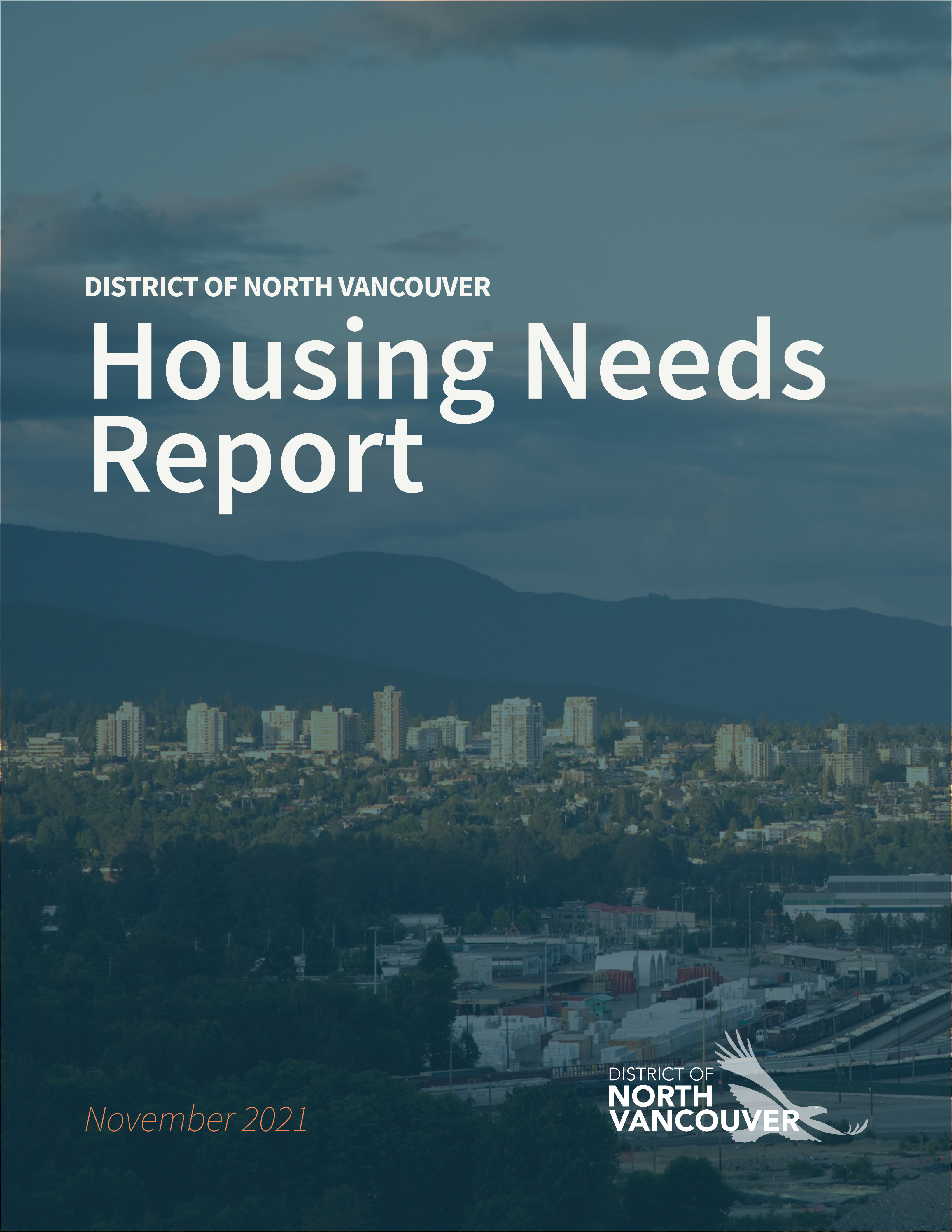


DISTRICT OF NORTH VANCOUVER

Housing Needs Report

November 2021

Prepared for the
District of North Vancouver

by
Urban Matters CCC

Contents

Acknowledgments

The District of North Vancouver is located on the traditional territories of the xʷməθkwəy̓əm (Musqueam), Skwxwú7mesh (Squamish), and Səl̓ílwətaʔ (Tsleil-Waututh) Nations.

We are grateful for the contribution of time, energy, and vital information from many individuals and organizations who participated in the development of this report.

- Numerous organizations took time out of their day to participate in focus groups. A full list of participants can be found in the What We Heard Report.
- Local residents shared their housing experiences.
- Staff at Metro Vancouver collected a large portion of the mandatory data required by the *Local Government Act* and provided it to the District of North Vancouver.

We wish to thank the Squamish Nation and the Tsleil-Waututh Nation for their input on housing needs in this part of their traditional territory.

Executive Summary

Overview

The District of North Vancouver, like much of the North Shore, Metro Vancouver, and many other parts of BC, is facing significant housing pressure. This pressure is impacting the affordability and livability of the community, with significant implications for long-term growth, sustainability, and inclusion.

In 2019, the Government of British Columbia (BC) introduced changes to the *Local Government Act* requiring municipalities to complete housing needs reports to help better understand current and future housing needs. These reports are intended to provide a baseline of quantitative and qualitative data that will inform and support plans, policies, and partnerships for local governments. This Housing Needs Report was prepared for the District of North Vancouver (the District) to better understand trends, needs, and directions across the housing continuum.

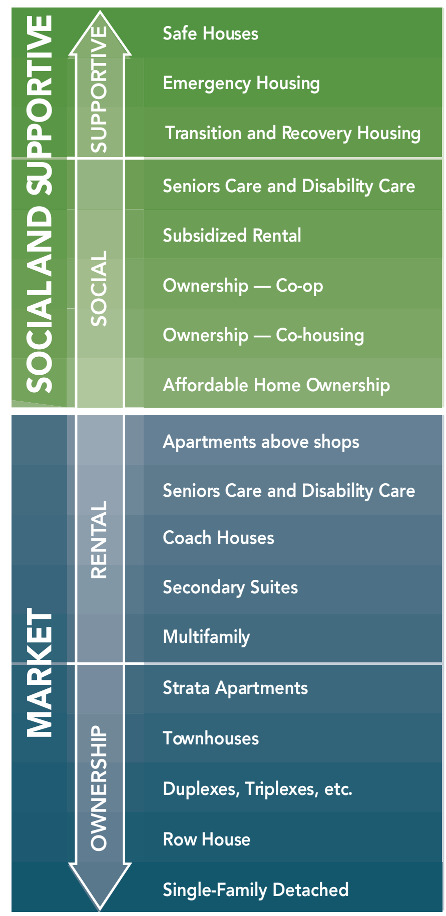
The housing continuum is a way to visually show the various types of housing that can exist in a community. Currently, the District of North Vancouver considers a wide range of housing in two key market segments: market housing (comprised of ownership and rental housing) and social and supportive housing. It is the goal of this report to determine the extent of housing needs in the District. This information may be used to supplement existing work the District has completed related to estimated demand across the housing continuum.

Maintaining a healthy, diverse, and vibrant community by providing more diverse and affordable housing choices for people of different ages, incomes, and family sizes is a key objective of the District's Official Community Plan (OCP). To-date, the District has completed the following initiatives that advance this goal:

- Rental and Affordable Housing Strategy
- Rental, Social, and Affordable Housing Task Force
- Residential Tenant Relocation Assistance Policy
- Official Community Plan Housing White Paper
- Official Community Plan Action Plan
- North Shore Homelessness Action Initiative
- Accessible Design Policy for Multi-Family Housing

This executive summary highlights some of the key findings from this report, including demographic and housing trends and housing needs of specific population groups.

FIGURE ES 1: The District of North Vancouver's Housing Continuum



Projected Housing Needs

The following population and household projections offer a glimpse at possible future scenarios. They are based on historical patterns of growth or change over the last 30 years and project forward what the District might look like if past trends are maintained. As the projections are based on long-term trends, they may not directly reflect the immediate past. Additionally, actual community growth depends on many influencing factors, including the economy, housing market, growth in the region, trends in neighbouring communities, locational desirability, and planning and development decisions. Council retains control regarding decisions on zoning and the provision of housing in the District. The availability, type, and affordability of housing in the community in turn will influence growth and the demographic make-up of the community.

The projections in this report are intended to be used as a tool for analysis and as a baseline by which we can measure change and how housing needs in the District shift over time. They are not intended as a prescriptive decision-making tool, nor are they targets that must be reached. The projections should also be considered alongside the statements of need described in this report together with existing plans, strategies, and previously-stated objectives around social equity. This wider view is essential given that the projections on their own show a potential future where current inequities and gaps in the provision of housing continue.

There is an identified need for additional rental and affordable housing, more housing diversity, and housing for seniors, immigrants, families, individuals experiencing homelessness, Indigenous households, and people with accessibility needs. The needs of these groups have not been adequately met by the majority of market development that has been delivered in the past. The demand for affordable housing far outstrips what has been provided to-date in the District, as evidenced by low vacancy rates and increasing rental prices, as well as the proportion of renter households who are in core housing need and struggling with affordability.

The Housing Needs Report is based on regional population projections for the District, which anticipates that the District's population will be approximately 104,800 by 2031. This closely aligns with the population growth anticipated by the OCP by 2030.

Based on population and household projections, it is estimated that between 2021 and 2031, the District will gain an additional 7,056 new households. To accommodate this anticipated growth in households, there will be a need for an estimated 7,056 new units (a remaining 4,538 new approvals) in the District. More than half of these units (56%) will be needed between 2021 and 2026, with the remaining 44% needed between 2026 and 2031. Based on past trends, it is estimated that 78% of new households will be owners and 22% will be renters, and therefore the District may need a corresponding proportion of ownership and rental units.

Due to the limitations of the Census data used, these projections only include estimates of private households and do not include those living in collective dwellings such as hotels or motels, nursing (care) homes, hospitals, or group homes. As noted above, past trend data analysis does not account for the current social needs identified in the OCP Action Plan, Rental and Affordable Housing Strategy, and other documents. As such, the Housing Needs Report data may be supplemented over time using up to date local factors and assessments.

The District's 2020 Pace of Development Update identified approximately 2,518 multi-family units that were approved by Council from 2011 to the end of 2020, but have not yet achieved occupancy. If all of these approved units are occupied by 2031, there would still be a need for approximately 4,538 units to accommodate the remaining growth in households projected in the Housing Needs Report.

Based on the anticipated breakdown of owners and renters, as well as ownership and rental units already approved but not yet occupied, there would be a need for approximately 3,298 more ownership units and 1,240 more rental units. Over time, however, the proportion of rental to ownership units may differ as a result of policy decisions and new local data.

TABLE ES 1: Projected Households by Tenure, 2016-2031*

	2016 - 2021	2021 - 2026	2026 - 2031	2021 - 2031
OWNER HOUSEHOLDS	1,150	3,040	2,463	5,503
RENTER HOUSEHOLDS	252	925	628	1,553
TOTAL	1,402	3,965	3,091	7,056

**While past data indicates that this would be the expected approximate split between tenure types, local policy direction may result in a shift in the number of households by tenure.*

TABLE ES 2: Additional units needed by 2031, taking into account units already approved by Council from 2011 to the end of 2020 that have not yet achieved occupancy

	2021 - 2031	2011 - END OF 2020	2021-2031	
	ADDITIONAL UNITS NEEDED*	UNITS APPROVED BY COUNCIL, NOT AT OCCUPANCY STAGE	ADDITIONAL UNITS NEEDED TO BE APPROVED TO ACCOMMODATE PROJECTED GROWTH	% OF UNITS
OWNERSHIP UNITS	5,503	2,205	3,298	73%
RENTAL UNITS	1,553	313	1,240	27%
TOTAL	7,056	2,518	4,538	100%

**While past data indicates that this would be the expected approximate split between tenure types, local policy direction may result in a shift in the number of households by tenure.*

The Housing Needs Report is required to include a projection of housing units by type (number of bedrooms). Two scenarios were developed for the report: one based solely on need and the other based on a combination of need and housing preferences.

In Scenario 1, bedroom sizes are assumed to serve absolute needs for households, which means the minimum number of bedrooms required based on the National Occupancy Standard (NOS) developed by the Canada Mortgage and Housing Corporation (CMHC). In this scenario, all households that are couples without children will live in studio or 1-bedroom units.

In Scenario 2, it is assumed that 50% of couple families without children will live in 2-bedroom units. This reflects the possibility that some households may choose to live in a larger unit that exceeds the minimum standards. Scenario 2 thus accounts for this group's potential housing preferences.

TABLE ES 3: Projected Units by Size (Scenario 1), District of North Vancouver, 2021-2031

	2021-2026	2026-2031	2021-2031	
	ADDITIONAL UNITS NEEDED	ADDITIONAL UNITS NEEDED	ADDITIONAL UNITS NEEDED	% OF UNITS
STUDIO AND 1-BEDROOM	2,399	1,701	4,100	58%
2-BEDROOM	596	522	1,118	16%
3+ BEDROOM	970	868	1,838	26%
TOTAL	3,965	3,091	7,056	100%

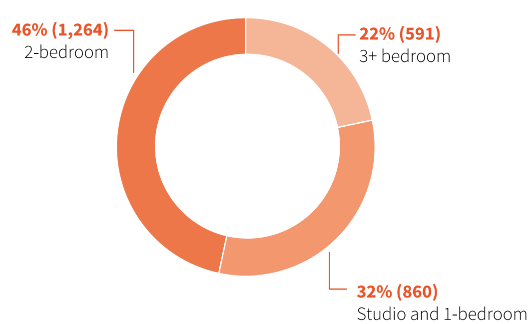
TABLE ES 4: Projected Units by Size (Scenario 2), District of North Vancouver, 2021-2031

	2021-2026	2026-2031	2021-2031	
	ADDITIONAL UNITS NEEDED	ADDITIONAL UNITS NEEDED	ADDITIONAL UNITS NEEDED	% OF UNITS
STUDIO AND 1-BEDROOM	1,727	1,241	2,967	42%
2-BEDROOM	1,268	982	2,251	32%
3+ BEDROOM	970	868	1,838	26%
TOTAL	3,965	3,091	7,056	100%

Figure ES2 identifies the total number of units by bedroom type that Council approved from 2011 to the end of 2020 that have not yet achieved occupancy. These numbers represent gross new units (not "net"), and as such, do not reflect changes in bedroom mix that may have taken place over this time period.

As new and updated data sources and policies become available, these will be incorporated into future reporting on housing needs. Although the legislation only requires municipalities to update their Housing Needs Reports every five years, the District intends to update this report with 2021 Census data before the end of 2023 or early 2024.

FIGURE ES 2: Gross number of units by bedroom type approved by Council 2011-2020 but not at occupancy stage

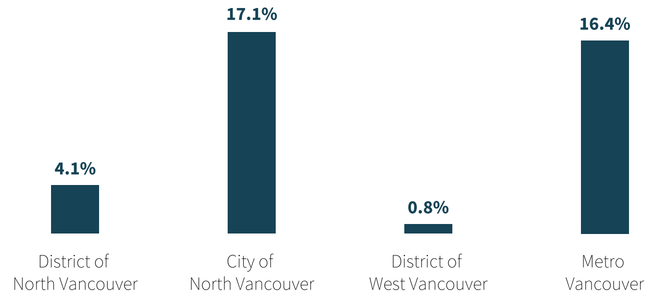


The data sources used for this Housing Needs Report form a baseline of past trends and will be updated as new data becomes available. Below is some of the population, housing, and economic baseline data.

Population

The population of the District of North Vancouver (the District) grew from 82,562 in 2006 to 85,935 in 2016 according to the Census. The District's growth rate for this period was 4.1%, compared to Metro Vancouver at 16.4%, the City of North Vancouver at 17.1%, and the District of West Vancouver at 0.8%. The BC Stats population estimate for the District of North Vancouver in 2016 was 89,763. This is higher than the Census, as it accounts for the Census undercount. As such, there is often a noticeable difference (increase of ~5-10%) between Census population figures and BC Stats figures.

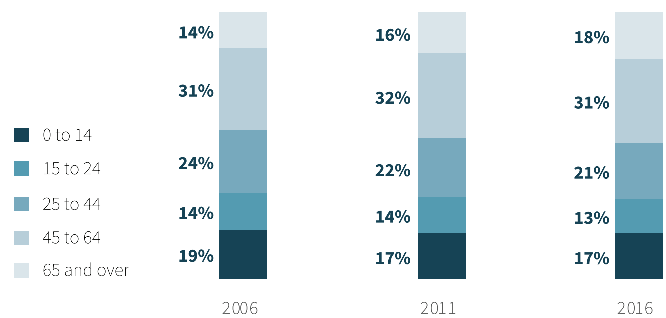
FIGURE ES 3: Population Growth on the North Shore and in Metro Vancouver, 2006-2016



Age

The share of adults aged 25-44 has decreased from 24% in 2006 to 21% in 2016. Seniors (65+) have increased within the District from 14% in 2006 to 17% in 2016, consistent with overall aging trends in the region and in the province. Young adults (20-24) have remained a small, but consistent proportion of the overall population since 2006. The median age in the District is higher than the region across both owners and renters at 46.0 and 35.7 years respectively.

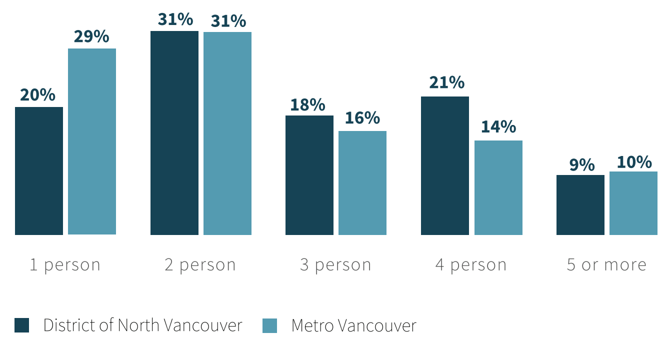
FIGURE ES 4: Age Groups in the District of North Vancouver, 2006-2016



Households

Like population, households in the District of North Vancouver grew at about a quarter of the regional growth rates. Despite declining average household sizes, approximately half (49%) of the District's households had three or more people in 2016. This indicates that despite a reduction in the proportion of younger adults, the District generally remains a family-oriented community.

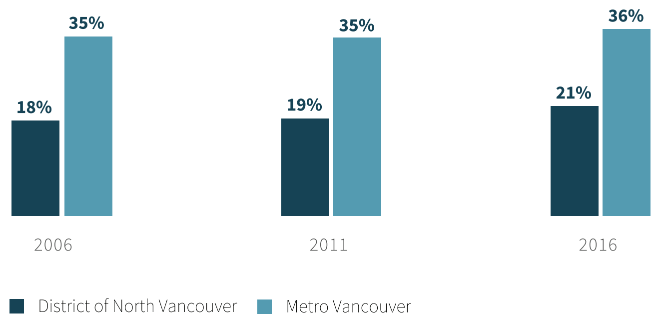
FIGURE ES 5: Household Size in the District of North Vancouver and Metro Vancouver, 2016



Tenure

The District has a lower proportion of renters than seen regionally, likely owing to the District's housing stock, which is primarily single-detached and has traditionally been aligned with high levels of ownership. However, household growth in the District has been primarily driven by new renter households who accounted for 85% of new households between 2006 and 2016 (1,170 out 1,370 new households).

FIGURE ES 6: Changes in Renter Households, District of North Vancouver and Metro Vancouver, 2006-2016

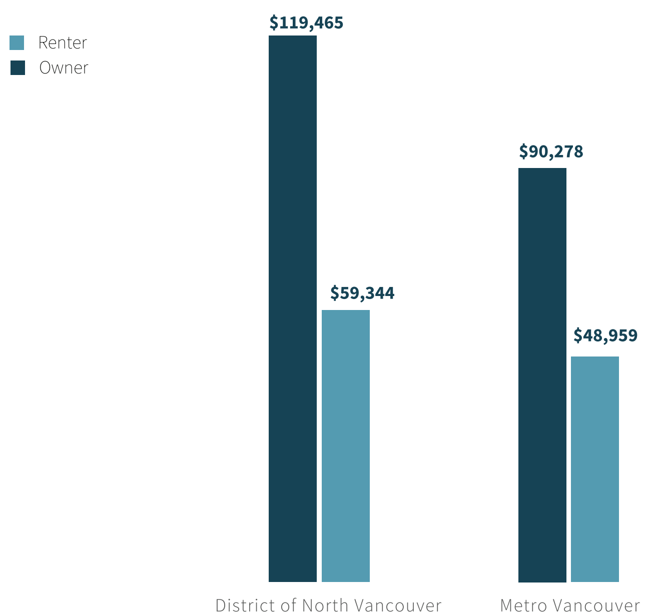


Income

Across many communities, renters tend to have lower median incomes than owners. This is true of the District, where owners have a median income about twice that of renters, slightly higher than the regional difference of owners having a median income of about 1.8 times that of renters. Both owners and renters in the District have a higher median income than the regional median incomes.

While nearly half of all owner households (48%) earn $125,000 or more annually, only 16% of renters are in this same income group. Less than a quarter of owners (22%) earn less than $60,000 annually, while half of renters are in this income group, and fully 35% of renters earn less than $40,000 per year. Single-earning households such as lone-parents and non-census family households (typically composed primarily of individuals living alone) have significantly lower median incomes. These households are much more likely to be experiencing various forms of housing issues, including core housing need.[1]

FIGURE ES 7: Median Incomes for Renters and Owners, District of North Vancouver and Metro Vancouver, 2016



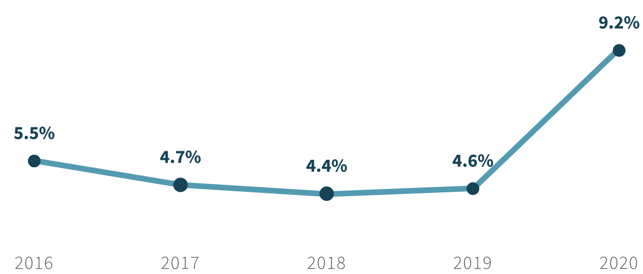
[1] *Core housing need is a measure of the following indicators and whether households experiencing one or more of those issues can reasonably afford an alternative housing option within their community:*

Affordability: is a household paying 30% or more of its before tax income on shelter costs?
Suitability: does a household have enough bedrooms to meet the needs of household members?
Adequacy: is the home in good repair?

Economy

Regionally, unemployment rose significantly from 4.6% to 9.2% between 2019 and 2020, a doubling of the unemployment rate. It is uncertain what long-term impacts the COVID-19 pandemic will have. Prior to COVID-19, the District's unemployment rates were slightly lower than the region. Some employers noted challenges around recruiting and retention of staff due to the increasing housing costs and challenges with accessibility.

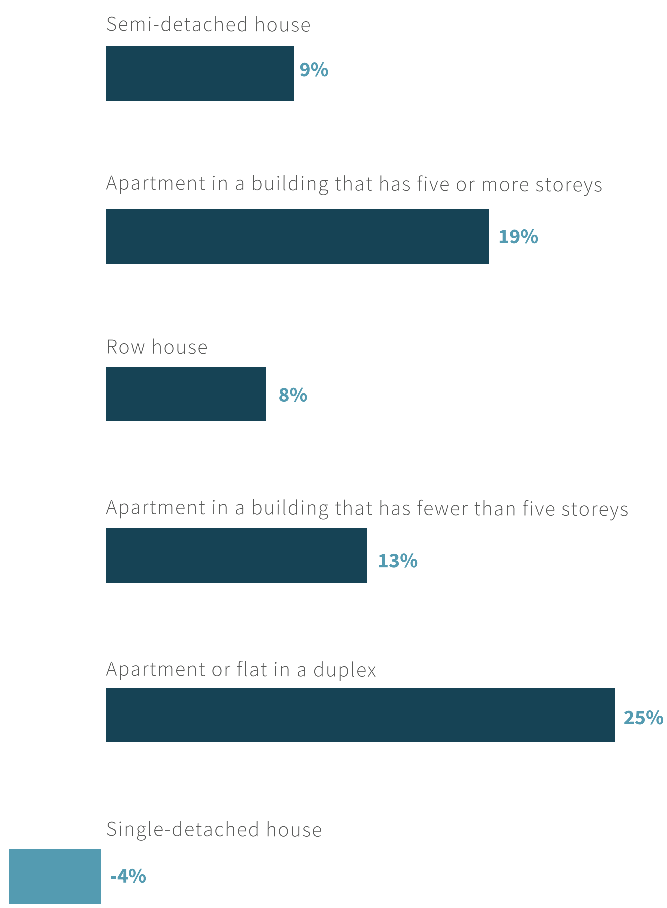
FIGURE ES 8: Unemployment in Metro Vancouver, 2016-2020



Housing Stock

Between 2006 and 2016, single family stock declined both in terms of its proportion of total stock (from 57% to 52%), but also in terms of actual units (from 16,955 to 16,200). Even during this period, the District was trending toward the development of denser forms of infill housing as well as townhouses, mid-rise apartments (less than 5 storeys) and taller apartments (more than 5 storeys). Engagement participants noted that single-family housing takes up significant land across the District, posing issues of affordability for many households in accessing the stock. As of 2016, 63% of the District's stock was built prior in 1980 or before, and 87% was built in 2000 or before. This older stock is again consistent with a largely single family home residential environment.

FIGURE ES 9: Change in Housing Stock, District of North Vancouver, 2006-2016



Home Ownership

Between 2006 and 2020 the average sale value of a home in the District increased by $773,101, or 139%. Between 2006 and 2016 this was an 89% increase; during this same time period, median incomes increased by only 14%. There are considerable gaps for all household types in affording single-detached homes, the most common type of home in the District, if they are entering the market. Couples with children making the median income would need to spend approximately 37% of their monthly income on shelter costs; while couples without children would need to spend 55%. Multi-family housing remains more affordable, particularly for couples without children and other Census families. However, home ownership is likely out of reach for single-income households: lone-parent households would need to spend 49% of their monthly income on shelter costs to afford an apartment/condominium, while individuals living alone or with roommates would need to spend 69% of their monthly income.

Ownership Needs

Between 2021 and 2031 there will be a projected need for an additional 5,503 new ownership units to accommodate growth.

FIGURE ES 10: Change in Average Sales Price, District of North Vancouver, 2006-2020

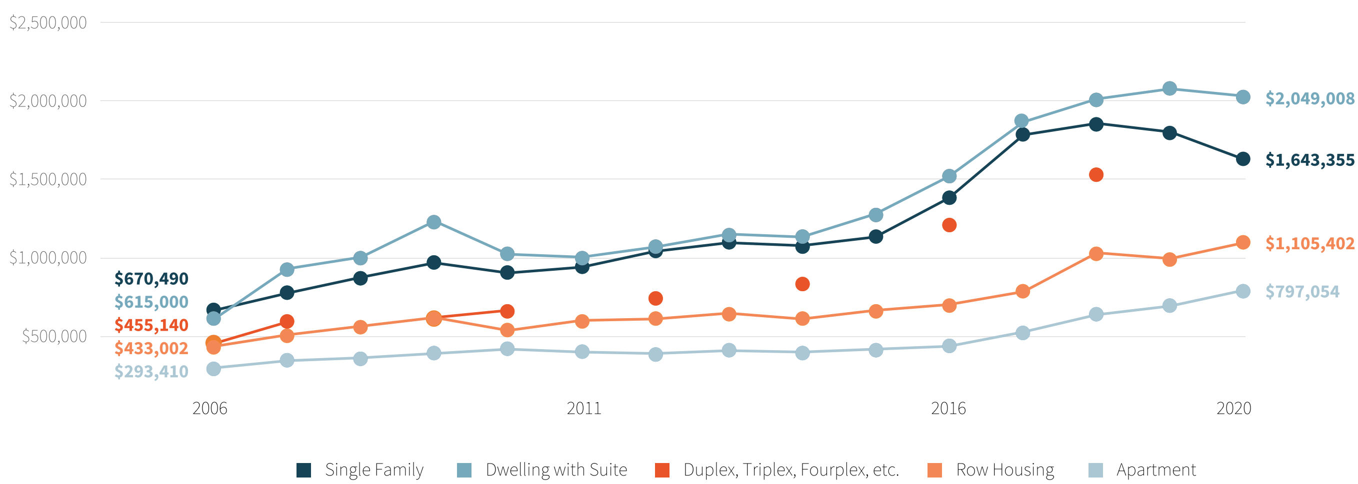


TABLE ES 5: Affordability Analysis for Ownership in the District by Household Type

	MEDIAN HOUSEHOLD INCOME *,**	AFFORDABLE MONTHLY SHELTER COSTS	PROPORTION OF INCOME SPENT ON SHELTER COSTS			
			SINGLE-DETACHED DWELLING $1,643,355	TOWNHOUSE $1,105,402	APARTMENT $797,054	DUPLEX, TRIPLEX, FOURPLEX $1,545,000
COUPLES WITHOUT CHILDREN	$139,707	$3,493	55%	41%	32%	51%
COUPLES WITH CHILDREN	$210,631	$5,266	37%	28%	21%	34%
LONE-PARENT FAMILIES	$90,242	$2,256	86%	64%	49%	79%
OTHER CENSUS FAMILIES	$219,804	$5,495	35%	26%	20%	33%
INDIVIDUALS LIVING ALONE OR WITH ROOMMATES	$64,061	$1,602	120%	90%	69%	112%

*For owners, shelter costs include, as applicable, mortgage payments (principal and interest), property taxes, condominium fees, and payments for electricity, fuel, water, and other municipal services. For the purposes of this exercise mortgage payments are calculated using a 25-year amortization, with 2.14% interest, and a 10% down payment for principal amounts less than $1M / 20% down payment for principal amounts exceeding $1M. Mortgage costs do not include any other shelter costs.
**Incomes are adjusted to 2020 estimates by tenure using historical growth rates.

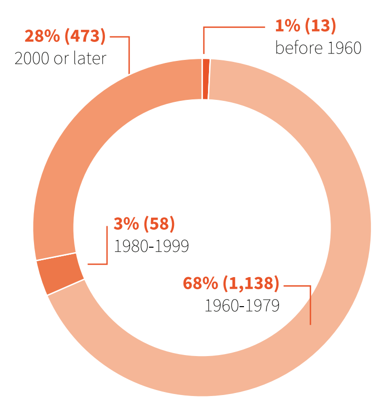
Renters

As of 2016 there were only 1,682 units of purpose-built rental in the District, but there were 6,650 renters households, meaning that only 25% of renter households in the District were in purpose-built rentals. Between 2005 and 2016 there was an increase of about 250 purpose-built rental units, as tracked by CMHC's Rental Market Survey.

As with many communities, purpose-built rental housing in the District is aging: 72% of all purpose built units were built before 2000, with 68% built prior to 1980. This puts these units at risk of redevelopment. However, they are the units likely to be most affordable, and even if they are replaced with new rental housing stock, newer stock tends to be more expensive due to the current cost of development.

In terms of affordability, renting in a purpose-built unit is relatively affordable for households in the District; however, it should be noted that many units in the secondary rental market (e.g., private houses, townhomes or condominiums rented out) are likely to be more expensive than units in the primary rental market (i.e., purpose-built units). For this analysis, affordability is defined as spending less than 30% of gross household income on shelter costs. Vacancy rates have also historically been quite low for purpose-built rentals, with an average vacancy rate below 3%

FIGURE ES 11: Purpose-Built Rental Housing Stock by Age, District of North Vancouver, 2016



since at least 2005. Individuals living alone or with roommates (non-census families) have the highest barrier to affording shelter costs as renters in the District. Lone-parent families similarly face challenges with affording appropriate rental housing in the District, with the most affordable shelter type being bachelor apartments.

TABLE ES 6: Affordability Analysis for Renters in the District by Household Type

	MEDIAN HOUSEHOLD INCOME (2020)*	AFFORDABLE MONTHLY SHELTER COSTS	PROPORTION OF INCOME SPENT ON SHELTER COSTS			
			BACHELOR APARTMENT $1,309**	1-BEDROOM APARTMENT $1,600**	2-BEDROOM APARTMENT $2,080**	3-BEDROOM APARTMENT $2,475**
COUPLES WITHOUT CHILDREN	$69,399	$1,735	24%	29%	37%	44%
COUPLES WITH CHILDREN	$104,631	$2,616	16%	19%	25%	29%
LONE-PARENT FAMILIES	$44,828	$1,121	37%	45%	58%	68%
OTHER CENSUS FAMILIES	$109,187	$2,730	15%	18%	24%	28%
INDIVIDUALS LIVING ALONE OR WITH ROOMMATES	$31,822	$796	52%	63%	81%	96%

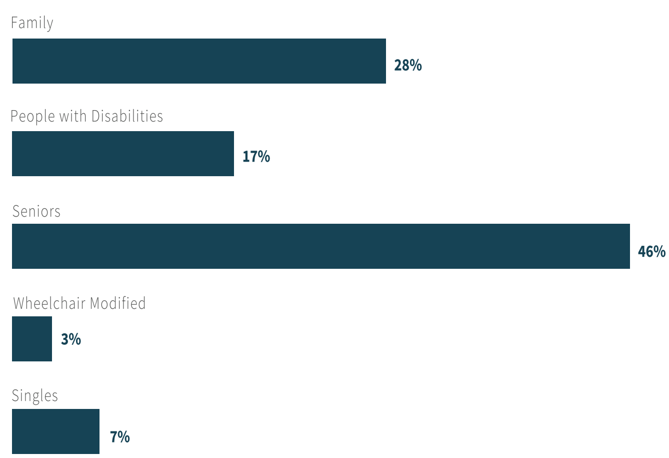
**Incomes adjusted for 2020 based on historical growth rates and for renter median incomes based on 2016 census.*
***Median rents based on 2020 CMHC Rental Housing Survey.*

Stakeholders emphasized that households who do not qualify for rent-geared-to-income housing programs because their incomes are too high, but still cannot afford market rental rates, are left without alternative housing options and can become vulnerable to homelessness. Youth are continuing to be isolated and pushed out of their communities across the North Shore due to challenges with affording rent and the additional pressures of job loss (further exacerbated by COVID-19).

Non-Market and Affordable Housing

In 2021, there were 768 applicants on BC Housing's housing registry for the City and District of North Vancouver.[2] The single largest group on this waitlist is senior households (46%), followed by families (28%) and people with disabilities (17%).

