plans (2.1.14)
 - Prior to the adoption of a local area plan, consider proposal within the local area plan boundary specifically to address housing need (2.1.15)
- Advance housing affordability, accessibility and sustainability through available policy levers.
 - Support existing purpose-built rental housing stock and renter households (2.1.16)
 - Secure new purpose-built market and non-market rental, seniors and supportive housing units in appropriate locations close to transit and amenities (2.1.17)
 - Update and periodically review the District’s housing action plan to monitor local market conditions, respond to community housing priorities and needs, reflect changing household demographics, and update housing strategies as needed (2.1.18)
 - Work with non-profit housing groups and senior levels of government in the maintenance of existing and creation of new non-market rental, seniors or supportive housing, particularly in areas close to transit service (2.1.19)
 - Ensure that new multi-family and mixed-use housing development meets the community’s needs (2.1.20)
 - Use surplus District-owned lands to increase the availability of more diverse and affordable housing (2.1.21)

- Create new regulations prior to 2022 that replace expiring Land Use Contracts, meet community housing needs, and respond to neighbourhood context and character (2.1.22)
- Advance community energy efficiency and reduce GHG emissions (2.1.23)
- Review regulations to advance climate adaptation measures in new housing and site design (2.1.24)

Housing Needs Report

Key Findings from the Research

The following section contains key data sets that inform the affordability profiles and corresponding analysis. These high-level trends build from the information contained in Part 1 of this Housing Needs Report, which is a comprehensive data book with additional detail related to demographics, employment, and housing.

DEMOGRAPHIC TRENDS

- **Between 2006 to 2016, Metro Vancouver’s growth rate was 20 times higher than West Vancouver.** West Vancouver’s population grew at an annual rate of 0.08%, from 42,131 to 42,473, compared to Metro Vancouver’s 1.64% annual rate.⁵

“While our community growth rate has fluctuated over time, it has remained relatively low in comparison to the region. This slower growth is related to our aging population, as the community has fewer births and our housing stock has limited options for seniors to downsize or for young families to move here.”

- West Vancouver OCP

- **The typical West Vancouver resident is 10 years older than in the Metro Vancouver region** - in 2016, median age was 50.5 in West Vancouver and 40.9 in Metro Vancouver.⁶ The proportion of the population aged 44 years and under was much smaller in West Vancouver (41%) compared to Metro Vancouver (56%) and BC (53%).⁷

Table 1: Population Change, District of West Vancouver (2006-2016)

Community	2006	2011	2016	Growth 2006-2016	Percent Change 2006-2016	Annual Growth Rate
West Vancouver	42,131	42,694	42,473	342	0.8%	0.08%
Metro Vancouver	2,116,581	2,313,328	2,463,431	346,850	16.4%	1.64%

Source: Statistics Canada, Census of Population, 2006, 2011, 2016

⁵ Statistics Canada, Census of Population, 2006, 2011, 2016.

⁶ Statistics Canada, Census of Population, 2016.

⁷ Ibid.

- **Looking forward, the number of residents is projected to increase by 1,900 people (or 4.3%) between 2020 and 2025.**⁸ Given the rate at which growth is projected to occur in Metro Vancouver, the projected increase in West Vancouver appears nominal in comparison. Relative to historic growth (0.08% annually between 2006-2016)⁹, the projected growth rate (0.85% annually between 2020-2025)¹⁰ would in fact reflect a marked increase for West Vancouver – the growth rate identified in the OCP was 0.74% per year over 30 years. Projections referenced in the OCP account for the continued aging of the population and historical trends which show younger adults leaving West Vancouver. Together, these factors contribute to a lower growth rate when examined over the 30-year time period.

Table 2: Anticipated Population, District of West Vancouver (2020-2025)

Community	2020	2021	2022	2023	2024	2025	Growth 2020-2025	Percent Change 2020-2025	Annual Growth Rate
West Vancouver	44,600	44,900	45,300	45,700	46,100	46,500	1,900	4.3%	0.85%
Metro Vancouver	2,700,893	2,738,978	2,777,601	2,815,485	2,852,691	2,889,386	188,493	7.0%	1.4%

Source: Metro Vancouver, Terry Hoff Age-Cohort Model V.11

- According to the Metro Vancouver projections contained within Part 1 of this report, West Vancouver can anticipate an increase of 21.8% in the 25 to 44 age group between 2020 and 2025. This includes a 7.6% increase in the 20 to 24 age group which has historically experienced a dip in the population, reflecting how young West Vancouverites move away from the community in search of employment and housing opportunities elsewhere. Slight increases are expected for the proportion of the population within the 65 to 84 age group (3.3%), the 85 years and over age group (3.0%), and the 15 to 19 age group (3.6%). Population loss is expected for those 0 to 14 years of age (-3.8%).¹¹
- These patterns are distinct from the proportional change expected over a longer time horizon (30 years), as indicated in the OCP. Over the 30-year time period, the most significant proportional change is expected to occur in the seniors age group (increase of 72%), with

⁸ Metro Vancouver (Terry Hoff Age-Cohort Model V.11).

⁹ Statistics Canada, Census.

¹⁰ Metro Vancouver (Terry Hoff Age-Cohort Model V.11).

¹¹ In contrast to the custom population projections prepared by Urban Futures in 2016, Metro Vancouver may be applying an allocation of people by age representative of the rest of the region. Future land use decisions will directly impact this pattern of change in the coming decade and determine whether those in the family stage of the lifecycle will choose to stay or return to West Vancouver and if the continued decline in children under 14 will continue.

increases among the older adult population (20%) and the younger adult population (9%). Population loss is expected for youth and children (-4%).

- Stakeholders indicated housing affordability is making it increasingly difficult for older residents to age-in-place and stay in West Vancouver. While the population is projected to continue to age, an analysis of household maintainer data¹² demonstrates there has been a loss of senior-led households (55+) between 2006-2016.¹³

LABOUR FORCE DATA

- There is a smaller proportion of West Vancouver residents part of the labour force as compared to North Vancouver (City of North Vancouver and District of North Vancouver) and Metro Vancouver (Table 3). This is likely related, in part, to population aging: the median age in West Vancouver (50.5 years) is higher than the median age in the City of North Vancouver (42.2 years), the District of North Vancouver (44.3 years) and Metro Vancouver (40.9 years).¹⁴ Older residents are more likely to be retired and not part of the labour force.

Table 3: Labour Force Statistics (2016)

	West Vancouver	North Vancouver	Metro Vancouver
Population Aged 15 Years+	38,805	115,275	2,064,615
% of Population in Labour Force	51.8%	68.2%	65.7%
Unemployment Rate	5.5%	5.1%	5.8%

Source: Statistics Canada, Census of Population, 2016

- To understand commuting patterns, Table 4 presents the proportion of people in the West Vancouver labour force who live elsewhere, i.e., those who commute into West Vancouver. This is compared to the proportion of people who are part of North Vancouver’s labour force **but** live outside of North Vancouver.¹⁵
- A higher proportion of those in West Vancouver’s labour force commute into West Vancouver compared to the labour force in the City of North Vancouver and District of North Vancouver. This is related to the local economic context in West Vancouver – the District historically

¹² Maintainers or headship rates refer to the person self-identified in the Census to be the head of the household and it is their age profile that is used to represent the household’s age and characteristics.

¹³ Statistics Canada, Census, 2006, 2011, 2016.

¹⁴ Statistics Canada, Census, 2016.

¹⁵ The North Vancouver municipalities are considered together for analysis purposes given many residents work and live across City/District boundaries.

developed as a residential community and visitor destination, without industrial activities. **Today that continues to be evident as the proportion of the West Vancouver labour force that works and lives in West Vancouver is smaller when compared to the proportion of the labour force in North Vancouver that work and live in North Vancouver.**

Table 4: Commuting Flow from Geography of Residence to Geography of Work (2016)

	West Vancouver	North Vancouver
% Labour Force Commuting In	73.3%	47.0%

Source: Statistics Canada, Census of Population, 2016

- For West Vancouver residents’ share of the labour force, the top commuting destination is Vancouver (38%), followed by West Vancouver (25%). For City of North Vancouver residents part of the labour force, 31% work in Vancouver and 44% work in North Vancouver (28% in the City, 16% in the District). For District of North Vancouver residents, 34% work in Vancouver and 40% work in North Vancouver (23% in the District, 16% in the City). **Compared to other municipalities on the North Shore, there is a lower proportion of West Vancouver residents who work locally.**¹⁶

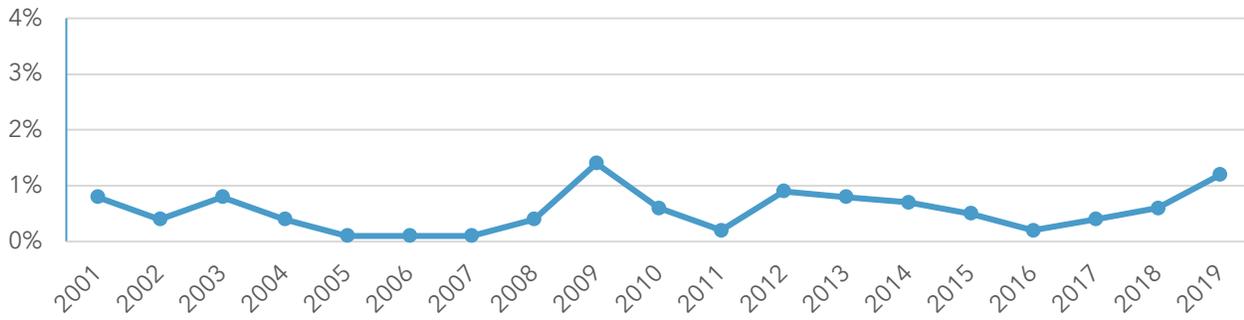
RENTAL HOUSING INDICATORS

- **The District of West Vancouver has experienced persistently low vacancy rates over the last 10 years** (Figure 4). In small and medium sized communities, it is typical for the rental market to experience pressure when vacancy rates are less than three percent, and significant pressure when rates are less than one percent. As of 2019, the vacancy rate for *purpose-built rental housing*¹⁷ had increased from 0.6% to 1.2%. While still dramatically low, it is noted that this slight increase is driven largely by the availability of 3+bedroom units (4.3%).

¹⁶ The North Vancouver municipalities are considered together for analysis purposes given many residents work and live across City/District boundaries.

¹⁷ Purpose-built rental housing, as captured by CMHC’s Rental Market Survey, includes any building containing three or more rental units. Rented condominiums and houses or secondary suites individually owned are not included in this survey. Typically, the purpose-built rental stock includes a largely older stock of buildings that is currently in the rental market and does not necessarily reflect what a prospective renter would be able to find if they were looking to rent a unit today.

Figure 4: District of West Vancouver, Purpose-Built Rental Housing Vacancy Rate



Source: CMHC Rental Market Survey

- There is limited data available with regard to the average rents and vacancy rates of secondary rental housing (e.g., secondary suites and rented condominium units) in West Vancouver. CMHC’s Rental Market Reports provide more detailed information on rented condominiums; however, that data is grouped together with other North Shore communities (i.e., City of North Vancouver, District of North Vancouver).
- **In October 2018, there were 3,022 rented condos on the North Shore.¹⁸ As per 2019 CMHC data, this increased to 3,543 rented condos on the North Shore - 20% of all North Shore condominiums.¹⁹** This represents an increase from 2018, when 17.5% of North Shore condominiums were rented. Across Metro Vancouver, 2019 data indicates there were more condominium units added to the long-term rental universe than net additions to the overall condominium universe, meaning some existing units were also converted to long-term rental. This is likely a result of policies designed to encourage properties to be rented long-term as opposed to being held vacant or rented short-term (i.e., BC Speculation and Vacancy Tax). **On the North Shore, the vacancy rate for rented condominiums was 0.4% in 2019, an increase from 0.2% in 2018.²⁰**
- Average rents for one-bedroom rented condominiums totalled \$1,764²¹ in 2019 - similar to average rents for one-bedroom purpose-built rental units (\$1,752)²². Since 2006, average rent for a one-bedroom purpose built rental unit in West Vancouver increased by 65%, from \$1,064 to \$1,752. A similar story presents for two-bedroom units, which experienced a 63% increase

¹⁸ Metro Vancouver Housing Data Book, 2018.

¹⁹ CMHC Rental Market Report, Vancouver CMA, 2019. The Metro Vancouver Data Book (2018) estimates there were 586 rental condominium apartment units in West Vancouver.

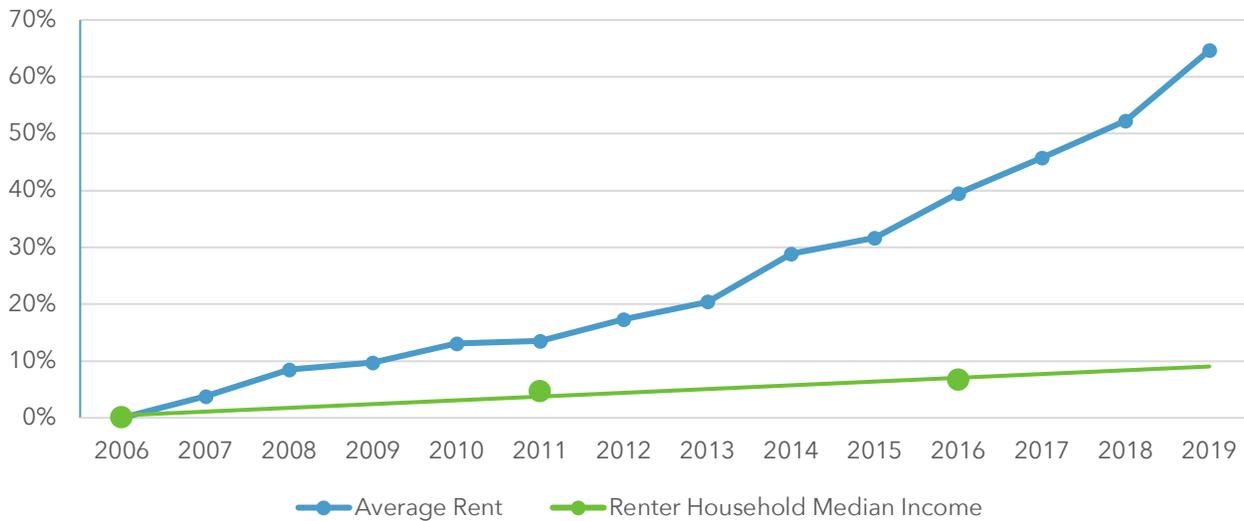
²⁰ CMHC Rental Market Report, Vancouver CMA, 2019. Vacancy data for rented condominiums is not available for smaller geographies and is only available for the North Shore as a whole.

²¹ CMHC Rental Market Report Data Tables, 2019.

²² CMHC, Housing Market Information Portal.

between 2006 and 2019, from \$1,590 to \$2,586.²³ **The increase in average rent has been most substantial for three-bedroom units, which increased by 75% between 2006 and 2019, from \$2,134 to \$3,743.**²⁴ Feedback from consultation indicates rental costs are a deterrent for prospective West Vancouver residents. It is also increasingly difficult for current residents to afford rent given median incomes have remained relatively constant since 2006 (Figure 5).

Figure 5: District of West Vancouver, Percentage Change in Average Rental Costs (1-Bedroom) and Median Rental Household Income from 2006 Levels, 2006-2019



Source: CMHC Rental Market Survey, Statistics Canada, Census of Population, 2006, 2011, 2016

*A trendline has been applied to income data based on 2006, 2011, and 2016 Census information. Income data for non-Census years is based on trends from the defined Census periods.

- With 98% of the District’s purpose-built rental stock constructed before 1980, it is clear that the existing stock is aging and that new rental units are needed.²⁵ Given the age of the existing rental stock, these units are vulnerable for redevelopment to strata under existing zoning, threatening the District’s already limited supply of rental units. Furthermore, over the last 40 years, there has been minimal construction of new purpose-built rental housing (Figure 6)²⁶, primarily because federal programs and incentives that supported the construction of new purpose-built rental housing were cancelled in the 1980s, and strata property legislation introduced in 1966 created a legal framework for strata-titled condominium properties. The vulnerability of the District’s existing rental stock, the lack of new purpose-built rentals over four

²³ CMHC, Housing Market Information Portal.