FIGURE ES 12: Housing Registry Waitlist, District and City of North Vancouver, March 2021



[2] *BC Housing is unable to provide District-specific data.*

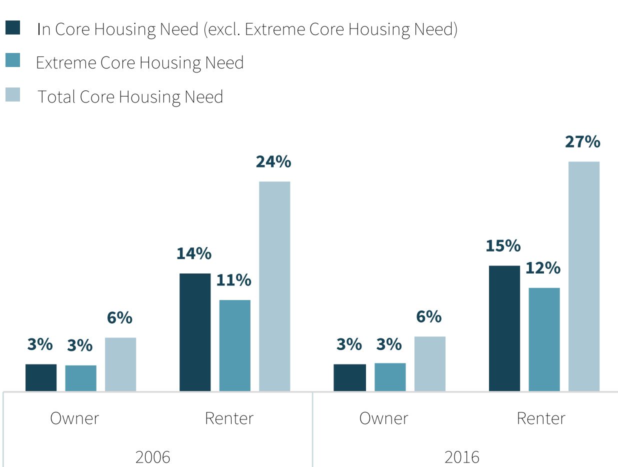
The need for more supportive housing is seen as a significant gap by stakeholders. There are currently 53 individuals on the supportive housing waitlist from BC Housing. Stakeholders felt that the District has a role to increase public awareness about misconceptions about people who live in non-market housing and to be supportive of affordable housing projects. The District has also partnered on a supportive housing development for women and women-led housed on West 16th Street, which will provide 60 units of housing for this demographic group.

Housing Issues and Core Housing Need

Nineteen percent (19%) of owners and 38% of renters currently pay more than 30% of their income toward shelters costs. A significant proportion of renters in the District are also experiencing suitability issues (11%) and adequacy issues (8%).

Over a quarter of renter households (27%) in the District (1,610 households) are in core housing need up from 24% in 2006, representing an increase of 365 new renter households in core housing need. By comparison only 6% of owner households (1,500 households) are in core housing need, an increase of about 40 households between 2006 and 2016. Across Metro Vancouver, 31% of renter households and 11% of ownership households in Metro Vancouver are in core housing need.

FIGURE ES 13: Core Housing Need and Extreme Core Housing Need, District of North Vancouver, 2006-2016



Renters in Core Housing Need

In order to understand which groups are likely to be most in need of housing support it is useful to understand which renters are in core housing need:

- 47% of senior-led households (the largest age group experiencing core housing need)
- 42% of recent immigrants and 34% of all immigrants
- 40% of one-person households
- 37% of lone-parents
- 31% of households where one or more person has an activity limitation
- 28% of Indigenous renter households

Non-Market and Market Rental Housing Needs

There is currently a waitlist of 768 households seeking affordable housing, and an estimated 1,678 renter households in core housing need.

By 2031, there will be a projected 2,096 households in core housing need unless there is the development of new affordable housing to meet both existing demand and new demand.

Additionally, between 2021 and 2031 there will be a need for a minimum of 1,135 low-end of market and market rental units to support household growth in the community.

Homelessness

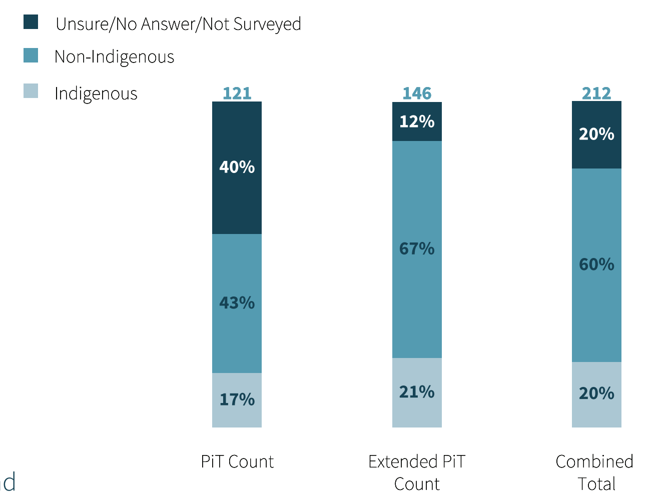
A total of 121 individuals on the North Shore were identified in 2020 during the regional Point-in-Time (PiT) count as absolutely homeless (unsheltered) or sheltered homeless during this period. An extended count was conducted on the North Shore, and identified a 75% higher number of individuals experiencing homelessness (212) with the extended methodology.

Stakeholders have reported a growing population of low-income individuals who cannot afford housing and instances of hidden homelessness (e.g., couch surfing, sleeping in vehicles). Stakeholders noted that the District has slightly older homeless population and that there is a missing story of those individuals who are precariously housed or living outside – who are often difficult to capture in point-in-time counts.

Housing Needs for Homeless Individuals

While there were about 212 individuals who were visibly homeless counted on the North Shore in 2020, we estimate that there may be about 100 people in the District of North Vancouver specifically, and as many as about 200 individuals experiencing hidden homelessness in the District as of 2020.

FIGURE ES 14: Homelessness on the North Shore, 2020



Emerging Housing Issues

Housing affordability was a concern across stakeholders, with particular mention of Indigenous persons, new immigrants, and persons with disabilities. This is born out by core housing need figures, which show these groups are more likely to experience core housing need.

Seniors

Senior-led (65+) renter households are the largest age group in the District in core housing need, with 47% of households being in core household need. Additionally, as the population ages, a range of additional housing supports, both market and non-market, will be required to support this demographic group. These options include smaller forms of housing to allow downsizing, more affordable rentals for seniors, and more care supports.

Immigrants

Immigrants, particularly recent immigrants, experience core housing need at higher rates than non-immigrant households. These households may also have different housing requirements, such larger homes to accommodate intergenerational households, or may be best served when integration services are easily available either in the housing, or nearby.

Families

There is a need for more affordable options for families – single-detached homes are largely unattainable in both the home ownership and rental market. The need for both affordable ownership and affordable rental options is apparent from both the affordability analysis and engagement with key stakeholders and partners.

Housing For Individuals Experiencing Homelessness

The number of individuals experiencing homelessness has increased throughout the North Shore. There is an urgent need for housing options to accommodate these individuals and their range of needs – of particular note, youth, women fleeing violence, and seniors.

Accessible Housing

Stakeholders noted that more accessible housing options need to be developed throughout the District. Accessible units along the housing continuum are needed to meet the diverse needs of persons with accessibility and mobility challenges.

Housing options are needed for people with disabilities, including options that are affordable for those on Disability Assistance with a range of supports for individuals who require it.

Indigenous Households

Indigenous persons are in a greater housing crisis per capita than the rest of the population and make up the majority of those who experience homelessness, both regionally and on the North Shore. Additional non-market housing options are needed as low-end market housing can often be out of reach for very low-income Indigenous households. Both Tsleil-Waututh Nation and Squamish Nation noted that with the limited housing stock on-reserve, their members are forced to live with multiple roommates in one- or two-bedroom apartments, often far away from transit-oriented centres.

About this Report

1

1.1 Background and Purpose of the Report

In 2019, the Government of BC introduced changes to the *Local Government Act* requiring municipalities to complete housing needs reports to help better understand current and future housing needs and to inform plans and policies. Following completion of their first report, municipalities are required to update their housing needs reports every five years.

The housing needs reports regulations require local governments to collect approximately 50 distinct kinds of data about current and projected population, household income, significant economic sectors, and currently available and anticipated units. The Government of BC made much of this data available through its data catalogue.[3] A summary of housing needs report requirements and all the collected data can be found in **Appendix A**.

This Housing Needs Report was prepared for the District of North Vancouver (the District) to better understand trends, needs, and directions across the housing continuum. This report will provide evidence that supports policy updates, decision-making on priority housing types, and growth within the District. The Report includes all the information required by the province, including:

- Housing units required currently and over the next five years
- Number of households in core housing need
- Statements about key areas of local need

In addition to these provincial requirements, this report includes the following items, intended to provide a comprehensive picture of housing in the District of North Vancouver:

- A wide range of other data that provides important context and insight into housing needs in the District (e.g., Canada Mortgage and Housing Corporation, BC Housing, BC Assessment, and Granicus).
- Comparison of the District's demographics and housing trends to neighbouring communities in Metro Vancouver, to the region as a whole (Metro Vancouver), and to the province (BC), to provide information and context.
- Stakeholder engagement on housing needs, including interviews and focus groups, as well as interviews with people with lived experience of housing vulnerability.
- Detailed core housing need data from 2016 by demographics (seniors, households with children, Indigenous households, immigrant households, age of primary household maintainer).
- Development data from the District.

[3] *Government of BC, Housing Needs Report Data Catalogue: https://catalogue.data.gov.bc.ca/group/housing-needs-reports*

1.2 Context

Projections

The projections included in this report have taken past trends and projected them forward to present a scenario of what the community might look like in the future if trends from the last 30 years continue.

As the projections are based on long-term trends, they are not a reflection of more recent changes, such as the comparatively large increase in renter households since 2006 and development decisions made since 2016. As a result of concerns regarding the age of data in the Housing Needs Report, when more recent housing data and custom datasets are available from the 2021 Census, the District will endeavour to update the Housing Needs Report sooner than is required by the Province. Given the release schedule for the 2021 Census data, it is anticipated that the Housing Needs Report could be updated before the end of 2023 or by early 2024.

Furthermore, the projections provide an estimate of the District's future population and number of private households. Private households, as defined by the Census, do not include collective households, such as households living in hotels or motels, nursing (care) homes, hospitals, or group homes. As the projections are largely based on Census data, collective households are not captured in the projections. Relating this to the District's Housing Continuum, the projections do not include households in what the District describes as supportive housing or care beds. The projections also do not consider limitations to growth, such as infrastructure needs, nor are they an analysis of the District's physical capacity to accommodate growth.

Relationship between Projections and Key Statements of Need

The projections also show a potential future where current inequities and gaps in the provision of housing continue. The key statements of need in this report highlight some of these gaps. There is an identified need for additional rental and affordable housing, more housing diversity, and more housing for seniors, immigrants, families, those experiencing homelessness, Indigenous households, and those with accessibility needs. The needs of these groups have not been adequately met by the majority of market development that has been delivered in the past and the demand for affordable housing far outstrips what has been provided to-date in the District, as evidenced by low vacancy rates and increasing rental prices, as well as the proportion of renter households in core housing need and struggling with affordability.

Impact of the Housing Needs Report on Decision-Making

The District intends to use this Housing Needs Report as a tool for analysis and as a baseline by which we can measure change and understand how the key needs of our community are shifting over time. It is not intended as a prescriptive decision-making tool that tells us the direction we must take, or as targets we must reach. Existing plans and strategies, such as the Official Community Plan (OCP), 2021 OCP Action Plan, and Rental and Affordable Housing Strategy, as well as Council's previously stated objectives around social equity and the provision of social housing, all guide decision-making.

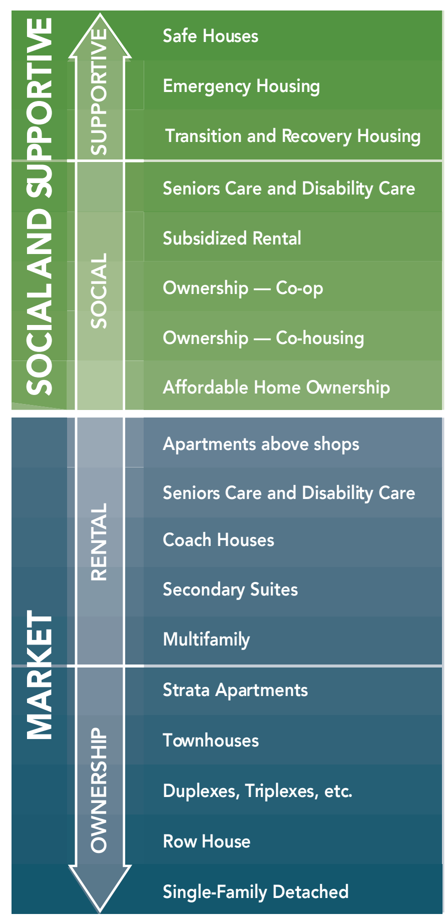
The actual and projected growth in households between 2011 and 2031 that is set out in the Housing Needs Report is similar to what is anticipated in the District's OCP by 2030. However, the larger proportion of ownership housing identified in the Housing Needs Report does not align with the greater need for rental housing that is emphasized by community members and outlined in various District policies and strategies. Therefore, the ultimate numbers of units and type required must also reflect the key statements of need, rather than focusing solely on the projections. Council's ability to make decisions on zoning and development helps to ensure that the provision of housing serves the needs of District residents.

1.3 The Housing Continuum

The housing continuum is a way to visually show the various types of housing that can exist in a community (Figure 1). Increasing housing choices across the continuum to meet the diverse needs of residents is a key objective of the District's Official Community Plan, as well as the Rental and Affordable Housing Strategy.

There continues to be a pressing need to understand housing needs across the housing continuum, now and into the future, related to affordability, accessibility, types of units, support structures and services, and more.

FIGURE 1: The District of North Vancouver's Housing Continuum



1.4 The District's Work To-Date

Maintaining a healthy, diverse, and vibrant community by providing more diverse and affordable housing choices for people of different ages, incomes, and family sizes is a key objective of the District's Official Community Plan. To-date, the District has completed the following initiatives that advance this goal:

- Rental and Affordable Housing Strategy
- Rental, Social, and Affordable Housing Task Force
- Residential Tenant Relocation Assistance Policy
- Official Community Plan Housing White Paper
- Official Community Plan Action Plan
- North Shore Homelessness Action Initiative
- Accessible Design Policy for Multi-Family Housing

The District's Housing Needs Report work has been informed by these initiatives and will supplement the work that has already been completed to-date on this critical issue.

1.5 Equity, Inclusion, and Our Approach

The District's Official Community Plan (OCP) Action Plan was developed with a Social Equity implementation lens in order to embed social equity considerations into District decision-making and achieve the OCP's goal to "foster a safe, socially inclusive and supportive community that enhances the health and well-being of all residents." The District's Housing Needs Report approach follows from this work.

Principles of inclusion and equity guided each of the engagement opportunities. The intent of the various engagement methods was to learn about the housing needs of individuals of all ages and life circumstances, with a particular focus on community members who are struggling or unable to meet their housing needs independently or through options available in the housing market. Generally, equity-seeking groups are people who have been systemically disadvantaged and excluded. These groups may face extra barriers in accessing affordable, suitable, and adequate housing. Considering equity throughout the process is one way of ensuring these groups benefit from housing policies, programs, services, or initiatives, from which they may otherwise be excluded.

To achieve this, engagement methods and materials were developed with equity and inclusion in mind – specific engagement was done with persons with lived experiences who may be difficult to reach through broader engagement methods (e.g., newcomers, individuals with disabilities, single parents, and youth aging out of care). At each stage of the engagement process we asked: “Who will benefit from this process, and how?” and “Who might not benefit from this process, and why?” and then worked to address any gaps.

1.6 Municipal Roles in Housing Delivery

Many actors are involved in delivering housing solutions that meet needs across the housing continuum. The figure below identifies the primary roles of different agencies and organizations in housing delivery.

FIGURE 2: Municipal Roles in Housing Delivery

ORGANIZATIONS	FACILITATE AND REGULATE	INCENTIVIZE	INVEST	MONITOR, RESEARCH & INNOVATE	PARTNER	EDUCATE AND ADVOCATE	BUILD AFFORDABLE HOUSING	OPERATE AFFORDABLE HOUSING AND SUPPORT SERVICES
LOCAL GOVERNMENTS	X	X	X	X	X	X		
NON-PROFITS & OTHER COMMUNITY-SERVING ORGANIZATIONS				X	X	X	X	X
DEVELOPERS & BUILDERS			X	X	X		X	
SENIOR GOVERNMENT			X	X	X	X	X	
INDIGENOUS GOVERNMENTS	X	X	X	X	X	X	X	

In 2021, the District adopted the Targeted Official Community Plan Review Action Plan: 2021-2030 to work towards achieving the vision in the 2011 Official Community Plan (OCP). The OCP envisions a community that is sustainable, inclusive, resilient, and vibrant. In the OCP and the Action Plan, there are specific goals and actions identified for the District to take to address the limited variety of housing stock available. This Housing Needs Report builds upon the analysis and engagement conducted to develop the Action Plan and fulfills the District's legislative requirement to provide information on housing needs across the housing continuum, including an estimate of the number and size of housing units required to address existing demand and future growth over the next five years. By providing this information and identifying key areas of need, the District will be supporting the efforts of all those who have a role in addressing housing issues.

1.7 Data Notes and Limitations

There are limitations to the data used in this report. Limitations that may affect interpretation of the data presented in this report are described here. Additional notes relating to the data presented in this report are also described.

CENSUS REPORTING PERIODS

Housing Needs Reports are required to report on the previous three census periods. At the time of completing this report, 2006, 2011, and 2016 Statistics Canada Census results were three most recent years available.

DIFFERENT CENSUS DATASETS

This report refers to both the standard Census Profile from Statistics Canada and a custom data set that was prepared by Statistics Canada for the purpose of Housing Needs Reports. The custom data set provides some information not available in the Census Profiles and is available publicly through the province.[4] It is based on a 25% sample, which means that information provided through the long-form Census questionnaire provided to approximately 25% of Canadian households is used to estimate characteristics of the whole population. It also differs slightly from the Census Profiles as it only reports on private households and excludes those living in institutions or any form of collective dwelling. Both the Census Profiles and the custom data set are used and are referenced in this report, with the Census Profile being used as the baseline, unless specific indicators are not available through it. Data sources are identified below each figure in the report.

AGE OF DATA

The most recent national census was completed in 2016 and is now several years old. While it provides important demographic and housing baseline information, it does not capture more recent trends. The next national census has been completed for 2021 and results will begin to become available in 2022. Other, more recent sources of data (e.g. unemployment rates from Statistics Canada's Labour Force Survey) are used where possible and quantitative data is supplemented with stakeholder engagement which provides insight into emerging trends. Data from the District's 2020 Pace of Development Update, an annual summary of the District's historical and projected pace of development, has also been used to supplement how the District's housing stock has changed in the past and is estimated to change in the future.

RANDOM ROUNDING

In order to maintain confidentiality, Statistics Canada randomly rounds census counts either up or down to a multiple of '5' or '10.' This means that some data provided by Statistics Canada when summed or grouped may not match the sum of the individual values, since totals and individual values are rounded independently. Similarly, percentages may not add up to 100% as they are calculated based on randomly rounded data.

[4] https://catalogue.data.gov.bc.ca/group/housing-needs-reports

2011 NATIONAL HOUSEHOLD SURVEY

The 2011 National Household Survey (NHS) was voluntary for the mandatory long-form census (which was not used in 2011 but returned in 2016). The NHS included all relevant housing and household income questions in 2011. However, the NHS also had a lower response rate than the long-form Census used in 2006 because of its voluntary nature. Because of this, data from the 2011 NHS is of a lower quality than census data. In particular, this adversely impacted income data, and any comparisons between 2006 and 2016 Census income data and 2011 NHS income should be viewed with caution; overall income trends between 2006 and 2016 are therefore a more reliable indicator of future income direction than 5-year trends. Income was most likely to be skewed because low-income households.

PROJECTIONS

The projections contained in this report offer possible scenarios and should be used with caution. The projections developed in this report use Metro Vancouver 2050 population projections, and align as closely as possible with their unit estimates, while offering additional demographic dimensions including age of primary household maintainers, tenure, and household type. As with any projections, these figures are based on historical growth trends, and local conditions such as changes to immigration patterns, decisions on growth and density, and market forces can impact the nature of the projections and the direction of growth in a community. Wherever possible, the use of these projections should be informed by an understanding of the context within the District of North Vancouver and Metro Vancouver.

COVID-19

Most of the statistical data reported in this document was collected prior to COVID-19 and may not entirely reflect current housing trends. The findings consider both available data, preliminary findings on research on COVID-19 implications on the housing system, and what was heard from stakeholders during engagement about the on-the-ground implications. For example, the recent trend towards needing dens or flex spaces to use as home offices or hybrid work locations has been acknowledged in the projections.

Experience Spotlight: Danilo

Danilo is a single father living who has been living in the Metro Vancouver area for 20 years. Danilo moved to another part of Canada, returning recently to the District of North Vancouver in the last few years. He is a single father living with his daughter in a 1-bedroom apartment that is too small for the two of them.

Danilo's income is limited due to his disability and daughter's school. Currently, Danilo works as a food delivery driver; however, due to COVID-19, Danilo had to stay home to focus on his daughter. His income is supplemented with Disability Assistance, as well as Child Care supports. Danilo is only able to work part-time and pays out of pocket for classes and activities for her daughter but has never received a discount for being a low-income parent.

In their last housing situation in the District of North Vancouver, Danilo had a landlord that refused to address property maintenance issues. Danilo brought this to court but as an English language learner, misunderstood what was being asked of him and missed the court date, which ultimately led to his eviction. This experience made Danilo distrust the District of North Vancouver and the government's ability to protect his access to housing.

During this time, Danilo did not want his daughter to know they were experiencing homelessness so together they stayed at his friend's house. Danilo's mental health was impacted significantly by this experience.

Danilo has struggled with finding housing due to the high rent prices and his limited budget. He has never looked for any special services because he was not aware that they existed. Two years ago, Danilo applied to BC Housing for a 2-bedroom apartment in North Vancouver. To-date, Danilo has not received an update and is losing hope.

Demographic & Economic Profile

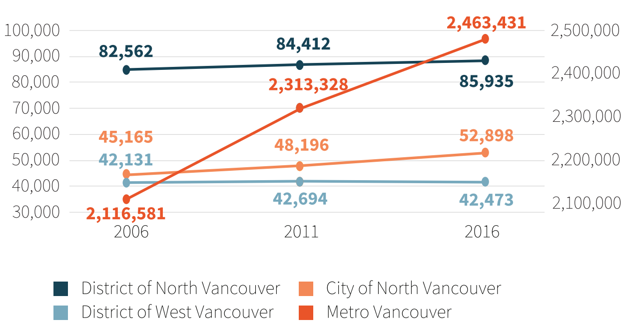
2

2.1 Demographic Trends

2.1.1 Population

The population of the District of North Vancouver (the District) grew from 82,562 in 2006 to 85,935 in 2016. The District's growth rate for this period was 4.1%, compared to Metro Vancouver at 16.4%, the City of North Vancouver at 17.1%, and the District of West Vancouver at 0.8%.

FIGURE 3: Population of the District of North Vancouver, City of North Vancouver, District of West Vancouver, and Metro Vancouver, 2006-2016



Source: Statistics Canada Census Program, Census Profiles 2006, 2011, 2016

Population Growth: What is happening in the region?

While the region as a whole is growing rapidly, the District of North Vancouver appears to be growing much more slowly. Further, the majority of the population growth on the North Shore is driven by growth in the City of North Vancouver.

Despite being the municipality with the largest population on the North Shore, only 29% of the population growth occurred in the District between 2006 and 2016, compared to the City of North Vancouver, which accounted for about 68% of growth. The District of West Vancouver saw only 3% of the North Shore's population growth.

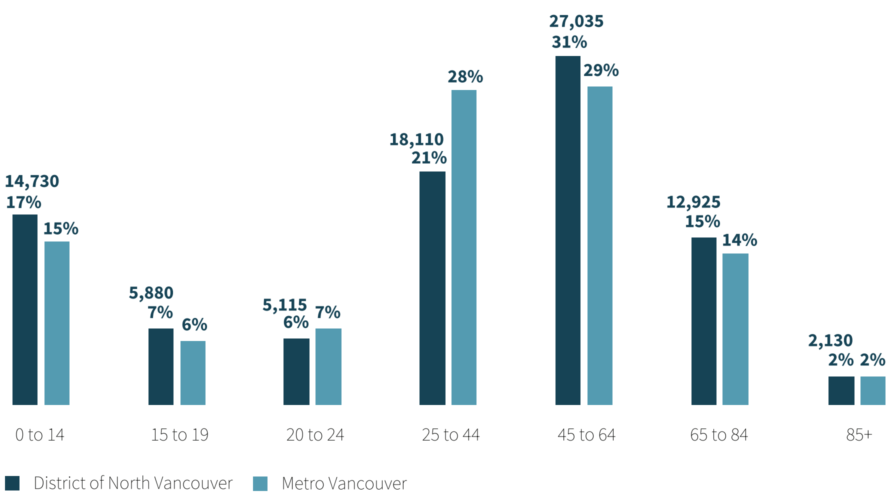
BC Stats vs. Statistics Canada

It is important to note that there are differences between Statistics Canada's Census data and population estimate and projection data provided by BC Stats. The Statistics Canada Census is generally recognized as an undercount; this undercount is accounted for in BC Stats population estimates. As such, there is often a noticeable difference (increase of ~5-10%) between Census population figures and BC Stats figures. In 2016, BC Stats estimates the District's population was 89,763.

2.1.2 Age

The District's age distribution has been fairly stable across working-age residents (25-64) between 2006 and 2016. Proportionally, there are more children and teenagers than in the region as a whole, which indicates that the District has more family-oriented households. The share of adults aged 25-44 has decreased from 24% in 2006 to 21% in 2016, representing a decline of approximately 1,450 people in this age group. Seniors (65+) have increased within the District from 14% in 2006 to 17% in 2016, consistent with overall aging trends in the region and in the province. Young adults (20-24) have remained a small, but consistent proportion of the overall population since 2006. The median age in the District is higher than the region across both owners and renters at 46.0 and 35.7 years respectively.

FIGURE 4: Population by Age Group in District of North Vancouver and Metro Vancouver, 2016

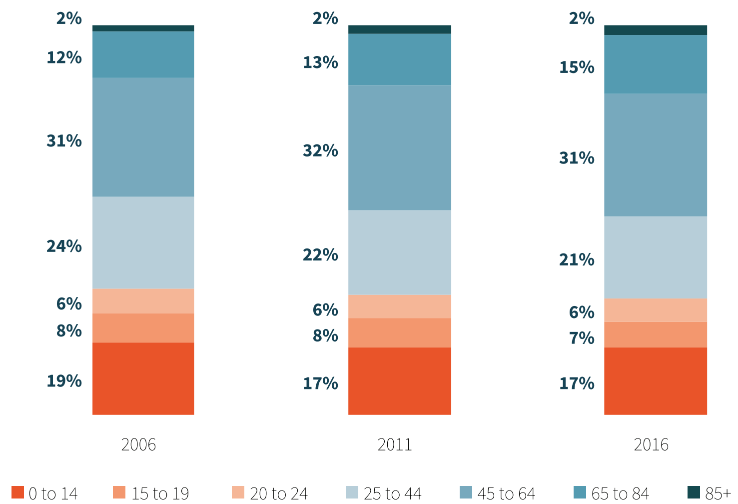


Source: Statistics Canada Census Program, Census Profile 2016

What does this mean?

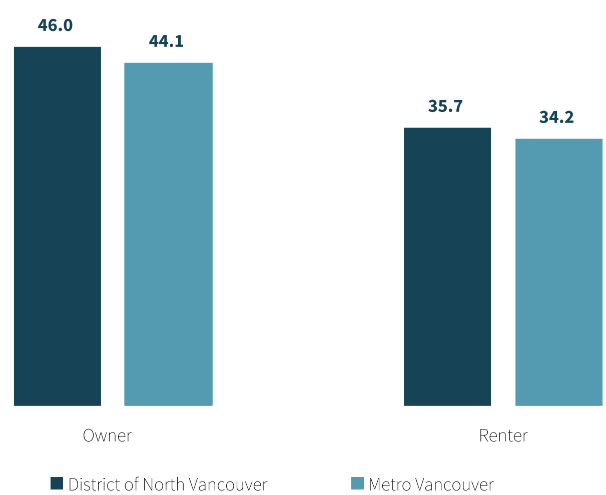
Figure 5 shows an increasing proportion of the population is older adults, while middle-aged adults have stayed relatively static. However, the proportion of younger adults (aged 25-44) is decreasing as a share of the population. This supports anecdotal concerns that younger adults and young families are finding it challenging to move to the District of North Vancouver and may indicate that younger adults are unable to move into the District at a rate which replaces those younger adults who are aging.

FIGURE 5: Population by Age Group in District of North Vancouver, 2006-2016



Source: Statistics Canada Census Program, Census Profiles 2006, 2011, 2016

FIGURE 6: Median Age by Tenure, District of North Vancouver and Metro Vancouver, 2016



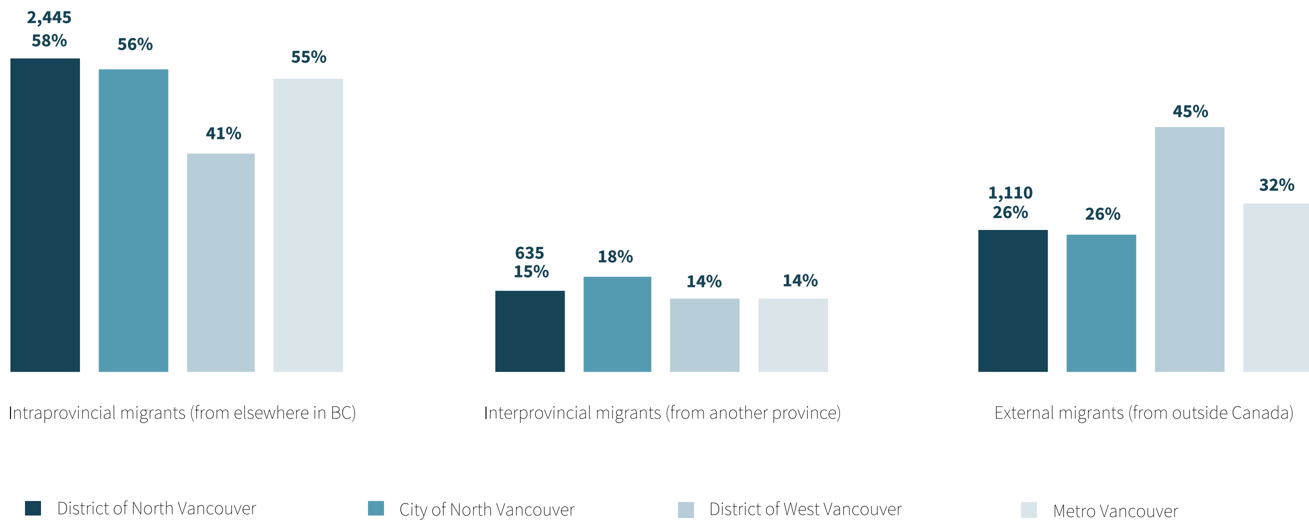
Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

2.1.3 Migration

The District has a higher proportion of migrants from within BC and elsewhere in Canada than the region; whereas the proportion of external migrants (from outside of Canada) moving to the District is lower than the region.

On the North Shore, the District of North Vancouver and the City are quite similar in terms of where newcomers are coming from, while the District of West Vancouver has a higher proportion of newcomers from outside of Canada.

FIGURE 7: 1-Year Ago Mobility Status, North Shore Communities and Metro Vancouver, 2015-2016



Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

The District remains an attractive place for people to move to from other parts of BC, Canada, and abroad. Between 2015 and 2016, approximately 4,200 people moved to the District, which puts further pressure on the availability of housing.

2.1.4 Households

Between 2006 and 2016, the number of occupied private households in the District of North Vancouver grew by 4.6%, from 29,745 to 31,115 private households. Occupied private households in Metro Vancouver grew at a rate of 17.5%, meaning the District of North Vancouver grew at about a quarter of the regional growth rate. In 2020, Metro Vancouver's population and household figures estimated that there were 32,882 occupied private households in the District of North Vancouver.

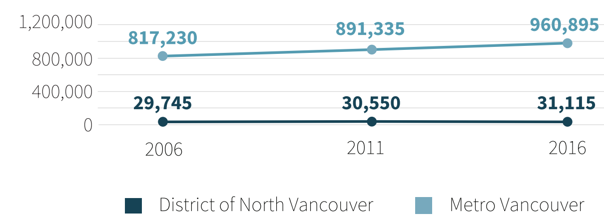
Between 2006 and 2016, the average household size in the District declined from an average of 2.8 individuals per household to 2.7 individuals per household.

Despite declining average household sizes, approximately half (48%) of the District's households had three or more people in 2016. This indicates that despite a reduction in the proportion of younger adults, the District generally remains a family-oriented community.

What does this mean?

Declining household sizes are typically indicative of an aging population. This is typically accompanied by the departure of children from the household. As the population ages, we can expect to see further reductions in household size, which may also point to the need for greater flexibility in housing options for older adults, which remains a local, regional, and provincial issue.

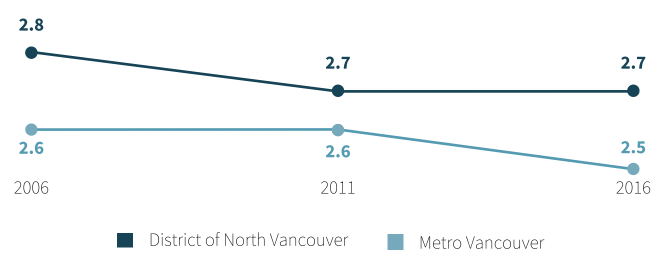
FIGURE 8: Occupied Private Households, District of North Vancouver and Metro Vancouver, 2006-2016



Source: Statistics Canada Census Program, Census Profiles 2006, 2011, 2016

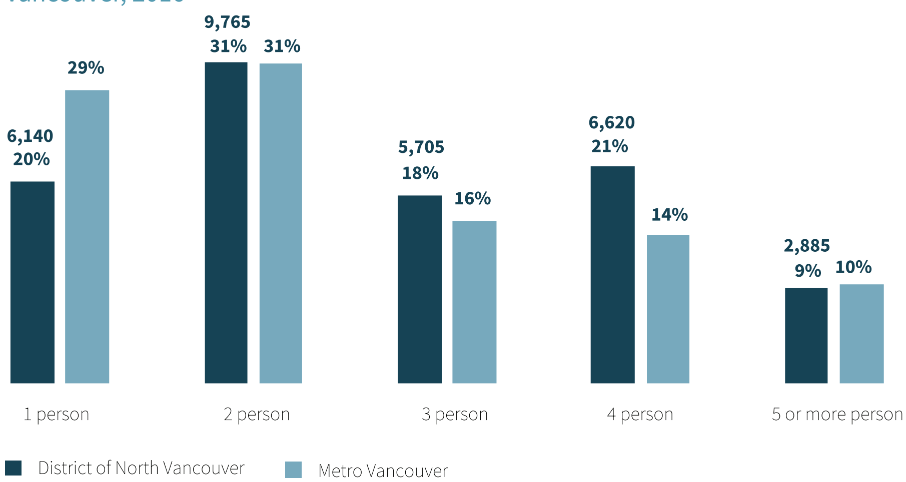
2020 Estimated Occupied Private Households: 32,882

FIGURE 9: Average Household Size of Private Households, District of North Vancouver and Metro Vancouver, 2006-2016



Source: Statistics Canada Census Program, Census Profiles 2006, 2011, 2016

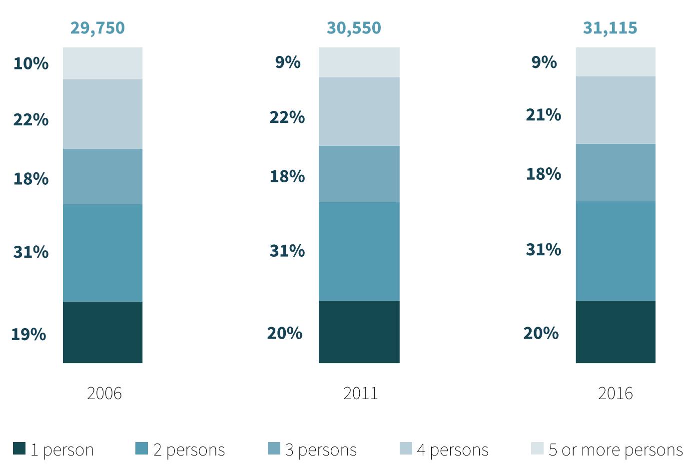
FIGURE 10: Households by Size, District of North Vancouver and Metro Vancouver, 2016[5]



Source: Statistics Canada Census Program, Census Profile, 2016

From 2006 to 2016, the number of smaller households (one, two, and three-persons) grew in terms of total number of households, but stayed relatively consistent in terms of share of overall households by size, with one-person households increasing their share by a total of 1%. Larger households (four persons and five or more persons) each declined by 1%.