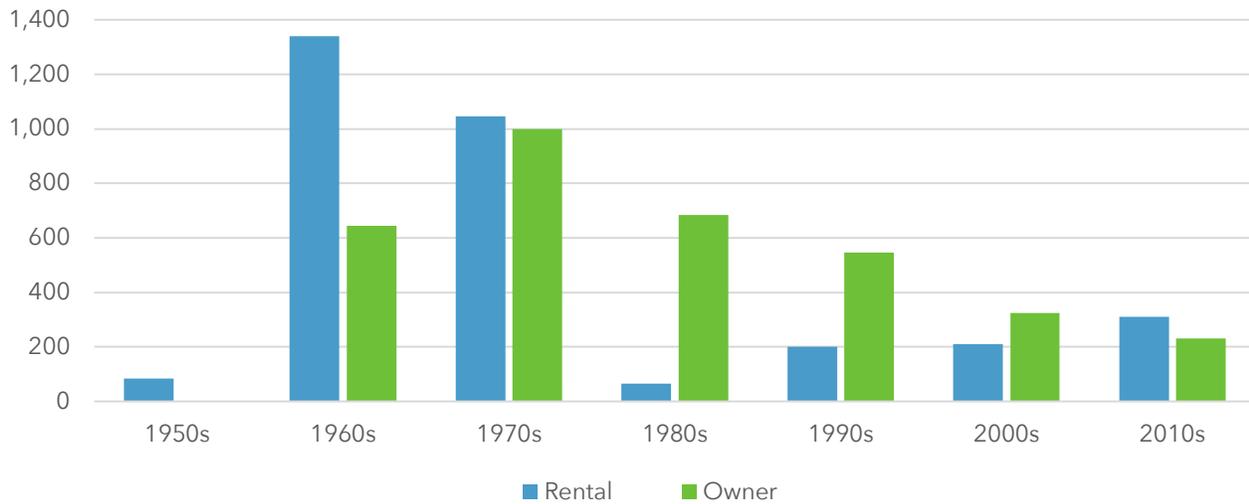
²⁴ Ibid.

²⁵ Statistics Canada, Census.

²⁶ District of West Vancouver.

decades, and prolonged vacancy rates should incentivize West Vancouver to meet or exceed the expectation that 20% of all net-new units be allocated for rental.

Figure 6: District of West Vancouver, Net-New Units Built by Tenure



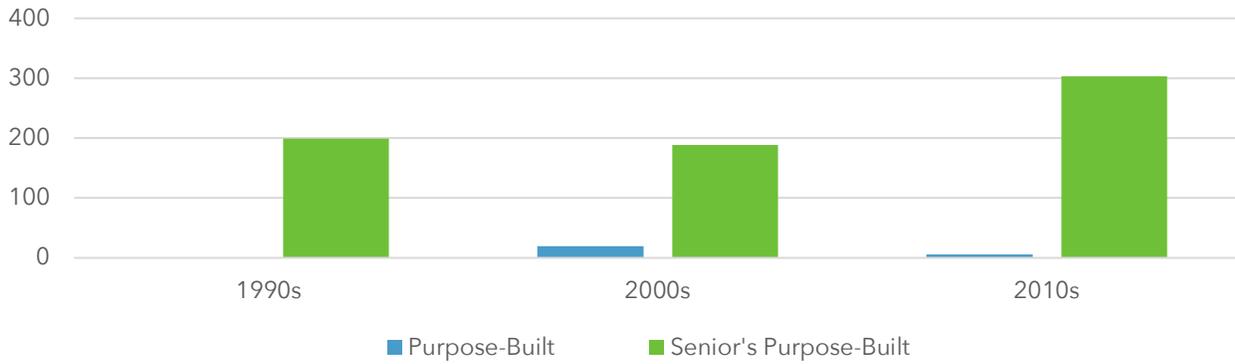
Source: District of West Vancouver

- Of the rental housing recently constructed, the majority comprises seniors’ purpose-built rental, which includes group seniors’ independent living, seniors’ assisted care, and seniors’ supportive housing.²⁷ From 2017 to 2020, there has been an increase in the number of approvals for non-seniors purpose-built rental housing - these units are not yet built, but are indicative of a trend toward more non-seniors purpose-built rental housing construction.²⁸ It will be important to monitor their absorption once complete to determine the extent of demand for new rental housing.

²⁷ The purpose-built rental units constructed in the 2010s refers to coach houses.

²⁸ District of West Vancouver.

Figure 7: District of West Vancouver, Rental Units Completed by Type



Source: District of West Vancouver

Table 5: District of West Vancouver Net-New Purpose-Built Rental Units Approved (Not Yet Built)

Year	Number of Units
2017	41
2018	257
2019	48*
2020	262
Total	608

Source: District of West Vancouver, *Seniors' independent units

- There is limited housing diversity in West Vancouver – nearly two-thirds of the housing stock comprises single-detached dwellings²⁹, and stakeholders expressed a desire for alternate forms of ground-oriented housing, such as townhouses and coach houses. For seniors and persons with physical disabilities, there are limited accessible housing options in the community. For those with median renter or lower-than median renter incomes, even existing rental housing options continue to be out of reach.

²⁹ Statistics Canada, Census.

Table 6: West Vancouver Rental Affordability - 30% Income Threshold (2019)

Unit Size	Average Monthly Rent	Minimum annual household income required to keep rent at 30% of income
1-bedroom	\$1,752	\$70,080
2-bedroom	\$2,586	\$103,440
3-bedroom	\$3,743	\$149,720
All Units	\$2,024	\$80,960

Source: District of West Vancouver, CMHC

“The housing choices presented to people today are increasingly expensive single-family homes or increasingly aging apartment buildings.”

- West Vancouver OCP

HOMEOWNERSHIP INDICATORS

- Feedback from consultation indicates there is growing concern young families will not be able to afford to live in West Vancouver, given the rising costs of homeownership.

“The median household income in our community—the highest in the region—is only half that required to finance the average apartment and roughly one-sixth that required to finance the average single-family home.”

- West Vancouver OCP

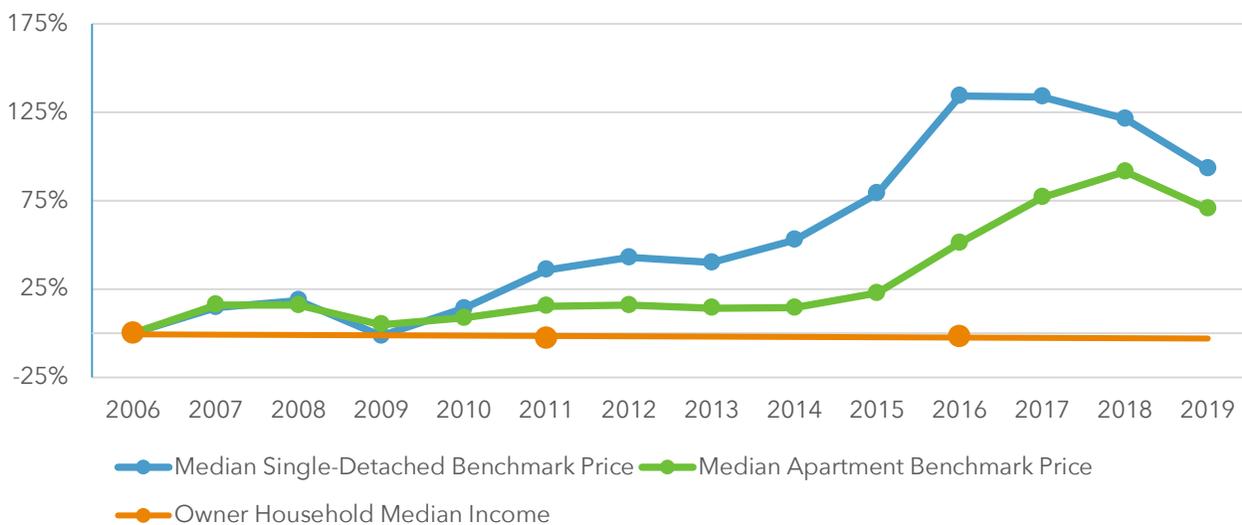
- The median benchmark price³⁰ of a single-detached home in West Vancouver has increased by 93% between 2006 and 2019, from \$1,324,650 to \$2,557,150. As of July 2020, the benchmark price of a single-detached home in West Vancouver was the second highest in the region, after

³⁰ Estimated sale price of a benchmark property. Benchmarks represent a typical property within each market.

Vancouver West (\$2,661,000 vs. \$3,053,900, respectively) and above the Lower Mainland benchmark price (\$1,272,200).³¹

- The median benchmark price of an apartment in West Vancouver has increased by 70% between 2006 and 2019, from \$616,900 to \$1,051,250.³² As of July 2020, the benchmark price of an apartment in West Vancouver was the highest in the region (\$997,100) and above the Lower Mainland benchmark price (\$655,900).³³
- **The median income of owner households has remained relatively constant since 2006 while benchmark prices have risen, resulting in a gap between what is available and affordable.** In 2016, the median income of owner households in West Vancouver (\$112,697) was 2.3 times higher than the median income of renter households (\$48,392) and 25% higher than owner households in Metro Vancouver (\$90,278).³⁴

Figure 8: Percentage Change in Median Benchmark Sale Prices and Median Owner Household Income from 2006 Levels, 2006-2019



Source: CMHC Rental Market Survey, Statistics Canada, Census of Population, 2006, 2011, 2016

*A trendline has been applied to income data based on 2006, 2011, and 2016 Census information. Income data for non-Census years is based on trends from the defined Census periods.

- With increasing concerns about the impact of speculative investment, BC introduced the Speculation and Vacancy Tax (SVT), which was designed to discourage investors from leaving homes vacant in BC’s urban centres. Of the \$58 million collected in 2018, \$6.6 million (11%) was

³¹ Real Estate Board of Greater Vancouver.

³² Ibid.

³³ Ibid.

³⁴ Statistics Canada, Census of Population, 2016.

collected from West Vancouver. This translates to 1,700 empty homes, equivalent to approximately 10% of West Vancouver’s housing. Given the scale of this issue, West Vancouver has requested the ability to impose its own vacancy tax (similar to the City of Vancouver’s Empty Homes Tax), in addition to the SVT.³⁵

- Since 2006, the proportion of 4+bedroom and 1-bedroom units has increased in West Vancouver, while the proportion of studio, 2-, and 3-bedroom units has decreased. While the proportion of larger units (4+bedrooms) has increased to a greater degree in Metro Vancouver, there has also been growth in the proportion of 1-, 2-, and 3-bedroom units across the region. West Vancouver’s housing increasingly comprises very large units (4+ bedrooms) and smaller 1-bedroom units. This proportional change is the result of the demolition of smaller single detached homes with 2- or 3-bedroom and replacement with larger 4+ bedroom houses.

Table 7: Occupied Private Dwellings by Number of Bedrooms, West Vancouver (2006, 2016)

	West Vancouver (2006)	West Vancouver (2016)
Studio	620	280
1-Bedroom	2,405	2,470
2-Bedroom	3,780	3,515
3-Bedroom	4,115	3,710
4+ Bedroom	5,930	6,960

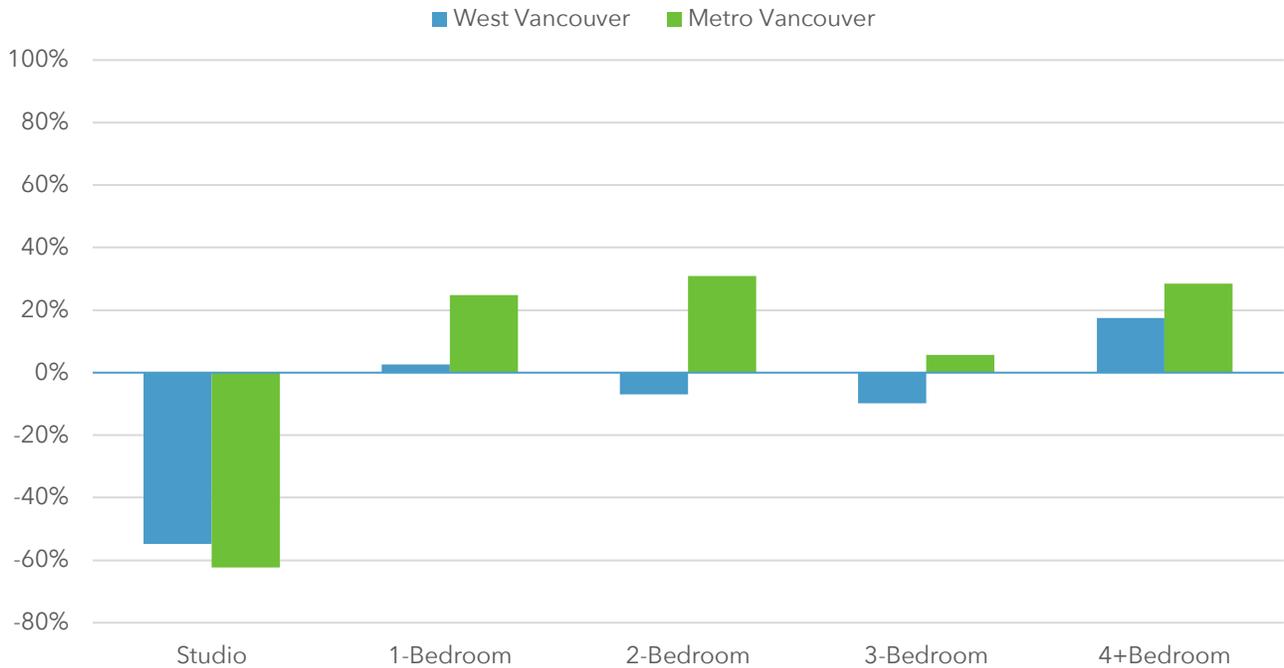
Source: Statistics Canada, Census of Population, 2006, 2011, 2016

- The difference in percentage change by bedroom type between West Vancouver and Metro Vancouver is reflected in the current (2016) composition of housing by bedroom type. Metro Vancouver experienced a more distributed percentage change in bedroom type between 2006 and 2016 and has a balanced proportion of 1-, 2-, 3- and 4+ bedroom units, while West Vancouver experienced concentrated percentage change (primarily growth of 4+ bedrooms) and comprises a larger proportion of homes with 4+ bedrooms. The trend towards fewer studios is a reflection of a pattern that is occurring throughout the region away from studios, due to the preference for 1-bedroom units among owners and renters alike. Elsewhere in the region, starts among 1- and 2-bedroom units have predominated new supply, while 3- and 4-bedroom

³⁵ West Vancouver: Mayor’s Update – Speculation and Vacancy Tax, September 2019.

starts are less common; this is in contrast to West Vancouver where the housing stock is shifting towards larger homes.

Figure 9: Occupied Private Dwellings by Number of Bedrooms, Percentage Change (2006-2016)



Source: Statistics Canada, Census of Population, 2006, 2011, 2016

NON-MARKET HOUSING INDICATORS

- Feedback received through stakeholder consultation indicates there is a growing mismatch between what low-income households can afford and what is available in the community, particularly for seniors.
- The cost of housing in West Vancouver makes it difficult for members of the neighbouring First Nations to find housing close to their families and communities. Written feedback received from Squamish Nation indicates the fastest emerging demographic is young singles and families who are actively seeking high-density housing. Accessible housing is also in high demand for elders.
- **The number of non-market housing units in BC Housing’s inventory increased between 2015 and 2020, from 495 units to 725 units.** This is primarily a result of BC Housing providing financing for Baptist Housing to purchase Inglewood Care Centre (230 beds). These units are new to BC Housing’s inventory but are not net-new units to West Vancouver’s non-market housing inventory - they were previously managed through Vancouver Coastal Health. There has been a net-new increase of 84 seniors non-market housing units with the Kiwanis project completed in 2014, but these units are not included within BC Housing’s non-market inventory

as there is no operating agreement or funding arrangement from BC Housing that supports this project.

- As per BC Housing, special needs housing refers to housing for clients requiring access to affordable housing with support services. These clients include, for example, adults with mental and/or physical disabilities or youth. **In 2020, there were 5 units of special needs housing units funded by BC Housing in West Vancouver. Over the past five years, there has not been substantial construction of new special needs housing.** The predominant area of focus has been on seniors housing and it is likely this form of housing has been able to accommodate seniors with mental and/or physical disabilities.
- While the number of non-market housing units within BC Housing’s purview increased, the number of households receiving rent supplements decreased between 2015 and 2020 - from 402 recipients to 349 recipients. The majority (296 or 85%) of supplements are administered through the SAFER program which is for low-income seniors. This may be the result of eligibility thresholds, changing levels of awareness of the program or lower income seniors moving out of the community.
- **Between 2015 and 2020, the number of applicants placed on BC Housing’s waitlist increased from 98 to 121.**³⁶ Of the total number of applicants, seniors represent 55% of West Vancouver households currently looking for non-market housing.
- Between 2017 and 2020, the number of persons experiencing homelessness on the North Shore³⁷ increased by 21%, from 100 to 121 individuals.³⁸ The Metro Vancouver Homelessness Count was completed on March 3-4, 2020 before the COVID-19 public health emergency. While the provincial government temporarily banned evictions and developed a program allowing people that lost their income to pay their missed rents over time, advocates are concerned evictions will come and contribute to increasing incidences of persons experiencing homelessness.³⁹

“People are getting sicker, there’s more mental health issues, there’s definitely way more overdose deaths”

- Leya Eguchi, a member of the Reaching Home Community Advisory Board in “North Shore Homeless Numbers Climbing, Survey Finds” (Brent Richter, North Shore News, 2020)

³⁶ BC Housing, Housing Registry.

³⁷ Includes the District of West Vancouver, the City of North Vancouver, the District of West Vancouver, and Bowen Island.

³⁸ Homeless counts provide a “snapshot in time” and invariably undercount the number of persons experiencing homelessness as individuals may not wish to be counted or may not be identified by volunteers.

³⁹ Brent Richter, North Shore Homeless Numbers Climbing, Survey Finds, North Shore News.

- In addition to the regional homelessness count, the three North Shore municipalities and their service agencies complete a supplementary count to understand how many individuals access homelessness services over a set period of time. In 2020, an additional 146 persons were counted over 5 days, for a combined total of 212 individuals, including the Point-in-Time Count.

Anticipated Housing Units

Metro Vancouver completed population and unit projections for the District of West Vancouver, as outlined in Part I of the Housing Needs Report. As per Table 2, the population is anticipated to increase to 47,000 people by the year 2026.⁴⁰ An estimated 18,900 households will require housing, an increase of 1,965 households.⁴¹

It is important to recognize the distinction between private dwellings occupied by usual residents⁴² versus private dwellings, which may be unoccupied or occupied by foreign residents and/or by temporarily present persons (i.e., students, temporary foreign workers). In most municipalities, there are more private dwellings than private dwellings occupied by usual residents. As of 2016, there was a total of 16,935 private dwellings occupied by usual residents and a total of 18,649 private dwellings in West Vancouver.⁴³ As indicated previously, West Vancouver had approximately 1,700 empty homes in 2019, which has contributed to the difference between total private dwellings and private dwellings occupied by usual residents.

West Vancouver's OCP contains population and housing projections which indicate the population is *expected to increase by ~10,000 people by 2041, representing an annual growth of 0.74%*. West Vancouver would require ~5,000 additional dwelling units to accommodate this growth. While this increase is one of the lowest housing growth projections in the region, it does represent a shift for West Vancouver, which has historically been resistant to growth.⁴⁴ These projections represent a planning scenario, reflective of both historical trends and specific planning considerations unique to West Vancouver. While this outlook can be used to inform policy development and decision-making, actual growth and housing types will be determined by the District's land use and policy framework, Council decisions, and market forces.

⁴⁰ Metro Vancouver, Terry Hoff Age-Cohort Model V.11.

⁴¹ Ibid.

⁴² The number of private dwellings occupied by usual residents is equal to the number of private households.

⁴³ Statistics Canada, Census of Population, 2016.

⁴⁴ West Vancouver OCP, 2018.

Table 8: Projected Number of People & Households, District of West Vancouver (2016 to 2026)

	2016	2018	2020	2022	2024	2026	Change 2016-2026
Total Number of People	42,473	44,000	44,600	45,300	46,100	47,000	+4,527
Total Households	16,935	17,400	17,700	18,100	18,500	18,900	+1,965
Household Size	2.51	2.53	2.52	2.50	2.49	2.49	-0.02

Source: Statistics Canada, Census of Population, 2016; Metro Vancouver, Terry Hoff Age-Cohort Model V.11

HOUSING UNIT PROJECTIONS BY BEDROOM TYPE

Housing unit projections are further analyzed by bedroom type, as per the legislative requirements. Feedback received during consultation indicates a range of smaller units are needed in West Vancouver for seniors, couples/singles, and young families. This is reflected in OCP policies that encourage regeneration of single-detached neighbourhoods with sensitive infill options, such as coach houses, missing-middle housing forms, and especially mixed-use and apartments, where 1- and 2-bedroom units are more easily accommodated. A review of Census data from 2006-2016 indicates the proportion of the housing stock made up of smaller and family-friendly units has declined overall – 55.1% decline in studios, 2.2% increase in 1-bedrooms, 7.5% decline in 2-bedrooms, and 10.3% decline in 3-bedrooms. The proportion of the housing stock comprising larger homes of 4 or more bedrooms has increased by 16.8%.

Based on these trends and a recognition of the need for additional housing options, the number of housing units by bedroom type anticipated between 2016 and 2026 is presented in two scenarios. As is the case with increasing the housing supply, the size and mix of the specific units constructed will ultimately be determined by the District’s land use and policy framework, Council decisions, and market forces.

Table 9 provides anticipated units for 2020 – this is a “projection” determined by Metro Vancouver, as Census data is not available for 2020. Using Metro Vancouver’s projections, two different unit mix allocations have been prepared in the following two scenarios. Scenario A maintains the 2016 Census distribution of units by bedroom type and Scenario B provides for a moderate increase in the distribution of 1-, 2-, and 3-bedroom units. Both scenarios are possible but will depend on the policy and regulatory directions, as well as approvals in coming years. Scenario B presumes a broader range of unit types will be supported – potentially to accommodate singles, seniors, young

families, and couples. Larger units of 4+bedrooms are not typically affordable for moderate income households and therefore a smaller increase in these units is realized in Scenario B.⁴⁵

Table 9: Housing Units Required by Bedroom Type (Current), District of West Vancouver

Unit Size	2016 (#)	2016 (%)	Scenario A (2020)			Scenario B (2020)		
			Units	Change (#)	Distribution	Units	Change (#)	Distribution
0-Bedroom	280	1.7%	293	13	1.7%	300	20	1.7%
1-Bedroom	2,470	14.6%	2,582	112	14.6%	2,636	166	14.9%
2-Bedroom	3,515	20.8%	3,674	159	20.8%	3,748	233	21.2%
3-Bedroom	3,710	21.9%	3,878	168	21.9%	4,003	293	22.6%
4+Bedroom	6,960	41.1%	7,274	314	41.1%	7,012	52	39.6%
Total	16,935	100%	17,700	765	100%	17,700	765	100%

Source: Statistics Canada, Census of Population, 2016; Metro Vancouver, Terry Hoff Age-Cohort Model V.11

Table 10: Housing Units Required by Bedroom Type (Anticipated), District of West Vancouver

Unit Size	2016 (#)	2016 (%)	Scenario A (2026)			Scenario B (2026)		
			# Units	Change (#)	Distribution	# Units	Change (#)	Distribution
0-Bedroom	280	1.7%	312	32	1.7%	332	52	1.8%
1-Bedroom	2,470	14.6%	2,757	287	14.6%	2,902	432	15.4%
2-Bedroom	3,515	20.8%	3,923	408	20.8%	4,122	607	21.8%
3-Bedroom	3,710	21.9%	4,140	430	21.9%	4,476	766	23.7%
4+Bedroom	6,960	41.1%	7,768	808	41.1%	7,068	108	37.4%
Total	16,935	100%	18,900	1,965	100%	18,900	1,965	100%

Source: Statistics Canada, Census of Population, 2016; Metro Vancouver, Terry Hoff Age-Cohort Model V.11

⁴⁵ The percentages used in Scenario B are based on 2011 and 2016 Census data:

- Where an increase in the proportion of a particular unit size (i.e. 1-bedroom) had occurred between 2011 and 2016, that same increase was applied to 2016 data to reach a proportionally constant increase by 2026;
- Where a decrease in the proportion of a particular unit size (i.e. bachelor unit, 2-bedroom, and 3-bedroom) had occurred between 2011 and 2016, the proportional distribution was adjusted to reach 2011 levels by 2026; and,
- 4-bedroom units comprise the remaining units following the adjustments to the proportion of bachelor, 1-, 2-, and 3-bedroom units.

HOUSING UNIT PROJECTIONS FOR RENTAL HOUSING

Trends and projections related to tenure are important to understand as a diverse, complete community is one that provides housing options that suit different life stages, incomes, and desires. Rental housing forms an important component of the housing network and comprises both market and non-market options. The following considerations help to inform projections for rental housing:

- West Vancouver’s OCP indicates that 20% of net-new units constructed between 2011 and 2041 are expected to be rental; and
- 2016 Census information specifies the current proportional split by tenure is 75% owners and 25% renters.

In recognition of the need for additional housing options, the number of housing units by tenure anticipated between 2016 and 2026 is presented in two scenarios. Scenario A maintains the 2016 Census distribution of households by tenure and Scenario B provides for a moderate increase in the proportion of rental units, based on the increase in the proportion of renter households that occurred between 2011 and 2016. The projected increase is more conservative than that which occurred between 2011 and 2016 as there has been limited rental development in the last five years. Feedback from stakeholders indicated substantial incentives (e.g. fee waivers, grants, property tax exemptions, DCC reductions) are needed to level the playing field between market rental development and condominium development.

Table 11: Anticipated Number of Units by Tenure, District of West Vancouver (2016 to 2026)

Household Type	2016	Scenario A (2026)			Scenario B (2026)		
		2026	Change (#)	Distribution	2026	Change (#)	Distribution
Renter	4,260	4,725	465	25%	5,103	843	27%
Owner	12,675	14,175	1,500	75%	13,797	1,122	73%
Total	16,935	18,900	1,965	100%	18,900	1,965	100%

Source: Metro Vancouver

HOUSING UNIT PROJECTIONS FOR AFFORDABLE HOUSING

Current Context

West Vancouver is increasingly unaffordable for local residents and there is a limited supply of non-market housing options. The OCP acknowledges the complexity of this issue:

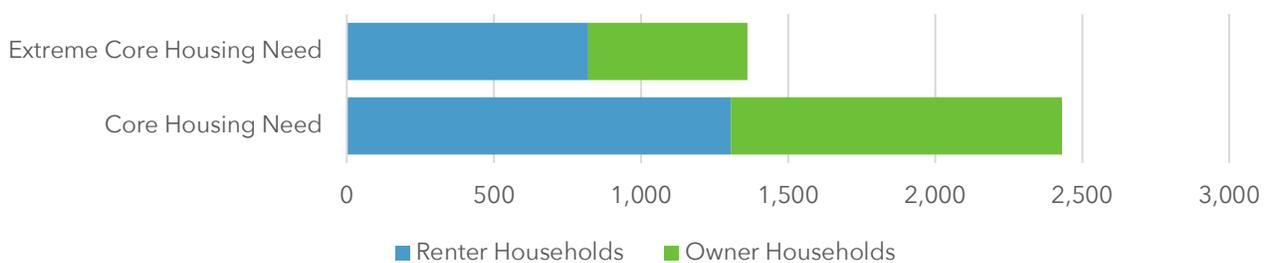
“Although housing affordability in the community and in the region are driven by a number of factors, including market economics and demand, this OCP can help reduce the pressure of constrained supply and enable the development of desired forms of housing to increase housing options.”

- West Vancouver OCP

Core housing need is an indicator that helps to identify those in potentially precarious or inappropriate housing situations. As per CMHC, a household is considered to be in core housing need if the housing conditions are not acceptable (suitable, adequate, and affordable) and if a household cannot afford the median housing prices in their community at 30% or less of their before tax income.

Figure 10 demonstrates that **as of 2016, there were 1,306 renter households and 1,126 owner households in core housing need, and 821 renter households and 541 owner households in extreme core housing need.** This is a marker of current need - there are 2,432 households that do not live in acceptable housing (does meet one or more of the adequacy, suitability, or affordability standards) and acceptable alternative housing would cost 30% or more of before-tax income.

Figure 10: Core Housing Need, District of West Vancouver (2016)



Source: Statistics Canada, Census of Population, 2016; Ministry of Municipal Affairs and Housing Custom Tabulation

Affordable housing, as defined by CMHC, is housing that has shelter costs equal to or less than 30% of total before-tax household income. Table 12 presents household income data to help describe households' potential spending and levels of housing affordability (i.e. spending 30% of their

before-tax income on shelter costs). Within the realm of affordable housing, there is a range of affordability – from shelter rate units to below-market and mid-market units. The 2016 income data shows how many households fall within each income bracket.

Table 12: Household Income & Tenure, District of West Vancouver (2016)

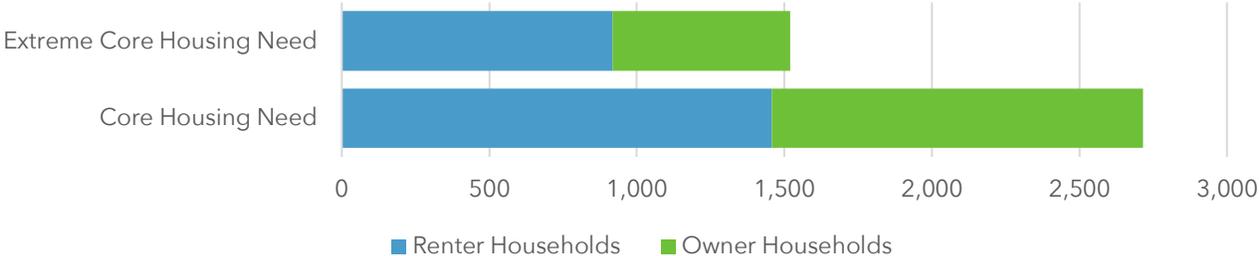
Household Income per year	Owners	%	Renters	%	Total	%
<\$15,000	690	5%	550	13%	1,240	7%
\$15,000 - 30,000	930	7%	910	21%	1,840	11%
\$30,000 - 50,000	1,415	11%	730	17%	2,145	13%
\$50,000 - 80,000	1,745	14%	770	18%	2,515	15%
\$80,000 - 150,000	2,950	23%	735	17%	3,685	22%
\$150,000+	4,945	39%	565	13%	5,510	33%
Total	12,675	100%	4,260	100%	16,935	100%

Source: Metro Vancouver, Part 1 HNR Data

Future Context

Estimating the need for affordable housing is complex and the following section provides an indication of what may occur if 2016 income and core housing need levels continue into 2026. This is intended to inform discussions related to non-market housing and is not intended to be interpreted as **the** future scenario. **Applying 2016 proportions of core housing need to 2026 household numbers results in 2,714 households in core housing need (1,457 renters, 1,257 owners) and 1,520 households in extreme core housing need (917 renters, 603 owners).**

Figure 11: Core Housing Need, District of West Vancouver (2026)



Source: Statistics Canada, Census of Population, 2016; Ministry of Municipal Affairs and Housing Custom Tabulation

When considering non-market housing proposals, it is important to understand the degree of affordability a particular project will provide. Current government funding proposal calls promote a

mixed-income approach which may help to alleviate need across different income thresholds. Applying the distribution of income groups in 2016 to 2026 population numbers results in the following number of households at particular income brackets (Table 13). This data can be used to inform policy development and decision-making regarding non-market housing in West Vancouver.

Table 13: Household Income & Tenure, District of West Vancouver (2026)

Annual Household Income	Owners	Renters	Total
<\$15,000	770	614	1,384
\$15,000 - 30,000	1,038	1,016	2,053
\$30,000 - 50,000	1,579	815	2,394
\$50,000 - 80,000	1,947	859	2,807
\$80,000 - 150,000	3,292	820	4,113
\$150,000+	5,519	631	6,149
Total	14,145	4,755	18,900

Source: Statistics Canada, Census of Population, 2016; Ministry of Municipal Affairs and Housing Custom Tabulation

HOUSING UNIT PROJECTIONS FOR SENIORS' HOUSING

West Vancouver's population is aging, as the community has fewer births and there are limited housing options for downsizing seniors or young families interested in moving to West Vancouver.⁴⁶ By 2041, half of West Vancouver's population will be over 55 years old, and one in three residents will be over the age of 65. To plan for this, West Vancouver's OCP estimates that 500 new seniors' housing units will be required by the year 2041.

- District building permit data indicates that between 2011 and 2019, the number of new seniors' units constructed has outpaced the annualized projection of 500 new units. Despite this however, there continues to be a need for more seniors' housing.
- The number of seniors on the waitlist for non-market housing in West Vancouver has remained relatively constant over the last five years, increasing from 57 to 67 applicants between 2019 and 2020. Seniors currently represent the largest component of the non-market housing waitlist in West Vancouver at 55% of all applicant households.

⁴⁶ West Vancouver OCP, 2018.

- In recognition of population aging, waitlist data, and the development that occurred between 2011 and 2019, it is anticipated the need for seniors housing will continue to increase in West Vancouver. **If the housing units constructed over the next twenty years respond to these trends, it is likely additional seniors housing units will be required, from 800 to 1,100 units by the year 2041.** These units include seniors non-market units, seniors' rental units, and seniors' units with support services.
- BC Housing funded supportive seniors housing units increased from 84 units in 2019 to 315 in 2020.⁴⁷ Supportive seniors housing refers to housing for seniors who cannot live independently and need access to housing with on-going supports and services.
- This information has been provided as an estimate based on development trends in the last eight years and is not intended to be interpreted as **the** future scenario.

HOUSING UNIT PROJECTIONS FOR SPECIAL NEEDS HOUSING

- As per BC Housing, special needs housing refers to housing for clients requiring access to affordable housing with support services. These clients include, for example, adults with mental and/or physical disabilities or youth. In 2020, there were 5 units of special needs housing units funded by BC Housing in West Vancouver.
- Over the past five years, there has not been substantial construction of new special needs housing. The predominant area of focus has been on seniors housing and it is likely this form of housing has been able to accommodate seniors with mental and/or physical disabilities.
- Feedback from consultation focused primarily on the need for supportive and affordable seniors housing; however, demand for accessible and adaptable units remains. It is anticipated future special needs units will need to be accommodated through new accessible and adaptable units, through a variety of in-home services, and through the provision of supportive seniors housing.