FIGURE 11: Households by Size, District of North Vancouver, 2006-2016



Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

[5] *Note that not all figures may add to 100% due to the Statistics Canada rounding algorithm. See Section 1.6 for further discussion.*

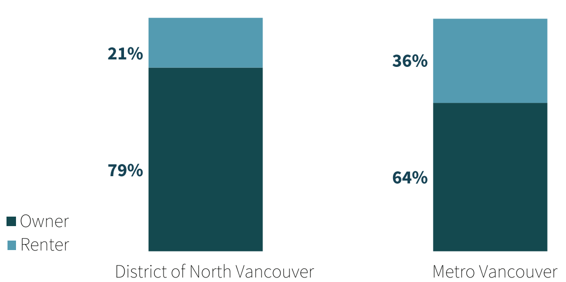
2.1.5 Tenure

Of the approximately 31,000 households in the District, about one in five (21%) are renters, while about four out of five (79%) are owners. This is a lower proportion of renters than seen regionally, but this aligns with the fact that the District has predominantly detached housing stock (see Section 3.1).

As of 2016, 37% of renter households in the District were comprised of individuals living alone or with roommates, the largest group of renters by household type. The majority of these households (88%) are one-person households. The second largest group of renters is couples with children (27%), followed by couples without children (15%) and lone-parent families (15%). Individuals living alone or with roommates and lone-parent families are often more vulnerable to affordability issues due to the lack of a potential second income.

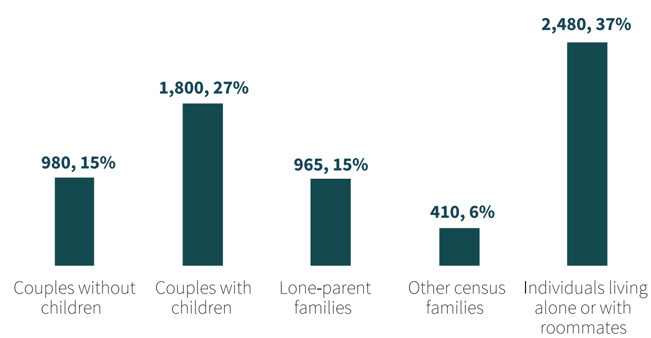
Over the last three Census periods, the proportion of renters and owners has seen a moderate increase in renter households from about 18% of all households to 21% of all households. This represents an increase of 1,170 new renter households between 2006 and 2016 out of a total of 1,370 new households. This means that renters accounted for 85% of new households in the District between 2006 and 2016.

FIGURE 12: Households by Tenure, District of North Vancouver and Metro Vancouver, 2016



Source: Statistics Canada Census Program, Census Profile, 2016

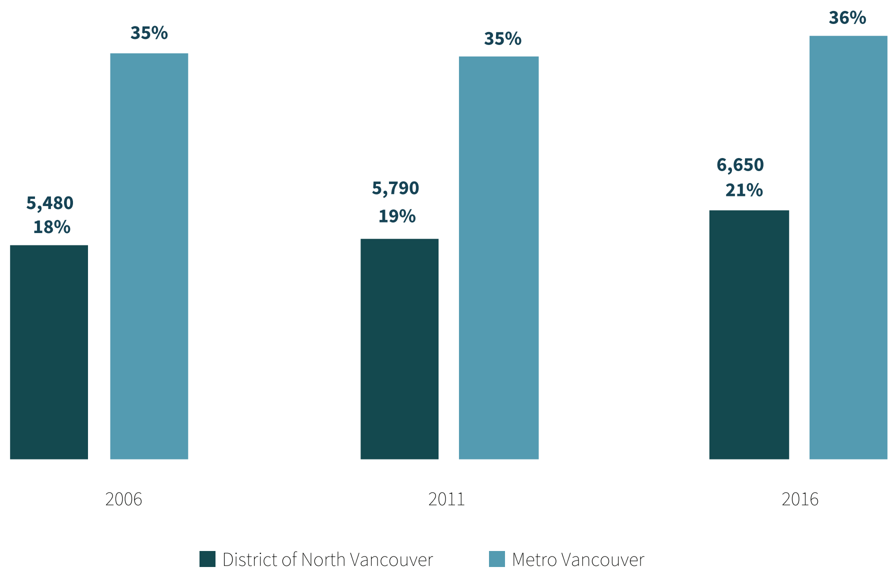
FIGURE 13: Household Type by Renter Households, District of North Vancouver, 2016[6]



Source: Statistics Canada, 2016 Census of Population, Statistics Canada Catalogue no. 98-400-X2016227

[6] *For complete definitions of households by type see the Glossary at the end of this report.*

FIGURE 14: Proportion of Renter Households by Private Households, District of North Vancouver and Metro Vancouver, 2006-2016



Source: Statistics Canada Census Program, Census Profiles 2006, 2011, 2016

What does this mean?

Most of the growth in the District has occurred in renter households, which underscores the importance of facilitating the development of new rental options for households in the District, in order to ensure security of tenure. In order to maintain this growth it highlights the need to support more rental development.

2.2 Economy

2.2.1 Household Income

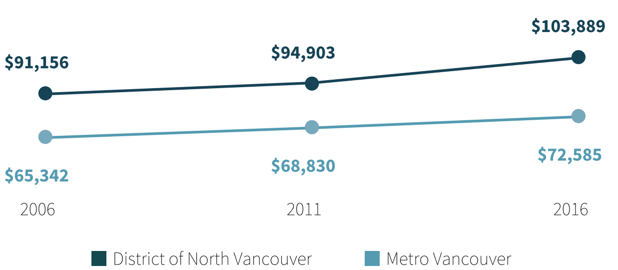
Between 2006 and 2016, median household income in the District increased by 14% (in 2015 constant dollars), compared with an 11% increase regionally. However, both regionally and within the District, the median income for renter households is significantly lower than for owner households. Regionally, owners have a median income that is about 84% higher than renters. In the District, owners have a median income 101% higher than renters. Both owners and renters in the District have a higher median income than the respective regional median incomes.

Figure 17 further highlights the differences in income between renters and owners. While nearly half of all owner households (48%) earn $125,000 or more annually, only 16% of renters are in this same income group. Less than a quarter of owners (22%) earn less than $60,000 annually, while half of renters are in this income group, and fully 35% of renters earn less than $40,000 per year.

What does this mean?

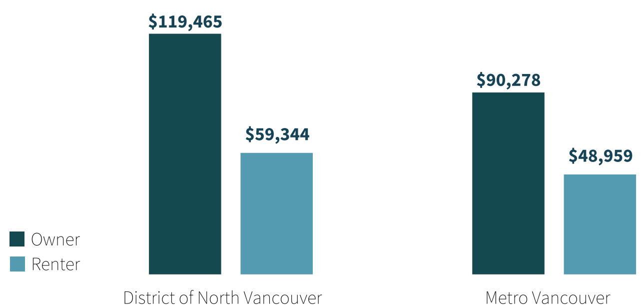
While this difference between renter and owner income is not unusual in Metro Vancouver, it does highlight the stark income gap between households in these different forms of tenure. It also highlights the vulnerability of renters to fluctuations in the cost of rental and means that renter households typically have far fewer affordable housing options than owner households.

FIGURE 15: Median Household Income (Constant 2015 Dollars) in District of North Vancouver and Metro Vancouver, Before Tax, 2006-2016



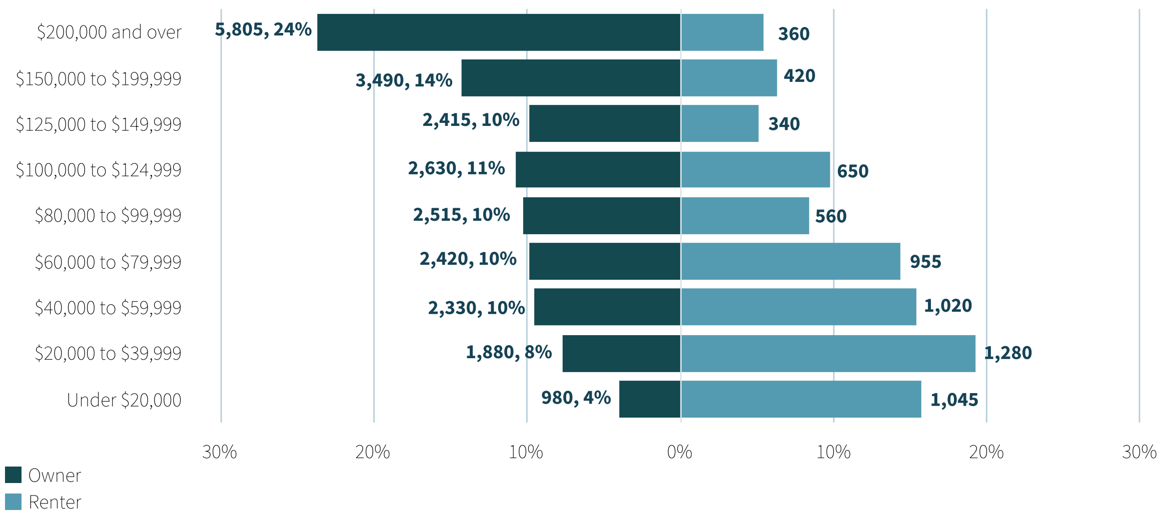
Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

FIGURE 16: Median Household Income by Tenure, Private Households, District of North Vancouver and Metro Vancouver, 2016



Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

FIGURE 17: Household Income Groups by Tenure, Private Households, District of North Vancouver, 2016



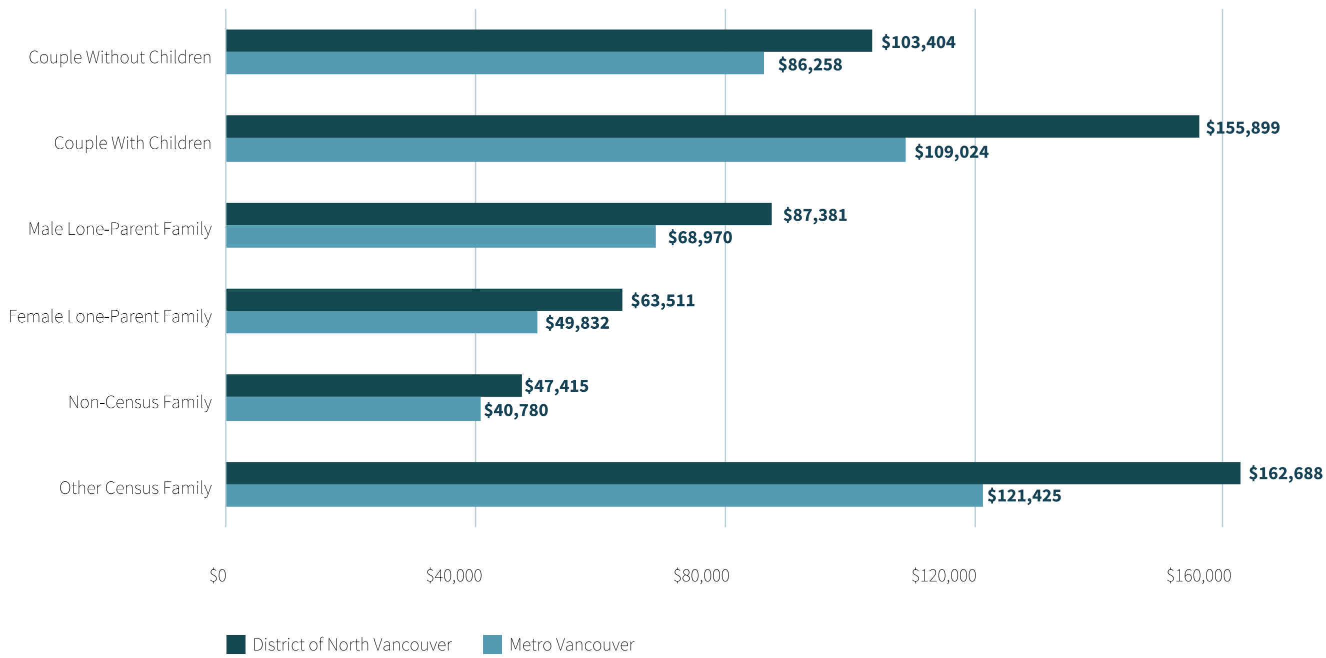
Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

Income is variable depending on household type, with one of the most important influences being whether a family has the potential for dual incomes, or whether a household only has a single income-earner. In 2016, couples with children tended to be the highest income earners (excluding 'Other Census Families' which represent a relatively small number of households), as they usually represent mid- to late-career income earners. Couples with children had a median income of nearly $156,000 in 2016. Couples without children are primarily composed of older adults who may be late in their career or retired[7], which is why income is typically lower than couples with children. Couples without children in the District had a median income of about $103,000 in 2016.

Single-earning households such as lone-parents and non-census family households (typically composed primarily of individuals living alone) have significantly lower median incomes. Male and female lone-parent families had median incomes in 2016 of about $87,000 and $63,000 annually respectively, while non-census families had a median income of about $47,000.

[7] As of 2016, 50% of all households in this category were 65 years or older, with an additional 27% aged 55 to 64 years of age (Source: Statistics Canada, 2016 Census of Population, Statistics Canada Catalogue no. 98-400-X2016227)

FIGURE 18: Median Household Income by Economic Family, District of North Vancouver and Metro Vancouver, 2016



Source: Statistics Canada Census Program, Data Table 98-400-X2016099

What does this mean?

The income disparity between single income and dual income households further highlights potential inequities in accessing affordable housing. Given that single-income families will likely rarely have the earning potential of a dual income family, creating housing options that support these households as both owners and renters becomes an important planning consideration.

Further, the discrepancy between female and male-led lone-parent families highlights ongoing gender inequities present in the District, the region, and even provincially and nationally.

2.2.2 Employment and Industry

In 2016, professional, scientific, and technical services represented the largest proportion of the labour force, followed by health care and social assistance and retail trade for the top three employers by industry type.

In 2016, more than three-quarters (76%) of working individuals in the District commuted outside the District, compared to 54% regionally who commuted outside their municipality (i.e., Census subdivision).[8] However, given working from home trends resulting from the COVID-19 pandemic, these figures may change significantly in the 2021 Census and it remains to be seen how commuting trends will be impacted after the pandemic ends.

Between 2006 and 2016, participation rates, the share of working-age individuals working or looking for work, in the District have remained constant between 67-68%, slightly higher than the region (between 66-67%).

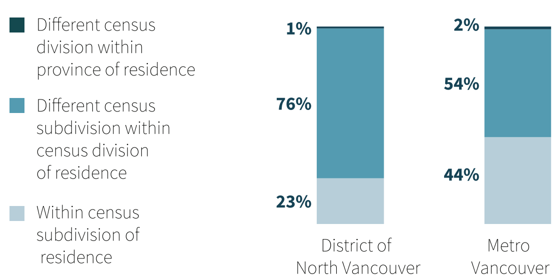
Unemployment in the District has remained slightly lower than in the region across the last three census periods (between 5-6% compared to 6-7%). However, COVID-19 has had a significant impact on unemployment and will likely continue to do so in the near future. Looking at regional trends in the Vancouver CMA, unemployment rose significantly from 4.6% to 9.2% between 2019 and 2020, a doubling of the unemployment rate. It is uncertain what long-term impacts the COVID-19 pandemic will have. Prior to COVID-19, the District's unemployment rates were slightly lower than the region.

TABLE 1: Labour Force by Industry, District of North Vancouver, 2016

INDUSTRY	% OF LABOUR FORCE
Professional, scientific, and technical services	14%
Health care and social assistance	10%
Retail trade	10%
Educational services	9%
Accommodation and food services	7%
Construction	6%
Manufacturing	4%
Other [9]	23%

Source: Statistics Canada Census Program, Census Profiles 2016

FIGURE 19: Commuting Destination, District of North Vancouver and Metro Vancouver, 2016

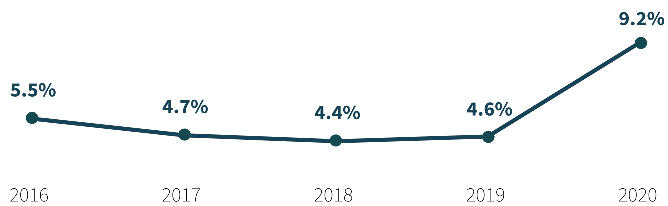


Source: Statistics Canada Census Program, Census Profiles 2016

[8] *Census subdivision refers to municipal boundaries, while Census division refers to the Metro Vancouver region. For complete definitions of these terms please see the Glossary.*

[9] *Other includes the following categories: Other services (except public administration); Administrative and support, waste management and remediation services; Wholesale trade; Arts, entertainment and recreation; Transportation and warehousing; Real estate and rental and leasing; Utilities; Mining, quarrying, and oil and gas extraction; Management of companies and enterprises; and Agriculture, forestry, fishing and hunting.*

FIGURE 20: Unemployment Rates, Vancouver CMA[10], 2016-2020



Source: Statistics Canada. Table 14-10-0385-01, Labour force characteristics, annual

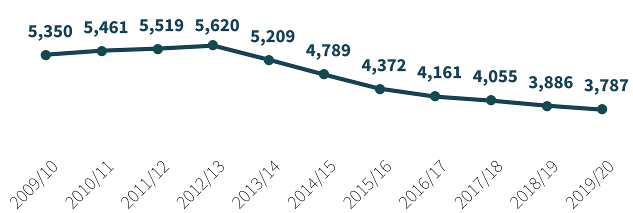
As of August 2021, WorkBC reported an unemployment rate of 7.2% in Vancouver.

2.2.3 Educational Institutions

Enrolment of domestic (Canadian) full-time students at Capilano University has been declining steadily from the 2012/13 fiscal year onwards. However, year-over-year international student enrolments were increasing prior to the pandemic.[11] As of 2019, Capilano University supplies 297 beds to students, which serves approximately 5.8% of the student enrolments. Capilano University has reported seeing a slight increase in domestic full-time equivalent students (FTEs) over the last academic year (2020-2021). It is anticipated that domestic FTEs will continue to increase over the coming years.

Recently, the District has approved the development permit for an additional 360 beds to be constructed at Capilano University for student housing.[12]

FIGURE 21: Post-Secondary Full-Time Equivalent Enrolment at Capilano University, Fiscal Year 2009/10-2019/20



Source: BC Ministry of Advanced Education and Skills Training, Post-Secondary Finance Branch
**Note: Fiscal year is from April 1 to March 31*

What does this mean?

While the number of domestic full-time equivalent students has declined since 2012/13, international enrolments, who also need housing, were increasing prior to the pandemic.

[10] *A census metropolitan area (CMA) is a large population centre (known as core) together with adjacent fringe and rural areas that have a high degree of social and economic integration with the cores. A CMA has a population of at least 100,000.*

[11] *Source: Correspondence with Director of Strategy and Analytics, Capilano University. September 8, 2021.*

[12] *District of North Vancouver, 2055 Purcell Way, June 2021 https://www.dnv.org/building-development/2055-purcell-way-capilano-university-campus-student-housing*

2.3 Equity-Seeking Populations

The District's OCP Action Plan directs that social equity considerations be embedded into decision-making. COVID-19 has exacerbated existing challenges for equity-seeking populations and impacted the ability to maintain or seek culturally appropriate housing.[13] The following section has been developed to highlight these groups in the District.

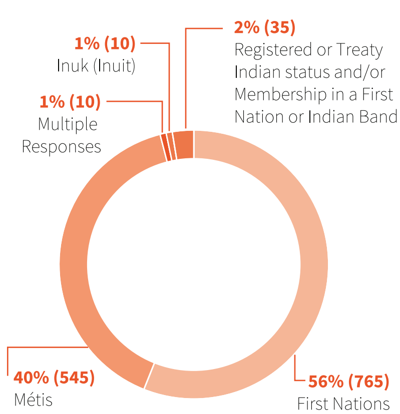
2.3.1 First Nations, Métis, and Inuit Residents

As of 2016, there were 1,360 District residents who self-identify as having Indigenous ancestry (1.6% of District residents).

2.3.2 Visible Minorities

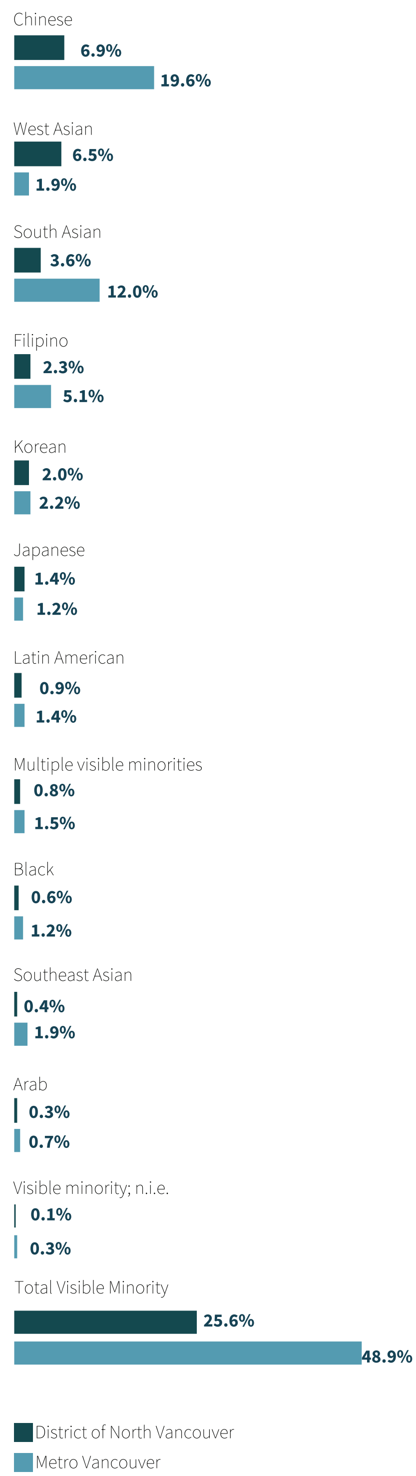
About a quarter of the District's population identified as a visible minority in 2016 (25.6%). The largest groups include residents who identify as Chinese (6.9%), West Asian (6.5%), or South Asian (3.6%).

FIGURE 22: Individuals who Self-Identify as having Indigenous Ancestry, District of North Vancouver, 2016



Source: Statistics Canada Census Program, Census Profile 2016

FIGURE 23: Visible Minority Identity in Private Households, District of North Vancouver and Metro Vancouver, 2016



Source: Statistics Canada Census Program, Census Profile 2016

[13] *BC Housing, Impacts of COVID-19 on Equity-Seeking Populations, June 2021 Building Knowledge: Student Research Series - Impacts of COVID-19 on Equity-Seeking Populations (bchousing.org)*

Experience Spotlight: Wesley

Wesley is a low-income senior who was born and raised on the North Shore. He currently works 3 jobs, 6 days per week and feels good when he is helping others. Wesley currently lives alone and found his current apartment with support from Vancouver Coastal Health and a local non-profit society. He is so grateful for the exceptional care he received as the support provided helped him be where he is today.

Mental health has impacted Wesley's life and housing experience greatly. Prior to his current housing situation, he lived in a house on the North Shore with his family and had a successful career. He did not have to think carefully about budgeting or about housing, for himself or in terms of the issue of housing more broadly and the challenges people experience. The loss of significant people in his life combined with personal mental health and wellbeing challenges created an environment impacting Wesley's capacity to access housing. Wesley required supports for his health before he was able to attain his apartment.

It took about a year for him to arrive in his current housing situation where he feels safe and enjoys living in an apartment that is also affordable to him. Over a month ago he removed himself from some of his person supports (e.g., friends) due to the strict measures that were in place for him in day-to-day life but is eager to reconnect with them. Due to the number of people he sees experiencing homelessness and substance use, he feels that the District would benefit from more services and safe spaces such as harm reduction sites.

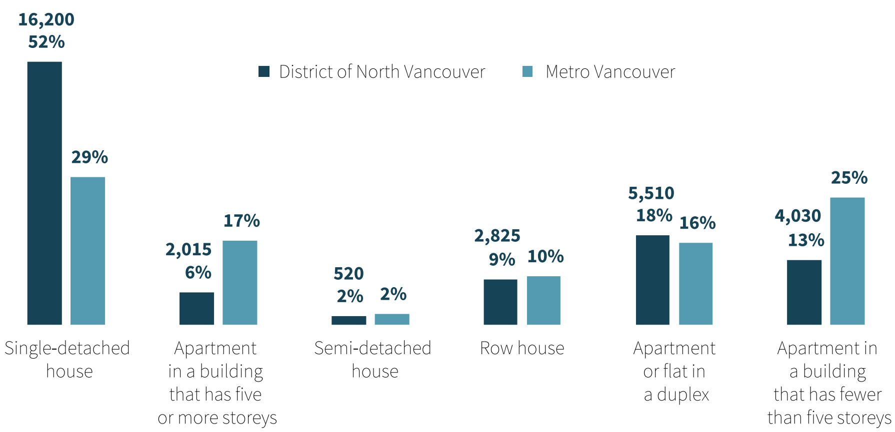
3

Housing Profile

3.1 Dwelling Units

In 2016, housing stock in the District was comprised of primarily single-family housing (52%) with fewer small and large apartment buildings proportionally than the region as a whole, with a total of 31,115 housing units in the District.

FIGURE 24: Occupied Dwellings by Structure Type, District of North Vancouver and Metro Vancouver, 2016



Source: Statistics Canada Census Program, Census Profiles 2016

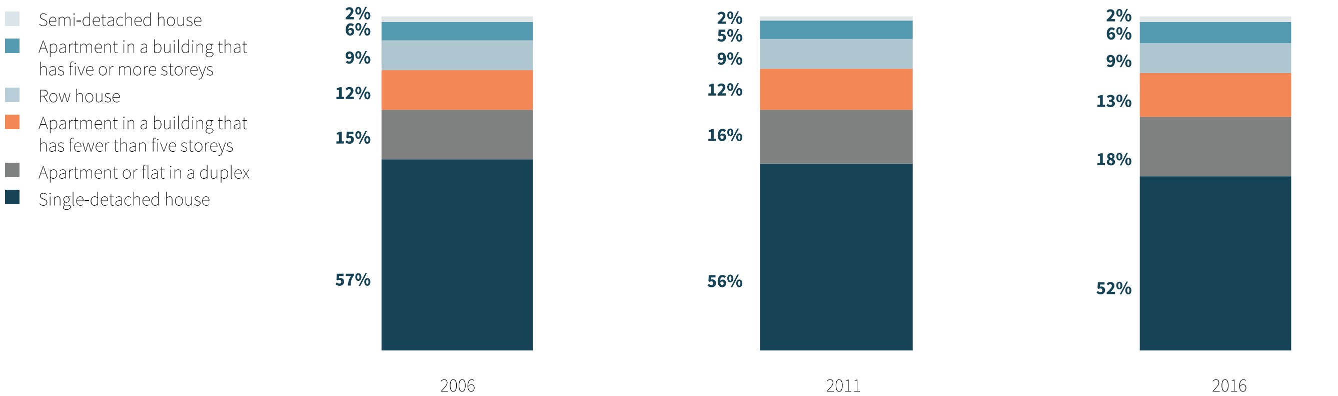
Between 2006 and 2016, single family stock declined both in terms of its proportion of total stock (from 57% to 52%), but also in terms of actual units (from 16,955 to 16,200). This trend has continued since 2016.

The District's GIS data for 2016 shows a larger percentage of detached housing (67%) than the Census data, but it also shows the trend towards a lower share of single-detached housing. (These differences may be largely attributed to data groupings and methodology).

What does this mean?

Growth in the District between 2006 and 2016 was primarily driven by renters, rather than owners. Single-detached housing in the District is unaffordable for many renter households. This means that as the District continues to grow, providing a greater diversity of options for renters through diverse forms of housing will be key to the District's continued growth.

FIGURE 25: Dwellings by Structure Type, District of North Vancouver, 2006-2016



Source: Statistics Canada Census Program, Census Profiles 2016

The District's 2020 Pace of Development Update indicates a strong demand for market housing in both owners and renters. Between 2011 and the end of 2020, the District has approved 3,950 market housing ownership, and 1,014 market housing rental units. This represents an 81% increase in the number of market rental housing units in the District in those nine years.

TABLE 2: Housing Development in the District of North Vancouver, 2011 to 2020

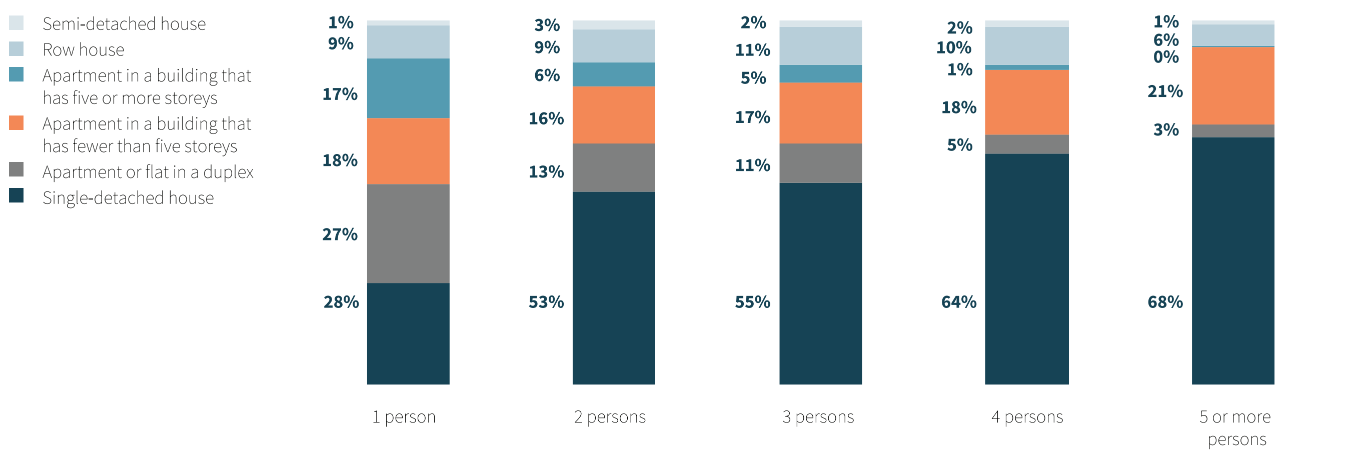
	MARKET HOUSING - OWNERSHIP	SOCIAL HOUSING - OWNERSHIP	MARKET HOUSING - RENTAL	SOCIAL HOUSING - RENTAL	MARKET HOUSING - CARE	SOCIAL HOUSING - CARE	SUPPORTIVE HOUSING
2011	6,431	-	1,259	643	328	279	50
APPROVALS TO 2011 TO 2020	3,950	-	1,014	324	61	163	18
IN-STREAM	1,764	14	1,402	382	-	-	-
REMAINING ESTIMATED DEMAND	3,320	-	586	676	139	137	197
2030 ESTIMATED DEMAND	13,701	-	2,859	1,643	528	579	265

Source: District of North Vancouver 2020 Pace of Development Update, Attachment 1 Figure 7

Figure 26, Figure 27, and Figure 28, show the characteristics of households that live in different dwelling structures in the District. Higher-density forms (e.g., apartments) are more commonly occupied by smaller households like one-person households and non-census families (individuals living alone). Lower density forms (e.g., single-detached house, row house) are more likely to be occupied by two or more person households, couples with and without children, and other family types (multigenerational homes).

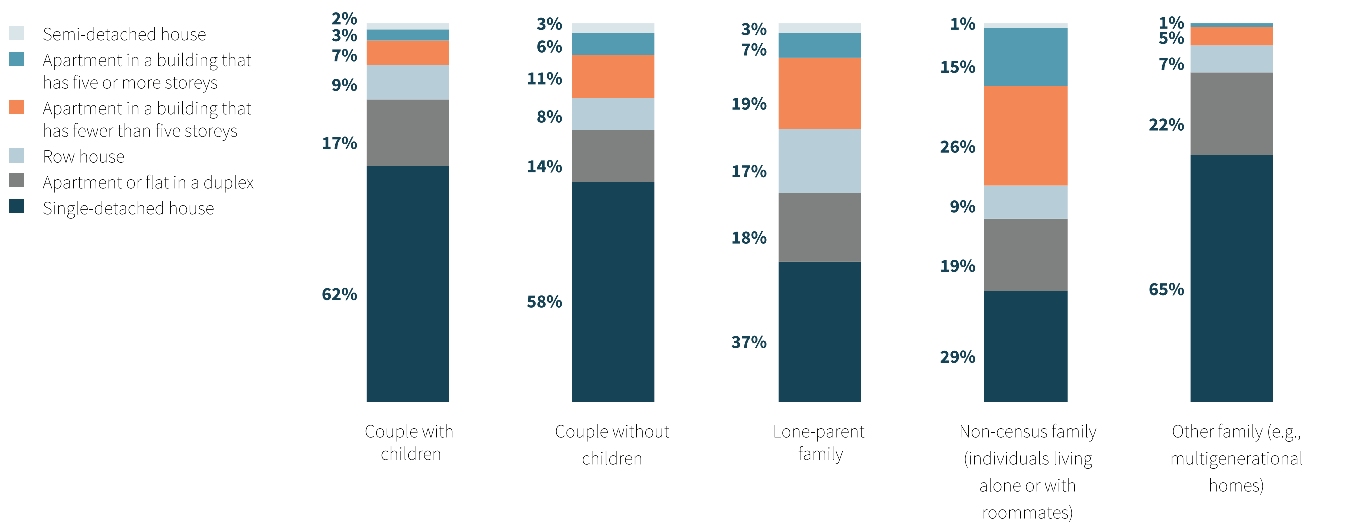
The type of housing occupied changes as the primary household maintainer age increases: higher-density forms are more commonly occupied by younger households, while lower-density forms are more commonly occupied by older households. However, this trend fluctuates in 75+ households.

FIGURE 26: Housing Structure by Household Size, District of North Vancouver, 2016



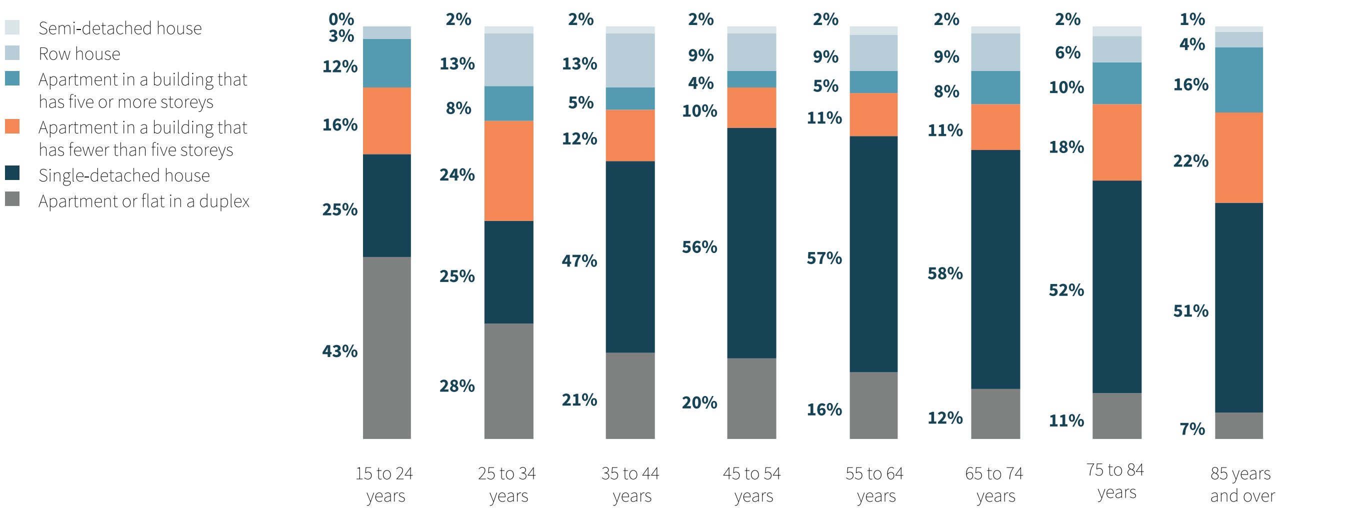
Source: Statistics Canada Census Program, Census Profiles 2016

FIGURE 27: Housing Structure by Family Type, District of North Vancouver, 2016



Source: Statistics Canada Census Program, Census Profiles 2016

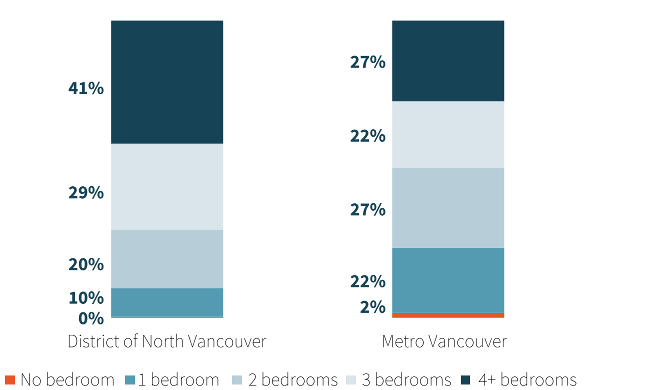
FIGURE 28: Housing Structure by Age of Primary Household Maintainer, District of North Vancouver, 2016



Source: Statistics Canada Census Program, Census Profiles 2016

Housing stock in the District tends toward larger types than is typical in the region; this corresponds with the greater proportion of single-family dwellings in the District.

FIGURE 29: Dwellings by Number of Bedrooms, Private Households, District of North Vancouver and Metro Vancouver, 2016



Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

What does this mean?

Homes in the District tend to be larger than homes in the region as a whole. However, the population is aging and household sizes are decreasing. At the same time, while about half of all households are families, 70% of homes have three or more bedrooms.

These larger homes may be ill-suited in the long-term to an aging population. As older adults age they may be less able to care for a large property and need a greater diversity of housing options to support aging in place.

Unoccupied units in the District represented 4.6% of the housing stock, compared to 6.5% in Metro Vancouver. Units may be unoccupied because they are in the process of changing hands, under renovation, are second homes, or are in the short-term rental market (although short-term rentals are not currently legal in the District).

TABLE 3: Number and Share of Occupied and Unoccupied Dwellings, District of North Vancouver and Metro Vancouver, 2016

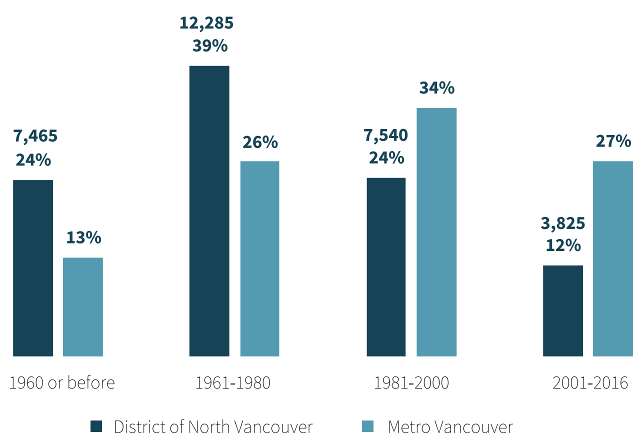
	TOTAL PRIVATE DWELLINGS	PRIVATE DWELLINGS OCCUPIED BY USUAL RESIDENTS	UNOCCUPIED DWELLINGS (#)	UNOCCUPIED DWELLINGS (%)
DISTRICT OF NORTH VANCOUVER	32,624	31,116	1,508	4.6%
METRO VANCOUVER	1,027,613	960,894	66,719	6.5%

Source: Statistics Canada Census Program, Census Profiles 2016

3.1.1 Period of Construction

As of 2016, 63% of the District's stock was built prior in 1980 or before, and 87% was built in 2000 or before. The District's largely single-family home residential environment is consistent with the age of the housing stock and reflects that much of the District was developed prior to 1980, particularly between 1961 and 1980.

FIGURE 30: Dwellings by Period of Construction, District of North Vancouver and Metro Vancouver, 2016

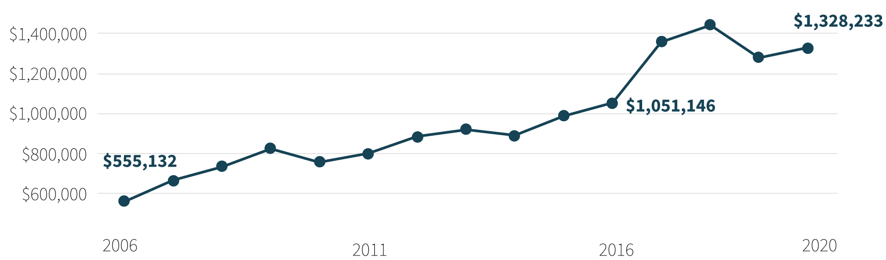


Source: Statistics Canada Census Program, Census Profiles 2016

3.2 Homeownership Market

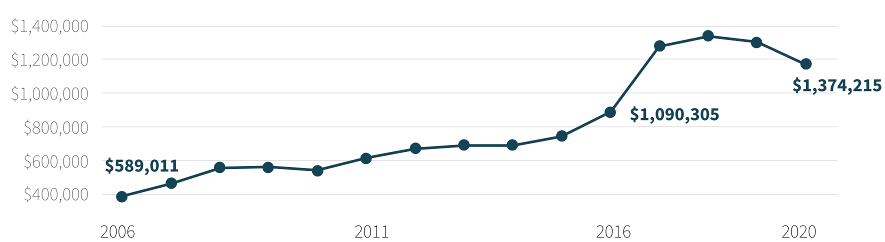
Between 2006 and 2016, the average sale value of a home increased by 89% in the District, whereas the median income increased by only 14%. Between 2006 and 2020, the average sale value increased by $773,101, or 139%.

FIGURE 31: Average Sale Prices, District of North Vancouver, 2006-2020



Source: BC Assessment

FIGURE 32: Average Assessed Values, District of North Vancouver, 2006-2020



Source: BC Assessment

The cost of housing can range significantly within the District, depending on housing type. An average apartment (i.e., condominium) sold for approximately $797,000 in 2020, while the average dwelling with a suite sold for $2.05 million. The cost of all forms of housing in the District has increased; however, multi-family housing continues to have the lowest sales prices in the District and therefore remains the most affordable type of housing to purchase.

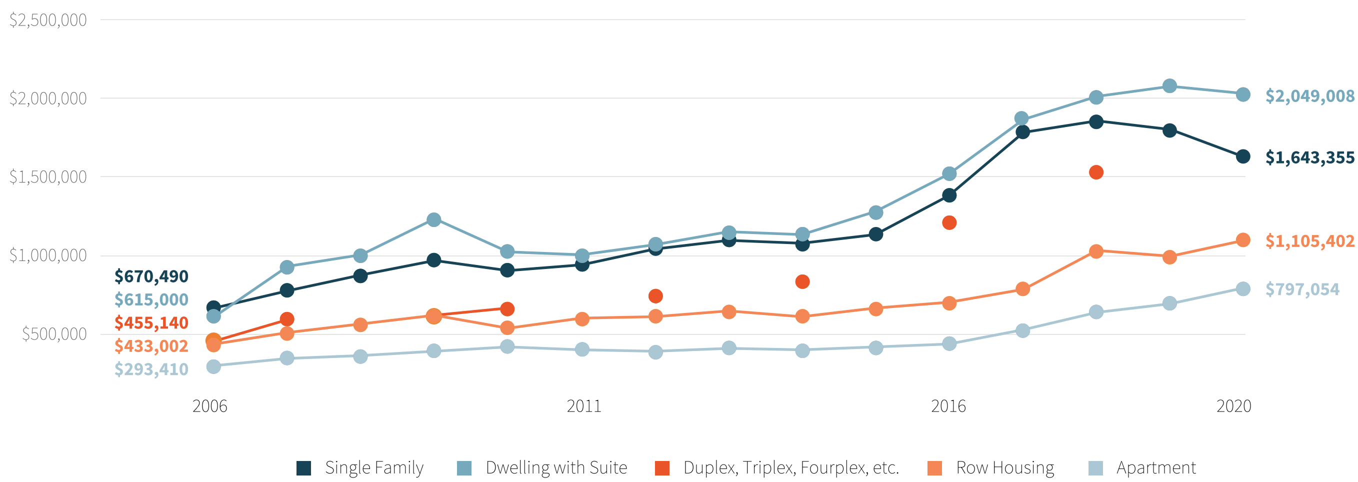
What does this mean?

While incomes are increasing in the District, the cost of housing has outpaced this growth by a considerable amount. Over the long-term, ongoing increases in home values may continue to adversely impact the ability of younger households or newcomers to the region to be able to purchase in the District.

Increases in sales prices from 2006 to 2020 as follows:

- Single Family, +$972,865; +145%
- Dwelling with Suite, +$1,434,008; +233%
- Duplex, Triplex, Fourplex, etc., +$1,089,860; +239%
- Row Housing, +$672,400; +155%
- Apartment, +$503,644; +172%

FIGURE 33: Average Sale Prices by Dwelling Type, District of North Vancouver, 2006-2020



Source: BC Assessment

What does this mean?

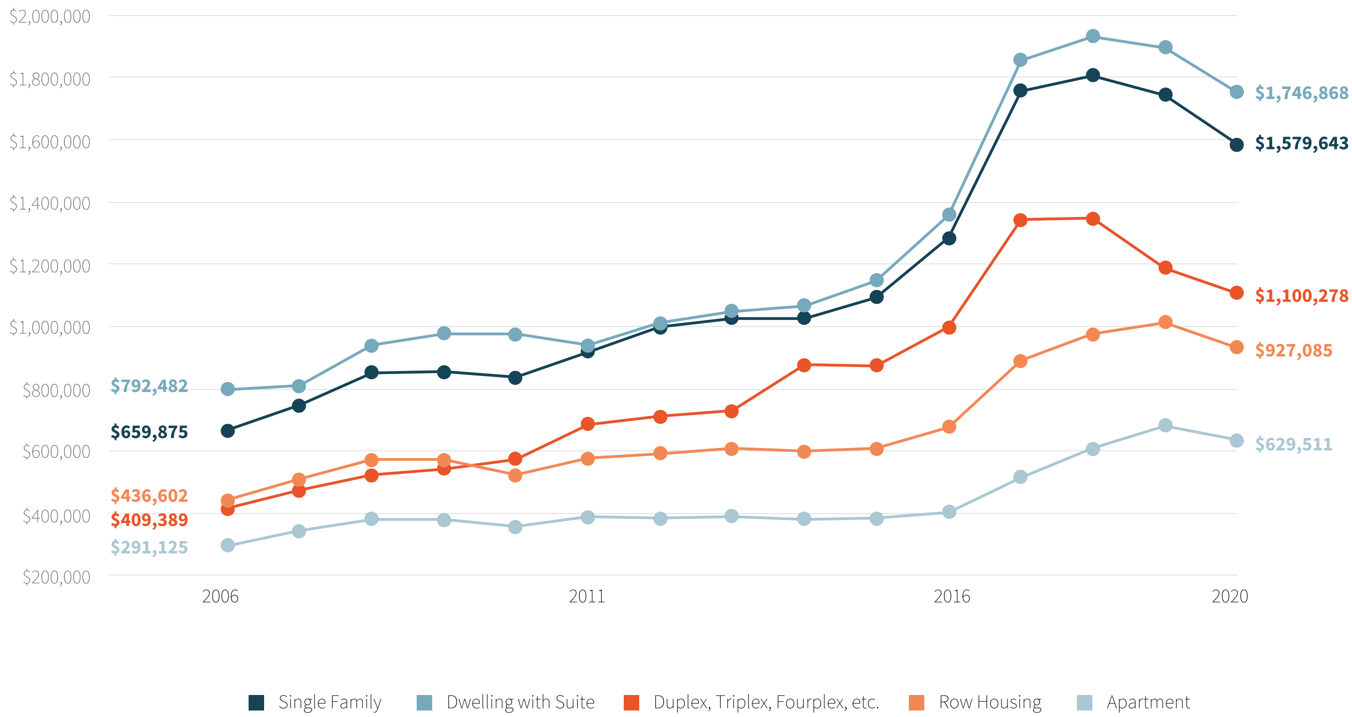
While ownership of a condominium or townhouse may still remain out of reach for low-income families in the District, they may be an attainable form of housing for moderate- to middle-income earners (e.g., including those buying into the market for the first time.)

Although homeownership costs have been rising for many years, across the region and much of the province there has been a more pronounced pattern of increasing home ownership costs starting in 2014/15. However, we also saw a modest decline in the cost of home ownership around 2018, which may reflect the impact of tighter senior government regulations, including the speculation tax provincially, and stricter mortgage stress testing federally. However, Figure 31 shows sales prices beginning to increase again, which may be attributable to the heated housing market during COVID.

Increases in assessed prices from 2006 to 2020 as follows:

- Single Family, +$919,768; +139%
- Dwelling with Suite, +$954,386; +120%
- Duplex, Triplex, Fourplex, etc., +$690,889; +169%
- Row Housing, +$490,483; +112%
- Apartment, +$338,386; +116%

FIGURE 34: Average Assessed Values by Dwelling Type, District of North Vancouver, 2006-2020



Source: BC Assessment

3.3 Rental Housing Stock

Rental housing stock is often divided into two categories: the primary rental market and the secondary rental market. Primary rental refers to purpose-built rental housing: units which have been built for the primary purpose of renting. These units typically have not been stratified and cannot be sold individually. Generally, purpose-built rental housing is considered a more stable and affordable form of rental housing.

Secondary rental refers to units that are individually owned but rented to others. This may include condominiums, townhouses, or single-family homes that are rented, as well as secondary suites. Secondary rental units are considered to be less secure, as they may be sold by the owner at any time and/or removed from the rental market.

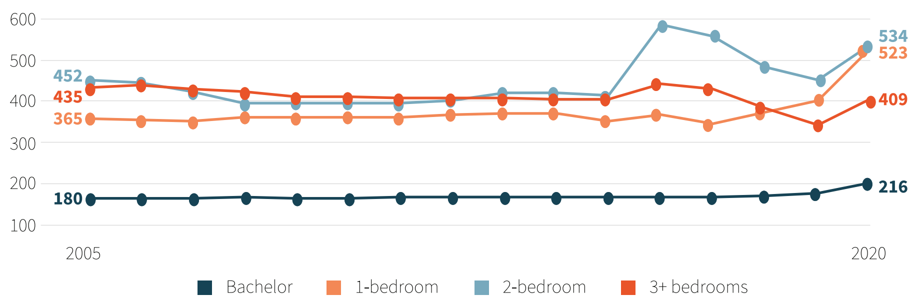
3.3.1 Primary Rental Market

The District has seen some increases in the number of primary rental units (as tracked by CMHC) in recent years, with a total net increase of about 250 units since 2005. This does not include non-market housing units managed by non-profits (even if these units have some component of near-market or market rental). Additionally, CMHC's survey does not always accurately reflect newer builds as it may take time for their survey methodology to identify new owners of purpose-built rental and have this reflected in the methodology.

This increase in primary, or purpose-built, rental units is reflective of a broader regional and national trend, where new investments are being made in purpose-built rental, after many years of relatively few new rental housing starts. However, it should also be noted that in 2016 there were 6,650 renter households in the District, and only 1,683 units in the primary rental market, meaning that only 25% of renter households in the District lived in purpose-built rentals. The remaining 4,967 renter households (75%) occupied rental units in the secondary market, which includes fee simple single-family homes, secondary suites, strata condominiums, and townhouses being rented out by private owners.

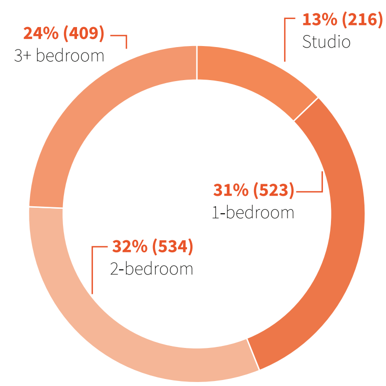
In April 2013, the District adopted the Strata Rental Protection Policy. This policy states that any rezoning application providing 5 or more strata-titled multi-family dwellings should provide unrestricted opportunity for an owner to rent the unit. Since the policy came into effect, Council has approved 2,762 market ownership units. These units have the potential to be, or may already be, in the secondary rental market.

FIGURE 35: Primary Rental Market Units by Number of Bedrooms, District of North Vancouver, 2005-2020



Source: CMHC Rental Market Survey, Rental Universe

FIGURE 36: Primary Rental Market Units by Number of Bedrooms, District of North Vancouver, 2020



Source: CMHC Rental Market Survey, Rental Universe

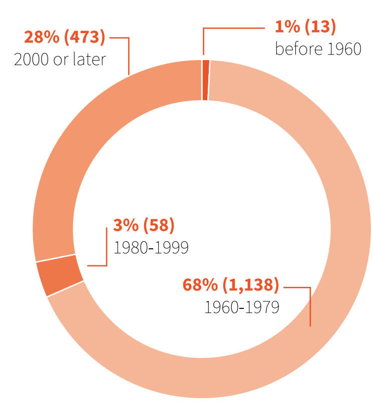
Approximately one third of purpose-built rental units (31%) are 1-bedroom units, and about another third are 2-bedroom units (32%). The remaining units are 3 or more bedroom units (approximately one-quarter) and studio units (13%).

Nearly three-quarters (72%) of all purpose-built rentals in the District were built prior to 2000, and over two-thirds (69%) were built prior to 1980. This is part of a larger trend of aging purpose-built rentals across Metro Vancouver, British Columbia, and Canada.

What does this mean?

Much of the stock of purpose-built rental in the District (and in fact regionally, provincially and nationally) was built between the 1960s and 1980s. These units form the bulk of affordable rentals in the District. However, due to their age, they are at risk of redevelopment. Many communities, including the District, have policies to protect or support the replacement of affordable units with condition, along with tenant protection policies, to ensure that redevelopment does not adversely impact renters.

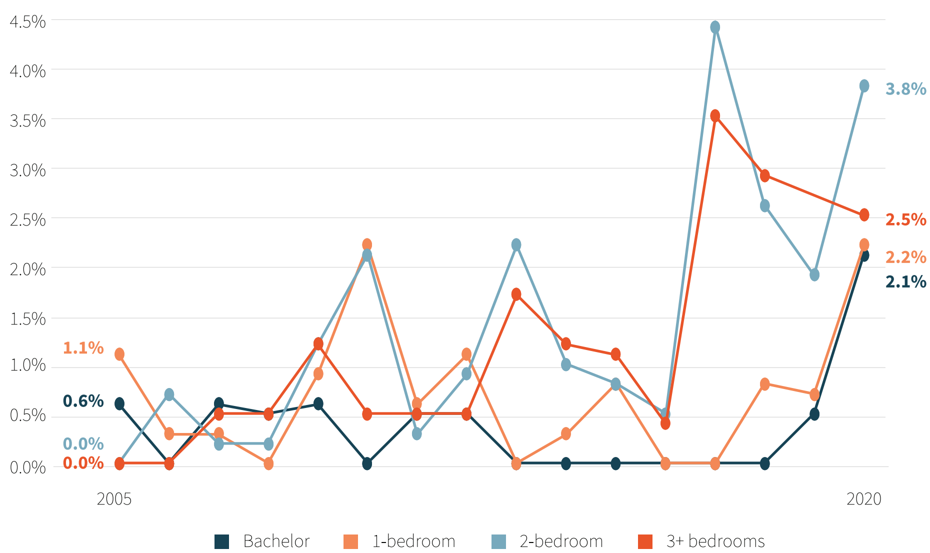
FIGURE 37: Purpose Built Rental Units by Period of Construction, District of North Vancouver, 2020



Source: CMHC Rental Market Survey, Rental Universe

Rental vacancy rates in the District have overall remained low across all bedroom types between 2005 and 2020: generally near or below 1% for bachelor and 1-bedroom units, and generally below 3% for 2- and 3+ bedroom units. A “healthy” vacancy rate is generally considered to be between 3% and 5%. Both 2- and 3-bedroom units have exceed this threshold only twice since 2005: once in 2017 and again in 2020. As noted above, in 2016 the primary rental market saw a substantial increase in 2-bedroom units which likely contributed to this anomalous vacancy rate in 2017. Further, the COVID-19 pandemic temporarily reduced rental demand across the region, partially due to fewer students and international workers moving to the region, as well as unemployment impacting housing choices for many lower-income and younger households. This has likely contributed to the increase in rental vacancy rates in 2020 and there are some reports that rental prices have decreased. As of 2020, rental vacancy rates were between 2.1% and 3.8% in the District depending on the size of bedroom, reflecting that there remains a strong regional demand for rental housing despite COVID-19. This is part of a region-wide trend of vacancy rate increases in 2020. However, the long-term impact of COVID-19 on the rental market is still uncertain.

FIGURE 38: Purpose Built Rental Vacancy Rates by Number of Bedrooms, District of North Vancouver, 2005-2020

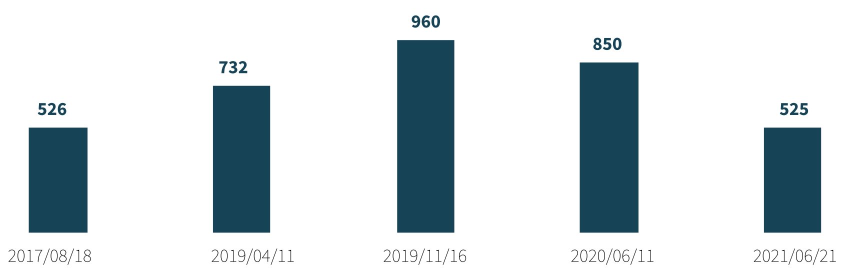


Source: CMHC Rental Market Survey, Rental Universe

3.3.2 Short-Term Rentals

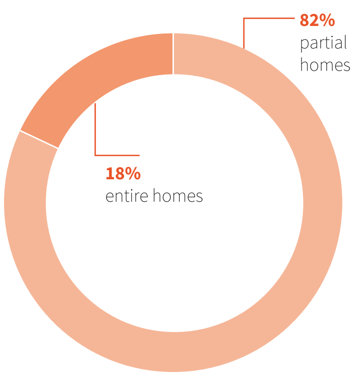
Due to COVID-19, the number of unique short-term rental units in the District has declined by 45% from its peak in 2019 to 2021 (Figure 39). The majority (87%) of short-term rentals in the District comprise of single-family homes, with 82% of rentals being partial homes. While short-term rentals are not legal at this time in the District, policy regulations are under consideration.

FIGURE 39: Short-Term Rentals, District of North Vancouver, 2017-2021



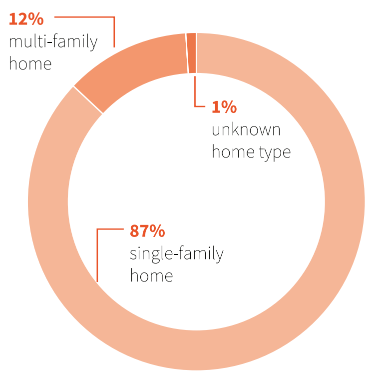
Source: Granicus, 2021

FIGURE 40: Short-Term Rental Listing Type, District of North Vancouver, 2021



Source: Granicus, 2021

FIGURE 41: Short-Term Rental Listing Unit Type, District of Vancouver, 2021



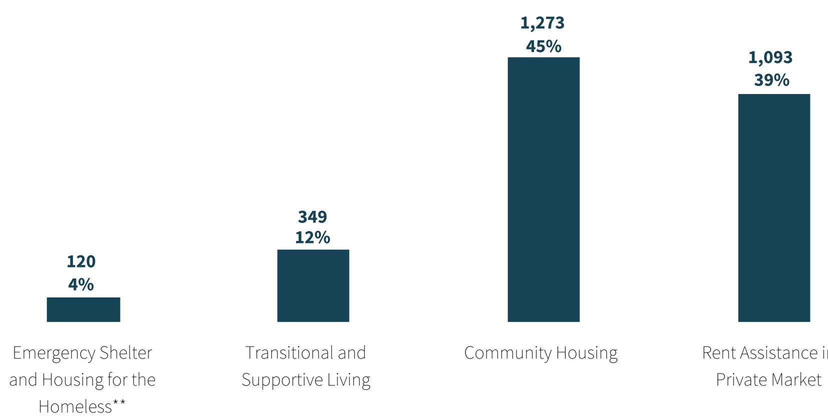
Source: Granicus, 2021

3.3.3 Non-Market Housing

In the District and City of North Vancouver, BC Housing operates a total of 2,835 non-market subsidized units. Nearly half of these units are Community Housing[14] (45%). There are a few caveats to the BC Housing data to note:

- There is often a misunderstanding that there is a 'single centralised waitlist' for applicants requesting social housing, however, this is not the case. Depending on the type of housing an applicant is requesting, and any additional support services they may require, there are several avenues through which applicants may apply. One of these is BC Housing's 'The Housing Registry'.
- Of the more than 800 non-profit or co-operative housing providers that BC Housing works with, approximately 120 of them are members of the The Housing Registry.
- Non-members of The Housing Registry (e.g., private subsidized housing providers that operate independently of BC Housing) manage their own lists.

FIGURE 42: Housing Units[15] Subsidized by BC Housing, 2020*



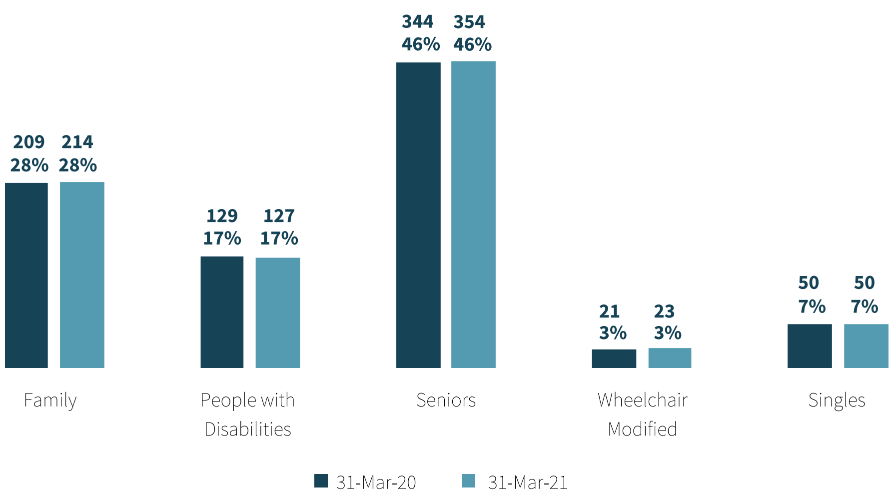
Source: BC Housing Research and Planning Department
**The data includes non-market housing units where BC Housing has a financial relationship. There are other non-market housing units in the community. Data includes both the City and District of North Vancouver.*
***Includes both homeless housed in housing with supports and homeless rent supplements.*

14 *Community housing is defined as individuals in independent social housing. This consists of low-income individuals and families and senior households.*

15 *Data includes both District of North Vancouver and City of North Vancouver. BC Housing is unable to provide District-specific data.*

Overall, the BC Housing Registry Waitlist has proportionally remained the same in the City and District between 2020 and 2021, with 46% of waitlist applicants looking for senior-specific housing. Between 2020 and 2021, the total number of applicants on the registry waitlist increased by 2% (+15). In 2020 there were 753 applicants on the waitlist versus 768 applicants in 2021.

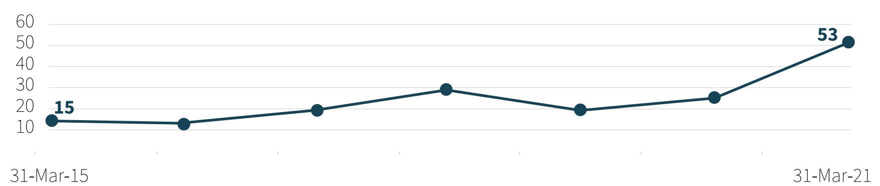
FIGURE 43: BC Housing Registry Applicant Waitlist, 2020-2021



Source: BC Housing Research and Planning Department, 2021

BC Housing also has a Supportive Housing Registry and between 2015 and 2021 the waitlist for supportive housing in the City and District of North Vancouver increased by 253%. Non-members of the BC Housing Supportive Housing Registry maintain their own applicant waiting lists. It should be noted that the District is currently working with BC Housing and RainCity Housing to develop the West 16th Street supportive housing for women and women-led households experiencing or at risk of homelessness, which will provide 60 units of supportive housing.

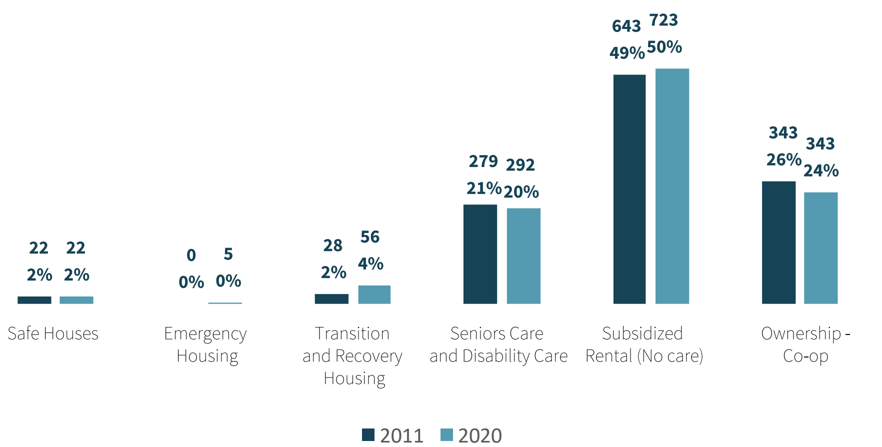
FIGURE 44: BC Housing Supportive Housing Registry Applicant Waitlist, 2015-2021



Source: BC Housing Research and Planning Department, 2021

The total number of non-market housing units in the District has increased by 10% (+126) beds/units between 2011 (1,315) and 2020 (1,441). Most notably, transition and recovery housing has doubled from 28 beds in 2011 to 56 beds in 2020, five emergency housing beds were established, and there were slight increases to the number of seniors and disability care beds and subsidized rental units. The proportion of seniors and disability care units and Co-op ownership units has declined slightly as the share of subsidized rental units rose.

FIGURE 45: Non-Market Housing Units, District of North Vancouver, 2011 & 2020



Source: District of North Vancouver, Existing Non-Market Housing List

As of the end of 2020, the following has been approved by Council, but are not yet built out and are not included in Figure 45:

- 150 new seniors care and disability care beds have been approved (and are under construction)
- 244 subsidized rental units have been approved (148 of which are under construction and 186 are not yet under construction).

3.4 Understanding Housing Need

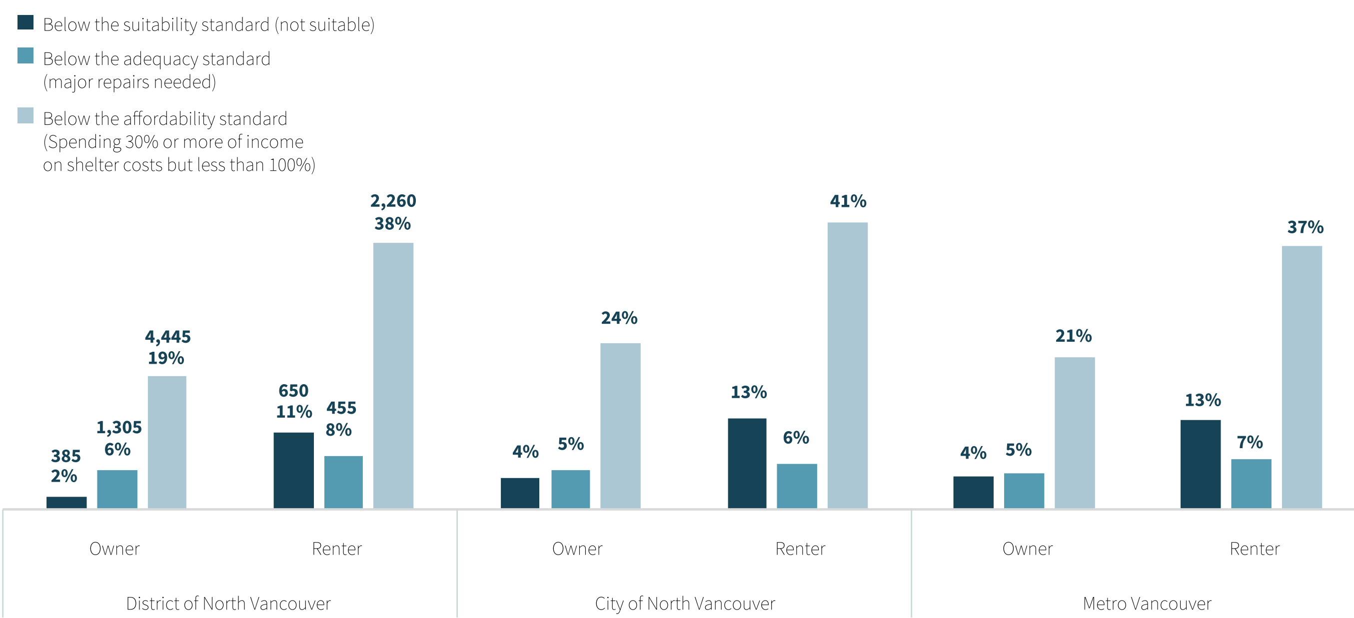
3.4.1 Housing Indicators

There are three primary housing indicators used by Statistics Canada and CMHC in understanding housing vulnerability in Canada. These are:

- Affordability: is a household paying 30% or more of its before tax income on shelter costs (including rent, mortgage, property tax, utilities, etc.)?
- Suitability: does a household have enough bedrooms to meet the needs of household members?
- Adequacy: is the home in good repair?