Households in Core Housing Need

For the purposes of this report, **core housing need** is used to measure affordability. The following section provides an explanation of the metrics that comprise core housing need.

- Statistics Canada specifies, "A household is said to be in '**core housing need**' if its housing falls below at least one of the adequacy, affordability or suitability standards **and** it would have to

⁴⁷ These are not net-new non-market housing units in West Vancouver. BC Housing provided financing to Baptist Housing to acquire Inglewood Care Centre, which increased the number of units under BC Housing's purview.

spend 30% or more of its total before-tax income to pay the median rent of alternative local housing that is acceptable (meets all three housing standards).”

- **Adequate housing** is reported by their residents as not requiring any major repairs.
- **Affordable housing** has shelter costs equal to less than 30% of total before-tax household income.
- **Suitable housing** has enough bedrooms for the size and composition of resident households according to National Occupancy Standard (NOS) requirements.
- Non-family households with at least one maintainer aged 15 to 29 attending school are considered not to be in ‘core housing need’ regardless of their housing circumstances. Attending school is considered a transitional phase, and low incomes earned by student households are viewed as a temporary condition.
- A household is in **extreme core housing need** if it is in core housing need **and** spending at least 50% of its income on shelter costs.

The following tables demonstrate renters are consistently faring worse than homeowners on all housing standards, and particularly with affordability and suitability. In 2016, 43% of renter households were spending 30% or more of income on shelter costs, compared to 20% of owner households. Overall, affordability has worsened for those residents most challenged to afford housing, as the proportion of households in extreme core housing need increased from 7% to 8% from 2006 to 2016. The proportion of households in core housing need also increased slightly, from 13% in 2006 to 14% in 2016.

In terms of adequacy, the proportion of households with dwellings in need of major repair has improved overall between 2006 and 2016, while worsening slightly for renters. The proportion of households in overcrowded dwellings has also improved overall between 2006 and 2016. These standards provide a snapshot of the housing challenges experienced by West Vancouver residents, and a more thorough affordability analysis is provided in the following profiles section.

Table 14: Households Spending 30%+ of Income on Shelter, District of West Vancouver (2006-2016)

	2006		2011		2016	
	#	%	#	%	#	%
Renter	1,680	43.8%	1,565	43.4%	1,825	42.8%
Owner	2,255	17.5%	2,480	18.4%	2,560	20.2%
Total	3,940	23.5%	4,045	23.7%	4,385	25.9%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey and 2006 Census of Population

To provide further context, the proportion of Metro Vancouver households spending 30%+ of their income on shelter costs was 27.2% in 2016 (37.5% for renter households, 21.5% for owner households). The proportion of households below the affordability standard was higher in West Vancouver for renter households.

Table 15: Households in Dwellings Requiring Major Repairs, District of West Vancouver (2006-2016)

	2006		2011		2016	
	#	%	#	%	#	%
Renter	210	5.4%	240	6.6%	225	5.3%
Owner	790	6.1%	960	7.1%	665	5.2%
Total	995	5.9%	1,200	7.0%	890	5.3%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey and 2006 Census of Population

Similar to West Vancouver, the proportion of Metro Vancouver households in dwellings requiring major repair was 5.7% overall in 2016 (7.1% for renter households, 5.0% for owner households). The proportion of households below the adequacy standard was lower in West Vancouver for renter households, and slightly higher for owner households.

Table 16: Households in Overcrowded Dwellings, District of West Vancouver (2006-2016)

	2006		2011		2016	
	#	%	#	%	#	%
Renter	460	11.8%	300	8.3%	400	9.4%
Owner	270	2.1%	320	2.4%	195	1.5%
Total	730	4.3%	615	3.6%	590	3.5%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey and 2006 Census of Population

For comparison purposes, the proportion of Metro Vancouver households in overcrowded dwellings was 7.4% in 2016 (12.6% for renter households, 4.5% for owner households). The proportion of households below the suitability standard was lower in West Vancouver.

Table 17: Households in Core Housing Need, District of West Vancouver (2006-2016)

	2006		2011		2016	
	#	%	#	%	#	%
Renter	1,089	27.9%	1,252	34.6%	1,306	30.7%
Owner	1,086	8.4%	1,086	8.1%	1,126	8.9%
Total	2,175	12.9%	2,338	13.7%	2,432⁴⁸	14.4%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey and 2006 Census of Population; Ministry of Municipal Affairs and Housing Custom Tabulation

West Vancouver has a lower proportion of households in core housing need when compared to Metro Vancouver. The proportion of Metro Vancouver households in core housing need was 17.8% in 2016 (30.6% for renter households, 10.6% for owner households). The proportion of households in core housing need was lower in West Vancouver, with the exception of renter households. Applying 2016 proportions of core housing need to 2026 household numbers results in 2,714 households in core housing need (1,457 renters, 1,257 owners) - a total increase of 282 households.

Table 18: Households in Extreme Core Housing Need, District of West Vancouver (2006-2016)

	2006		2011		2016	
	#	%	#	%	#	%
Renter	628	16.1%	635	17.6%	821	19.3%
Owner	517	4.0%	467	3.5%	541	4.3%
Total	1,145	6.8%	1,102	6.5%	1,362⁴⁹	8.0%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey and 2006 Census of Population; Ministry of Municipal Affairs and Housing Custom Tabulation

By contrast, the proportion of Metro Vancouver households in extreme core housing need was 7.6% in 2016 (12.2% for renter households, 5.0% for owner households).⁵⁰ The proportion of households in extreme core housing need was higher in West Vancouver, with the exception of owner households. This demonstrates renters in West Vancouver are particularly challenged to afford adequate and suitable housing when compared to renters across the region. Applying 2016 proportions of extreme core housing need to 2026 household numbers results in 1,520 households in extreme core housing need (917 renters, 603 owners) - a total increase of 158 households.⁵¹

⁴⁸ This has been determined by using the Ministry of Municipal Affairs and Housing custom Census tabulation, which contains core housing need by tenure. This proportional split has been applied to Census private households by tenure.

⁴⁹ Ibid.

⁵⁰ Ibid.

⁵¹ This has been determined by using the Ministry of Municipal Affairs and Housing custom Census tabulation, which contains core housing need by tenure. This proportional split has been applied to 2026 private households by tenure, as projected by Metro Vancouver.

Affordability Analysis

In order to augment the quantitative data available through Statistics Canada, an affordability analysis “snapshot” has been completed for four different household types. These household types were determined based on stakeholder consultation and discussion with the District of West Vancouver. Each example illustrates a different housing experience and highlights the diverse challenges that may be experienced when trying to secure affordable, suitable, and adequate housing. This analysis includes examples that relate to rental housing and homeownership.

The relative affordability of housing in a community is determined by the relationship between average **shelter costs** (rent or monthly mortgage) and **household income**.

What are shelter costs?

- For renters, shelter costs include rent and utilities.
- In order to qualify for a mortgage, a gross debt service formula is used to determine a household’s ability to afford homeownership and meet debt obligations, which takes into account mortgage payments (principal and interest), property taxes, condominium /strata fees (if any), and heating costs.
- Housing is one factor in the overall cost of living for individuals and families; other factors include the cost of groceries, transportation, and child care.

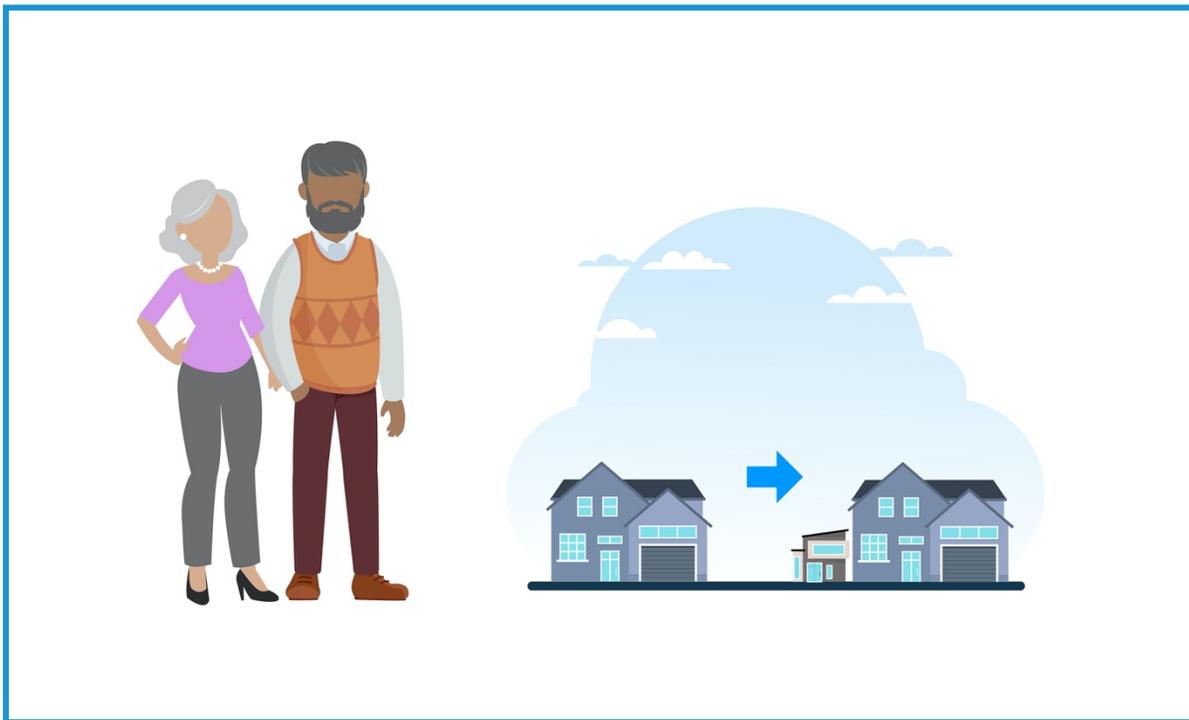
Affordability in this section uses two different measurements:

- For rental housing, the CMHC standard is used, which indicates that housing is considered unaffordable when a household spends 30% or more of its gross income on shelter costs; and
- In order to qualify for a mortgage, banking institutions or mortgage brokers typically require a Gross Debt Service Ratio (GDS) of no more than 32%, meaning that household total monthly housing costs, such as mortgage payments, property taxes and heating costs, should be no more than 32% of gross monthly income.

Additional scenario-specific assumptions are outlined in the following “affordability snapshots”. For these scenarios, 2019 median income data and median resale data were used, the most recent comprehensive data sets available when this report was written.

HOUSEHOLD #1 - OLDER COUPLE

Omar and Ilana moved to West Vancouver in 1975 and loved raising their family on the North Shore. Omar worked at a bank for 30 years and Ilana was a homemaker and active in the community as a volunteer. Their two children have since moved out of the family home but remain close with their parents and visit often. Omar and Ilana are getting older and would like to move to a smaller house in West Vancouver. They love the community and want to stay in the neighbourhood they know so well, however new apartments are quite expensive, and they aren't sure that they want to invest so much of their savings. They are also exploring the possibility of building a coach house on their property, so that they might downsize into that unit, and have their daughter and her family move into their three-bedroom home.



What is currently available?

In 2019, there were 105 one- and two-bedroom apartments sold. Given that Ilana and Omar would like to move to a house with less maintenance requirements (i.e., yard work), they are interested in an apartment unit, but do not want to compromise on space as they envision having their grandchildren over for sleepovers. Omar has a bad hip and does not want to buy a house with stairs, so they are looking for a larger apartment unit or a coach house. They are worried that buying a larger apartment will leave them with limited savings following the sale of their three-bedroom home.

Table 19: Apartment Units Sold in West Vancouver (2019)

Unit Type	Total Units Sold	Median Price
1-Bedroom Apartment	27	\$515,000
2-Bedroom Apartment	78	\$1,240,500

Source: Greater Vancouver Real Estate Board, 2019

What can they afford?

Based on median resale data for 2019, Ilana and Omar would be able to sell their three-bedroom detached home for \$1,931,300. They would like to spend some of the money on travel, and plan to put down 80% toward the cost of an apartment. As per Table 19, in 2019 the median price of a two-bedroom apartment was \$1,240,500. With the sale of their three-bedroom detached home, Ilana and Omar can easily afford a smaller unit, and by putting 80% down (\$992,400), they would still have additional money (\$938,900) remaining to use toward travel, the remaining mortgage (\$248,100) and other expenses.

While Ilana and Omar can easily afford the cost of a two-bedroom apartment, they are keen to explore the coach house option. Several of their friends have invested in townhouses, but many townhouses have stairs, and two-bedroom units in newer developments, such as Evelyn Condos, are listed for \$2,386,000, which would be unaffordable for Ilana and Omar. A coach house would be designed to be accessible and would allow their daughter to move back to West Vancouver into their family home. She is keen to relocate to the North Shore but has struggled to find a house her family can afford. Based on recent development in West Vancouver and average construction costs on the North Shore, a new coach house would total approximately \$300,000, which Omar and Ilana could easily afford, especially given their daughter would also contribute some of her savings.

Key Considerations

- **The District of West Vancouver is experiencing population aging that will contribute to an increased need for seniors housing in coming years.** Between 2006 and 2016, the fastest growing segment of the population in West Vancouver was people aged 85 years and over. The 2016 Census indicates West Vancouver has an older population by age group compared to the Metro Vancouver region and to the province of BC; median age in West Vancouver is 50.5 compared to 40.9 in Metro Vancouver.
- **Older housing in the community presents an opportunity to renovate or retrofit units to suit the needs of an aging population.** According to the 2016 Census, over half of dwelling units in West Vancouver were built prior to 1981 (59%), another 30% of total dwelling units were built between

1981 and 2005, and only 11% were constructed in the most recent 10-year period, from 2006 to 2016. These older units are likely not wheelchair-accessible but may be renovated to allow residents to age-in-place and remain within their communities.

- **As the population continues to age, there may be more seniors looking to downsize, but there are limited wheelchair-accessible and affordable choices within the community.** This indicates potential demand for a broader range of accessible housing options, such as single-level coach houses, apartment units, and units in mixed-use buildings in centres or along transit corridors. According to the 2016 Census, over half the housing units in West Vancouver are single-detached houses (55%), which often comprise more than one floor. Since 2006, there has been a significant increase in the number of units with 4+ bedrooms (17.4%), which are not typically suitable for downsizing seniors.
- **Based on stakeholder feedback, many seniors are leaving West Vancouver because there are limited affordable, accessible housing options available within the community.** This is reflected in Census data which shows a loss of senior-led households between 2006 and 2016.

What does this mean?

The data analysis and stakeholder feedback indicate there are limited housing options for downsizing West Vancouver seniors. Given this understanding, it will be important to consider what options exist for seniors to downsize in an affordable way, how existing housing in West Vancouver can be retrofitted to accommodate residents with limited mobility, and how new housing can be constructed to ensure wheel-chair accessibility.

- With new housing, **adaptable and accessible housing⁵² guidelines** may prove beneficial to ensure new units are constructed to meet the needs of persons with limited mobility.

⁵² Adaptable housing is designed and built so that accessibility features can be added more easily and inexpensively after construction.

- The provincial government provides financial support for households completing renovations to ensure accessibility; the *Home Renovation Tax Credit for Seniors and Persons with Disabilities* assists eligible individuals 65 and over and persons with disabilities with the cost of permanent home renovations to improve accessibility or be more functional or mobile at home; and, the *Home Adaptations for Independence (HAFI) Program* provides financial assistance in the form of a grant to eligible low-income households to complete home adaptations for independent living.