The predominant housing issue faced by residents in both the District of North Vancouver and Metro Vancouver is affordability. In the District, 19% percent of owners and 38% of renters currently pay more than 30% of their income toward shelters costs, compared to 21% and 37% respectively in Metro Vancouver. Rates of households, experiencing housing affordability issues are slightly higher in the City of North Vancouver: 24% of owners and 41% of renters.

FIGURE 46: Housing Indicators of Household by Tenure, District of North Vancouver, City of North Vancouver, and Metro Vancouver, 2016



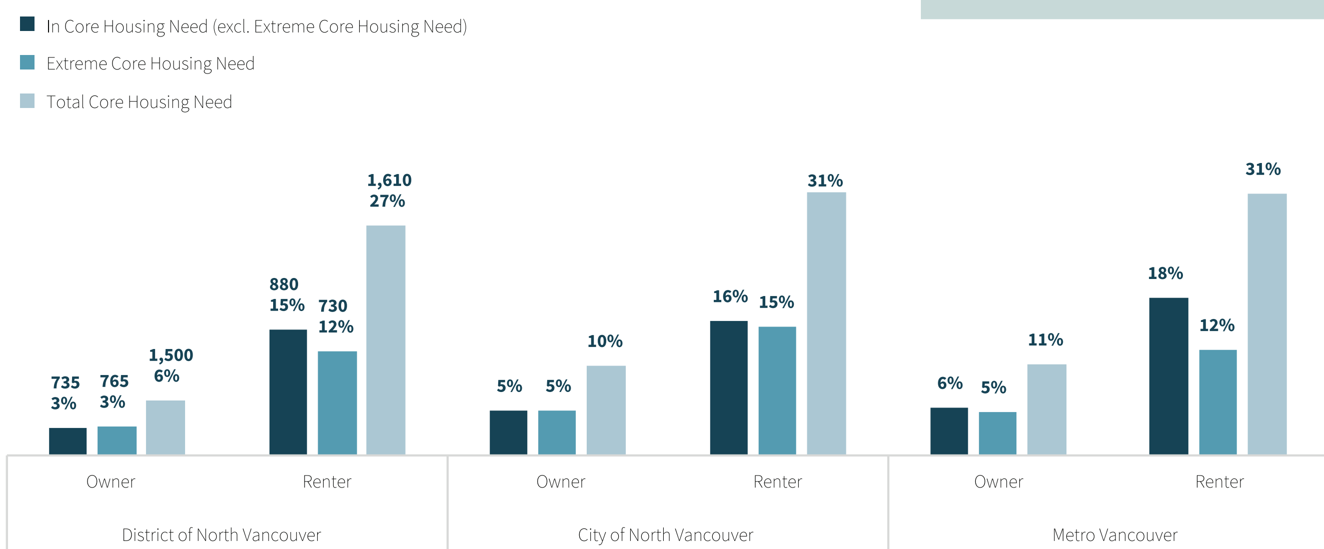
Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

A significant proportion of renters in the District are also experiencing suitability issues (11%) and adequacy issues (8%). The households represented in Figure 46 may be experiencing more than one of these issues. Given the current housing crisis in the region, it is likely that suitability and adequacy issues are linked to affordability: a household may be experiencing suitability and adequacy issues because affordable housing is not more available, or they may be experiencing those issues alongside an affordability issue.

3.4.2 Core Housing Need and Extreme Core Housing Need

Core housing need is a measure of the indicators above and whether households experiencing one or more of those issues can reasonably afford an alternative housing option within their community. If they are unable to, then they would be considered in core housing need. Households paying 50% or more of their income towards shelter costs would be considered in extreme core housing need. Renters are much more likely to experience core housing need: over a quarter of renter households (27%) in the District (1,610 households) are in core housing need, compared with 6% of owner households (1,500). By comparison 31% of renter households and 11% of ownership households in Metro Vancouver are in core housing need.

FIGURE 47: Proportion of Core Housing Need Households by Tenure, District of North Vancouver, City of North Vancouver, and Metro Vancouver, 2016



Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

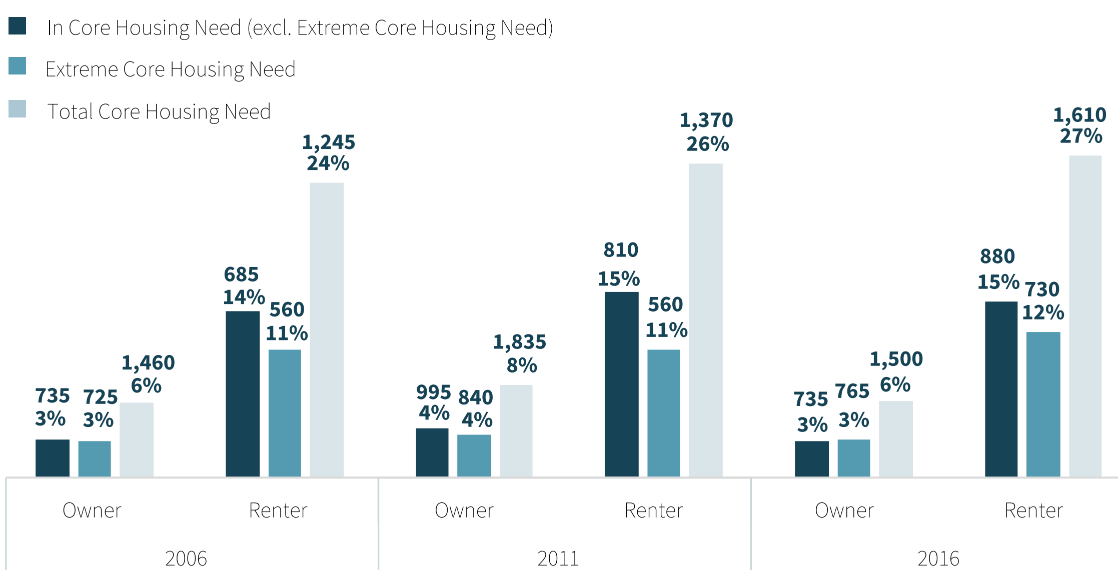
What does this mean?

Core housing need is the primary measure of housing vulnerability used in Canada. More than half (52%) of the households in core housing need in the District are renters.

Typically local governments have more tools to support the development of affordable (non-profit housing, or private sector housing at below market rates) rental housing than to regulate the cost of ownership. Additionally, with most of the District's growth occurring through renter households, a continued focus on developing a range of rental housing options, while also continuing to diversify ownership options in the District should remain a priority.

Between 2006 and 2016, the number of households in core housing need has increased in both owner and renter households. The number of renter households in core housing need has increased significantly (29%) during this time, indicating a greater need for supports for renter households in the District.

FIGURE 48: Proportion of Core Housing Need Households by Tenure, District of North Vancouver, 2006-2016



Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

Table 4 shows a number of different demographic groups, by tenure type, who experienced core housing need in the District of North Vancouver in 2016. By age, the largest group experiencing core housing need was seniors, aged 65 and older. Nearly half of all renting senior households (47%) were in core housing need, compared to 32% of adults aged 55-64. Lone-parent and one-person households were also at greater risk of being in core housing need (as noted above due to their single income), with 37% of all renting lone parents and 19% of all owning lone parents experiencing core housing need in 2016. Forty percent of single person households who rent were in core housing need in 2016. Additionally, 42% of recent immigrants and 31% of households where one member has an activity limitation who rent were experiencing core housing need in 2016.

TABLE 4: Household Characteristics by Tenure and Core Housing Need*, District of North Vancouver, 2016

CHARACTERISTICS	TOTAL HOUSEHOLDS IN CORE HOUSING NEED		RENTER HOUSEHOLDS IN CORE HOUSING NEED		OWNERS IN CORE HOUSING NEED	
	#	%	#	%	#	%
TOTAL HOUSEHOLDS IN CORE HOUSING NEED	**3,105**	**11%**	**1,605**	**27%**	**1,500**	**6%**
CORE HOUSING NEED BY AGE OF PRIMARY HOUSEHOLD MAINTAINER						
15-24	45	19%	40	19%	0	0%
25-34	230	12%	190	20%	40	4%
35-44	420	9%	285	21%	135	4%
45-54	600	8%	310	22%	290	5%
55-64	690	10%	330	32%	360	6%
65+	1,125	13%	460	47%	670	9%
CORE HOUSING NEED BY HOUSEHOLD TYPE						
COUPLE WITH CHILDREN	660	5%	340	19%	325	3%
COUPLE WITHOUT CHILDREN	365	5%	140	14%	230	3%
LONE PARENT HOUSEHOLD	655	25%	345	37%	315	19%
MULTIPLE-FAMILY	20	2%	0	0%	15	2%
ONE PERSON HOUSEHOLD	1,290	23%	700	40%	590	16%
OTHER NON-FAMILY**	110	14%	80	20%	30	8%
CORE HOUSING NEED BASED ON IMMIGRATION STATUS						
NON-IMMIGRANT	1,455	8%	875	23%	570	4%
NON-PERMANENT RESIDENT	45	21%	35	22%	10	20%
IMMIGRANT	1,610	15%	695	34%	915	10%
RECENT IMMIGRANT***	195	27%	145	42%	45	12%
CORE HOUSING NEED BY HOUSEHOLDS WITH SENIORS (65+)						
HOUSEHOLD HAS AT LEAST ONE SENIOR (65+)	1,180	12%	465	40%	710	8%
HOUSEHOLD WITHOUT A SENIOR (65+)	1,930	10%	1,145	24%	785	5%
CORE HOUSING NEED BY HOUSEHOLDS WITH PERSONS WITH AN ACTIVITY LIMITATION						
HOUSEHOLD HAS AT LEAST ONE PERSON WITH AN ACTIVITY LIMITATION	1,775	12%	940	31%	835	7%
HOUSEHOLD WITHOUT A PERSON WITH AN ACTIVITY LIMITATION	1,335	9%	670	22%	665	6%
CORE HOUSING NEED BY INDIGENOUS HOUSEHOLDS						
ABORIGINAL HOUSEHOLDS	95	14%	85	28%	10	3%
NON-ABORIGINAL HOUSEHOLDS	3,010	10%	1,525	27%	1,490	6%
CORE HOUSING NEED BY HOUSEHOLDS WITH CHILDREN						
HOUSEHOLD HAS AT LEAST ONE CHILD (<18 YEARS)	870	9%	510	24%	360	5%
HOUSEHOLD WITHOUT A CHILD (<18 YEARS)	2,240	12%	1,100	29%	1,140	7%

Source: CMHC (based on 2006, 2016 Census and 2011 National Household Survey)

**Some totals may not add up due to random rounding by Statistics Canada to ensure confidentiality.*

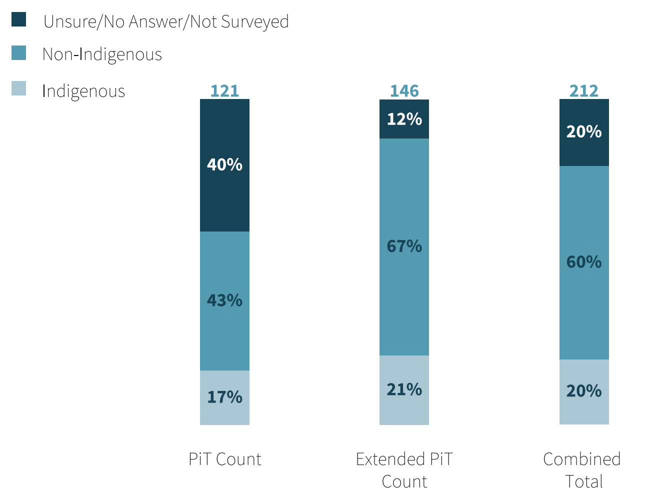
***Other non-family refers to a group of two or more persons who live together but do not constitute a census family.*

****Recent immigrant is a sub-set of all immigrants.*

3.5 Homelessness

On the North Shore, in 2020, 121 individuals were counted during the Point-in-Time Count in Metro Vancouver (PiT Count), a 24-hour regional survey of individuals experiencing homelessness, and a further 146 individuals were counted during an extended count that took place over six days.[16] Some of these individuals were counted twice, and through a de-duplication approach, a total 212 individuals on the North Shore were identified as either absolutely homeless (unsheltered) or sheltered homeless during this period. The extended count resulted in 75% more individuals counted than were interviewed during the 24 hours Point-in-Time Count. Both the Point-in-Time Count and the Extended Count aggregate all interview responses to the North Shore, with no insight on homelessness by North Shore municipality. While many services and resources may be located around the Lonsdale Corridor, there are also numerous green spaces across the whole North Shore that individuals experiencing homelessness may camp on or stay in.

FIGURE 49: Individuals Experiencing Homelessness on the North Shore, 2020



Source: Homeless Count in Metro Vancouver, November 2020

It is therefore difficult to report on homelessness specific to the District. However, we can weight the most recent homeless count results by population distribution in each municipality on the North Shore in order to estimate what the distribution of homelessness might look like. As of 2016, the District accounted for 47% of all North Shore residents, which would mean that there may be about 57 individuals experiencing homelessness in the District of North Vancouver from the 24-hour count, and about 100 individuals from the extended count. This weighting should be used with caution, as individuals experiencing homelessness may not fully reflect overall population distribution, but it provides some estimates of overall individuals experiencing homelessness at any given point in time. This is also consistent with Figure 50, which shows between 47 and 76 unique clients at shelters in the District between January 2019 and April 2021.

Although it is difficult to estimate the extent of hidden homelessness (e.g., those who are couch surfing or sleeping in vehicles) in a community, some methodologies have been implemented to provide such an estimate. In 2009, Eberle et al. used a telephone interview approach in Metro Vancouver and estimated that there were 9,196 individuals experiencing hidden homelessness in Metro Vancouver that year, or 3.45 individuals for every individual counted through the Point-in-Time count in 2008.[17] Using

[16] https://www.vancitycommunityfoundation.ca/sites/default/files/uploads/HC2020_FinalReport.pdf

[17] https://www.homelesshub.ca/sites/default/files/attachments/ia1uqcls.pdf

this, we can estimate (using 24-hour PiT Count figures and the District's overall share of population on the North Shore) that there could be as many as about 200 individuals experiencing hidden homelessness in the District as of 2020.

The Ministry of Social Development and Poverty Reduction also tracks individuals with no fixed address who receive income assistance. In 2021, there were 1,105 households receiving income assistance in the District; however, none were identified as having no fixed address.

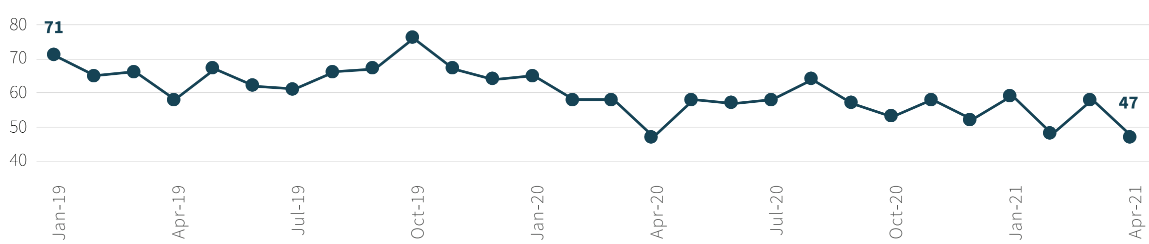
TABLE 5: Ministry of Social Development and Poverty Reduction Case Count, District of North Vancouver, March 2021

DISTRICT OF NORTH VANCOUVER	#
Cases	1,105
Dependent Children of Recipients[18]	156
No Fixed Address (NFA)	N/A

Source: Ministry of Social Development and Poverty Reduction, 2021

In the City and District of North Vancouver, the number of unique clients in shelters has declined slightly from 2019 to 2021 (Figure 50). There are a larger proportion of males (84%) utilizing shelters (Figure 51) with 64% of the individuals being working age (26-55 years) (Figure 52).

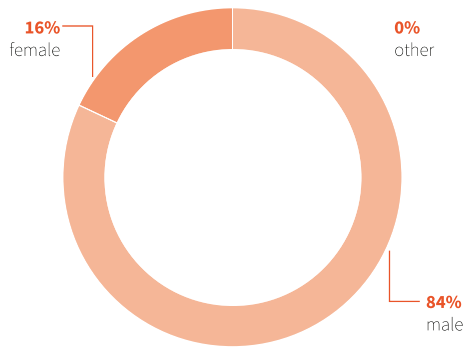
FIGURE 50: Unique Clients at Shelters in the City and District of North Vancouver, January 2019 – April 2021



Source: BC Housing Research Centre, 2021

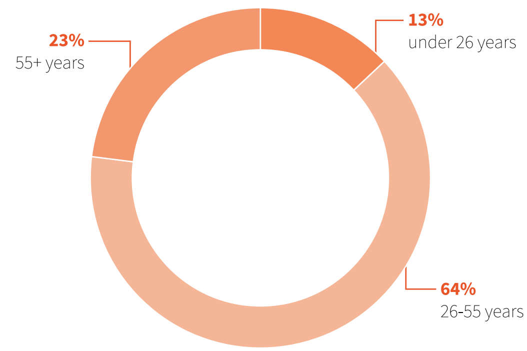
[18] *Dependent children of individuals receiving BC Employment and Assistance (BCEA) benefits.*

FIGURE 51: Unique Stays at Shelters in the City and District of North Vancouver by Gender, January 2019 – April 2021



Source: BC Housing Research Centre, 2021

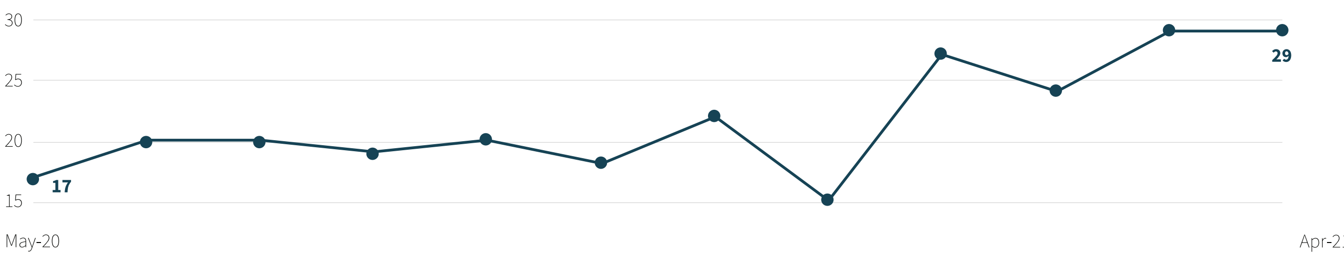
FIGURE 52: Unique Stays at Shelters in the City and District of North Vancouver by Age Groups, January 2019 – April 2021



Source: BC Housing Research Centre, 2021

In May 2020, a COVID-19 response shelter was opened in North Vancouver. Since opening, the number of unique clients per month has increased from 17 to 29 individuals in April 2021.

FIGURE 53: Unique Clients at COVID-19 Response Shelter in North Vancouver, May 2020 – April 2021



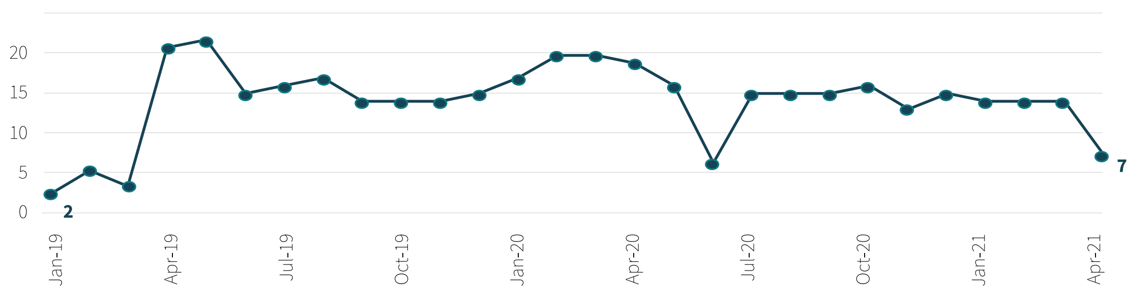
Source: BC Housing Research Centre, 2021

The Homeless Outreach Program (HOP) serves the City and District of North Vancouver. Outreach workers meet their clients where they are – on the street, in a shelter, or in a temporary place. HOP figures include Indigenous-targeted HOP supplements.

The HOP program is enhanced by the Homeless Prevention Program (HPP) and by culturally appropriate services to Indigenous individuals. The HPP program is aimed at providing individuals in identified at-risk groups facing homelessness with portable rent supplements and support services to help them access rental housing in the private market.

Clients accessing the HOP in North Vancouver reached its peak in May 2019 (22 clients).

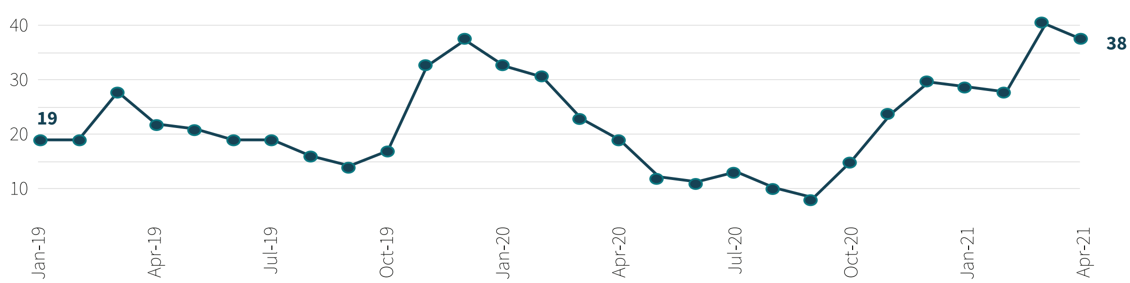
FIGURE 54: Unique Homeless Outreach Program Clients in North Vancouver[19], January 2019 – April 2021



Source: BC Housing Research Centre, 2021

Clients accessing the HPP in North Vancouver reached its peak in March 2021 (41 clients).

FIGURE 55: Unique Homeless Prevention Program Clients in North Vancouver, January 2019 – April 2021



Source: BC Housing Research Centre, 2021

[19] *HOP data is inclusive of the Indigenous Homeless Outreach Program clients*

Experience Spotlight: Kieran

Kieran is a youth that was raised and is currently living in the District with three other roommates. They live in a rental house provided through a social service organization, where each roommate has separate bed and bathroom accommodations, and a shared living room. The rent he pays is cheaper than what one would typically pay in the District. This enables Kieran to save money instead of spending 60-70% of his income on housing.

Kieran finds services and resources to be pretty accessible in the District especially when it comes to community centres and mental health supports for youth. To find services more broadly on the North Shore, Kieran looks up resources online to find what he needs. He thinks that the District would benefit from more counselling and therapist programming.

Prior to his current housing situation, Kieran was living in a safe house. He also experienced living in a shelter for six months. From his experience, Kieran identified that shelters could improve the broader screening processes to help specify the types of needs people need help with prior to entering the shelter so that supports are already in place. Although shelters screen for needs throughout the process of staying there, it would be helpful to also do screening beforehand.

Kieran has experienced living in an environment where the people around him were less stable, which created an environment where he needed to be cautious. With the housing situation he is in now, he has more ability to focus on other goals such as schooling and maintaining his mental health. Kieran appreciates having convenient access to the forest and nature, a grocery store, and a transit centre.

Community Engagement Findings

4

This section summarizes the findings of the stakeholder focus groups and interviews that were held through late June and early September of 2021. Stakeholders and interested parties involved in housing across the continuum were invited to provide insight into housing needs across the North Shore, including the District of North Vancouver. Focus groups discussed community strengths, housing needs and gaps, and opportunities to address the community's housing need. Interviews focused on unmet needs and demands, issues and challenges when it came to addressing housing needs, and potential solutions both for the District as well as those being applied elsewhere.

Six interviews were completed with advisory committees, neighbouring municipalities, and First Nations through the District of North Vancouver. The organizations interviewed included the District of North Vancouver Rental, Social, and Affordable Housing Task Force; North Shore Advisory Committee on Disability Issues; District of West Vancouver staff; City of North Vancouver staff; Squamish Nation; and Tsleil-Waututh Nation.

Four focus groups were attended by 45 stakeholders from social service providers, homeless-serving providers, the business community and employers (workforce housing), and rental housing providers and the development and real estate community. Participants included individuals from organizations such as Family Services of the North Shore, Hollyburn Family Services Society, Capilano University, WorkBC North Vancouver, Kiwanis North Shore Housing Society, and Lookout Housing and Health Society, to name only a few.

Five interviews were conducted to better understand the lived experiences of those who have experienced multiple and complex barriers in relation to the current housing context in the District. These interviews were conducted using social service organization networks to reach a sample of those that are directly in need of diverse housing supports. Interviews represented a range of people experiencing challenges across the housing continuum, drawing from identity intersections of age, ability, ethnocultural identity, immigration status, family size and make-up, and language background.

Detailed findings from the engagement are included in the What We Heard Report, which can be found in **Appendix B**.

4.1 Findings

Three focus groups were held jointly between the City and District of North Vancouver, to respect the time of participants. One focus group and six interviews with advisory committees, neighbouring municipalities, and First Nations were conducted specifically for the District. Where relevant, participants were asked to identify any distinctions in their responses that would apply either only to the District or only to the City. This section provides a summary of themes and insights of housing in the District.

4.1.1 Housing Challenges

MARKET HOUSING PRESSURES

In the focus groups, it was heard that single-family housing takes up a lot of land across the District – which posed issues of affordability and adequacy. The demand for housing in the District has increased, which has deepened the impacts of unaffordability. Stakeholders reported that housing costs are rising, and some households (e.g., young families, persons with disabilities) cannot afford to transition from renting into entry-level homeownership. In addition, some employers noted challenges around recruiting and retention of staff due to the increasing housing costs and challenges with accessibility.

HOUSING AFFORDABILITY

Housing affordability was a concern across stakeholders, with particular mention of youth, young families, seniors, Indigenous persons, and persons with disabilities. As housing costs continue to increase across the North Shore, stakeholders are seeing individuals and families displaced from their home communities. Affordable and appropriate housing are increasingly scarce, with the COVID-19 pandemic impacting incomes and the cost of living. Community serving organizations reported that there is a lack of understanding around the missing middle – where municipalities neglect to consider cost of living in addition to rental costs.

Housing demands have increased and there is still a lack of affordable housing supply. Stakeholders noted that the City has more dense housing, with lower costs of rent as compared to the District, which is comprised predominantly of more expensive single-family housing. Stakeholders noted that the COVID-19 pandemic has forced individuals into fixed-income options (e.g., those on income assistance), which has placed increased pressures on the housing market. They expressed that the focus should be on providing more social and accessible housing options, rather than focusing on for-profit rentals and housing.

OPTIONS FOR RENTERS

There is a need for more housing options for renters and other lower-income groups across the North Shore, regardless of gender, age, or ethnicity. Rental vacancy rates are low across the region without enough supply coming onto the market fast enough to meet demands. The high demand for market rental housing puts renters at a disadvantage as landlords can be selective or demanding when leasing to tenants.

Stakeholders noted that the City has more density and more rental market housing available than the District; however, a consequence of this is higher turnover. Rental vacancy rates across the District and City are low, which causes vulnerability for renters due to the lack of available inventory.

The lack of rental market housing puts pressure on the low-end of market rental housing as more households seek affordable options. Stakeholders emphasized that households who do not qualify for rent-geared-to-income housing programs because their incomes are too high, but still cannot afford market rental rates, are left without alternative housing options and can become vulnerable to homelessness. To keep up with demand, a few stakeholders have either recently refocused their service programs or are in the process of expanding their services to new municipalities to meet the needs of those who fall in this gap.

There is limited variety in rental housing stock available – for example, stakeholders noted that there is a significant gap between the number of people on income assistance, disability, and other supports, and the number of housing units available that are appropriate for these individuals.

SUPPORTIVE HOUSING

The need for more supportive housing is seen as a significant gap by stakeholders. While there is good collaboration amongst service providers on the North Shore, there is an ongoing challenge with having only one shelter on the North Shore. More supportive housing is needed for Indigenous peoples, seniors, women, and immigrants and newcomers. The lack of supportive housing in the District often pushes people into situations where they reside in poor quality rental housing where they are not receiving the supports they require (e.g., mental health, substance use supports, palliative care, or other health needs).

In addition to increasing the supply of supportive housing, there is also a need to increase or improve programs that serve specific groups, such as harm reduction programs, human-centered supports, permanent and flexible housing programs (e.g., Housing First approach), and Indigenous healing programs.

INDIGENOUS HOUSING

Indigenous persons are in a greater housing crisis per capita than the rest of the population and make up the majority of those who experience homelessness. Additional non-market housing options are needed as low-end market housing can often be out of reach for very low-income Indigenous households. There is also a need for more culturally appropriate housing for Indigenous peoples on the North Shore as they are disproportionally represented in the homelessness population. Stakeholders' report there is a service gap in terms of land-based healing, decolonized harm reduction framework, and more pathways for healing. Elders are particularly in need of culturally appropriate housing and activities.

Both Tsleil-Waututh Nation and Squamish Nation noted that with the limited housing stock on-reserve, their members are forced to live with multiple roommates in one- or two-bedroom apartments, often far away from transit-oriented centres. Due to affordability challenges and low vacancy rates – members are displaced even further from their home communities. Both First Nations have members who are living in other areas and want to return to the North Shore but are unable to due to the lack of affordable housing options. Both Tsleil-Waututh Nation and Squamish Nation have identified a need for developing better housing for elders, with accessibility as a primary consideration, and the possibility of assisted living or long-term care for members as wraparound servicing. While both First Nations are working to increase the stock of on-reserve housing options for members, affordable and accessible off-reserve housing on the North Shore is, and will continue to be, important to housing members.

HOMELESSNESS

Stakeholders have identified that they've seen an increase in individuals experiencing homelessness in recent years. While there are varying degrees of housing pressures throughout the North Shore, homelessness is experienced in every community. Stakeholders reported a growing population of low-income individuals who cannot afford housing and instances of hidden homelessness (e.g., couch surfing, sleeping in vehicles). Stakeholders noted that the District has a slightly older homeless population and that there is a missing story of those individuals who are precariously housed or living outside – who are often difficult to capture in the point-in-time counts.

YOUTH HOUSING

Stakeholders noted that the District operates all the youth shelters and beds where the City has none. Youth are continuing to be isolated and pushed out of their communities across the North Shore due to challenges with affording rent and the additional pressures of job loss (further exacerbated by COVID-19).

4.1.2 Barriers and Challenges in Service Delivery

The overall development process to build new housing can be challenging, particularly for affordable or supportive housing. Across the North Shore, affordable housing developers need to have the capacity to overcome barriers related to buying property or land, bridging financing, and securing funding to make the development feasible.

Stakeholders reported that the development process can be challenging due to issues related to prescriptive zoning, not-in-my-backyard attitudes (NIMBYism) in the community, policy directions that encourage development of other types of housing, and parking regulations. In some cases where there is opposition against a proposed development project, it is felt that people who may occupy the new development become the focus rather than land-use issues. Organizations are facing their own displacement issues due to redevelopment, as well as the additional challenge of the length of time it can take for developments to be approved in the District.

4.1.3 Opportunity Areas

ENCOURAGE BROADER PUBLIC ENGAGEMENT AND EDUCATION

There is opportunity to broaden public engagement processes to engage different voices and groups during the development approvals process in the District. While residents near a development and local community associations are important groups to hear, it is equally important to provide space for more individuals and groups to represent the diverse housing needs within the District.

Participants noted that there is limited public appetite for development and housing from the public. Through the policies in the OCP, the District can enable greater understanding around the importance of diverse housing.

LOCAL GOVERNMENT LEADERSHIP TO SUPPORT AFFORDABLE HOUSING

In the District, affordable housing buildings can be designed with local context and local need in mind. Local governments can work with developers to support the development of below-market units through policy development such as density bonus zoning. In addition, participants felt that the District has a role to increase public awareness about misconceptions about people who live in non-market housing and to be supportive of affordable housing projects.

DENSIFICATION

While the District has allowances for coach housing, secondary suites, and small lot infill, there are still a significant number of single-family neighbourhoods with low density. There is an opportunity for the District to look at implementing policies that streamline and simplify the approvals processes in place so that there is increased housing stock.

PROVIDE HOUSING OPTIONS FOR ALL HOUSEHOLDS

The District is seen as an attractive place to live for families and households who desire green space. Stakeholders cited that there is more housing needed around transit-oriented centers with a variety of housing stock (not just single-family dwellings). Instead of retro-fitting housing to individuals, new housing should be designed and developed with the concept of aging in place, and for persons with disabilities.

EXPLORE PARTNERSHIPS AND HOUSING INNOVATION

Stakeholders noted that BC Housing, local governments, and private developers are important partners for non-profits and community organizations looking to improve housing affordability, accessibility, and availability in the District. To support housing innovation, stakeholders expressed that bylaws, zoning regulations, and policies, could be reviewed so that new and alternative housing options could be made available. Examples of housing innovations given were: tiny houses, cooperative housing, and coach houses.

Tsleil-Waututh Nation noted there are opportunities for greater collaboration with the District in developing culturally appropriate housing on and off-reserve. Squamish Nation has appreciated having meetings with the City (through the Balanced Housing Lab) and would like to the same level of engagement with the District. There is an opportunity for the District to deepen the relationship with Tsleil-Waututh Nation and Squamish Nation through regular meetings with staff to ensure housing needs are addressed across the entire spectrum.

Tsleil-Waututh Nation would like to see more mixed-use buildings with a focus on community development. This would enable members to live, work, and play within their community without worrying about transit and finding appropriate transportation to access basic amenities (e.g., groceries).