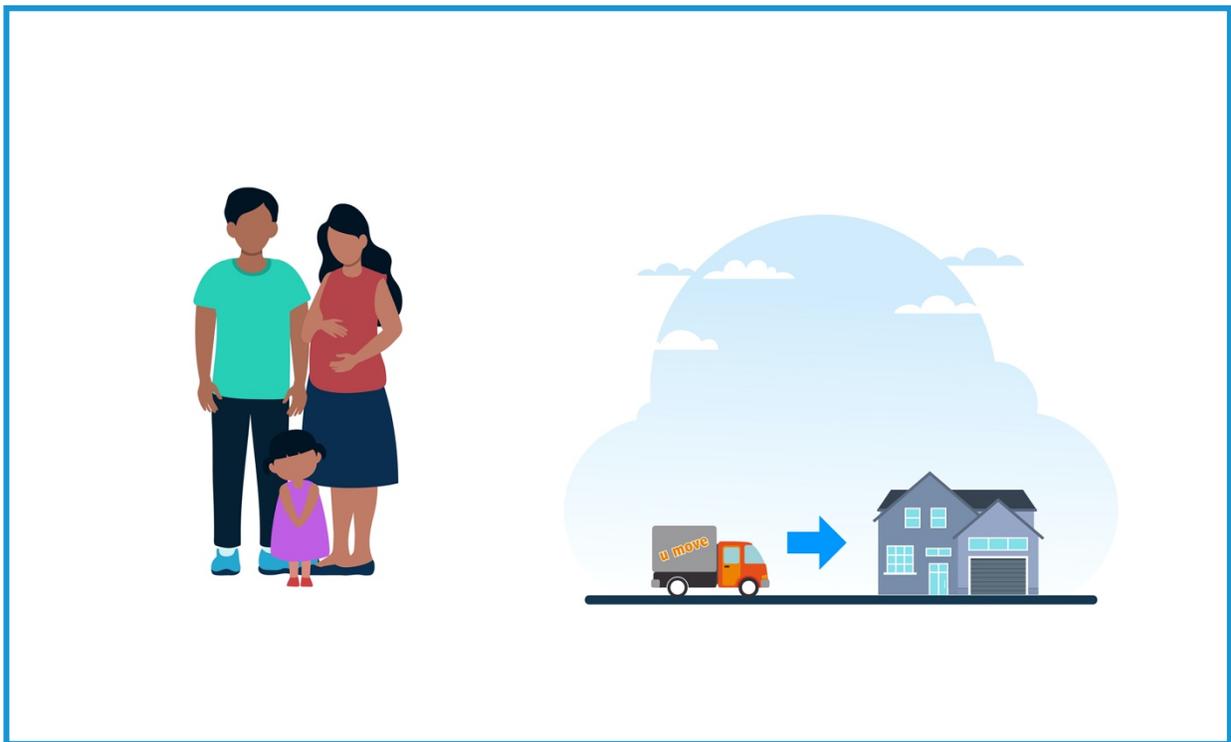
For Example: Adaptable Housing in Burnaby & Langley

The City of Burnaby requires developments in all areas of Burnaby, subject to the Comprehensive Development (CD) rezoning process, to supply 20% of single-level units as adaptable in new market and non-market, multi-family developments that employ interior corridor or exterior passageways to access the dwelling units.

The Township of Langley requires adaptable design features in at least 5% of all new single detached, rowhouse, and townhouse units and 10% of all new apartment units.

HOUSEHOLD #2 - YOUNG FAMILY

Eliza, daughter of Omar and Ilana (Household #1), married Michael five years ago. They met at graduate school and have lived in East Vancouver since finishing their degrees and starting their family. Their first child, Zara, is three and Eliza is pregnant with their second child, which has accelerated their need for a larger home. They are currently renting a two-bedroom apartment in Mount Pleasant and work full-time – Michael is a teacher and Eliza is nurse. They would like to buy a three-bedroom home in West Vancouver to have more space for their growing family and to be closer to Eliza’s parents. Alternatively, they would move into Eliza’s childhood home if Eliza’s parents are able to build a coach house that they could move into.



What is currently available?

In 2019, there were many three-bedroom homes available for purchase. The median price of a detached house is significant and while Eliza and Michael would like a detached home, a larger apartment or townhouse is more financially feasible. As there are not many larger apartments or townhouses available, the coach house option is increasingly appealing, and Eliza is keen to work with the District of West Vancouver to build a coach house in her parent’s backyard.

Table 20: Three-Bedroom Units Sold in West Vancouver (2019)

Unit Type	Total Units Sold	Median Price
3-Bedroom Detached House	80	\$1,931,300
3-Bedroom Townhouse	9	\$1,175,000
3-Bedroom Apartment	10	\$3,594,450

Source: Greater Vancouver Real Estate Board, 2020

What can they afford?

Eliza’s parents are able to contribute to the down payment, which has allowed Eliza and Michael to put down 30% toward the cost of their new home. This scenario also assumes Eliza and Michael have no significant debt (i.e., student loans, car loans, lines of credit). Using the assumptions outlined below, they can afford a home with a purchase price of \$546,619 which would result in a \$382,633 mortgage, with a monthly payment of \$1,505 plus property taxes and heating costs. While there may be one-bedroom apartments listed for less than \$550,000, the median price of a three-bedroom detached house is \$1,931,300, which would be unaffordable for Eliza’s family. Three-bedroom units in newer developments, such as *Ambleside 2*, are listed for \$5,900,000.

The following assumptions were used in this scenario:

- *5 Year Fixed Rate (Annual):* 4.94%⁵³ (stress test), 2.29% (mortgage payments)
- *Amortization Period:* 30 years
- *Property Tax:* \$122⁵⁴
- *Heating:* \$90⁵⁵
- *Maintenance/Strata Fees:* \$400⁵⁶

Eliza and Michael would be interested in a larger rental unit, however the average rent for a three-bedroom unit is \$3,743, which would require them to spend more than 30% of their monthly income on rent. Eliza is surprised she and Michael cannot afford a larger rental unit, as they both

⁵³ For buyers who do not need mortgage insurance (i.e. down payments of 20% or more), the qualifying interest rate your lender will use for the stress test will be the Bank of Canada five-year benchmark rate, or the rate offered by lenders (plus an extra 2%) - whichever is higher. As of July 14, 2020, the Bank of Canada five-year benchmark rate was higher than the rates offered by lenders (plus 2%) in West Vancouver. The mortgage rate used for the stress test is 4.94% and the mortgage rate used to calculate mortgage payments is 2.29%.

⁵⁴ Property tax estimates were provided based on a review of realty listings for apartments priced close to \$500,000.

⁵⁵ Heating costs are estimated based on baseboard heating for a 2-bedroom townhouse or apartment.

⁵⁶ Maintenance/strata fee estimates were provided based on a review of realty listings for apartments priced close to \$500,000. If applicable, 50% of the condominium fees must be included in the GDS and TDS calculations, which translates to \$200 for this scenario.

have good jobs. With limited family-friendly rental options, young families are struggling to afford the cost of housing in West Vancouver.

Table 21: Household #2 - Homeownership Affordability Analysis (2019)

Annual Income	Monthly Income	Maximum Mortgage	Monthly Mortgage Payment	Purchase Price with 30% Down	Median Price: 3-Bedroom Attached
\$138,018 ⁵⁷	\$11,502	\$382,633	\$1,505	\$546,619	\$1,931,300

Source: Statistics Canada, Labour Force Survey, 2019; Greater Vancouver Real Estate Board

Key Considerations

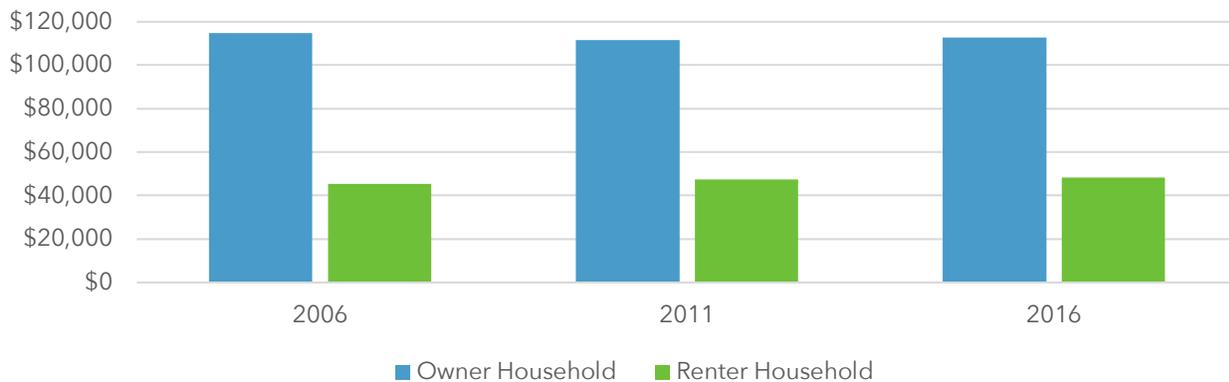
- Feedback received during consultation indicates it is difficult for dual-income households to afford home ownership or the cost of rent for larger units in West Vancouver.** Key informants specified the cost of larger units has resulted in a loss of young children in West Vancouver, as young families cannot afford the cost of housing. This is reflected in the data – between 2006 and 2016, the proportion of the population between the ages of 0 to 14 declined by 3.4% and the proportion of the population between the ages of 15 to 19 declined by 6%. As of 2016, the proportion of population aged 44 years and under was much smaller in West Vancouver (41%) compared to Metro Vancouver (56%) and B.C. (53%).
- This trend is anticipated to continue, as growth projections for 2020-2025 demonstrate the largest loss (-4%) of population will be seen among those aged 14 and under. **Interestingly, the most significant population growth in West Vancouver over the next five years is projected to occur among 25- to 44-year-olds.**⁵⁸ Typically, growth in this segment of the population translates to an increase in the number of children, yet that does not appear to be the case in West Vancouver.
- The price of housing in West Vancouver has increased substantially, while incomes have remained relatively constant.** This has resulted in affordability challenges for both owner and renter households – as of 2016, the proportion of renter households considered to be low and very low income (earning less than \$60,000) is 58% and for owner households, the proportion is

⁵⁷ Annual income was determined through qualitative data and Statistics Canada’s Labour Force Survey. Annual income was determined by 2019 Labour Force Survey Data, which provided a median hourly wage of \$40.00 for nurses in the Lower Mainland – Southwest Region. Eliza’s total salary is \$76,000, based on \$40.00 x 1900 hours. Michael’s salary was determined by 2019 Labour Force Survey Data, which provided a median hourly wage of \$38.46. His total salary is \$62,018, based on \$38.46 x 37.5 hours/week x 43 weeks.

⁵⁸ Metro Vancouver, (Terry Hoff Age-Cohort Model V.11). The OCP projections demonstrate the most significant population growth in West Vancouver will occur in the seniors age group. These projections are completed on a 30-year time horizon; thus, they are distinct from the five-year projections in this report. Population aging becomes more of a factor with time.

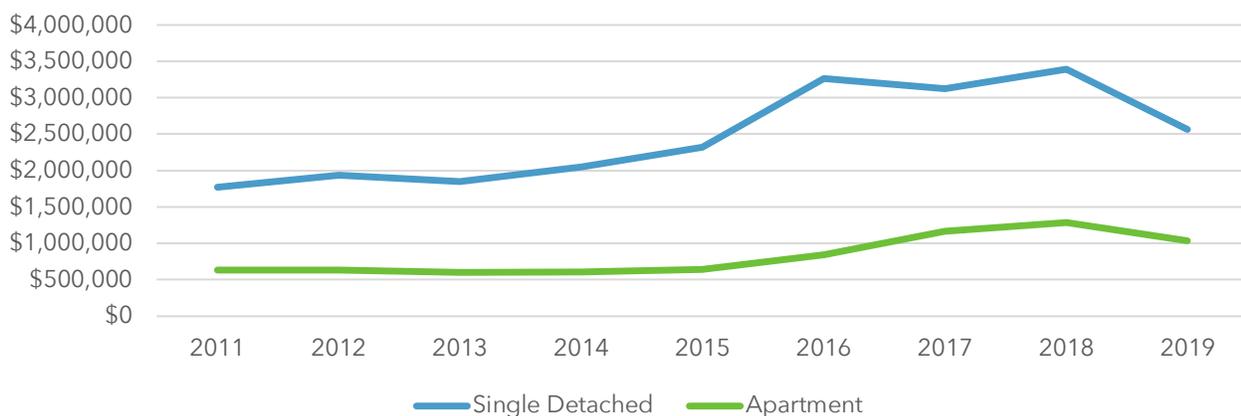
36%. The median income of renter households is significantly lower than that of owner households, as seen in the figure below.

Figure 12: Median Household Income by Tenure



Source: Statistics Canada, 2016 Census of Population

Figure 13: Benchmark Price (HPI) by Structure Type (2011-2019)



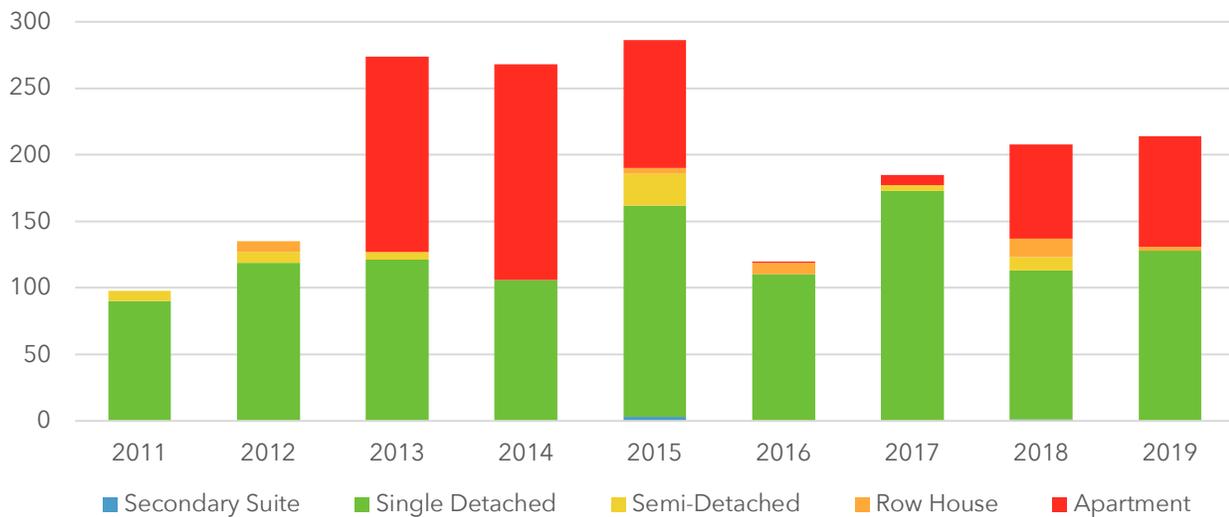
Source: Greater Vancouver Real Estate Board

- While housing completions appear to be increasing, this does not necessarily translate to net-new units entering the market. The majority of housing completions are within the single-detached housing category, which remains out of reach for most young families, while the majority of apartment completions have been in the seniors housing or luxury condominium market. Figure 14 indicates a total of 38 rowhouse units were built in recent years.⁵⁹ There is a need for more affordable, family-friendly housing in West Vancouver and strategies employed in

⁵⁹ Canada Mortgage and Housing Corporation, Completions.

other Metro Vancouver municipalities to incentivize this form of construction warrant further consideration.

Figure 14: Number of Housing Completions by Structure Type, West Vancouver (2011-2019)



Source: Canada Mortgage and Housing Corporation, Completions

What does this mean?

The data analysis and stakeholder feedback indicate families are struggling to afford the median cost of homeownership and rental options in West Vancouver. Given this understanding, it will be important to explore a range of housing options, including how existing lots in West Vancouver can accommodate additional density (i.e., coach houses), and how new zoning regulations may provide for additional compact, more affordable, family-friendly housing options. Rowhouses and townhouses can provide a more affordable alternative to single-detached homes. These ground-oriented housing options combined with larger non-market or mid-market rental apartment units can help provide the range of housing types more accessible to younger families.

As new multi-unit and mixed-use projects come forward, it will be important to require a range of unit sizes. From 2006 to 2016, the largest proportional increase in West Vancouver’s housing stock was in the form of four-bedroom units. These homes are not typically affordable for younger families, singles, and seniors. As demonstrated in this affordability profile, young families with two well-paying jobs cannot afford the price of a three-bedroom detached home, townhouse, or apartment. Rental housing is also out of reach - average prices of three-bedroom rental units reached \$3,743 in 2019. West Vancouver should consider a family-friendly housing policy to ensure new development comprises a range of unit sizes to provide housing choice for all residents.

For Example: Family Friendly Housing Policy in New Westminster

In 2015, the City of New Westminster started work on a Family-Friendly Housing Policy. As part of the background work, the City conducted a housing supply analysis which found that the city ranked 21st out of 22 Metro Vancouver municipalities with regard to three-bedroom units. The City also conducted a feasibility study which concluded there is no negative impact on return on cost with an increased proportion of two- and three- bedroom units in new multi-unit projects.

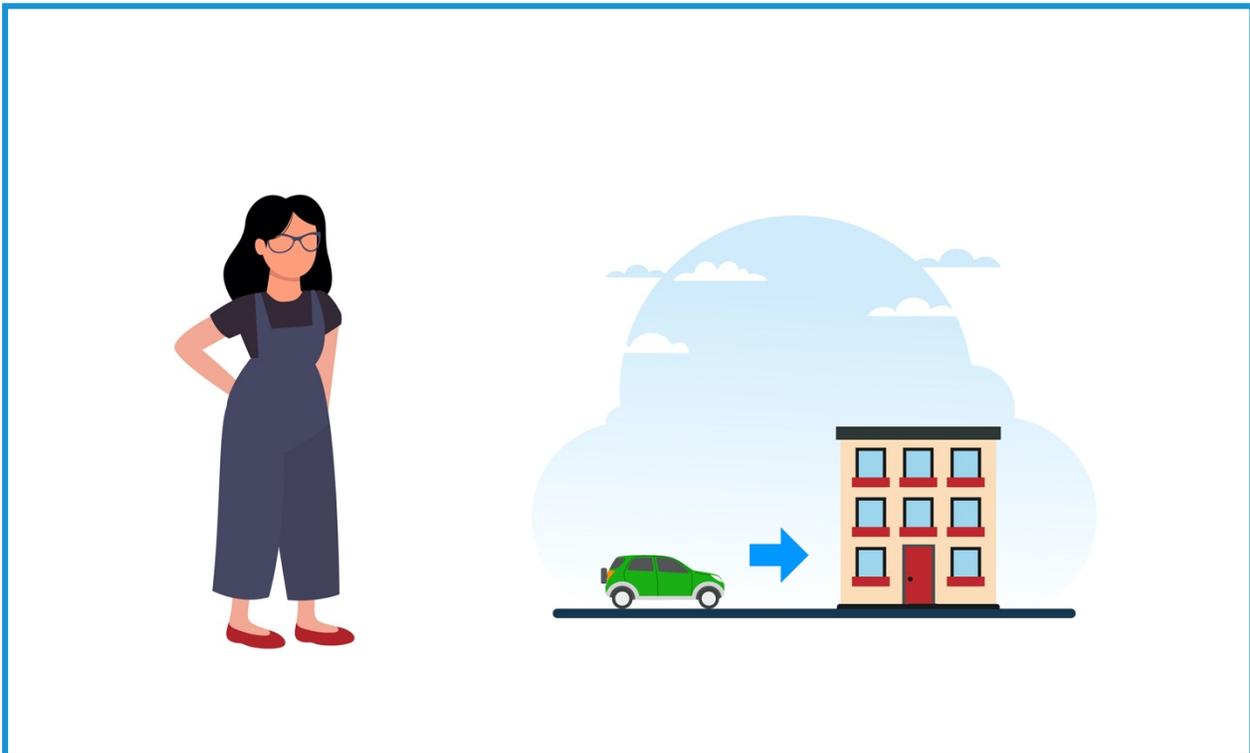
Based on the consultation and research, the City mandated:

- That multi-unit ownership projects include a minimum of 30% two- and three-bedroom units, and that at least 10% of the total projects units be three-bedroom or more; and
- That multi-unit rental projects include a minimum of 25% two-and three-bedroom units, and that at least 5% of the total project units be three-bedroom or more.

The policy and bylaw came into effect on January 1, 2016, with the City becoming the first municipality in British Columbia to require minimum percentage of three-bedroom units in new multi-unit projects.

HOUSEHOLD #3 - SINGLE PERSON, RETAIL SECTOR

Jackie grew up in North Vancouver and worked as a grocery store clerk since finishing high school. She is keen to gain experience in the marketing industry and recently got a job as a sales assistant in the hopes of moving to a management position after completing her studies. She is currently living at home and commuting into West Vancouver but would like to move out of her parents' house into a home of her own. She is struggling to afford the price of one-bedroom apartment units and is looking for a roommate to share rental costs. Jackie hopes to spend less time commuting, as the costs of gas and vehicle maintenance are increasing.



What is currently available?

In 2019, as per CMHC data, there was minimal availability in the purpose-built rental market - the vacancy rate for all units was 1.2%, which represents an increase from 0.6% in 2018.⁶⁰ Data for the secondary rental market (i.e. secondary suites, rented condominiums) is available for the entirety of the North Shore (District of West Vancouver, City of North Vancouver, District of North Vancouver) and is indicative of limited availability, with a 2019 vacancy rate (for all units) of 0.4%. Given that

⁶⁰ In small and medium sized communities, it is typical for the rental market to experience pressure when vacancy rates are less than three percent, and significant pressure when rates are less than one percent. In West Vancouver, vacancy rates are typically much less than two percent, although this has been further exacerbated in the past 10 years when the average vacancy rate was 0.61%.

Jackie is likely planning to share accommodation with friends, 2019 vacancy rates for larger purpose-built rental units⁶¹ are provided below:

- **1.9% vacancy rate for 2-bedroom units in the purpose-built rental market; and**
- **4.3% vacancy rate for 3-bedroom units in the purpose-built rental market.**

These vacancy rates have increased since 2018: for two-bedroom units, from 1.1% to 1.9%, and for three-bedroom units, data was last available in 2016, when vacancy rates were 0%.

Table 22: Average Rent, District of West Vancouver (2019)

	1-Bedroom	2-Bedroom	3-Bedroom	All Units
Purpose-Built Rental Unit	\$1,752	\$2,586	\$3,743	\$2,024
Secondary Market Rental Unit	\$1,764	**	**	**

Source: Canada Mortgage and Housing Corporation. **Data suppressed to protect confidentiality or data not statistically reliable.

What can she afford?

Jackie cannot afford half of the average rental price for two-bedroom apartments in West Vancouver at 50% of her gross income. She would need to spend more than 50% of her income toward rent, which is challenging and may limit her ability to afford food, transportation, and other essential items. In Jackie’s case, she is continuing to commute into West Vancouver by car, further contributing to congestion and greenhouse gas emissions. Affordable rental housing is an integral element of complete, sustainable communities, and the case study provided below demonstrates how other North Shore municipalities have facilitated greater levels of affordability in new market rental developments.

Table 23: Household #3 - Affordability Analysis

Annual Income	Monthly Income	Available for Rent (30% of income)	Available for Rent (50% of income)	Average Rent: 2-Bedroom (50%)	Average Rent: 3-Bedroom (33%)
\$28,470 ⁶²	\$2,373	\$712	\$1,186	\$1,293	\$1,248

Source: Statistics Canada, Labour Force Survey, 2019; Canada Mortgage and Housing Corporation

⁶¹ Vacancy rates for secondary market rental units are not available by unit size.

⁶² Annual income is based on the 2018 minimum wage of \$12.65.

Key Considerations

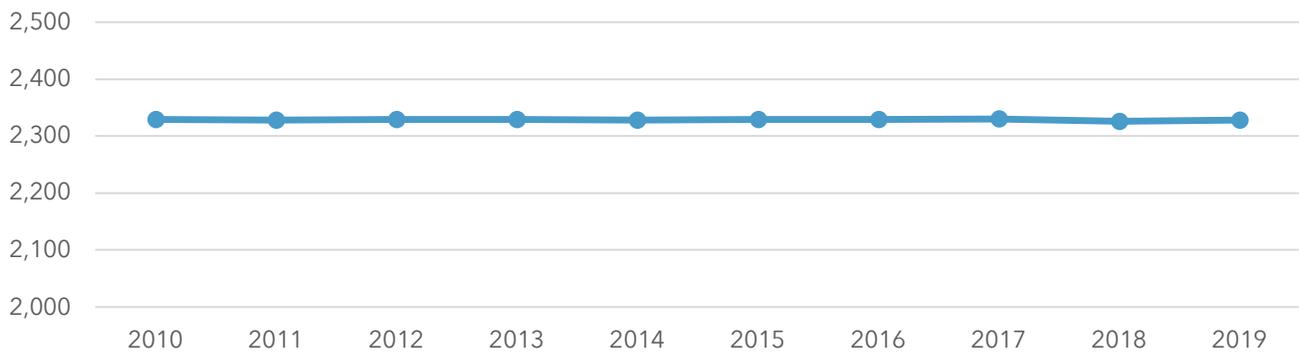
- **Feedback received during consultation indicates employers are struggling to recruit and retain staff due to housing affordability challenges.** The majority (73%) of West Vancouver’s labour force commutes in from other municipalities.
- **For those who cannot afford to live in West Vancouver, the prospect of commuting in for work is increasingly daunting given rising travel times.** As shops and services experience challenges staffing their businesses, this may limit the extent to which smaller stores can remain viable. This is due to the rising cost and travel time of commuting and the availability of similar jobs across most municipalities.
- **West Vancouver’s labour force is reliant on commuter travel.** Given that 73% of West Vancouver’s labour force commutes into the District from elsewhere, congestion is cause for concern. Feedback from consultation reflects this reality – for many employers, recruitment and retention is challenging given the cost of housing and increasing congestion.
- **In the last ten years, there has been almost no change in the number of dwelling units in the primary rental market, with 98% of the District’s existing rental stock built prior to 1981, as indicated in the chart below.**⁶³ With limited new supply, rents have increased and vacancy rates have decreased over the last ten years, with the exception of an increase in vacancy rates between 2018 and 2019. This may be related to trends in the secondary rental market: the percentage of rented condominiums on the North Shore increased from 17.5% to 20% between 2018 and 2019.⁶⁴ Across the Vancouver CMA, the proportion of rented condominiums increased between 2018 and 2019, from 24.5% to 28%, likely as a result of policies by various governments designed to encourage properties to be rented long-term as opposed to being held vacant or rented short-term.⁶⁵

⁶³ Rental data from CMHC includes seniors’ rental housing, which is different from the District of West Vancouver tracking inventory that typically separates seniors’ rental and purpose-built rental.

⁶⁴ CMHC Rental Market Report, Vancouver CMA, 2019.

⁶⁵ Ibid.

Figure 15: Total Number of Dwelling Units in the Purpose-Built Rental Market, West Vancouver (2010 to 2019)



Source: Canada Mortgage and Housing Corporation

What does this mean?

- **There is a growing disconnect between what renter households can afford and what is available.** With median incomes of \$48,392 across rental households and average rents well above the 30% threshold for affordability, it is increasingly difficult to afford average rents in West Vancouver, especially for those working retail and personal services⁶⁶.
- The majority (73%) of West Vancouver's work force commutes into the District, which has contributed to congestion and has created challenges for employers. West Vancouver's Vital Signs Report specifies expanded and improved transit options are being examined through the North Shore Transportation Planning Project, *"enhanced bus service could help congestion as each bus is the equivalent of taking 40 cars off the road"*.
- **The number of purpose-built rental units has remained close to constant over the last ten years.** With low vacancy rates and rising rental prices, there is a need for more rental housing in the District. Rental incentive programs have proven successful in other Metro Vancouver municipalities facing a shortage of new rental housing construction. The incentives listed in Policy 2.1.16 and 2.1.17 are important tools that can help to create more rental housing. In addition to more non-market rental units needed to meet needs, mid-market rental units help provide for the local labour force.

⁶⁶ In 2018, the largest employment sectors in West Vancouver were retail and personal services, education, government, and real estate related (West Vancouver Vital Signs Report).

For Example: Mid-Market Rental Units in the City of North Vancouver

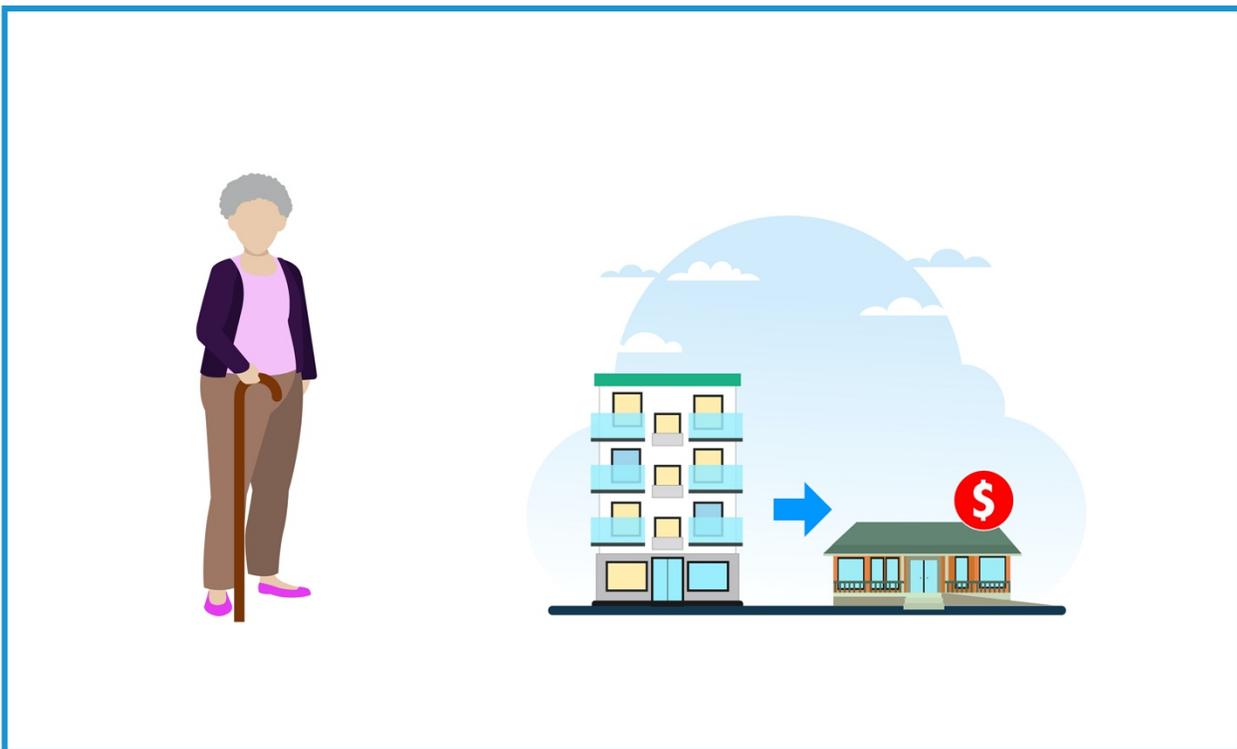
The North Vancouver Housing Action Plan requires the provision of “Mid-Market Rental Units” in all new market rental developments seeking a density bonus. Termed the City’s ‘10-10-10’ policy, 10% of units in new market rental projects are required to be rented at 10% below average rents, as indicated by Canada Mortgage and Housing Corporation, for a minimum of 10 years. Starting January 1st, 2019, new applications will have to provide 10% of units at 10% below average rents in perpetuity.

Based on the 2018 average rents in the City, Mid-Market Rental Units are to be rented at the following rents:

Unit Size	2018 Average Rent (as per CMHC)	Mid-Market Rent (10% below Average Rent)	Recommended Annual Household Income Limit
Bachelor	\$1,143	\$1,029	\$41,148
1-Bedroom	\$1,333	\$1,200	\$47,988
2-Bedroom	\$1,648	\$1,483	\$59,328
3+Bedroom	\$2,457	\$2,211	\$88,452

HOUSEHOLD #4 - SINGLE OLDER PERSON

Susan has lived in West Vancouver for all her life – she loves the District and has a close-knit group of friends she sees regularly. Her husband passed away many years ago and they did not have any children. After retiring as a high school teacher from the West Vancouver School District, she moved to Ambleside in 2010 and has rented a one-bedroom apartment close to Marine Drive for the last ten years. The nearby shops and services are her favourite part of living in Ambleside – particularly because she can easily walk to the grocery store and pharmacy – but has had a few falls recently and now uses a cane. Her doctor has advised she may need to transition to a wheelchair in the coming months. Her older apartment building is not accessible and with her desire to remain in West Vancouver and live independently, Susan needs to be in an accessible unit. She is concerned the building may be redeveloped in coming years and as her rent has become increasingly expensive, she is struggling to make ends meet. She would like to rent a more affordable, accessible unit and continue to age-in-place in West Vancouver.



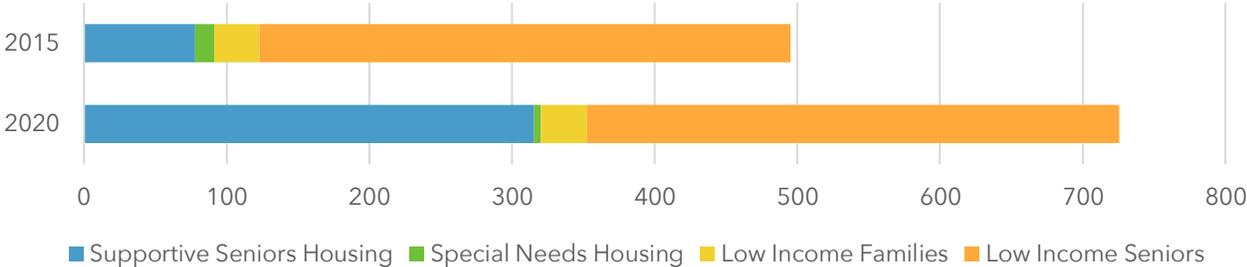
What is currently available?

In 2020, as per BC Housing data, there were a total of 373 independent non-market housing units for seniors in West Vancouver and 315 non-market supportive seniors units.⁶⁷ The number of BC Housing funded non-market housing units has remained close to constant since 2015, with the exception of non-market supportive seniors’ units – BC Housing funded supportive seniors’ housing

⁶⁷ It is important to note there may be additional non-market housing units for seniors in West Vancouver – this information is specific to those facilities that have an agreement with BC Housing in-place.

units increased from 84 units in 2019 to 315 in 2020.⁶⁸ In addition to those living in non-market housing units, there are 53 families receiving subsidies through BC Housing’s Rental Assistance Program (RAP) and 296 seniors receiving the Shelter Aid for Elderly Renters (SAFER) subsidy in West Vancouver. Currently, there are 67 senior households on the waitlist for BC-housing administered units in West Vancouver. The number of seniors receiving rent supplements has declined since 2015 and the number of seniors on BC Housing’s waitlist has increased since 2015.