Squamish Nation identified that the District is an important partner in developing service agreements. These will be required for the Nation’s new housing developments as existing service agreements are out of date.

OTHER OPPORTUNITIES

Stakeholders noted other opportunities to build new housing or to support groups in need:

- Partner with Tsleil-Waututh Nation, Squamish Nation, and local municipalities (e.g., City of North Vancouver and District of West Vancouver) to jointly develop housing and address the housing crisis
- Increase community centres and recreational facilities as people live in denser and smaller spaces
- More family-friendly amenity spaces in buildings (e.g., indoor spaces that accommodate young families)
- Strengthening the Tenant Relocation Policy (e.g., City of Burnaby)
- More harm reduction housing models implemented
- Provide a centralized access to a range of services – a first point of contact for coordinated services and referrals for which services to access
- Pre-zoning sites for specific housing and service models
- “Matchmake” non-profits and developers to buy and receive non-market units (e.g., LEMR/ inclusionary zoning in the City of Richmond)

Experience Spotlight: Irena

Irena is a single working mom living with two kids in a second stage transitional housing home. Prior to settling in the District, she lived in transitional housing within the Metro Vancouver area. Her current living arrangements are better than before—she lives in a 2-bedroom unit complete with kitchen and bathroom facilities. Before this she was living with her kids in 1-bedroom apartment with shared kitchen and bathroom, feeling scared about back-to-school and having little privacy or space for their belongings. She is grateful to be living in second stage housing (housing for women fleeing violence that lasts between six and 18 months and provides wrap-around supports to these households), although is still feeling anxious as her family's current residence is only available to them for a few months.

The RCMP and YMCA helped to connect Irena and her children to transitional housing support. She felt lucky to have supports available while in the process of leaving due to family issues. Irena remarked on how for many women, it can be difficult to choose between living through family issues or leaving and potentially facing homelessness.

One of the biggest challenges Irena has experienced in the District is finding apartments for rent at a reasonable price. As a single mother, she struggles to provide for basic living costs on her own which includes rent, utilities, groceries, and other things. Irena appreciates subsidized summer programming for her kids, in particular programs run the YWCA and Salvation Army. She is now trying to access secure and subsidized housing through BC Housing, however the wait list is long and she is uncertain when or whether she will be contacted. It is stressful for Irena, knowing that there are many other people in similar situations. Irena knows not everyone can be helped because there is not enough affordable housing.

Irena and her family feel that your experience accessing services in the District can depend on the kind of people you know. If you are lucky enough to know someone from an organization or have an existing connection, it can be easy to access resources. However, if you do not know anyone it can be very hard. Transition homes are useful for women in situations such as Irena. Irena wishes there were more affordable housing available for women.

Irena has experienced many challenges with housing. For example, having her application rejected when she needed housing for her family. As an immigrant, Irena does not have many supports or money for things, such as daycare. It would be ideal for her to live with her kids in an affordable place. It would give her safety, security, and confidence to manage on her own knowing that she can afford to live independently with her family.

5

Community Growth

This section summarizes population, household, and housing unit projections for the next five years, as required for Housing Needs Reports, and for the next ten years. Population projections such as these offer a glimpse at a possible future scenario if long-term trends continue. Actual community growth depends on many influencing factors, including the economy, housing market, growth in the region, trends in neighbouring communities, locational desirability, and planning and development decisions, and Council retains control regarding decisions on zoning and the provision of housing in the District. The availability, type, and affordability of housing in the community will influence growth and the demographic make-up of the community.

The projections in this report are intended to be used as a tool for analysis and as a baseline by which we can measure change and how housing needs in the District shift over time. They are not intended as a prescriptive decision-making tool, nor are they targets that must be reached. They should also be considered together with the statements of need from this report and existing plans, strategies, and previously-stated objectives around social equity, as these projections show a potential future where current inequities and gaps in the provision of housing continue.

The projections presented here use 2016, which was the last year of a full population count through the census, as the base year to determine certain information such as headship rates. The number of households in this section are projected from 2016 to 2031 based on Metro Vancouver's population projection and certain household data from Census 2016.

5.1 Methodology

The projected population for the District used in this report is taken from the regional population projections prepared for the updated Regional Growth Strategy. It is one of the fundamental inputs for the household projections.

Metro Vancouver's projected population for the District is used together with headship rates in the District to project the number of future households. Headship rates describe the proportion of individuals who "head" a household of a given type. They are based on the household numbers in the District from Census 2016. Since the Census is often an undercount and the Metro Vancouver population projection accounts for this, in order for the headship rates to be applied to the Metro Vancouver population projection, an upward adjustment of the headship rates must be made.

The household projections are arrived at by combining the population projections and the headship rates in the following way:

> if population projections indicated there would be an additional 100 individuals between the ages of 45 and 54, and the headship rates in 2016 suggested that 20% of individuals aged between 45 and 54 led their household, then we would project that there would be 20 households led by a primary household maintainer between the ages 45 and 54.

For simplicity, and due to the relatively consistent headship rates observed over time, the headship rates in the District are assumed to remain constant (by age group).

This set of headship rates and the projected population by Metro Vancouver are then used to project the number of households in future years in this report.

The tenure projections methodology assumes that new household formation of new owner and renter households will be based on the tenure distribution of different family types by age groups in Census 2016.

Simplistic projections of the number of units by bedroom type required to house these households are based on an assumed distribution of bedroom-needs by projected households by family types.

5.2 Limitations

The population projections presented here are limited by the fact that they are, by necessity, based on historical patterns of growth or change. Implicitly, these population projections assume that conditions, over the long-term, will generally remain the same.[20] Of course, this may not be the case – it may be that economic factors will influence the pattern of growth (or lack of growth), that preferences will change substantially, or even that the supply of housing will lead to changes in the factors that make up population change. The projections also do not consider limitations to growth, such as infrastructure needs, nor are they an analysis of the District's physical capacity to accommodate growth.

The household projections are limited inherently by their reliance on their major inputs: in so far as population projections are limited as noted above, so too are the household projections as they rely on these. Because they are based on long-term trends, changes that have occurred in the immediate past, such as the comparatively large increase in renter households since 2006 and development decisions made since 2016, may not be directly reflected in the household projections. Furthermore, as the household projections use particular Census data that only includes private households, the projections therefore only estimate the future number of private households in the District. Private households, as defined by the Census, do not include collective households, such as households living in hotels or motels, nursing (care) homes, hospitals, or group homes. Relating this to District's Housing Continuum, the projections do not include households in what the District calls supportive housing or in care beds. Additionally, the household projections are limited by the assumption of constant headship rates over time.

In contrast to the calculation of headship rates by Metro Vancouver using a dynamic estimation model in which the headship rates vary across years, this report uses a static approach by applying a set of constant headship rates that are calculated based on Census 2016 data to the projected population. As a result, there are slight differences between the Metro Vancouver dwelling projections and the household projections by tenure and household type presented in this section. These tenure and household type projections represent a baseline growth scenario and simply show what might occur based on historical trends.

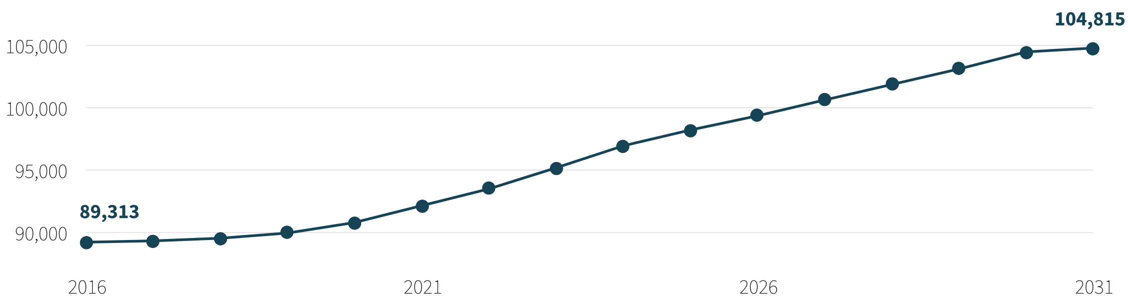
In general, the direction of the projections presents a conceptual limitation. While "population demand" (interest in moving to or staying in the District) certainly will impact the formation of households and the development of housing in the District, in an attractive and growing region, the provision of housing may determine household and population growth. In summary, the actual provision of housing over time may invalidate the population and household projections presented within this report (i.e., whether there is surplus housing or not enough housing), as a community adapts to changing demands.

[20] *Or will continue to change in the same manner as they have been changing in the past.*

5.3 Population Projections

Over the next five years, the population in the District is projected to significantly increase, from an estimated population of about 92,200 in 2021 to about 99,500 residents in 2026. By 2031, it is projected that the District's population will be about 104,800. This aligns with the District's Official Community Plan anticipated population of 104,415 residents by 2030.

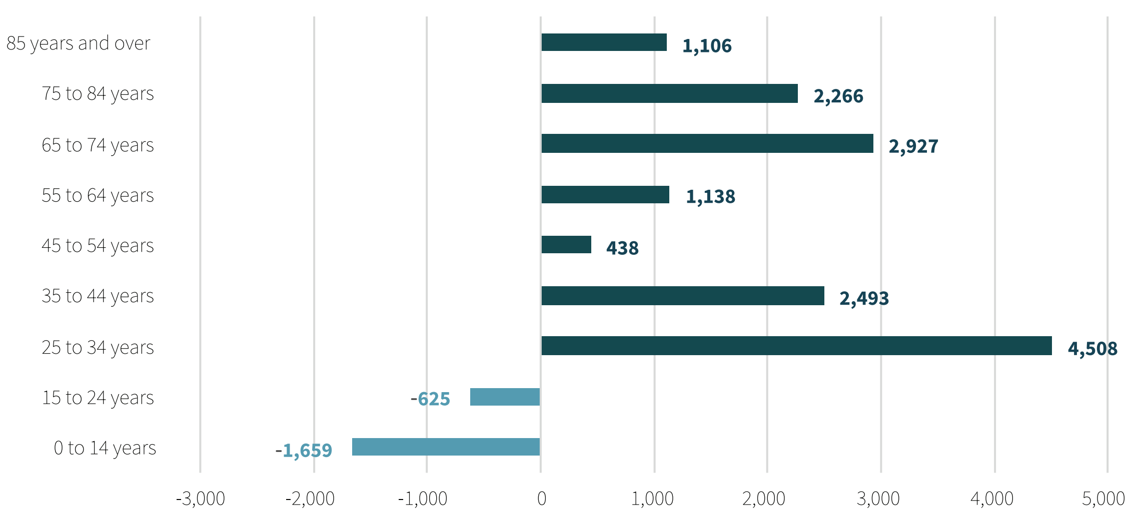
FIGURE 56: Projected Population, District of North Vancouver, 2016-2031



Source: Metro Vancouver Population Projections, April 2021

Between 2021 and 2031, population growth is projected to decline in the under 24 age groups, with a significant increase in those aged 25 to 34, and 55+.

FIGURE 57: Projected Change in Age Composition of Population, District of North Vancouver, 2021-2031



Source: Metro Vancouver Population Projections, April 2021

The median age in the District is expected to increase slightly from 44.3 in 2016 to 45.0 in 2021, due to the projected increase in the 55+ age groups.

TABLE 6: Median and Average Age Projections, District of North Vancouver, 2016-2031

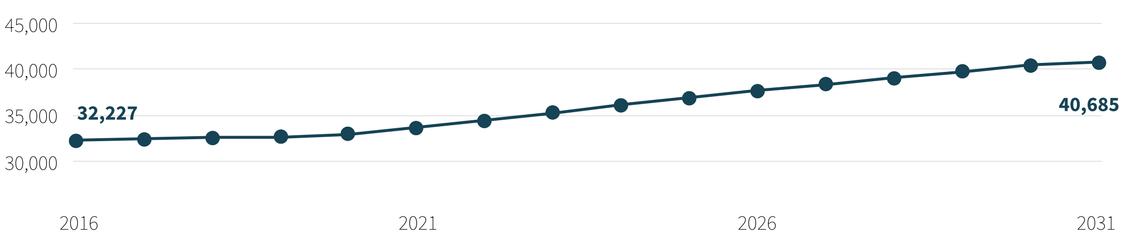
	2016 ACTUAL	2021	2026	2031
MEDIAN	44.3	44.2	45.0	45.5
AVERAGE	41.9	42.6	43.9	44.9

Source: Derived from Statistics Canada Census Program and Metro Vancouver Projections

5.4 Household Projections

The District is estimated to have gained an additional 1,402 households between 2016 and 2021 for a total of 33,629 households. It is anticipated that the District will gain an additional 3,965 households between 2021 and 2026 and 3,091 households between 2026 and 2031, for a total of 40,685 households. (Note that the number of households in 2016 in Figure 58 includes the Census undercount.)

FIGURE 58: Projected Households, District of North Vancouver, 2016-2031



Source: Derived from Statistics Canada Census Program and Metro Vancouver Population Projections

From 2021 to 2026, it is projected that an additional 3,965 units are needed to meet the increasing number of households, where 3,040 units (77%) are homeownership units and 925 (23%) are rental units based on the projected number of new owner and renter households. From 2026 to 2031, an additional 3,091 units are needed, among which 2,463 (80%) are homeowner units and 628 (20%) are rental units. If we apply the same rates of core housing need to 2021 as there were in 2016 across both tenure types, this would mean an additional 68 renter households in core housing need in 2021 (for a total of 1,678 households), and an additional 95 owner households (1,595 households total). By 2031 this is projected to grow to about 2,096 renter households in core housing need and 1,946 owner households in core housing need. Actual and emerging need as outlined in local policy will supplement the tenure breakdown identified in this Housing Needs Report.

TABLE 7: Projected Change in Households by Tenure, District of North Vancouver, 2016-2031

	2016-2021	2021-2026	2026-2031	2021-2031
OWNER HOUSEHOLDS	1,150	3,040	2,463	5.503
RENTER HOUSEHOLDS	252	925	628	1,553
TOTAL	1,402	3,965	3,091	7,056

Source: Derived from Statistics Canada Census Program and Metro Vancouver Projections

The District's 2020 Pace of Development Update identified approximately 2,518 multi-family units that were approved by Council from 2011 to the end of 2020, but have not yet achieved occupancy. If all of these approved units are occupied by the new households, there would still be a need for approximately 4,538 units to accommodate the remaining growth in households projected in the Housing Needs Report. Based on the anticipated breakdown of owners and renters, as well as ownership and rental units already approved but not yet occupied, there would still be a need for approximately 3,298 ownership units and 1,240 rental units (Table 8). As noted above, this is not a prescriptive decision-making tool, but rather a projection based on past trends. Decision-making will be informed by current policies and analysis of community need.

TABLE 8: Additional units needed by 2031, taking into account units already approved by Council from 2011 to the end of 2020 that have not yet achieved occupancy

	2021 - 2031	2011 - END OF 2020	2021-2031	
	ADDITIONAL UNITS NEEDED	UNITS APPROVED BY COUNCIL, NOT AT OCCUPANCY STAGE	ADDITIONAL UNITS NEEDED TO BE APPROVED TO ACCOMMODATE PROJECTED GROWTH	% OF UNITS
OWNERSHIP UNITS	5,503	2,205	3,298	73%
RENTAL UNITS	1,553	313	1,240	27%
TOTAL	**7,056**	**2,518**	**4,538**	**100%**

Source: Derived from Statistics Canada Census Program, Metro Vancouver Projections, and District of North Vancouver 2020 Pace of Development Update

5.5 Household Projections by Bedroom Size

The following shows two scenarios for projected households by bedroom size with different assumed distribution of unit sizes required by each household type. In Scenario 1, bedroom sizes are assumed to serve absolute needs for households of each type, which means the minimum number of bedrooms required based on the National Occupancy Standard (NOS) developed by the Canada Mortgage and Housing Corporation (CMHC).

In Scenario 2, it is assumed that some households may choose to live in a larger unit that exceeds the NOS minimum standards. Scenario 2 has assumed that 50% of couple families without children will live in 2-bedroom units. This scenario reflects anticipated household preferences and needs considering income and other factors, such as home office needs, medical or accessibility needs, storage, or future family planning. The difference results in less studio and 1-bedroom units in Scenario 2.

The number of units by bedroom size that are projected to be needed by 2026 and 2031 were determined by applying this distribution to the projected growth in households in these categories.

TABLE 9: Household Needs by Bedroom Size[21], District of North Vancouver, 2021-2031

	SCENARIO 1			SCENARIO 2		
	STUDIO AND 1-BEDROOM	2-BEDROOM	3+ BEDROOM	STUDIO AND 1-BEDROOM	2-BEDROOM	3+ BEDROOM
COUPLE WITHOUT CHILDREN	100%	0%	0%	50%	50%	0%
COUPLE WITH CHILDREN	0%	37%	63%	0%	37%	63%
LONE-PARENT FAMILY	0%	61%	39%	0%	61%	39%
OTHER CENSUS FAMILY (e.g., households with multiple Census families, multigenerational households, etc.)	0%	0%	100%	0%	0%	100%
NON-CENSUS-FAMILY (e.g., individuals living alone or with roommates)	88%	10%	2%	88%	10%	2%

Source: Derived from Statistics Canada Census Program

[21] *Bedroom types include units with den/flex spaces (e.g., 1-bedroom units include 1-bedroom units with den/flex spaces, etc.)*

The number of future additional units by size needed in Scenario 1 and 2 are shown in Table 10 and Table 11 respectively.

TABLE 10: Projected Units by Size (Scenario 1), District of North Vancouver, 2021-2031

	2021 - 2026	2026-2031	2021-2031	
	ADDITIONAL UNITS NEEDED	ADDITIONAL UNITS NEEDED	ADDITIONAL UNITS NEEDED	% OF UNITS
STUDIO AND 1-BEDROOM	2,399	1,701	4,100	58%
2-BEDROOM	596	522	1,118	16%
3+ BEDROOM	970	868	1,838	26%
TOTAL	3,965	3,091	7,056	100%

Source: Derived from Statistics Canada Census Program and Metro Vancouver projections

TABLE 11: Projected Units by Size (Scenario 2), District of North Vancouver, 2021-2031

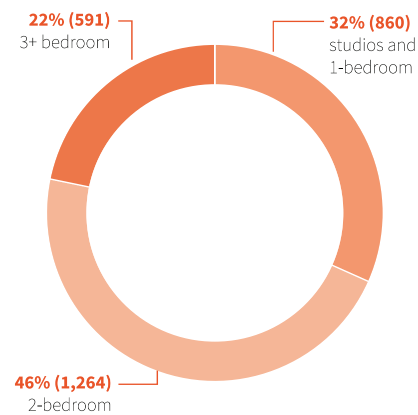
	2021 - 2026	2026-2031	2021-2031	
	ADDITIONAL UNITS NEEDED	ADDITIONAL UNITS NEEDED	ADDITIONAL UNITS NEEDED	% OF UNITS
STUDIO AND 1-BEDROOM	1,727	1,241	2,967	42%
2-BEDROOM	1,268	982	2,251	32%
3+ BEDROOM	970	868	1,838	26%
TOTAL	3,965	3,091	7,056	100%

Source: Derived from Statistics Canada Census Program and Metro Vancouver projections

Figure 59, identifies the total number of units by bedroom type that Council approved from 2011 to the end of 2020 that have not yet achieved occupancy. These numbers represent gross new units (not "net"), and as such, do not reflect changes in bedroom mix that may have taken place over this time period.

As new and updated data sources become available, staff will ensure these are incorporated into future reporting on housing needs.

FIGURE 59: Gross number of units by bedroom type approved by Council 2011-2020 but not at occupancy stage



Source: District of North Vancouver, Pace of Development Data, 2011-end of 2020

5.6 Summary

- By 2031, the District's population is expected to be approximately 104,800.
- The District is projected to experience more rapid population growth between 2021 and 2026 than seen in the past. Over this period, the District could see an increase of 7,265 individuals and 3,965 households. Between 2026 and 2031, the District could see an additional 3,092 households, for a total of 7,056 new households between 2021 and 2031.
- The majority of growth is expected to be driven by an increase in working age (25 to 64 years) and older adults (65+ years). As a result, the projected median age is expected to increase from 44.3 to 45.0 years from 2016 to 2026.
- Approximately 2,518 multi-family units have been approved by Council from 2011 to the end of 2020, but have not yet achieved occupancy. This leaves approximately 4,538 units needed to accommodate the projected growth in households.
- Based strictly on the number of bedrooms needed by household type (Scenario 1), there is a projected need for an additional 4,100 studio and 1-bedroom units, 1,118 2-bedroom units, and 1,838 3+ bedroom units between 2021 and 2031.
- If we take into account that some households will choose to live in units with more bedrooms than is strictly needed (Scenario 2), there is a projected need for an additional 2,947 studio and 1-bedroom units, 2,251 2-bedroom units, and 1,838 3+ bedroom units between 2021 and 2031.

Experience Spotlight: Layla

Layla is living in a transitional townhouse with three children. She has been living there for about a month and is currently not working. Before moving to where they are now, Layla and her family were being housed through YWCA and then receiving support through Carnegie Outreach. The biggest challenge she has experienced has included housing waitlists and accessing non-market rental housing. During her search for housing, Layla had an experience of feeling discriminated against but did not feel that it impacted her ability to find housing.

Layla uses supports provided to her through the transition home and is not aware of what other services may be available to her on the North Shore or in the District. She feels that it may help to have more housing advocates to help fill gaps in supports and services.

Layla's current housing situation has been good for her - the staff have been nice, the house is big, and she feels the neighbourhood is safe. There are less sirens that go off and less people she sees experiencing homelessness around her. Stability is important for Layla, as in the past, she and her children have had to move due to an abusive relationship.

Layla and her family would like to have more access to BC Housing services, with a quicker turnaround time. Additional childcare support would also be of benefit to her. Layla would like to live independently with her family.

Key Findings & Housing Needs

6

6.1 Affordability Analysis

The following sections present an affordability gap analysis for owners and renters. It highlights gaps between shelter costs and household incomes and provides insight into whether households are spending an unaffordable amount of monthly income on shelter costs. Affordability is defined as spending less than 30% of gross household income on shelter costs.

6.1.1 Owner Affordability Gap Analysis

For ownership housing, shelter costs are primarily driven by housing prices via mortgage payments, but also include other monthly expenses like property tax, utilities, home insurance, municipal services charges, and strata fees (see Glossary). The analysis is based on 2020 data from BC Assessment and median total before-tax household incomes from the 2016 census. Since these household incomes reflect 2015 incomes and have likely grown since then, for the purposes of comparing with 2020 housing costs, incomes were adjusted to 2020 using the average annual percentage increase between 2006 and 2016. Incomes were also adjusted to reflect the higher median income of owner households relative to renter households based on the difference between owner household median income and overall median income for 2016.

Home sales prices are based on the average 2020 sales prices for each housing type and do not account for any differences in the age of homes, size of homes, and low-end or high-end properties. To calculate total monthly shelter costs, several assumptions were made: mortgage payments are based on a down payment of 10% for principal mortgage amounts less than $1M or 20% for principal mortgage amounts exceeding $1M, with 2.14% interest on a 3-year fixed-rate term, and an annual cost between $2,800 and $9,284 for property tax, utilities, home insurance, municipal services charges or other service charges, and strata fees (where applicable).

The values highlighted in **green**, **orange**, and **red** are the difference between what is affordable for each household type and shelter costs per month. Green cells indicate the household is spending less than 30% of monthly household income on shelter costs; orange indicates they are spending 30 – 49%, and red indicates they are spending 50% or more.[22]

There are considerable gaps for all household types in affording single-detached homes, the most common type of home in the District. Other census families often have higher incomes compared to other family types because they can include multi-generational or other family living arrangements with multiple incomes. This type of household faces the lowest gap for a single-detached house at the 2020 average sales price. Couples with children making the median income would need to spend approximately 37% of their monthly income on shelter costs; while couples without children would need to spend 55%.

[22] *Statistics Canada considers households spending 30% or more of total before-tax household income to be living in unaffordable housing. This may include households in Core Housing Need. Households spending 50% or more of total before-tax household income may be in Extreme Core Housing Need. These indicators are described in more detail in Sections 3.8.*

Home ownership is likely out of reach for single-income households; lone-parent households would need to spend 86% of their monthly income on shelter costs, and individuals living alone or with roommates (non-census families) would need to spend 120%.

TABLE 12: Affordability for Owners, District of North Vancouver, 2021

	MEDIAN HOUSEHOLD INCOME *,**	AFFORDABLE MONTHLY SHELTER COSTS	PROPORTION OF INCOME SPENT ON SHELTER COSTS			
			SINGLE-DETACHED DWELLING $1,643,355	TOWNHOUSE $1,105,402	APARTMENT $797,054	DUPLEX, TRIPLEX, FOURPLEX $1,545,000
COUPLES WITHOUT CHILDREN	$139,707	$3,493	55%	41%	32%	51%
COUPLES WITH CHILDREN	$210,631	$5,266	37%	28%	21%	34%
LONE-PARENT FAMILIES	$90,242	$2,256	86%	64%	49%	79%
OTHER CENSUS FAMILIES	$219,804	$5,495	35%	26%	20%	33%
INDIVIDUALS LIVING ALONE OR WITH ROOMMATES	$64,061	$1,602	120%	90%	69%	112%

**For owners, shelter costs include, as applicable, mortgage payments (principal and interest), property taxes, condominium fees, and payments for electricity, fuel, water, and other municipal services. For the purposes of this exercise mortgage payments are calculated using a 25-year amortization, with 2.14% interest, and a 10% down payment for principal amounts less than $1M / 20% down payment for principal amounts exceeding $1M. Mortgage costs do not include any other shelter costs.*

***Incomes are adjusted to 2020 estimates by tenure using historical growth rates.*

6.1.2 Rental Affordability Gap Analysis

This analysis is based on 2020 data from CMHC's primary rental market survey and median total before-tax household incomes from the 2016 census. Since these household incomes reflect 2015 incomes and have likely grown since then, for the purposes of comparing with 2020 rental costs, incomes were adjusted to 2020 using the average annual percentage increase between 2006 and 2016. Incomes were also adjusted to reflect the lower median income of renter households relative to owner households based on the difference between owner household median income and overall median income for 2016.

It should be noted that CMHC's survey primarily focuses on purpose-built rental housing. However, only about 24% of renters in 2016 were in these units, while the remaining 76% were in the secondary market (e.g., fee simple single-family homes, secondary suites, strata condominiums, and townhouses being rented out by private owners). Costs in the secondary market for single family homes, townhouses and condominiums would likely be higher than what is surveyed in the primary rental market, as purpose-built rental units tend to be older and more affordable.

In addition to the median rents listed in the table, this analysis includes $68 per month for utilities and tenant insurance in shelter costs.

The values highlighted in **green**, **orange**, and **red** are the difference between what is affordable for each household type and shelter costs per month. Green cells indicate the household is spending less than 30% of monthly household income on shelter costs; orange indicates they are spending 30 – 49%, and red indicates they are spending 50% or more.[23]

Individuals living alone or with roommates (non-census families) have the highest barrier to affording shelter costs as renters in the District. Lone-parent families similarly face challenges with affording appropriate rental housing in the District, with the most affordable shelter type being bachelor apartments.

TABLE 13: Affordability for Renters, District of North Vancouver Primary Rental Market, 2021

	MEDIAN HOUSEHOLD INCOME (2020)*	AFFORDABLE MONTHLY SHELTER COSTS	PROPORTION OF INCOME SPENT ON SHELTER COSTS			
			BACHELOR APARTMENT $1,309**	1-BEDROOM APARTMENT $1,600**	2-BEDROOM APARTMENT $2,080**	3-BEDROOM APARTMENT $2,475**
COUPLES WITHOUT CHILDREN	$69,399	$1,735	24%	29%	37%	44%
COUPLES WITH CHILDREN	$104,631	$2,616	16%	19%	25%	29%
LONE-PARENT FAMILIES	$44,828	$1,121	37%	45%	58%	68%
OTHER CENSUS FAMILIES	$109,187	$2,730	15%	18%	24%	28%
INDIVIDUALS LIVING ALONE OR WITH ROOMMATES	$31,822	$796	52%	63%	81%	96%

**Incomes adjusted for 2020 based on historical growth rates and for renter median incomes based on 2016 census.*
***Median rents based on 2020 CMHC Rental Housing Survey.*

[23] *Statistics Canada considers households spending 30% or more of total before-tax household income to be living in unaffordable housing. This may include households in Core Housing Need. Households spending 50% or more of total before-tax household income may be in Extreme Core Housing Need. These indicators are described in more detail in Sections 3.8.*

6.2 Key Statements of Housing Need

The projections for estimated future demand for ownership and rental housing included as part of the key statements of housing need, as well as the estimates for future numbers of households in core housing need, are based on past trends and form a baseline to be updated and supplemented by emerging data and policy analysis of need.

6.2.1 Affordable Housing

The cost of home ownership in the District has risen significantly in recent years, between 2006 and 2020, average sales prices have increased by 139%. The affordability gap analyses showed that ownership of a single-detached home is out of reach for most households making the median income, even couples with children, who generally make higher incomes than other household types. Stakeholders reported that housing costs are rising, and some households are unable to afford the transition into entry-level home ownership.

Approximately 76% of renter households in the District were in the secondary rental market, which suggests that owners in the District have sought to offset mortgage costs by renting units on the secondary market.

As of 2021, there are 768 households on the BC Housing waitlist for the District and the City of North Vancouver.

Currently, the District has an estimated 1,678 renter households in core housing need. By 2031 this is projected to grow to about 2,096 renter households in core housing need, should there be no additional social housing supports developed in the District.

There are also an estimated 1,595 owner households in core housing need in the District; this is projected to grow to 1,946 owner households in core housing need by 2031.

6.2.2 Rental Housing

Rental vacancy rates in the District remain low, between 2.1% and 3.8% depending on the size of the bedroom, reflecting a strong regional demand for rental housing. The lack of rental market housing puts pressure on the low-end of market rental housing as more households seek affordable options. Stakeholders emphasized that households who do not qualify for rent-geared-to-income housing programs because their incomes are too high, but still cannot afford market rental rates, are left without alternative housing options and can become vulnerable to homelessness.

Housing demands have increased and there is still a lack of affordable housing supply. Stakeholders noted that the City has more dense housing, with lower costs of rent as compared to the District, which is comprised predominantly of more expensive single-family housing (52% of housing stock in the District according to the 2016 Census).

Individuals living alone or with roommates are most likely to struggle with affording rents in the District across all housing types. Increasing affordable primary rental market units will support the focus of the District's Rental and Affordable Housing Strategy, which is to address need for affordable housing for: families, young adults, students, seniors, persons with disabilities, and persons at risk of experiencing homelessness.

By 2031 there is a projected demand for 1,553 new units of rental housing. If we exclude non-market and deep subsidy housing from this projected growth, there will be an anticipated demand for a minimum of 1,135 units of low-end of market and market rental housing. However, it should be noted that given the lack of rental housing that has been developed in the last 20-30 years in Metro Vancouver, pent up demand could create a stronger demand than these projections show.

6.2.3 Homelessness

There has been an increase in individuals experiencing homelessness throughout Metro Vancouver. The November 2020 Extended Point-in-Time count identified a minimum of 212 unique individuals experiencing homelessness on the North Shore. There were at least 120 individuals who were emergency sheltered and 349 provisionally accommodated in transitional housing by BC Housing.

While there were about 212 individuals who were visibly homeless counted on the North Shore in 2020, we estimate that there may be about 100 people in the District of North Vancouver specifically, and as many as about 200 individuals experiencing hidden homelessness in the District as of 2020.

6.2.4 Diversity in Housing

Housing stock in the District is comprised largely of single-family homes (52%). This larger form of housing stock may not suit the aging population (seniors) in the District. Greater diversity in housing will support aging in place.

Efforts are already underway to diversify housing. Between 2011 and 2020, the District's 2020 Pace of Development Update shows that Council approved 5,530 new multi-family units, of which 3,950 units (71%) were market ownership units and 1,338 units (24%) were market or non-market purpose-built rental units.

By 2031 there is projected to be demand for 5,503 new units of ownership housing, of which it is estimated 351 units would need to be affordable ownership to keep pace with core housing need among owners. This means that there will be a need for 5,152 units of market ownership of all housing types, with a focus on new multi-family near Town Centres, aligning with the District's Official Community Plan.

6.2.5 Emerging Housing Issues

SENIORS

Senior-led (65+) renter households are the largest age group in the District in core housing need, with 47% of households being in core household need. Additionally, as the population ages, a range of additional housing supports, both market and non-market, will be required to support this demographic group. These options include smaller forms of housing to allow downsizing, more affordable rentals for seniors, and more care supports.

IMMIGRANTS

Immigrants, particularly recent immigrants, experience core housing need at higher rates than non-immigrant households. These households may also have different housing requirements, such as a need for larger homes to accommodate intergenerational households, or may be best served when integration services are easily available either in the housing, or nearby.

FAMILIES

There is a need for more affordable options for families – single-detached homes are largely unattainable in both the home ownership and rental market. The need for both affordable ownership and affordable rental options is apparent from both the affordability analysis and engagement with key stakeholders and partners.

HOUSING FOR HOMELESS

Individuals experiencing homelessness has increased throughout the North Shore. There is an urgent need for housing options to accommodate these individuals and their range of needs – of particular note, youth, women fleeing violence, and seniors.

INDIGENOUS HOUSING

Indigenous persons are in a greater housing crisis per capita than the rest of the population and make up the majority of those who experience homelessness. Additional non-market housing options are needed as low-end market housing can often be out of reach for very low-income Indigenous households.

ACCESSIBLE HOUSING

Stakeholders noted that more accessible housing options need to be developed throughout the District. Accessible units along the housing continuum are needed to meet the diverse needs of persons with accessibility and mobility challenges.

Housing options are needed for people with disabilities, including options that are affordable for those on Disability Assistance with a range of supports for individuals who require it.