Figure 16: Number of Non-Market Dwelling Units, West Vancouver (2020)



Source: BC Housing

What can she afford?

With an annual lifetime pension of \$30,000⁶⁹, Susan is not able to afford the average rent of a one-bedroom apartment in West Vancouver. Currently, Susan’s rent is \$1,553⁷⁰, which requires her to spend well over 50% of her gross income on shelter costs. She had initially used savings to make rental payments but must re-evaluate given the increasing costs. Moving is not feasible as average rents are now \$1,752, which would require Susan to spend just over 70% of her gross income on shelter costs.

Susan is interested in moving to non-market housing, however there are many households on BC Housing’s waitlist. Susan would qualify for a rent supplement through the SAFER program, as she is currently paying more than 30% of her income towards the rent of her home, however, she requires renovations to improve her unit’s accessibility, which is not something her landlord is interested in undertaking. Susan is also concerned that if her health were to decline, she would not be able to

⁶⁸ These are not net-new non-market housing units in West Vancouver. BC Housing provided financing to Baptist Housing to acquire Inglewood Care Centre, which increased the number of units under BC Housing’s purview.
⁶⁹ Annual lifetime pension was estimated based on a HAS (highest average salary) of \$70,000 (BC Teacher’s Federation – <https://bctf.ca/uploadedFiles/Public/BargainingContracts/U102-SalaryDocument.pdf>), 2010 YMPE (year’s maximum pensionable earnings) of \$47,200 (<https://www.canada.ca/en/revenue-agency/services/tax/registered-plans-administrators/pspa/mp-rrsp-dpsp-tfsa-limits-ympe.html>), 28 years of pensionable service, and the teachers’ pension plan calculator (<https://tpp.pensionsbc.ca/how-we-calculate-your-pension>)
⁷⁰ As per CMHC data, average rent in 2010 was \$1,203. Susan’s landlord has increased her rent by the maximum allowable increase each year since 2010, which, in 2019, results in \$1,553.

afford home support visits.⁷¹ While healthcare is not factored into housing costs, it is important to recognize Susan will likely experience greater challenges to afford average rents as she continues to age.

Table 24: Household #4 - Rental Affordability Analysis (2019)

Annual Income	Monthly Income	Available for Rent (30% of income)	Available for Rent (50% of income)	Average Rent 1-Bedroom Apartment
\$30,000	\$2,500	\$750	\$1,250	\$1,752

Source: BC Teachers’ Federation, BC Teachers’ Pension Plan, CMHC

Key Considerations

- **The proportion of low-income seniors is increasing** - in 2016, 11% of West Vancouver residents 65 and older were considered low income, an increase from the 2011 rate of 10%, and higher than the Metro Vancouver rate of 10%.⁷²
- **While the number of independent non-market housing units for low-income seniors has remained relatively constant since 2015, there has been an increase in the seniors’ purpose-built rental stock** (includes group seniors’ independent living, seniors’ assisted care, and seniors’ supportive housing), as demonstrated in Figure 6.
- **The number of SAFER recipients has decreased from 316 in 2015 to 296 in 2020, while the number of seniors on BC Housing’s waitlist has increased from 50 in 2015 to 67 in 2020.**
- **Feedback from community engagement indicated seniors interested in smaller, accessible homes are challenged to find affordable options in West Vancouver and many older residents are leaving the community.**

What does this mean?

- **Low-income seniors are struggling to find affordable, accessible housing options in West Vancouver.** New purpose-built market rental seniors’ units have been constructed in recent years, as indicated by the growth in the number of seniors’ supportive housing units. Demand has increased for seniors’ non-market housing, as demonstrated by the growth in the BC Housing waitlist. Feedback received during community engagement revealed that many seniors

⁷¹ The West Vancouver Vital Signs Report specifies, “For a once-daily home support visit (public health), a senior with an income of \$28,000 is required to pay \$9,000 per year (\$733 per month)”.

⁷² Statistics Canada, Census.

are opting to couch surf or engage in 'hidden' forms of homelessness to avoid moving out of their community and away from their support systems.

- **Feedback from community engagement indicates non-profits are interested in supporting new affordable seniors' rental housing projects and, while provincial funding is available, land is harder to come-by.** In other urban areas, innovative partnerships and tenure models have facilitated new affordable housing projects, as profiled on the following page.
- **For many seniors, isolation can be challenging.** Innovative multi-generational co-housing models include seniors living with other roommates to share household costs and provide social interaction. Ongoing initiatives like 'Empty Nest' (co-living between students and seniors); or the North Shore Roommate Registry (not yet launched - seeks to pair single seniors together as roommates) are examples of the innovative programs being established to address senior isolation and affordability challenges.
- **For seniors with accessibility challenges, the Better At-Home program can help to connect seniors living on their own to access home support, encouraging aging-in-place.** The West Vancouver Vital Signs report indicates there are currently less than 100 West Vancouver residents receiving non-medical home support through the Better At-Home program. This may be increased through promotion.
- Given the age of West Vancouver's rental housing, it will be important to understand how the District of West Vancouver can assist tenants and provide support in the event of displacement due to demolition, renovation or repair, or conversion.

For Example: Victoria - Tenant Assistance Policy

In addition to rules under the Residential Tenancy Act, the City of Victoria's Tenant Assistance Policy recommends landlords provide tenants with:

- Compensation based on the length of tenancy, in the form of lump sum payment or free rent;
- Moving expenses and assistance;
- Relocation assistance in finding alternate accommodation; and
- Right of First Refusal (if applicable) to return to the building.

For Example: Burnaby - Cedar Place

In 2014, BC Housing signed an agreement with Ledingham McAllister (LedMac), a Lower Mainland developer, to replace an existing 90-unit affordable family housing development with a 2:1 ratio of affordable housing units. In 2019, LedMac completed the construction of the replacement affordable family housing development across the street from the existing Cedar Place on LedMac's Southgate development site. BC Housing owns and operates the new affordable family housing building.

Construction on a new 91-unit seniors' affordable housing development is underway with an anticipated completion date in early 2021.



Source: Integra Architecture Inc.

Key Areas of Local Need

Housing Needs Summary Statements

Based on an analysis of data in Part I of the Housing Needs Report and feedback from focus groups, the following summary statements describe the current and anticipated needs for the following groups:

AFFORDABLE HOUSING

West Vancouver's housing costs are increasingly out-of-reach for its residents. Given the benchmark price of a single detached home is the second highest in Metro Vancouver, young families cannot afford to move to West Vancouver, which has contributed to the changing demographic pattern. With population aging, there are more seniors who are interested in downsizing to smaller, single-level, affordable units. Limited housing diversity and the high cost of apartments has led to many seniors leaving West Vancouver for more affordable communities.

The proportion of households in core housing need has increased from 2006 to 2016, in line with trends experienced across the region, yet the proportion of households in extreme core housing need has surpassed the regional share, particularly for renter households. **As of 2016, there are 2,432 West Vancouver households that do not live in acceptable housing (does meet one or more of the adequacy, suitability, or affordability standards) and acceptable alternative housing would cost 30% or more of before-tax income. If current trends continue, 2,714 households will be in core housing need in 2026.**

Income data provides a detailed assessment of what levels of affordability are required to ensure households spend no more than 30% of their gross income toward shelter costs. As of 2016, the proportion of renter households considered to be low and very low income (earning less than \$60,000) is 58% and for owner households, the proportion is 36%. Median income of renter households is significantly lower than that of owner households, and for both renter and owner households, income has stayed relatively constant while the price of housing has increased substantially.

Currently, there is a disproportionate number of renter households in core and extreme core housing need, consistently low rental vacancies, limited growth in new rental units, an aging rental stock vulnerable for redevelopment, and few options for affordable home ownership. West Vancouver should consider addressing the need for more affordable housing by encouraging more affordable home ownership options, as well as mid-market and non-market rental options to better achieve housing that is attainable relative to local incomes.

RENTAL HOUSING

There has been limited new purpose-built rental construction in West Vancouver over the last twenty years, with the exception of seniors' rental housing. **Of the District's existing purpose-built rental stock, approximately 98% is more than 40 years old and vulnerable to redevelopment to strata units due to existing zoning.** Local employers are struggling to recruit and retain employees as wages are not reflective of the high cost of housing. Vacancy rates have remained less than 1.4% for the past 20 years and the average cost of a rental apartment remains out-of-reach for median-income renter households.

Feedback from consultation indicates there is a need for more affordable rental options to help young singles, downsizing seniors, and families to afford to live in West Vancouver. By 2026, West Vancouver is anticipated to be home to up to 5,103 renter households (465 to 843 net-new renter households). While Provincial Government subsidies can better enable non-market rental, West Vancouver should consider approving and encouraging more rental housing, especially considering the condition of the existing rental stock and the limited growth of purpose-built rental over the last four decades.

SPECIAL NEEDS HOUSING

Special needs housing, or housing with support services, is typically intended to house youth or adults with mental and/or physical disabilities. **West Vancouver is home to only five non-market special needs housing units, while there are 18 people with disabilities on the non-market housing waitlist.** Feedback during community engagement indicated that the turnover in special needs housing or accessible housing is extremely low, since those needing this type of housing are likely to require it for life.

Housing for persons with disabilities and those with mental health needs to continue to be in demand. It is anticipated that this can be accommodated through new units that meet accessible/adaptable guidelines, through a variety of in-home services, and through dedicated special needs housing. Similarly, for those with mobility limitations, many municipalities have directed policy and regulation to include accessible and adaptable housing in all new condominium and apartment buildings as a response. For all federally funded projects, CMHC requires new developments to have full universal design or a minimum of 20% of units to be accessible as a prerequisite of funding. **West Vancouver should consider establishing a set of guidelines for accessible and adaptable housing in order to meet the needs of West Vancouver's aging population and the needs of those with physical and mental disabilities.**

HOUSING FOR SENIORS

West Vancouver has limited housing diversity - nearly two-thirds of the housing stock is single-detached dwellings. For seniors looking to downsize and remain in the community, there are limited options. The rising costs of new townhouses and apartments means many older residents are reported to have relocated to other, more affordable communities in BC. The recent increase in the number of seniors' housing units⁷³ is a positive indication of the market responding to demand, yet 67 seniors remain on the non-market housing waitlist and 296 senior households are receiving rent supplements.

While West Vancouver has recently approved seniors' housing, the need is anticipated to continue to increase. **Given waitlist data and the aging of the population, it is anticipated the need for seniors' housing will continue to increase in West Vancouver - between 800 and 1,100 units may be required by the year 2041.** Special consideration should be given to the fact that housing meant to accommodate seniors should be located in close walking distance to transit and services, should be single-level, and adaptable to ensure that it meets the needs of seniors as they continue to age-in-place.

HOUSING FOR FAMILIES

West Vancouver has shifted from a relatively mixed demographic community to one that primarily comprises older residents. While population aging is a contributing factor to this shift, feedback from consultation indicates the cost of housing has prevented young families from moving to West Vancouver. This is reflected in population data: younger families with children and parents between 35 to 54 account for 14% of the population, down from 21% in 2011.

Average housing costs are disconnected from median incomes and with limited housing diversity, young families have few affordable options. When considering units by bedroom type, West Vancouver's housing increasingly comprises very large units (4+bedrooms). There is a need for smaller units for singles as well as 2- and 3-bedroom units, which are typically found in infill (coach houses, duplexes, triplex, townhouses), apartments and mixed-use development - these "missing middle" options can help to provide more attainable options in proximity to schools and services.

⁷³ Westerleigh PARC (130 market rental units), Kiwanis (84 non-market rental units), and Maison Senior Living Residence (91 market rental units).

SHELTERS FOR PEOPLE EXPERIENCING HOMELESSNESS AND HOUSING FOR PEOPLE AT-RISK OF HOMELESSNESS

Between 2017 and 2020, the number of persons experiencing homelessness on the North Shore⁷⁴ increased by 21%, from 100 to 121 individuals.⁷⁵ Combined with the North Shore extended count, this total increases to 212 individuals in 2020. Feedback from consultation indicates the complexities of increasing housing costs, the opioid crisis, and COVID-19 have created numerous barriers for marginalized individuals to access safe and secure housing. Partnership based approaches, such as the North Shore Homelessness Task Force can help to deliver emergency accommodations or housing and supports for at-risk groups. There continues to be a need for greater levels of social supports (e.g., counseling, meal programs) across the North Shore and a coordinated effort to address the ongoing health and housing crisis is recommended. West Vancouver should continue coordinated efforts to address homelessness with other municipal and service partners across the North Shore.

Housing Supply Gaps

Based on an analysis of data in this report, the following housing gaps have been identified:

- **Non-Market Rental Housing:** Low-income households are challenged to afford the average cost of rental housing. An increase in the number of households on BC Housing’s waitlist confirms the need for additional non-market rental housing in the community. Seniors, singles, and young families are reportedly being pushed out of the rental market and there is a need to address the growing gap between what is available and what is affordable.

In addition to non-market housing, mid-market rental programs warrant further exploration. As demonstrated in the income analysis, there is variety to the level of subsidy required by West Vancouver households to make housing affordable and a mid-market program may help to close the affordability gap.

- **Accessible Housing:** As West Vancouver’s population continues to age in coming years, it will be important to build new accessible, single-level units and renovate existing units to accommodate changes in life stages and accessibility. Currently, the predominant housing form in West Vancouver is single-detached homes, which are often multi-level and not always possible to retrofit. To enable aging-in-place, there should be a sufficient supply of accessible

⁷⁴ Includes the District of West Vancouver, the City of North Vancouver, the District of West Vancouver, and Bowen Island.

⁷⁵ Homeless counts provide a “snapshot in time” and invariably undercount the number of persons experiencing homelessness as individuals may not wish to be counted or may not be identified by volunteers.

housing to accommodate the needs of those who cannot renovate existing single-detached homes.

Stakeholders expressed a desire for additional housing choice, particularly for affordable, accessible, single-level living options close to amenities and transit. As West Vancouver explores options to diversify its existing housing stock, how best to accommodate aging-in-place and the location of new seniors' housing projects will be key considerations. West Vancouver should consider providing seniors' housing in areas that are walkable, close to transit, in proximity to senior services, and near support systems that they can access independently.

- **Greater Diversity of Housing Form:** West Vancouver's housing form is relatively homogeneous - 64% single-detached. Stakeholders expressed a desire for greater housing choice to ensure seniors, young families, and singles have housing options that meet their needs. There is an opportunity to introduce sensitive infill housing (e.g., coach houses, duplexes), missing middle ground-oriented housing (e.g. townhouses), mixed-use housing and apartments in centres or along transit corridors to regenerate West Vancouver's existing housing.

In Closing

West Vancouver's housing affordability and diversity are key challenges that form a significant component of the District's recently adopted OCP. This Housing Needs Report explores those challenges in greater detail through household affordability profiles to determine key areas of need. Findings from this report demonstrate seniors are struggling to remain in the community as they age, given the limited number of single-level, accessible, and affordable housing options. While the recent increase in the number of seniors' housing units is positive, it will be important to monitor non-market housing waitlist data as the population continues to age.

The lack of affordable family-friendly housing options has resulted in a decline in the number of children and young families in West Vancouver. In order to maintain a balanced community demographic, smaller and relatively more attainable housing options are needed close to schools and services.

Feedback from engagement reflects the impact of housing costs on the local economy - the high cost of rental housing has created recruitment and retention challenges for local employers. With a limited industrial tax base and a lack of affordable housing options, the community's labour force is highly commuter-based, creating congestion and contributing to greenhouse gas emissions.

As West Vancouver navigates the challenges facing many Metro Vancouver municipalities, development approvals, policy, and regulatory changes will help to advance housing affordability, accessibility, and sustainability and address the needs outlined in this report.

APPENDIX A: HOUSING NEEDS REPORT SUMMARY



Housing Needs Reports – Summary Form

MUNICIPALITY/ELECTORAL AREA/LOCAL TRUST AREA: _____

REGIONAL DISTRICT: _____

DATE OF REPORT COMPLETION: _____ (MONTH/YYYY)

PART 1: KEY INDICATORS & INFORMATION

Instructions: please complete the fields below with the most recent data, as available.