Glossary

Adequate Housing Standard: "[Housing] not requiring any major repairs."

https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/households-menage037-eng.cfm

Affordable Housing Standard: "[Housing with] shelter costs equal to less than 30% of total before-tax household income."

https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/households-menage037-eng.cfm

Census Division: Census division (CD) is the general term for provincially legislated areas (such as county, municipalité régionale de comté and regional district) or their equivalents. Census divisions are intermediate geographic areas between the province/territory level and the municipality (census subdivision). In British Columbia, the Census division refers to the regional district in which a municipality is located.

https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/geo008-eng.cfm

Census Subdivision: Census subdivision (CSD) is the general term for municipalities (as determined by provincial/territorial legislation) or areas treated as municipal equivalents for statistical purposes (e.g., Indian reserves, Indian settlements and unorganized territories).

https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/geo012-eng.cfm

Census Family: Census families include couples with and without children, and single parents with children living in the same dwelling. Census families are restricted to these family units and cannot include other members inside or outside the family (including a grandparent, a sibling, etc.). Grandchildren living with grandparents (and without a parent) would also count as a census family.

https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/fam004-eng.cfm

Collective dwelling or collective household: A collective dwelling refers to a dwelling of a commercial, institutional or communal nature. It may be identified by a sign on the premises or by an enumerator speaking with the person in charge, a resident, a neighbour, etc. Included are lodging or rooming houses, hotels, motels, tourist establishments, nursing homes, hospitals, staff residences, military bases, work camps, jails, group homes, and so on. A collective household refers to a person or a group of persons who occupy a collective dwelling and do not have a usual place of residence elsewhere in Canada.

https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/dwelling-logements002-eng.cfm

https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/households-menage013-eng.cfm

Core Housing Need: "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 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)." Some additional restrictions apply.

https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/households-menage037-eng.cfm

Economic Family: A group living together in the same dwelling who are "related to each other by blood, marriage, common-law union, adoption, or a foster relationship." Economic families could include multigenerational families, siblings living together, etc.

https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/fam011-eng.cfm

Household Income: The sum of incomes for all household members.

Household Maintainer: A person in a household who is responsible for paying the rent, mortgage, taxes, utilities, etc. Where multiple people contribute, there can be more than one maintainer.

https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/households-menage008-eng.cfm

Headship Rate: The proportion of individuals of a given age group who are primary household maintainers.

Household Type: "The differentiation of households on the basis of whether they are census family households or non-census family households."

https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/households-menage012-eng.cfm

Income: For the purposes of this report, unless otherwise indicated, income refers to "total income" which is before-tax and includes specific income sources. These specific income sources typically include employment income, income from dividends, interest, GICs, and mutual funds, income from pensions, other regular cash income, and government sources (EI, OAS, CPP, etc.). These income sources typically do not include capital gains, gifts, and inter-household transfers, etc.

https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/pop123-eng.cfm

Labour Force: The labour force includes individuals aged 15 and over who are either employed, or actively looking for work. This means that the labour force is the sum of employed and unemployed individuals. Individuals not in the labour force would include those who are retired.

https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/pop056-eng.cfm

Non-Family or Non-Census Family Households: Households which do not include a census family. Non-census-family households are either one person living alone or a group of two or more persons who live together but do not constitute a census family.

https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/households-menage012-eng.cfm

Other Family or Other Census Family: When comparing households one way to distinguish between households is by "household family types." These types will include couples with children, couples without children, lone-parent families, and non-family households; they will also include "other families" which refer to households which include at least one family and additional persons. For example, "other family" could refer to a family living with one or more persons who are related to one or more of the members of the family, or a family living with one or more additional persons who are unrelated to the family members.

https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/households-menage012-eng.cfm

Participation Rate: The participation rate is the proportion of all individuals aged 15 and over who are in the labour force.

https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/pop108-eng.cfm

Primary Household Maintainer: The first (or only) maintainer of a household listed on the census.

https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/households-menage020-eng.cfm

Private Household: 'Private household' refers to a person or group of persons who occupy the same dwelling and do not have a usual place of residence elsewhere in Canada or abroad. The household universe is divided into two sub-universes on the basis of whether the household is occupying a collective dwelling or a private dwelling. The latter is a private household. For census purposes, households are classified into three groups: private households, collective households and households outside Canada. Unless otherwise specified, all data in census products are for private households only.

https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/households-menage014-eng.cfm

Seniors: Individuals aged 65 and over.

Shelter Cost: "Shelter cost' refers to the average monthly total of all shelter expenses paid by households that own or rent their dwelling. Shelter costs for owner households include, where applicable, mortgage payments, property taxes and condominium fees, along with the costs of electricity, heat, water, and other municipal services. For renter households, shelter costs include, where applicable, the rent and the costs of electricity, heat, water and other municipal services."

https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/households-menage033-eng.cfm

Subsidized Housing: "'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."

https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/dwelling-logements017-eng.cfm

Suitable Housing Standard: "[Housing that] has enough bedrooms for the size and composition of resident households."

https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/households-menage037-eng.cfm

Supportive housing: A type of housing that provides on-site supports and services to residents who cannot live independently.

https://www.bchousing.org/glossary

Supportive Housing for Seniors: This document defines assisted living and long term or residential care options as supportive housing for seniors.

Transitional Housing: "A type of housing for residents for between 30 days and three years. It aims to transition individuals to long-term, permanent housing."

https://www.bchousing.org/glossary

APPENDIX A
District of North Vancouver

Housing Needs Report

Required Data

November 2021

Document: 5046472

3(1)(a)(i) Total Population

	2006	2011	2016
Population	82,562	84,412	85,935

Source: Statistics Canada Census Program, Census Profiles 2006, 2011, 2016

3(1)(a)(ii),(iii) Average and Median Age

	2006	2011	2016
Average	38.8	40.6	41.5
Median	41.7	43.4	44.3

Source: Statistics Canada Census Program, Census Profiles 2006, 2011, 2016

3(1)(a)(iv) Age Group Distribution

	2006		**2011**		**2016**	
	#	**%**	**#**	**%**	**#**	**%**
Total	82,570	100%	84,405	100%	85,925	100%
0 to 14 years	15,335	19%	14,470	17%	14,730	17%
15 to 19 years	6,320	8%	6,395	8%	5,880	7%
20 to 24 years	4,950	6%	5,180	6%	5,115	6%
25 to 64 years	44,800	54%	45,235	54%	45,145	53%
65 to 84 years	9,865	12%	11,360	13%	12,925	15%
85 years and over	1,300	2%	1,765	2%	2,130	2%

Source: Statistics Canada Census Program, Census Profiles 2006, 2011, 2016

3(1)(a)(v) Private Households

	2006	2011	2016
Households	29,745	30,550	31,115

Source: Statistics Canada Census Program, Census Profiles 2006, 2016, NHS Profile 2011

3(1)(a)(vi) Average Private Household Size

	2006	2011	2016
Average household size	2.8	2.7	2.7

Source: Statistics Canada Census Program, Census Profiles 2006, 2016, NHS Profile 2011

3(1)(a)(vii) Private Households by Size

	2006		2011		2016	
	#	%	#	%	#	%
Total	29,750	100%	30,550	100%	31,115	100%
1-person	5,755	19%	6,020	20%	6,135	20%
2-person	9,210	31%	9,540	31%	9,770	31%
3-person	5,275	18%	5,435	18%	5,705	18%
4-person	6,555	22%	6,660	22%	6,620	21%
5-or-more-person	2,950	10%	2,895	9%	2,885	9%

Source: Statistics Canada Census Program, Census Profiles 2006, 2016, NHS Profile 2011

3(1)(a)(viii) Private Households by Tenure

	2006		2011		2016	
	#	%	#	%	#	%
Total	29,750	100%	30,555	100%	31,110	100%
Owner	24,270	82%	24,765	81%	24,460	79%
Renter	5,475	18%	5,790	19%	6,650	21%
Other (Band Housing)	0	0%	0	0%	0	0%

Source: Statistics Canada Census Program, Census Profiles 2006, 2016, NHS Profile 2011

3(1)(a)(ix) Renter Private Households in Subsidized Housing (Subsidized Rental Housing Data Not Collected Until 2011)

	2006		2011		2016	
	#	%	#	%	#	%
Renter households	5,480	100%	5,790	100%	6,650	100%
Renter households in subsidized housing	N/A	N/A	920	16%	950	14%

Source: Statistics Canada Census Program, Census Profiles 2006, 2016, NHS Profile 2011

3(1)(a)(x) Mobility Status of Population in Private Households

	2006	2011	2016
Total	81,130	82,900	84,155
Mover	9,385	8,675	10,475
Migrant	4,090	3,740	4,195
Non-migrant	5,300	4,935	6,275
Non-mover	71,745	74,220	73,680

Source: Statistics Canada Census Program, Census Profiles 2006, 2011, 2016

3(1)(b) Population Growth in Total Households (period between indicated census and census preceding it)

	2006	2011	2016
Growth (#)	252	1,850	1,523
Percentage Growth (%)	0.3%	2.2%	1.8%

Source: Statistics Canada Census Program, Census Profiles 2006, 2011, 2016

3(1)(c) Number of Students Enrolled in Post-Secondary Institutions Located in the Area

	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15
Students	5,350	5,461	5,519	5,620	5,209	4,789
	2015/16	**2016/17**	**2017/18**	**2018/19**	**2019/20**	
	4,372	4,161	4,055	3,886	3,787	

Source: Data Set Published by BC Ministry of Advanced Education, Skills and Training

3(1)(d) Number of Individuals Experiencing Homelessness

	2020
Individuals experiencing homelessness	121

Source: Point-in-Time Homeless Count in Metro Vancouver, November 2020 (North Shore)

3(2)(a) Anticipated Population

	2021	2022	2023	2024	2025	2026
Anticipated population	92,223	93,644	95,260	97,038	98,262	99,488

Source: Derived from BC Stats Population Estimates/Projections, and Statistics Canada Census Program Data

3(2)(b) Anticipated Population Growth (to indicated period)

	2021	2022	2023	2024	2025	2026
Anticipated growth (#)	-	1,421	1,616	1,778	1,223	1,227
Anticipated percentage growth (%)	-	2%	2%	2%	1%	1%

Source: Derived from BC Stats Population Estimates/Projections, and Statistics Canada Census Program Data

3(2)(c),(d) Anticipated Average and Median Age

	2021	2022	2023	2024	2025	2026
Anticipated average age	42.6	42.9	43.2	43.4	43.7	43.9
Anticipated median age	44.2	44.4	44.5	44.6	44.8	45.0

Source: Derived from BC Stats Population Estimates/Projections, and Statistics Canada Census Program Data

3(2)(e) Anticipated Age Group Distribution (# and %)

	2021		2022		2023		2024		2025		2026	
	#	%	#	%	#	%	#	%	#	%	#	%
Anticipated total	92,223	100%	93,644	100%	95,260	100%	97,038	100%	98,262	100%	99,488	100%
0 to 14 years	13,023	14%	12,736	14%	12,478	13%	12,300	13%	12,031	12%	11,805	12%
15 to 24 years	14,099	15%	14,131	15%	14,226	15%	14,180	15%	13,995	14%	13,857	14%
25 to 34 years	9,591	10%	10,354	11%	11,073	12%	11,885	12%	12,581	13%	13,178	13%
35 to 44 years	10,279	11%	10,329	11%	10,444	11%	10,663	11%	10,781	11%	10,918	11%
45 to 54 years	14,363	16%	14,413	15%	14,549	15%	14,606	15%	14,615	15%	14,578	15%
55 to 64 years	13,884	15%	14,013	15%	14,106	15%	14,374	15%	14,538	15%	14,809	15%
65 to 74 years	9,183	10%	9,462	10%	9,807	10%	10,186	10%	10,568	11%	10,831	11%
75 to 84 years	5,359	6%	5,672	6%	5,945	6%	6,133	6%	6,335	6%	6,607	7%
85 years and over	2,442	3%	2,534	3%	2,631	3%	2,711	3%	2,819	3%	2,904	3%

Source: Derived from BC Stats Population Estimates/Projections, and Statistics Canada Census Program Data

3(2)(f) Anticipated Households

	2021	2022	2023	2024	2025	2026
Anticipated households	33,629	34,378	35,197	36,096	36,849	37,594

Source: Derived from BC Stats Population Estimates/Projections, and Statistics Canada Census Program Data

3(2)(g) Anticipated Average Household Size

	2021	2022	2023	2024	2025	2026
Anticipated average household size	2.74	2.72	2.71	2.69	2.66	2.65

Source: Derived from BC Stats Population Estimates/Projections, and Statistics Canada Census Program Data

4(a),(b) Average and Median Before-Tax Private Household Income

	2006	2011	2016
Average	$119,877	$126,894	$144,432
Median	$91,156	$94,903	$103,889

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

4(c) Before-Tax Private Household Income by Income Bracket (# and %)

	2006		2011		2016	
	#	%	#	%	#	%
Total	29,750	100%	30,555	100%	31,110	100%
$0-$4,999	460	2%	565	2%	465	1%
$5,000-$9,999	380	1%	390	1%	300	1%
$10,000-$14,999	420	1%	435	1%	495	2%
$15,000-$19,999	745	3%	985	3%	770	2%
$20,000-$24,999	950	3%	835	3%	775	2%
$25,000-$29,999	790	3%	815	3%	815	3%
$30,000-$34,999	850	3%	840	3%	805	3%
$35,000-$39,999	830	3%	875	3%	770	2%
$40,000-$44,999	930	3%	900	3%	745	2%
$45,000-$49,999	945	3%	735	2%	905	3%
$50,000-$59,999	2,030	7%	1,895	6%	1,700	5%
$60,000-$69,999	1,805	6%	1,700	6%	1,585	5%
$70,000-$79,999	1,845	6%	1,670	5%	1,790	6%
$80,000-$89,999	1,660	6%	1,860	6%	1,535	5%
$90,000-$99,999	1,595	5%	1,560	5%	1,545	5%
$100,000-$124,999	3,425	12%	3,240	11%	3,285	11%
$125,000-$149,999	2,650	9%	2,840	9%	2,760	9%
$150,000-$199,999	3,400	11%	3,680	12%	3,910	13%
$200,000 and over	4,035	14%	4,725	15%	6,160	20%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

4(d) Before-Tax Renter Private Household Income by Income Bracket (# and %)

	2006		2011		2016	
	#	%	#	%	#	%
Total	5,475	100%	5,790	100%	6,650	100%
$0-$4,999	210	4%	300	5%	245	4%
$5,000-$9,999	150	3%	130	2%	135	2%
$10,000-$14,999	185	3%	240	4%	275	4%
$15,000-$19,999	405	7%	390	7%	390	6%
$20,000-$24,999	415	8%	325	6%	360	5%
$25,000-$29,999	260	5%	265	5%	345	5%
$30,000-$34,999	260	5%	280	5%	305	5%
$35,000-$39,999	300	5%	200	3%	270	4%
$40,000-$44,999	205	4%	240	4%	285	4%
$45,000-$49,999	290	5%	240	4%	260	4%
$50,000-$59,999	360	7%	475	8%	475	7%
$60,000-$69,999	410	7%	330	6%	470	7%
$70,000-$79,999	420	8%	325	6%	485	7%
$80,000-$89,999	310	6%	310	5%	285	4%
$90,000-$99,999	275	5%	265	5%	275	4%
$100,000-$124,999	430	8%	445	8%	650	10%
$125,000-$149,999	235	4%	400	7%	340	5%
$150,000-$199,999	195	4%	260	4%	420	6%
$200,000 and over	150	3%	345	6%	360	5%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

4(e) Before-Tax Owner Private Household Income by Income Bracket (# and %)

	2006		2011		2016	
	#	%	#	%	#	%
Total	24,275	100%	24,760	100%	24,465	100%
$0-$4,999	240	1%	260	1%	220	1%
$5,000-$9,999	230	1%	255	1%	165	1%
$10,000-$14,999	230	1%	195	1%	220	1%
$15,000-$19,999	345	1%	595	2%	375	2%
$20,000-$24,999	530	2%	510	2%	415	2%
$25,000-$29,999	530	2%	550	2%	470	2%
$30,000-$34,999	590	2%	560	2%	495	2%
$35,000-$39,999	535	2%	680	3%	500	2%
$40,000-$44,999	720	3%	660	3%	460	2%
$45,000-$49,999	660	3%	495	2%	645	3%
$50,000-$59,999	1,675	7%	1,415	6%	1,225	5%
$60,000-$69,999	1,395	6%	1,365	6%	1,110	5%
$70,000-$79,999	1,420	6%	1,345	5%	1,310	5%
$80,000-$89,999	1,355	6%	1,550	6%	1,245	5%
$90,000-$99,999	1,320	5%	1,295	5%	1,270	5%
$100,000-$124,999	3,000	12%	2,790	11%	2,630	11%
$125,000-$149,999	2,410	10%	2,440	10%	2,415	10%
$150,000-$199,999	3,200	13%	3,420	14%	3,490	14%
$200,000 and over	3,885	16%	4,385	18%	5,805	24%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

4(f),(g) Average and Median Before-Tax Private Household Income by Tenure

	2006	2011	2016
Average	$119,877	$126,894	$144,432
Owner	$131,287	$137,011	$162,344
Renter	$69,305	$83,614	$78,533
Median	$91,156	$94,903	$103,889
Owner	$102,883	$106,217	$119,465
Renter	$52,273	$56,301	$59,344

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

5(a) Workers in the Labour Force for Population in Private Households

	2006	2011	2016
Workers in labour force	45,515	46,520	46,945

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

5(b) Workers by NAICS Sector for Population in Private Households (# and %)

	2006		2011		2016	
	#	%	#	%	#	%
Total	45,515	100%	46,515	100%	46,945	100%
All Categories	44,850	99%	45,935	99%	46,290	99%
11 Agriculture, forestry, fishing and hunting	180	0%	95	0%	135	0%
21 Mining, quarrying, and oil and gas extraction	340	1%	335	1%	275	1%
22 Utilities	245	1%	355	1%	300	1%
23 Construction	2,520	6%	2,880	6%	2,955	6%
31-33 Manufacturing	2,200	5%	1,655	4%	1,950	4%
41 Wholesale trade	1,985	4%	1,895	4%	1,690	4%
44-45 Retail trade	4,785	11%	5,010	11%	4,660	10%
48-49 Transportation and warehousing	1,785	4%	1,395	3%	1,535	3%
51 Information and cultural industries	2,165	5%	1,985	4%	2,110	4%
52 Finance and insurance	2,800	6%	2,825	6%	2,745	6%
53 Real estate and rental and leasing	1,345	3%	1,430	3%	1,480	3%
54 Professional, scientific and technical services	5,885	13%	6,690	14%	6,685	14%
55 Management of companies and enterprises	80	0%	50	0%	155	0%
56 Administrative and support, waste management and remediation services	1,570	3%	1,920	4%	1,755	4%
61 Educational services	3,740	8%	4,055	9%	4,195	9%
62 Health care and social assistance	4,360	10%	4,540	10%	4,825	10%
71 Arts, entertainment and recreation	1,390	3%	1,380	3%	1,570	3%
72 Accommodation and food services	3,085	7%	2,505	5%	3,310	7%
81 Other services (except public administration)	2,175	5%	2,470	5%	1,825	4%
91 Public administration	2,210	5%	2,460	5%	2,140	5%
Not Applicable	665	1%	580	1%	655	1%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

6(1)(a) Housing Units for Private Households

	2016
Housing units	31,115

Source: Statistics Canada Census Program, Census Profiles 2016

6(1)(b) Housing Units by Structural Type for Private Households (# and %)

	2016	
	#	%
Total	31,115	100%
Single-detached house	16,200	52%
Apartment in a building that has five or more storeys	2,015	6%
Other attached dwelling	12,895	41%
Semi-detached house	520	2%
Row house	2,825	9%
Apartment or flat in a duplex	5,510	18%
Apartment in a building that has fewer than five storeys	4,030	13%
Other single-attached house	5	0%
Movable dwelling	5	0%

Source: Statistics Canada Census Program, Census Profiles 2016

6(1)(c) Housing Units by Number of Bedrooms for Private Households

	2016
Total	31,115
No-bedroom	145
1-bedroom	2,960
2-bedroom	6,115
3-bedroom	9,005
4-or-more-bedroom	12,880

Source: Statistics Canada Census Program, Census Profiles 2016

6(1)(d) Housing by Period of Construction for Private Households (# and %)

	2016	
	#	%
Total	31,115	100%
1960 or earlier	7,465	24%
1961-1980	12,285	39%
1981-1990	4,480	14%
1991-2000	3,060	10%
2001-2010	1,010	3%
2011-2016	1,070	3%

Source: Statistics Canada Census Program, Census Profiles 2016

6(1)(e) Subsidized Housing Units

	2016
Subsidized housing units	2,835

Source: Data Set Published by BC Ministry of Municipal Affairs and Housing, Data from BC Housing

6(1)(f)(i) Average and Median Assessed Housing Values

	2006	2007	2008	2009	2010	2011	2012	2013
Average	$589,011	$666,404	$759,092	$762,012	$742,259	$814,724	$873,265	$894,484
Median	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	2014	2015	2016	2017	2018	2019	2020	
Average	$892,017	$946,200	$1,090,305	$1,482,034	$1,542,111	$1,507,312	$1,374,215	
Median	N/A	N/A	N/A	N/A	N/A	N/A	N/A	

Source: BC Assessment

**Information for the median values of individuals units has not been provided. Additionally, given the information available, no estimation approach was identified that would provide a reasonable estimate of the median value across entire types.*

6(1)(f)(ii) Average and Median Assessed Housing Values by Structure Type

	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Average Assessed Value by Structural Type															
Single Family	$659,875	$741,380	$846,131	$849,169	$829,879	$914,207	$992,366	$1,020,752	$1,021,282	$1,088,054	$1,279,467	$1,751,899	$1,800,967	$1,738,292	$1,579,643
Dwelling with Suite	$792,482	$804,491	$933,434	$972,310	$968,469	$933,638	$1,004,261	$1,043,753	$1,060,005	$1,140,833	$1,352,905	$1,850,288	$1,925,519	$1,890,510	$1,746,868
Duplex, Triplex, Fourplex, etc.	$409,389	$468,367	$517,439	$535,900	$567,540	$680,450	$704,123	$723,208	$870,188	$868,900	$992,050	$1,337,120	$1,341,779	$1,182,611	$1,100,278
Row Housing	$436,602	$503,839	$567,011	$566,448	$517,122	$570,497	$585,508	$600,873	$591,748	$602,471	$670,872	$884,108	$968,434	$1,006,354	$927,085
Apartment	$291,125	$336,787	$375,616	$372,711	$350,231	$381,796	$378,690	$385,260	$375,892	$376,759	$398,879	$510,759	$601,861	$676,561	$629,511
Manufactured Home	$0	$0	$0	$75,900	$368,133	$418,340	$461,320	$505,500	$504,060	$539,440	$746,800	$1,097,700	$1,155,000	$1,430,000	$1,292,000
Seasonal Dwelling	$534,467	$627,567	$730,633	$690,200	$1,079,360	$1,124,540	$1,198,020	$1,254,540	$1,234,120	$1,166,250	$1,388,950	$1,685,025	$1,685,275	$1,574,775	$1,421,575
Other*	$792,931	$892,581	$1,026,200	$1,015,207	$1,028,720	$1,174,564	$1,260,957	$1,048,374	$998,274	$1,052,460	$1,190,777	$1,600,016	$1,578,846	$1,512,624	$1,334,373
2 Acres or More (Single Family Dwelling, Duplex)	$876,525	$1,091,225	$1,092,350	$1,092,350	$1,833,863	$4,636,075	$6,292,813	$1,978,838	$2,322,667	$2,379,583	$2,559,133	$3,351,733	$3,901,567	$5,037,233	$4,645,500
2 Acres or More (Manufactured Home)	$617,700	$677,200	$769,550	$769,550	$1,753,000	$1,928,000	$2,024,000	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Median Assessed Value by Structural Type															
Single Family															
Dwelling with Suite															
Duplex, Triplex, Fourplex, etc.															
Row Housing															
Apartment								N/A							
Manufactured Home															
Seasonal Dwelling															
Other*															
2 Acres or More (Single Family Dwelling, Duplex)															
2 Acres or More (Manufactured Home)															

Source: BC Assessment

**"Other" includes properties subject to section 19(8) of the Assessment Act.*

***Information for the median values of individuals units has not been provided. Additionally, given the information available, no estimation approach was identified that would provide a reasonable estimate of the median value across entire types.*

6(1)(f)(iii) Average and Median Assessed Housing Values by Number of Bedrooms

	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Average Assessed Value by Number of Bedrooms															
0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
1	$359,343	$413,553	$354,337	$350,425	$339,159	$366,295	$365,317	$374,131	$369,015	$372,169	$387,189	$481,080	$546,926	$589,018	$526,690
2	$413,256	$471,255	$542,157	$538,981	$521,678	$565,919	$584,906	$588,691	$573,395	$587,601	$648,188	$847,188	$917,249	$935,988	$846,982
3+	$625,218	$704,983	$828,439	$832,179	$812,660	$894,461	$966,609	$991,634	$993,955	$1,059,668	$1,241,598	$1,694,726	$1,754,994	$1,709,289	$1,561,715
Median Assessed Value by Number of Bedrooms								N/A							
0															
1															
2															
3+															

Source: BC Assessment

**Median value is taken from the set of properties of the given type with the highest folio count. Where the highest folio count is a tie, the average of the medians associated with the tied highest folio counts is taken*

6(1)(g)(i) Average and Median Housing Sale Prices

	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Average	$555,132	$660,960	$732,086	$823,240	$754,870	$796,239	$880,828	$918,862	$887,313	$986,731	$1,051,146	$1,361,725	$1,446,559	$1,281,650	$1,328,233
Median	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Source: BC Assessment

**Information for the median values of individuals units has not been provided. Additionally, given the information available, no estimation approach was identified that would provide a reasonable estimate of the median value across entire types.*

6(1)(g)(ii) Average and Median Housing Sale Prices by Structure Type

	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Average Assessed Value by Structural Type															
Single Family	$670,490	$783,112	$880,010	$977,977	$909,108	$948,225	$1,052,205	$1,104,574	$1,081,678	$1,145,451	$1,392,007	$1,803,309	$1,870,518	$1,814,997	$1,643,355
Dwelling with Suite	$615,000	$933,082	$1,009,648	$1,239,925	$1,029,598	$1,006,567	$1,078,057	$1,157,634	$1,142,926	$1,286,165	$1,535,317	$1,888,189	$2,032,698	$2,098,517	$2,049,008
Duplex, Triplex, Fourplex, etc.	$455,140	$593,000	$0	$618,500	$665,000	$0	$748,333	$0	$842,500	$0	$1,217,927	$0	$1,545,000	$0	$0
Row Housing	$433,002	$508,101	$564,331	$618,662	$541,143	$598,789	$615,766	$648,392	$615,109	$664,616	$703,875	$790,123	$1,036,006	$999,743	$1,105,402
Apartment	$293,410	$342,553	$360,167	$392,345	$420,613	$398,850	$384,429	$409,065	$396,150	$411,922	$439,183	$523,766	$640,672	$696,686	$797,054
Manufactured Home	N/A	N/A	N/A	$81,330	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Seasonal Dwelling	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	$1,480,000	N/A	N/A	N/A	N/A	N/A
Other*	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	$1,500,000	N/A	N/A
2 Acres or More (Single Family Dwelling, Duplex)	N/A	N/A	N/A	N/A	N/A	N/A	$43,000,000	N/A	N/A	N/A	N/A	N/A	N/A	$12,000,000	N/A
2 Acres or More (Manufactured Home)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Median Assessed Value by Structural Type															
Single Family															
Dwelling with Suite															
Duplex, Triplex, Fourplex, etc.															
Row Housing															
Apartment								N/A							
Manufactured Home															
Seasonal Dwelling															
Other*															
2 Acres or More (Single Family Dwelling, Duplex)															
2 Acres or More (Manufactured Home)															

Source: BC Assessment

**"Other" includes properties subject to section 19(8) of the Assessment Act.*

***Information for the median values of individuals units has not been provided. Additionally, given the information available, no estimation approach was identified that would provide a reasonable estimate of the median value across entire types.*

6(1)(g)(iii) Average and Median Housing Sale Prices by Number of Bedrooms

	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Average Assessed Value by Number of Bedrooms															
0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
1	$300,980	$347,383	$322,228	$343,956	$337,755	$351,818	$329,273	$340,130	$333,996	$351,453	$352,432	$425,210	$514,305	$468,966	$524,694
2	$362,615	$428,633	$516,819	$522,875	$483,790	$536,289	$520,721	$558,052	$538,348	$576,856	$589,181	$765,653	$842,914	$830,174	$856,293
3+	$614,552	$727,715	$850,047	$963,534	$884,186	$909,738	$1,063,048	$1,075,080	$1,046,618	$1,144,852	$1,330,129	$0	$1,784,230	$1,775,661	$1,659,648
Median Assessed Value by Number of Bedrooms	N/A														
0															
1															
2															
3+															

Source: BC Assessment

** Information for the median values of individuals units has not been provided. Additionally, given the information available, no estimation approach was identified that would provide a reasonable estimate of the median value across entire types.*

6(1)(h)(i) Average and Median Monthly Rent

	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Average	$1,045	$1,080	$1,147	$1,174	$1,174	$1,210	$1,227	$1,294	$1,401	$1,400	$1,462	$1,517	$1,650	$1,680	$1,958	$1,958
Median	$978	$995	$1,040	$1,050	$1,150	$1,120	$1,150	$1,175	$1,200	$1,262	$1,300	$1,375	$1,510	$1,625	$1,785	$1,785

Source: CMHC Primary Rental Market Survey

6(1)(h)(ii) Average and Median Monthly Rent by Number of Bedrooms

	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Average	$1,045	$1,080	$1,147	$1,174	$1,174	$1,210	$1,227	$1,294	$1,401	$1,400	$1,462	$1,517	$1,650	$1,680	$1,881	$1,958
No-bedroom	$683	$673	$763	$797	$821	$842	$853	$880	$905	$924	$956	$1,011	$1,087	$1,160	$1,240	$1,281
1-bedroom	$801	$826	$864	$940	$957	$969	$988	$1,021	$1,068	$1,075	$1,144	$1,222	$1,306	$1,448	$1,556	$1,589
2-bedroom	$1,052	$1,078	$1,177	$1,160	$1,223	$1,235	$1,259	$1,291	$1,418	$1,450	$1,487	$1,488	$1,737	$1,812	$2,032	$2,112
3-or-more bedrooms	$1,394	$1,456	$1,514	$1,523	$1,499	$1,588	$1,570	$1,720	$1,890	$1,875	$1,914	$1,968	$2,044	$1,973	$2,398	$2,455
Median	$978	$995	$1,040	$1,050	$1,150	$1,120	$1,150	$1,175	$1,200	$1,262	$1,300	$1,375	$1,510	$1,625	$1,707	$1,785
No-bedroom	$670	$660	$750	$800	$825	$845	$855	$885	$900	$923	$950	$991	$1,045	$1,143	$1,248	$1,309
1-bedroom	$782	$850	$863	$925	$950	$981	$1,020	$1,066	$1,110	$1,130	$1,175	$1,223	$1,296	$1,451	$1,538	$1,600
2-bedroom	$985	$1,010	$1,156	$1,125	$1,200	$1,225	$1,200	$1,200	$1,300	$1,350	$1,361	$1,375	$1,690	$1,775	$2,000	$2,080
3-or-more-bedrooms	$1,320	$1,375	$1,420	$1,450	$1,400	$1,490	$1,470	$1,625	$1,635	$1,625	$1,690	$1,870	$1,709	$1,835	$1,931	$2,475

Source: CMHC Primary Rental Market Survey

6(1)(i),(j) Vacancy Rate by Number of Bedrooms

	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Total	0.4%	0.3%	0.4%	0.3%	1.0%	1.4%	0.4%	0.8%	1.2%	0.7%	0.8%	0.3%	2.6%	1.9%	2.6%	2.8%
No-bedroom	0.6%	0.0%	0.6%	0.5%	0.6%	0.0%	0.5%	0.5%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.5%	2.1%
1-bedroom	1.1%	0.3%	0.3%	0.0%	0.9%	2.2%	0.6%	1.1%	0.0%	0.3%	0.8%	0.0%	0.0%	0.8%	0.7%	2.2%
2-bedroom	0.0%	0.7%	0.2%	0.2%	1.2%	2.1%	0.3%	0.9%	2.2%	1.0%	0.8%	0.5%	4.4%	2.6%	1.9%	3.8%
3-or more bedroom	0.0%	0.0%	0.5%	0.5%	1.2%	0.5%	0.5%	0.5%	1.7%	1.2%	1.1%	0.4%	3.5%	2.9%	**	2.5%

Source: CMHC Primary Rental Market Survey
*** Data suppressed to protect confidentiality or data not statistically reliable*

6(1)(k)(i),(ii),(iii) Rental Housing Units by Market

	Units	Date
Primary rental market	1,682	October, 2020
Secondary rental market	4,967	May, 2021
Short-term rental market	525	June, 2021

Source: CMHC Primary Rental Market Survey, Granicus

6(1)(l) Units in Housing Cooperatives

	2019
Units in housing cooperatives	288

Source: Co-operative Housing Federation of BC

6(1)(m)(i) Housing Units Demolished

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Number of units demolished	84	74	109	127	152	154	165	111	133	275

Source: Metro Vancouver Databook

6(1)(m)(ii) Housing Units Demolished by Structure Type

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Total	84	74	109	127	152	154	165	111	133	275
Single Detached	84	74	109	125	152	152	163	111	128	91
Duplex	0	0	0	0	0	0	0	0	0	0
Row House	0	0	0	2	0	0	0	0	0	61
Apartment	0	0	0	0	0	2	2	0	5	123

Source: Metro Vancouver Databook

6(1)(m)(iii) Housing Units Demolished by Tenure

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Total	N/A									
Owner										
Renter										
Other (Band Housing)										

Source: Metro Vancouver Databook

6(1)(m)(iv) Housing Units Demolished by Number of Bedrooms

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Total	N/A									
No-bedroom										
1-bedroom										
2-bedroom										
3-or-more bedrooms										

Source: Metro Vancouver Databook

6(1)(n)(i) Housing Units Substantially Completed

	2011	2012	2013	2014	2015
Housing units completed	214	395	312	138	607
	2016	**2017**	**2018**	**2019**	**2020**
	524	240	752	681	904

Source: Metro Vancouver Databook

6(1)(n)(ii) Housing Units Substantially Completed by Structure Type

	2011	2012	2013	2014	2015
Total	214	395	312	138	607
Secondary Suite	10	28	45	38	70
Single Detached	71	87	90	97	149
Semi-Detached	0	2	0	0	0
Row House	4	38	37	0	46
Apartment	129	240	140	3	342
	2016	**2017**	**2018**	**2019**	**2020**
Total	524	240	752	681	904
Secondary Suite	49	86	67	0	0
Single Detached	122	152	131	124	89
Semi-Detached	0	0	6	0	2
Row House	100	0	28	102	119
Apartment	253	2	520	455	694

Source: Metro Vancouver Databook

6(1)(n)(iii) Housing Units Substantially Completed by Tenure

	2011	2012	2013	2014	2015
Total	214	395	312	138	607
Owner	214	235	267	97	537
Renter	0	160	45	41	70
Other (Band Housing)	N/A	N/A	N/A	N/A	N/A
	2016	**2017**	**2018**	**2019**	**2020**
Total	524	240	752	681	904
Owner	295	147	681	397	523
Renter	229	93	71	284	381
Other (Band Housing)	N/A	N/A	N/A	N/A	N/A

Source: Metro Vancouver Databook

6(1)(n)(iv) Housing Units Substantially Completed by Number of Bedrooms

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Total	N/A									
No-bedroom										
1-bedroom										
2-bedroom										
3-or-more bedrooms										