LOCATION	Neighbouring municipalities and electoral areas:
	Neighbouring First Nations:

POPULATION	Population:		Change since	:	%	
	Projected population in 5 years:		Projected change:		%	
	Number of households:		Change since	:	%	
	Projected number of households in 5 years:		Projected change:		%	
	Average household size:					
	Projected average household size in 5 years:					
	Median age (local):		Median age (RD):	Median age (BC):		
	Projected median age in 5 years:					
	Seniors 65+ (local):	%	Seniors 65+ (RD):	%	Seniors 65+ (BC):	%
	Projected seniors 65+ in 5 years:					
	Owner households:		%	Renter households:	%	
	Renter households in subsidized housing:					

	Median household income	Local	Regional District	BC
INCOME	All households	\$	\$	\$
	Renter households	\$	\$	\$
	Owner households	\$	\$	\$

PART 2: KEY FINDINGS

Table 1: Estimated number of units needed, by type (# of bedrooms)

	Currently	Anticipated (5 years)
0 bedrooms (bachelor)		
1 bedroom		
2 bedrooms		
3+ bedrooms		
Total		

Comments:

Table 2: Households in Core Housing Need

	2006		2011		2016	
	#	%	#	%	#	%
<i>All households in planning area</i>		100		100		100
Of which are in core housing need						
Of which are owner households						
Of which are renter households						

Comments:

Table 3: Households in *Extreme* Core Housing Need

	2006		2011		2016	
	#	%	#	%	#	%
<i>All households in planning area</i>		100		100		100
Of which are in extreme core housing need						
Of which are owner households						
Of which are renter households						

Comments:

Briefly summarize current and anticipated needs for each of the following:

1. Affordable housing:

2. Rental housing:

3. Special needs housing:

4. Housing for seniors:

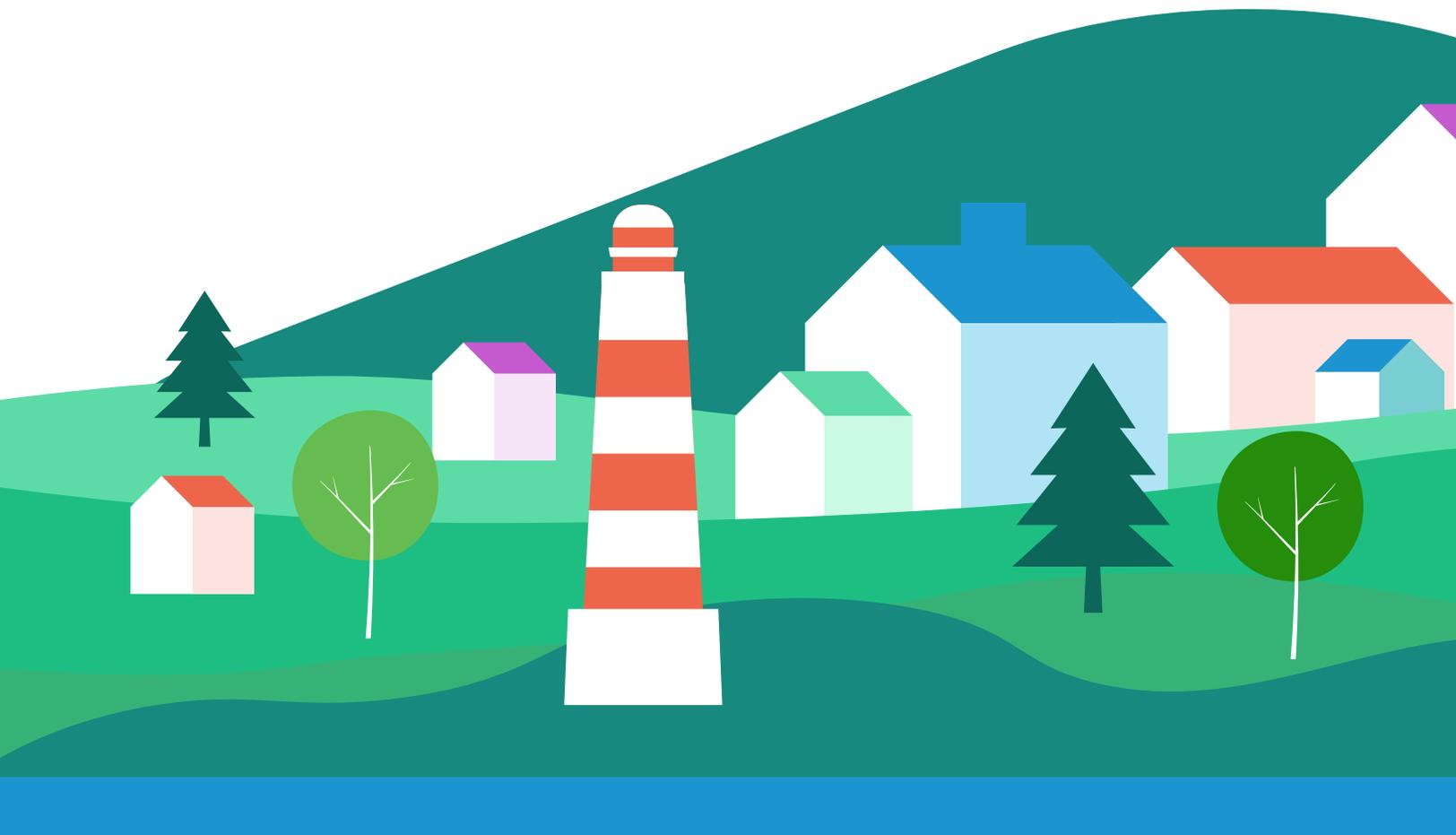
5. Housing for families:

6. Shelters for people experiencing homelessness and housing for people at risk of homelessness:

7. Any other population groups with specific housing needs identified in the report:

Were there any other key issues identified through the process of developing your housing needs report?





Guide to Requirements for Housing Needs Reports

Effective April 16, 2019 provincial requirements require all local governments to complete housing needs reports for their communities by April 2022 and every five years thereafter.

Together, the housing needs reports legislation and regulations specify requirements for:

- **Information Collection** - As a basis for determining current and projected housing needs, local governments are required to collect approximately 50 distinct kinds of data.
- **Report Content** - All housing needs reports are required to contain certain content, based on analysis of the information collected, and a standardized summary form.

This guide is an overview of the requirements in each of these areas.¹

The requirements related to housing needs reports are detailed in legislation and associated regulations:

- The *Local Government Act* (mainly Part 14) and Housing Needs Reports Regulation.
- *Vancouver Charter*, Section 27 and Vancouver Housing Needs Reports Regulation.

Links to the legislation and regulations, as well as implementation supports for local governments to meet the requirements, are available at:

<https://www2.gov.bc.ca/gov/content/housing-tenancy/local-governments-and-housing/policy-and-planning-tools-for-housing/housing-needs-reports>

Local governments who are already working on, or who have recently completed a housing needs report (before April 2019), may be considered to have met the legislated requirement for their first report. Please contact ministry staff about whether these transitional provisions could apply to your local government.

Ministry of Municipal Affairs and Housing
Planning and Land Use Management Branch
Telephone: 250-387-3394
Email: PLUM@gov.bc.ca

¹ Note: In the event of discrepancy with this document, the meaning of the legislation and regulations prevails.

Required Information (Data Collection)

As a basis for determining current and projected housing needs, local governments are required to collect approximately 50 kinds of data about:

- current and projected population;
- household income;
- significant economic sectors; and
- currently available and anticipated housing units.

In the case of a regional district, this information is required for each electoral area to which the report applies (except for electoral areas with a population of less than 100). In the case of the Islands Trust, the information is required for each local trust area.

Most of the data that local governments are required to collect is provided at: <https://catalogue.data.gov.bc.ca/group/housing-needs-reports>

The tables below detail each of the required kinds of data, its source and the time frame for which it is required.

Understanding trends is an important part of data analysis. Consequently, local governments are required to collect information on previous as well as current years.

- For data that is available from Statistics Canada, the period for which data will be required will be the previous three Census reports. For other information, the required period will be comparable. Local governments may choose to look further back if information is available.
- Information projections will be required to look at least five years forward.

Population <i>Time Frame: previous 3 Census reports, except marked *</i>	Source of Data	Housing Needs Report Regulation
Total population	Statistics Canada Census	Section 3 (1) (a) (i)
Population growth [# and %]	Statistics Canada Census	Section 3 (1) (b)
Age - Average and median age	Statistics Canada Census	Section 3 (1) (a) (ii), (iii)
Age - Age group distribution (0-14, 15-19, 20-24, 25-64, 65-84, 85+) [# and %]	Statistics Canada Census	Section 3 (1) (a) (iv)
Mobility – number of non-movers, non-migrants, migrants	Statistics Canada Census	Section 3 (1) (a) (x)
Number of individuals experiencing homelessness* (if available)	Homeless Counts	Section 3 (1) (d)
Number of students enrolled in post-secondary institutions* (if applicable)	AEST	Section 3 (1) (c)

Households <i>Time Frame: previous 3 Census reports</i>	Source of Data	Housing Needs Report Regulation
Total number of households	Statistics Canada Census	Section 3 (1) (v)
Average household size	Statistics Canada Census	Section 3 (1) (vi)
Breakdown of households by size (1, 2, 3, 4, 5+ people) [# and %]	Statistics Canada Census	Section 3 (1) (vii)
Renter and owner households [# and %]	Statistics Canada Census	Section 3 (1) (viii)
Renter households in subsidized housing [# and %]	Statistics Canada Census	Section 3 (1) (ix)

Anticipated Population <i>Time Frame: next 5 years</i>	Source of Data	Housing Needs Report Regulation
Anticipated population	BC Stats	Section 3 (2) (a)
Anticipated population growth [# and %]	BC Stats	Section 3 (2) (b)
Anticipated age - Average and median age	BC Stats	Section 3 (2) (c), (d)
Anticipated age - Age group distribution (0-14, 15-19, 20-24, 25-64, 65-84, 85+) [# and %]	BC Stats	Section 3 (2) (e)

Anticipated Households <i>Time Frame: for next 5 years</i>	Source of Data	Housing Needs Report Regulation
Anticipated number of households	BC Stats	Section 3 (2) (f)
Anticipated average household size (# of people)	BC Stats	Section 3 (2) (g)

Household Income <i>Time Frame: previous 3 Census reports</i>	Source of Data	Housing Needs Report Regulation
Average and median household income (if available)	Statistics Canada Census	Section 4 (a), (b)
Households in specified income brackets (# and %) (if available)	Statistics Canada Census	Section 4 (c)
Renter household income – Average and median (if available)	Statistics Canada Census	Section 4 (f)
Renter households in specified income brackets (# and %) (if available)	Statistics Canada Census	Section 4 (d)
Owner household Income – Average and median (if available)	Statistics Canada Census	Section 4 (g)
Owner households in specified income brackets (# and %) (if available)	Statistics Canada Census	Section 4 (e)

Economic Sectors & Labour Force	Source of Data	Housing Needs Report Regulation
<i>Time Frame: previous 3 Census reports. Except for *</i>		
Total number of workers	Statistics Canada Census	Section 5 (a)
Number of workers by industry (North American Industry Classification System – NAICS)	Statistics Canada Census	Section 5 (b)
Unemployment rate and participation rate	Statistics Canada Census	Section 7 (b), (c)
Commuting destination* (within census subdivision; to different census subdivision; to different census division; to another Province/Territory)	Statistics Canada Census	Section 7 (d), (e), (f), (g)

Housing Units – Currently occupied/available	Source of Data	Housing Needs Report Regulation
Total number of housing units	Statistics Canada Census	Section 6 (1) (a)
Breakdown by structural type of units [# and %]	Statistics Canada Census	Section 6 (1) (b)
Breakdown by size – # of units with 0 bedrooms (bachelor); 1 bedroom; 2 bedrooms; 3+ bedrooms	Statistics Canada Census	Section 6 (1) (c)
Breakdown by date built (pre-1960; 1961-80; 1981-90; 1991-00; 2001-10; 2011-16; 2017) [# and %]	Statistics Canada Census	Section 6 (1) (d)
Number of housing units that are subsidized housing	BC Housing/ BCNPHA ²	Section 6 (1) (e)
Rental vacancy rate – overall and for each type of unit (if available)	CMHC	Section 6 (1) (i), (j)
Number of primary and secondary rental units (if available)	CMHC, Various	Section 6 (1) (k) (i), (ii)
Number of short-term rental units (if available)	Various	Section 6 (1) (k) (iii)
Number of units in cooperative housing (if applicable)	Coop Housing Federation of BC	Section 6 (1) (l)
Number of Post-secondary housing (number of beds) (if applicable)	AEST	Section 6 (1) (o)
Shelter beds and housing units for people experiencing or at risk of homelessness (if applicable)	BC Housing	Section 6 (1) (p)

² BCNPHA: BC Non-profit Housing Association

Housing Units – Change in housing stocks (past 10 years)	Source of Data	Housing Needs Report Regulation
Demolished - overall and breakdown for each structural type and by tenure (if available)	Local government	Section 6 (1) (m) (i), (ii), (iii), (iv)
Substantially completed - overall and breakdown for each structural type and by tenure (if available)	Local government	Section 6 (1) (n) (i), (ii), (iii), (iv)
Registered new homes - overall and breakdown for each structural type and for purpose-built rental	BC Housing	Section 6 (3) (a), (b), (c)

Housing Values	Source of Data	Housing Needs Report Regulation
<i>Time Frame: 2005 onward for first report; past 10 years for subsequent reports</i>		
Assessed values - Average and median for all units	BC Assessment	Section 6 (1) (f) (i)
Assessed values - Average and median by structural type (e.g. single detached, apartment, etc.)	BC Assessment	Section 6 (1) (f) (ii)
Assessed values - Average and median by unit size (0, 1, 2, 3+ bedrooms)	BC Assessment	Section 6 (1) (f) (iii)
Sale Prices – Average and median for all units and for each structural type	BC Assessment	Section 6 (1) (g) (i)
Sale Prices – Average and median by structural type (e.g. single detached, apartment, etc.)	BC Assessment	Section 6 (1) (g) (ii)
Sale Prices - Average and median by unit size (0, 1, 2, 3+ bedrooms)	BC Assessment	Section 6 (1) (g) (iii)
Rental Prices – Average and median for all units and for unit size (# of bedrooms) (if available)	CMHC	Section 6 (1) (h) (i)
Rental Prices - Average and median by unit size (0, 1, 2, 3+ bedrooms)	CMHC	Section 6 (1) (h) (ii)

Households in Core Housing Needs	Source of Data	Housing Needs Report Regulation
<i>Time Frame: previous 3 Census reports</i>		
Affordability – households spending 30%+ of income on shelter costs (overall # and % of households)	Statistics Canada Census	Section 7 (a) (i)
Affordability – households spending 30%+ of income on shelter costs (# and % of renter and owner households)	Statistics Canada Census	Section 7 (a) (ii)
Adequacy – households in dwellings requiring major repairs (overall # and % of households)	Statistics Canada Census	Section 7 (a) (iii)
Adequacy – households in dwellings requiring major repairs (# and % of renter and owner households)	Statistics Canada Census	Section 7 (a) (iv)
Suitability – households in overcrowded dwellings (overall # and % of households)	Statistics Canada Census	Section 7 (a) (v)
Suitability – households in overcrowded dwellings (# and % of renter and owner households)	Statistics Canada Census	Section 7 (a) (vi)

Required Content for Housing Needs Reports

All housing needs reports are required to contain the following content, based on analysis of the information collected. In the case of a regional district, this content is required for every electoral area to which the report applies. In the case of the Islands Trust, the content is required for each local trust area to which the report applies.

- The number of housing units required to meet current housing and anticipated housing needs for at least the next five years, by housing type.
- Statements about key areas of local need.
- The number and percentage of households in core housing need and extreme core housing need.
- A standardized summary form.

Note that a regional district *does not need* to include the following content for electoral areas with a population of less than 100.

Housing units required – Current and Anticipated (in 5 years)	Legislation
Number of units needed by “type” (unit size): 0 bedrooms (bachelor); 1 bedrooms; 2 bedrooms; and 3+ bedrooms	LGA: 585.3 (c) (i), (ii); VC: 574.3 (c) (i), (ii)

Households in core housing need <i>Time frame: previous 3 Census reports</i>	Housing Needs Reports Regulation
Core housing need, overall and breakdown by tenure [# and %]	Section 8 (1) (a) (i), (ii)
<i>Extreme</i> core housing need, overall and breakdown by tenure [# and %]	Section 8 (1) (a) (iii), (iv)

Statements about key areas of local need	Housing Needs Reports Regulation
<ul style="list-style-type: none"> • Affordable housing • Rental housing • Special needs housing • Housing for seniors • Housing for families • Shelters for individuals experiencing homelessness and housing for individuals at risk of homelessness 	Section 8 (1) (b) (i), (ii), (iii), (iv), (v), (vi)

Summary Form	Housing Needs Reports Regulation
<ul style="list-style-type: none"> • Key contextual information (e.g. location, population, median age, unemployment rate, etc.) • Summary of all the required content (tables above) • Summary of housing policies in OCPs and RGSs (if available) • Summary of community consultation, and consultation with First Nations, other local governments and agencies. • Other key housing issues or needs not identified in the required content. 	Section 8 (1) (c)

For more information, please contact ministry staff:

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