Source: Metro Vancouver Databook

6(1)(o) Number of Beds Provided for Students by Post-Secondary Institutions in the Area

	2019
Number of beds	297

Source: Data Set Published by the BC Ministry of Municipal Affairs and Housing

6(1)(p) Number of Beds Provided by Shelters for Individuals Experiencing Homelessness and Units Provided for Individuals at Risk of Experiencing Homelessness

	2020
Beds for individuals experiencing homelessness	45
Beds for individuals at risk of experiencing homelessness	25

Source: BC Housing's Research and Corporate Planning Dept., April 2020. (Note: Data includes both the District and City of North Vancouver)

6(3)(a) New Homes Registered

	2016	2017	2018	2019	2020
New homes registered	1,166	2,482	1,571	670	554

Source: BC Housing's Research and Corporate Planning Dept., April 2020. (Note: Data includes both the District and City of North Vancouver)

6(3)(b) New Homes Registered by Structure Type

	2016	2017	2018	2019	2020
Total	1,166	2,482	1,571	670	554
Single-detached house	254	218	142	87	129
Multi-family unit	772	1,283	1,365	519	301
Purpose-built rental	140	981	64	643	124

Source: BC Housing's Research and Corporate Planning Dept., April 2020. (Note: Data includes both the District and City of North Vancouver)

6(3)(c) New Purpose-Built Rental Homes Registered

	2016	2017	2018	2019	2020
New purpose-built rental homes registered	140	981	64	643	124

Source: BC Housing's Research and Corporate Planning Dept., April 2020. (Note: Data includes both the District and City of North Vancouver)

7(a)(i),(ii) Unaffordable Housing by Tenure for Private Households

	2006			2011			2016		
	#	% of total	% of tenure	#	% of total	% of tenure	#	% of total	% of tenure
Total households	28,320	100%	100%	28,910	100%	100%	29,500	100%	100%
Owner	23,360	82%	100%	23,665	82%	100%	23,500	80%	100%
Renter	4,960	18%	100%	5,245	18%	100%	5,995	20%	100%
Total households in unaffordable housing	6,680	24%	24%	7,075	24%	24%	6,710	23%	23%
Owner	4,940	17%	21%	5,155	18%	22%	4,445	15%	19%
Renter	1,745	6%	35%	1,925	7%	37%	2,260	8%	38%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

7(a)(iii),(iv) Inadequate Housing by Tenure for Private Households

	2006			2011			2016		
	#	% of total	% of tenure	#	% of total	% of tenure	#	% of total	% of tenure
Total households	28,320	100%	100%	28,910	100%	100%	29,500	100%	100%
Owner	23,360	82%	100%	23,665	82%	100%	23,500	80%	100%
Renter	4,960	18%	100%	5,245	18%	100%	5,995	20%	100%
Total households in inadequate housing	1,705	6%	6%	1,785	6%	6%	1,760	6%	6%
Owner	1,285	5%	6%	1,355	5%	6%	1,305	4%	6%
Renter	420	1%	8%	430	1%	8%	455	2%	8%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

7(a)(v),(vi) Unsuitable Housing by Tenure for Private Households

	2006			2011			2016		
	#	% of total	% of tenure	#	% of total	% of tenure	#	% of total	% of tenure
Total households	28,320	100%	100%	28,910	100%	100%	29,500	100%	100%
Owner	23,360	82%	100%	23,665	82%	100%	23,500	80%	100%
Renter	4,960	18%	100%	5,245	18%	100%	5,995	20%	100%
Total households in unsuitable housing	1,330	5%	5%	1,280	4%	4%	1,035	4%	4%
Owner	665	2%	3%	720	2%	3%	385	1%	2%
Renter	665	2%	13%	555	2%	11%	650	2%	11%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

7(b),(c) Unemployment and Participation Rates for Population in Total Households

	2016
Unemployment rate	5.1%
Participation rate	66.9%

Source: Statistics Canada Census Program, Census Profiles 2006, 2016, NHS Profile 2011

7(d),(e),(f),(g) Commute to Work for Population in Total Households

	2016	
	#	%
Total	33,445	100%
Commute within Census Subdivision (CSD)	7,800	23%
Commute to different CSD within Census Division (CD)	25,275	76%
Commute to different CD within British Columbia	245	1%
Commute to different province	125	0%

Source: Statistics Canada Census Program, Census Profiles 2006, 2016, NHS Profile 2011

8(1)(a)(i),(ii) Core Housing Need by Tenure for Private Households

	2006			2011			2016		
	#	% of total	% of tenure	#	% of total	% of tenure	#	% of total	% of tenure
Total	28,325	100%	100%	28,910	100%	100%	29,500	100%	100%
Owner	23,365	82%	100%	23,665	82%	100%	23,505	80%	100%
Renter	4,955	17%	100%	5,250	18%	100%	5,995	20%	100%
Total in core housing need	2,700	10%	10%	3,320	11%	11%	3,105	11%	11%
Owner	1,460	5%	6%	1,835	6%	8%	1,500	5%	6%
Renter	1,245	4%	25%	1,490	5%	28%	1,610	5%	27%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

8(1)(a)(iii),(iv) Extreme Core Housing Need by Tenure for Private Households

	2006			2011			2016		
	#	% of total	% of tenure	#	% of total	% of tenure	#	% of total	% of tenure
Total	28,325	100%	100%	28,910	100%	100%	29,500	100%	100%
Owner	23,365	82%	100%	23,665	82%	100%	23,505	80%	100%
Renter	4,955	17%	100%	5,250	18%	100%	5,995	20%	100%
Total in extreme core housing need	1,280	5%	5%	1,520	5%	5%	1,495	5%	5%
Owner	725	3%	3%	840	3%	4%	765	3%	3%
Renter	560	2%	11%	680	2%	13%	730	2%	12%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

DISTRICT OF NORTH VANCOUVER

APPENDIX B
District of North Vancouver

Housing Needs Report

What We Heard Report

November 2021

Document: 5063276

CONTENTS

1 OVERVIEW

This What We Heard Summary is a record of the engagement completed as part of the District of North Vancouver's Housing Needs Report. This process set out to document community, stakeholder and interested parties' feedback on current and emerging housing needs in the community. The information in this What We Heard Report is intended to inform the overall findings of the Housing Needs Report, providing additional context to statistics, identifying issues and challenges not visible through data or that have emerged more recently than many of the figures (e.g. COVID-19). Specifically, the findings of this report are summarized in Section 4 of the District's Housing Needs Report, and used to inform the Key Statements of Need (Section 6).

Due to the COVID-19 pandemic, social distancing measures prevented large group gatherings. The engagement process was conducted virtually.

The table below the types of engagement completed, who participated, and when.

What Type of Engagement?	Who Participated?	When?
Focus Groups	Four (4) focus groups with 45 participants representing 28 organizations, including: • Social service providers • Homelessness service providers • Rental housing providers • Developers and real estate community • Large institutions • Business community and employers	June-July 2021
Interviews	Ten (10) representatives from: • Tsleil-Waututh Nation • Squamish Nation • District of West Vancouver • City of North Vancouver • District of North Vancouver Rental, Social, and Affordable Housing Task Force • North Shore Advisory Committee on Disability Issues	July 2021
Interviews with people with lived experience of housing vulnerability who are typically underrepresented in traditional engagement	Five (5) people, representing the following characteristics: • Individuals with experience of homelessness • Individuals with disabilities • Individuals escaping violence • Single parents • Youth aging out of care • Long-term immigrants • Low-income seniors	August-September 2021

2 FOCUS GROUPS

2.1 INTRODUCTION

Focus groups were held with stakeholders between June 10 and July 12, 2021. All focus groups were conducted virtually through Zoom due to COVID-19 social distancing measures. Stakeholders were invited from the following groups: social service providers, homeless-serving sector, employers and businesses with an interest in workforce housing such as those involved in tourism or education, rental housing providers, and development and real estate community. A total of 45 stakeholders participated in focus groups.

The purpose of the focus groups was to provide insight into the housing needs of individuals in the community and the challenges facing stakeholders in delivering housing solutions or housing-related services. Some organizations were present at more than one focus group (e.g. organizations may have sent the same or different representatives to focus groups for both social service and homeless-serving organizations due to the overlap in services).

2.2 SOCIAL SERVICE PROVIDERS

2.2.1 OVERVIEW

A focus group with social service providers was held on June 10, 2021. This focus group was part of a series of joint engagement sessions completed for both the District of North Vancouver and City of North Vancouver's Housing Needs Reports. A total of 12 social and core service providers working in both municipalities were involved. The following organizations participated: Family Services of the North Shore, North Shore Alliance Church, Vancouver Coastal Health, Hollyburn Family Services Society, Harvest Project, North Shore Rent Bank, and District of North Vancouver Fire and Rescue Services.

The following sections provide a summary of stakeholder discussions.

2.2.2 HOUSING NEEDS AND SERVICE GAPS

Stakeholders were asked questions about housing needs and service gaps they are seeing in North Vancouver. Comments and discussions from the questions relevant to the District of North Vancouver, or the North Shore more broadly, are summarized below:

Geographic Differences

1. **When it comes to social services, how are DNV and CNV similar or different?**

- Service provision in the District of North Vancouver is more spread out than in the City of North Vancouver due to geographic differences. This results in accessibility challenges due to the location of service providers (e.g. clients have to navigate longer distances to access these services).
- Compared to the City of North Vancouver, slightly fewer District residents access social services. Family Services of the North Shore, the North Shore Rent Bank, and the Harvest Project, all noted that approximately 45% of the people accessing their social services are District residents

compared to about 45%-55% of people who are residents of the City of North Vancouver and 0-10% who are residents of the West Vancouver. In the District of North Vancouver, most of the individuals accessing these services are living in basement suites or ground-level suites.
- The District of North Vancouver has all youth shelters and beds on the North Shore.
- Redevelopment and gentrification are occurring in both municipalities which is increasing the need and demand for social service provision.

Population Needs or Gaps

2. Who is struggling and why? When it comes to people experiencing housing vulnerability on the North Shore, who is experiencing the greatest challenges and how has this changed over time? What are some of the key reasons individuals and families may be insecurely housed? Are there differences between DNV and CNV? How have you seen the COVID-19 pandemic impact vulnerable populations in CNV/DNV? Are there particular neighbourhoods where the need is greater than others?

- **The youth** (19-30-year-old) population is vulnerable to physical and social isolation and continues to be pushed out of their community across the North Shore due to challenges with affording rent and paying bills due to job loss (COVID-19).
- **Renters** face vulnerability when it comes to housing due to a lack of available inventory.
- There is also a huge gap between the number of people who are on income assistance and the number housing units available.
- **Seniors** are highly vulnerable – fixed pensions are not increasing at the same rate that cost of living is increasing.
- COVID has impacted the cost of living for all demographic groups.
- **Indigenous persons** are in a greater housing crisis per capita than the rest of the population and make up a disproportionate amount of those individuals experiencing homelessness when compared to the population as a whole.
- **Persons with moderate to severe mental health challenges** struggle with finding appropriate housing with supports on the North Shore.
- **Refugee claimants** and **new immigrants** move to the North Shore as their families live in the region – end up having to leave as they find they cannot afford cost of living on the North Shore.
- **Racialized persons** (Black, Indigenous, and other People of Colour (BIPOC)) face increased challenges around seeking housing due to increased instances of racism.
- **Women-led households** can be vulnerable if they are coming out of difficult home situations or are in a position where they need to put themselves into destructive relationships to remain housed.
- Stakeholders expressed that they have seen an increase in the percentage of people in precarious living situations (i.e. on the cusp of homelessness) over the last 5 years. Individuals who have spent their whole lives on the North Shore have been pushed out due to: costs of living, housing costs, pay rates not increasing proportionally with costs of living and housing costs, and rental rates increasing significantly when moving from their existing home.
- Stakeholders reported seeing an increase in people living out of vehicles so they can continue to live on the North Shore.
- Shelter into safer homes (i.e. transitioning into a safer housing situation) is a challenge across all age groups for those classified as difficult to house population (e.g. drug, alcohol, mental health challenges)

  - Supportive housing on the North Shore requires people to be abstinent or sober – which is a challenge for many. This puts individuals at very high health risk on the North Shore.
  - Individuals end up leaving the North Shore and go to the Downtown Eastside due to inability to find appropriate housing on the North Shore that will support them.
- Individuals applying for the Rent Bank are often seeking grants and interest-free loans to cover rental costs – they are spending approximately 60-80% of income on rent.
- Individuals on Persons with Disability assistance (PWD) and Income Assistance (IA) will supplement their income in service industry roles, but they have not been able to find part-time / casual work to supplement their income and pay rent due to COVID-19.
- Increase in evictions due to COVID-19 restrictions lifting.

Strengths

3. What housing and support services are currently available in DNV and CNV? What strengths exist for responding to the needs of vulnerable populations?

- There is lots of housing stock in the District of North Vancouver that could be available for community housing programs (e.g. older purpose-built rental, new multi-family being built that can contribute to affordable housing goals).
- Funding support programs include Reaching Home, BC Housing Homeless Prevention, and Homeless Outreach.
- Social service providers are extremely collaborative across the DNV and CNV and work well within the community. Clients are shared and supported across multiple providers. (E.g. North Shore Homelessness Task Force collaborative effort is a strength across all municipalities.)
- Partnering with North Shore Health Connections and the Canadian Mental Health Association (CMHA) on Circle of Care Model to acquire rental properties to house individuals who were previously underhoused (in the CNV) are now appropriately housed in the DNV with spiritual, mental, physical health supports. Similar suite of services provided by Rent Bank.
- It is important not to exclusively provide housing – need to have wrap-around services for the clients and case management supports.
- Youth Safe House and Success programs offer a lot of wrap-around services (even for seniors) to get them into permanent housing and house them successfully. This includes working with CMHA, Lookout Society, Family Services of the North Shore.
- CNV and DNV are becoming more proactive and working with the non-profit housing agencies to come up with a plan for affordable housing (e.g. partnering with Lookout Housing + Health Society). This includes looking at need, accessing funding, and developing sites.

Gaps in Services

4. What gaps do you see when it comes to housing and support services for people experiencing housing insecurity in the CNV and DNV? How have housing and related service needs and gaps in the DNV & CNV changed over the past 5-10 years? What housing solutions are needed NOW and what are LONGER TERM?

- The District on North Vancouver is the only municipality on the North Shore that has youth shelters, meaning that the shelter may be full when youth are seeking to access it, and they may need to travel long distances to access shelter in an emergency.
- The increasing cost of rental is increasingly impacting moderate-income households, where previously it was a challenge for primarily low-income households. As the cost of construction

and development increases, the cost of renting goes up, and raises the overall cost of living on the North Shore.
- Limited supply causes increase in rent cost. If there was an increase in rent supply, then rent costs could come down.

Challenges in Service Delivery (Municipal)

5. What obstacles or systemic challenges are you facing or seeing for delivering housing and housing-related services to vulnerable populations?

- There needs to be a changing of the mentality in the North Shore culture – education in how privilege actually oppresses other demographics of people. NIMBYism is a deep mindset, and it is challenging for Mayor and Council to address this.
- The development of non-profit housing takes a long time; challenges range from funding provision to changes in Council membership after elections to development processes.
    - E.g. Received property in 2016 and still cannot break ground until the end of 2021 or 2022. Taking 5 to 7 years to even begin to provide housing is not reasonable. There should be more streamlined methods for ensuring project funding gaps are identified early on, Mayor and Council changeover impacts are minimized, and development processes are expedited.
- North Shore development is very challenging and expensive – approval process is lengthy. The easier it is for people to build lower cost large developments that allow for rentals at affordable rates, the easier it will be for all service providers to do what they need to do in communities.

Opportunities (Municipal)

6. What opportunities are there to address housing gaps in the DNV/CNV?

- It is tougher and more challenging to change the mentality around the housing crisis in the District of North Vancouver.
- Local governments on the North Shore have the opportunity to help educate and inform about challenges with understanding housing crisis. District of North Vancouver can help support changing mentality.
- There are opportunities to provide different types of housing (e.g. secondary suites, accessory dwelling units (ADUs), coach houses). This increased housing stock will help address the limited stock in the region.
- Cost of homelessness is $40-50k each year – higher than cost of maintaining safe housing for individuals. Municipalities can provide more funding to keep someone housed.
- Opportunities to strengthen Tenant Relocation Policy (e.g. Burnaby).
- Provincial-level: Vacancy controls tied to the units and not tenancy – could help with eviction rates and dis-incentivize landlords from evicting individuals to increase rental costs (e.g. PEI).
- Opportunity to work more with developers to provide more affordable (40-50%) below-market value units (currently about 10-20% below-market value). Municipalities can make stricter requirements and policies around this.

Closing

7. What is one thing you want municipalities to know about social service provision in CNV and DNV?

- Housing security is a requisite for leading a healthy life.
- Homelessness and housing insecurity encapsulates all of the issues that touch our equity-seeking most vulnerable community members. Social service agencies collaborate really well with providing the support and need more support from municipalities to achieve affordable and accessible housing goals.
- Gender-based violence, seniors' isolation, disabilities, drug addiction, mental health, poverty and childhood and adverse childhood experiences, colonialism, racism – it's all linked (intersecting ways people are discriminated against).
- Municipalities need a large supply increase to bring down market rates and increase vacancy.
- Level of crises and extremely difficult situations that low and fixed-income renters in the City of North Vancouver and District of North Vancouver are facing would be significantly reduced if there was enough affordable, secure housing on the North Shore.

2.3 HOMELESS-SERVING SECTOR

2.3.1 OVERVIEW

A focus group with service providers serving those experiencing homelessness was held on June 14, 2021. This focus group was part of a series of joint engagement sessions completed for both the District of North Vancouver and City of North Vancouver's Housing Needs Reports. A total of 9 stakeholders working in both municipalities were involved. The following organizations participated: St. Andrew's United Church, North Shore Homelessness Task Force, North Shore Alliance Church, Hollyburn Family Services Society, Harvest Project, Canadian Mental Health Association, Vancouver Coastal Health – Health Connection Clinic, and WorkBC North Vancouver. In some cases there was overlap in agencies and individuals attending both social service and homeless-serving focus group sessions. In some cases this was the same individual and they were asked to provide additional perspectives; in other cases this was two different individuals representing different programs within the same organization.

The following sections provide a summary of stakeholder discussions.

2.3.2 HOUSING NEEDS AND SERVICE GAPS

Stakeholders were asked questions about housing needs and service gaps they are seeing in North Vancouver. Comments and discussions from the questions relevant to the District of North Vancouver, or the North Shore more broadly, are summarized below:

Geographic Differences

1. **When it comes to homelessness, how are the DNV and CNV similar or different? Is the homeless population significantly more focused in CNV or in DNV?**

- The data presented does not tell the full story of homelessness on the North Shore. A missing piece in the dataset is hidden homelessness which includes individuals who are precariously housed or living outside but do not access services. These individuals are not counted in the datasets because these numbers are difficult to capture.

- The District of North Vancouver has more areas for people who are homeless to "hide" outside. Also, most of the hidden homeless population in the District of North Vancouver lives in cars, whereas in the City of North Vancouver, many live in motels.
- Most of the folks who have been displaced from the North Shore had been living in the City of North Vancouver. These individuals ended up in the Downtown Eastside and are experiencing economic barriers returning to North Shore. A greater proportion of individuals coming from the City of North Vancouver could be due to more renovictions in the City of North Vancouver.
- The District of North Vancouver may have an older population experiencing homelessness whereas the City of North Vancouver may have a younger population due to more youth experiencing homelessness.
- Rooming houses are a problem in both jurisdictions but are in worse condition in the City of North Vancouver.

Population Needs or Gaps

2. **Who is struggling and why? When it comes to homelessness on the North Shore, who is experiencing the greatest challenges and how has this changed over time? What are some of the key reasons individuals and families are struggling to find appropriate housing and supports? Are there differences between DNV and CNV? How have you seen the Covid-19 pandemic impact homelessness and responses to homelessness in CNV/DNV? Are there particular neighbourhoods where the need is greater than others?**

- Precariously housed individuals are often overlooked.
- Aging homeless population or aging folks living in shelters who require supports around palliative care or other intensive supports for complex medical needs.
- Seniors on a fixed pension.
- Young people.
- Lower-income individuals are at a huge risk of becoming homeless. There is a huge gap between people who are on income assistance and the number of housing units available that are affordable to those on income assistance.
- Immigrants and newcomers
    - More likely to have to rent more expensive places due to discrimination from landlords
    - Anecdotal evidence that there are more people who immigrated who are now on income assistance and experience more challenges around poverty and housing
- Other overrepresented demographic groups experiencing barriers to accessing housing in both jurisdictions due to structural oppression: Indigenous peoples, racialized folks, LGBTQIA, folks with disabilities, women fleeing violence.
- Social service providers see more need for their services in the City of North Vancouver than in the District of North Vancouver, especially among women fleeing violence, seniors, and young adults. (Approximately 35% of clients come from the District of North Vancouver compared to 50% from the City of North Vancouver and 15% from West Vancouver).
- There is a significant gap between who is considered "young" and who is considered "old" among the population experiencing homelessness and this creates an issue because services are not geared to address this. Folks may be much older from a health perspective than they physically are but are not yet eligible for supports for seniors.
- Other barriers to accessing housing include lack of references and displacement as a result of renovictions. Anyone relying on building replacement is at great risk of homelessness.

    - This is an issue in both jurisdictions but the City of North Vancouver may have more housing turnover and more available units, however the stock is older.

Strengths

3. **What housing and support services are currently available in DNV and CNV? What strengths exist for responding to the needs of those who are homeless or at risk of homelessness?**

- There is good collaboration amongst service and shelter providers on the North Shore.
- The District of North Vancouver is very aware of those sleeping rough (sleeping without shelter) and the locations where that is happening. Participants noted that they felt the District of North Vancouver also has municipally-owned property available that could be used for housing.
- There is good communication between the two municipalities which helps organizations to streamline efforts however, staff turnover can be challenging.

Gaps in Services

4. **What gaps do you see when it comes to housing and support services for people experiencing or at risk of homelessness in DNV and CNV? What housing solutions are needed NOW and what are LONGER TERM? What is the need for additional shelter beds in either community? Are any geographies under-served by shelter beds?**

- There is only one adult shelter on the North Shore. While this can be considered an advantage from an operational perspective because it is easier to direct attention to one location, it is a challenge due to lack of choice for people who rely on shelters.
    - If someone has a bad relationship with anyone at the shelter, they will have nowhere else to go. Having more diverse emergency shelter options would be helpful.
    - Co-ed shelters can come with challenges for those who are more at risk of becoming victimized. A second shelter, especially one catering to women, would be helpful.
    - Underserved by this shelter are folks entrenched in substance abuse and addiction.
- There is a need for more palliative services on the North Shore. There is a hospice but it is not well suited for people with specific disorders.
- Burnaby's tenant relocation policy and 1:1 replacement policy for securing affordable rental units in new developments should be considered by the District.
- Consider barriers in accessing social services, and allow people to have more agency around how and when they access support services. Some people choose to camp and should have the option of going to access services themselves and when they want to, instead of outreach workers going out to find them without folks wanting that. The City of North Vancouver and District of North Vancouver could initiate more funding for this kind of support structure, shelters could do more to support this.
- More supportive housing and harm reduction housing models are needed in the City of North Vancouver and District of North Vancouver. This consists of housing that is staffed with resident support workers, where food is provided, and there are opportunities to access care if needed.
- An overdose prevention site would be great to see somewhere on the North Shore.

Challenges in Service Delivery (Municipal)

5. **What challenges do local organizations experience when it comes to providing needed housing and support services in DNV and CNV? What are the similarities and differences between the communities and how does this affect the ability of service providers to respond? Are there any challenges related to municipal policy?**

- There is a lot of work to be done around stigma and NIMBYism on the North Shore. It is a challenge to secure harm reduction housing, as it is trickier to put supportive housing near single family homes. People are worried about the heights of buildings blocking views, property values decreasing, etc.
- Organizations are facing their own displacement issues due to redevelopment.
- Better communication and coordination for housing and service provision is needed to ensure there is no service overlap; improve coordination around point of entry; have a better sense of shelter bed availability.
- Having a consistent team within RCMP mental health unit would be helpful. Also, mental health crisis response options other than the RCMP are needed because clients want alternatives.

Opportunities (Municipal)

6. **What opportunities are there to address gaps in the DNV/CNV when it comes to homelessness? What solutions would you like to see implemented? How can municipalities better align with the needs of service and housing providers?**

- Provide centralized access to a range of services. There should be a first point of contact for coordinated services and referrals for which services to access.
- Pre-zoning sites for specific housing and service models could be helpful across the North Shore.

2.4 WORKFORCE HOUSING

2.4.1 OVERVIEW

A focus group with the business community, employers, and institutions was held on June 22, 2021. This focus group was part of a series of joint engagement sessions completed for both the District of North Vancouver and City of North Vancouver's Housing Needs Reports. A total of 13 stakeholders working in both municipalities were involved. The following organizations participated: Vancouver's North Shore Tourism Association, North Vancouver Chamber, ICBC, WorkBC North Vancouver, Capilano University, North Vancouver School District, Deep Cove Kayak & Deep Cove Outdoors, and Seaspan ULC. WorkBC was in attendance at both the homeless-serving workshop and the workforce housing workshop because their services range across supporting individuals experiencing or at-risk of homelessness, and those already in the workforce seeking unemployment, retraining, or other supports.

The following sections provide a summary of stakeholder discussions.

2.4.2 HOUSING NEEDS AND SERVICE GAPS

Stakeholders were asked questions about housing needs and service gaps they are seeing in North Vancouver. Comments and discussions from the questions relevant to the District of North Vancouver, or the North Shore more broadly, are summarized below:

Geographic Differences

1. **When it comes to workforce housing, how are the DNV and CNV similar or different?**

- North Shore employers experience challenges with recruiting and retaining staff due to the high cost of housing and challenges with transportation.
- When recruiting, employers notice more applications coming from people living off the North Shore.
- Some employers noted that where their staff live depends on their career level. Entry level workers are more concentrated in the City of North Vancouver because there are more rental options whereas senior staff are in single-family homes in the District of North Vancouver. A lot of people in entry-level positions are also not living on the North Shore.
- Trends that employers have noticed include young families moving away and taking businesses elsewhere and staff who leave their job without an address change.
- In the hospitality industry, multiple housekeeping staff will share a small, 1-bedroom apartment with multiple people just to be able to live on the North Shore.
- The City of North Vancouver has more dense housing (i.e. apartments) compared to the District of North Vancouver which has predominantly single family housing. There is more housing turnover in the City of North Vancouver.
- While it is much easier to access transit in the City of North Vancouver, transportation is still a massive issue on the North Shore that presents challenges for commuters who work on the North Shore but live elsewhere.

Population Needs or Gaps

2. **Who is struggling and why? Reflecting on your experiences with attracting or keeping employees, what do you observe? Who is struggling to find housing the most? What types of housing are they seeking? (How) do you factor the high cost of housing into your salaries? How does commuting factor into employees' housing choices?**

- Workers in the hospitality industry/accommodation sector who do shift work often need to commute at odd hours which impacts their safety. It is also challenging for the sector to find staff now as many people who lost their jobs during COVID left the North Shore.
- There is a high demand for entry-level work. Employers are having difficulty filling those roles back to typical staffing numbers. Incomes are not sufficient at these levels to pay for housing, and individuals may be looking for more advanced careers. Also, people with qualifications are struggling to get employment that suits their previous job history. It has been difficult filling in roles at companies to pre-COVID numbers.
- Employers are struggling to retain staff on the North Shore because they cannot offer many incentives. Employers recognize the salaries they offer do not always respond to the actual cost of housing on the North Shore. Compensation and lack of affordability are contributing factors to losing a lot of great candidates.

- Commuting has a big impact on people and the bridges are real pressure points. Most employees still rely on cars to commute to work since they live off the North Shore. Transit uptake has been slow. The flexibility of remote work during COVID has changed this and it will be interesting to see how the continuation of remote work will impact where we are living.
    - The remote work arrangement is very helpful, but stakeholders were also concerned that it could cause "the great resignation", where people have a broader set of job options since they are no longer limited to jobs that are within commuting distance of where they live, which may lead to the loss of employees who no longer want to commute to the North Shore.
- Stakeholders reported that younger families are struggling the most to find housing and that many of them would like housing that is affordable with 2-3 bedrooms or more. They want space for their lifestyle, but many of the new smaller, apartment housing options do not have that space.
- The City of North Vancouver has a stronger link between employment areas and housing but there needs to be greater thought about where people are living and where they work.
- The challenge with not filling in a lot of roles in time is that businesses will turn to contractors or consultants (limited term employees). If talent is brought in on a contingent basis, wealthier people will come to the North Shore for temporary positions. Those employees will rent out shorter-term rentals or bump up the cost of renting overall. It is a challenge to ensure long-term affordability to workers.

Strengths

3. When it comes to housing, what makes the CNV/DNV an attractive place to your current and future employees?

- The North Shore offers a desirable urban environment with easy access to outdoor recreation. It is an attractive place for young folks and families due to the availability of good schools.
- The North Shore offers a quieter life than Vancouver but is in close proximity to downtown and the Sea-to-Sky Corridor.
- The pandemic showcased how important it is to have a walkable city and access to parks and outdoor recreational opportunities.
- Recruitment to North Vancouver is pretty easy – the challenge is the high cost of living which makes it difficult to stay. Many staff who moved away did not want to. It is important to emphasize creating solutions.
- There is an opportunity for the District of North Vancouver to advocate for allowing live-aboards (people whose primary residence is a boat) to moor off-shore below the Second Narrows bridge (currently this is Port jurisdiction).

Gaps in Services

4. What gaps are your employees experiencing when it comes to services and amenities in the CNV/DNV? (i.e. transit, parks, recreational opportunities, etc.)

- The District of North Vancouver is following a similar concept to the City of North Vancouver with a dense urban district/town centre approach that is walkable. However, there is a lack of this concept east of Seymour which is still very much a driving zone, biking is not easy out there.
    - East of the Seymour, there is a lot of pushback on more density, even for a small town centre.

- There is an opportunity to improve bike transit to increase safety. There are bike lanes on Dollarton but they feel a bit dangerous and could be improved.
- There is lack of affordable childcare which is another major cost that families have to deal with.
- The North Shore does not have a problem with attracting people. The problem with the high cost of living stems from the fact that people want to live here and there is a line up.
- Both the City of North Vancouver and District of North Vancouver should continue to encourage walkability and the localized nature of amenities with close proximity to housing. This is already happening in City but less in the District.
- People, young families in particular, are looking for spaces to grow with them. They need space for their families to grow but also space to put their stuff (skis, kayaks, paddleboards, etc.). If the City and District want to attract and retain people, housing with an amenity component (storage) needs to be available. This is an important aspect in creating middle-income housing for employees in the $45k-$100k range.

Challenges in Service Delivery (Municipal)

5. What role do local municipalities play in supporting the creation of adequate, suitable and affordable housing for your future employees?

- The co-op housing that exists in the District is popular and well used and we should have more of it. Co-op housing is a really good alternative.
- It was felt that a big issue is that the District's Council is too quick to listen to people not in favour of housing (or at least previous Councils were).
- Any developments that are supported need to move forward with a degree of certainty. We need to create a stable, supportive, and predictable environment to build in. This seems to be better supported in the City of North Vancouver.
- Municipalities need to follow through on things like tenant relocation because of 'renoviction'. Stronger policy is needed to ensure this process is improved.
- Creating a story for the public to understand the need for housing and who it is for, would help to communicate the message and urgency for action. The reality is that we are talking about the staff who are supporting our aging parents, offering services, providing health care, teaching, etc. That narrative of who is affected gets lost and is usurped with the narrative of 'I get it, but I don't want it near me'. If we can shift the narrative and make the storytelling about who is affected, more prominent, this could lead to greater awareness of what is important and hopefully there will be less pushback and NIMBYism. This message does not resonate when it comes from public sector staff, it has to come from a political level. Mayors and Councils have the prominence to get those messages out there.
- Maybe we need to create municipal emergency housing.
- Workforce housing should not be at the expense of both industrial and commercial land uses. Housing should be on housing land, or on multi-purpose land that does not take away those other land bases. The industrial land use strategy needs to be considered as we develop workforce housing.

Opportunities (Municipal)

6. What opportunities are there to address gaps in workforce housing in the DNV/CNV?

- Some models (co-housing, stacked housing) are worth looking at more creatively.

- The District does allow coach housing, but the program appears to be limited. A little more housing that is affordable could be built this way.
- The biggest issue in the District is that there is no public appetite for development and housing. Unless this changes we will not make progress. Groups that have advocated for housing have had their funding removed. There is so much NIMBYism.
- Land that is close to public transit/amenities should be dense/more appropriately developed to better serve the North Shore. A more forceful development process is needed to support that here.
- Local governments have control over policy on OCP, land use. They need to remove barriers and hurdles that entities have to go through to get to a place of being able to build. When it takes months to years to get something through Councils, it limits the opportunities for innovative or flexible projects, posing a barrier to any new innovation in development.
- Need to get political representatives involved in re-telling the story.
- Look at ways of densifying those single-family neighbourhoods with the expansion of coach housing and secondary suites by simplifying the process that is currently in place.
- Improve the public hearing process to include those who will benefit from the new housing.
- Policy development can take time. We need some real-time opportunities for ongoing discussion to get feedback from residents and businesses. Regular, decentralized points of contact on an ongoing basis will be more effective than one point in time engagement like this study. There needs to be greater transparency in communication from the City and District with businesses and stakeholders about what they can do right now and how to tackle that.

Closing

7. What is one thing you want local governments and senior staff to know about workforce housing?

- It is really important for all levels of our workforce. People who are going to care for our seniors, who will care for our children, etc. are affected.
- It is important to make it a priority now. The market is getting worse at a fast pace and accelerating quickly.
- We are already behind. There has not been enough forward thinking about this. Urgency and expediency need to be put on this as well as on commuting factor by looking at how people get around (still in single cars, where is the infrastructure for that?). How to support people working on the North Shore but living somewhere cheaper?
- Without workforce housing, our businesses will leave. Businesses are leaving if they can, and they are leaving right now. They are/will be making decisions about if they renew their leases.
- Businesses say housing is a lost cause because transit is an even more important issue.
- Developers are frustrated because there are many barriers with both in the City and District. Developers want a reasonable economic model and predictability.
- With all housing developments, a consideration of affordable housing, or percentage of new development dedicated towards affordable housing, is put in as a part of the approval process.
- The complexities of affordability and availability – focus on development to streamline an increase in capacity.
- Our communities are best when it is an inclusive, diverse community – will not have that if don’t have places to live.

2.5 RENTAL HOUSING PROVIDERS AND DEVELOPMENT AND REAL ESTATE COMMUNITY

2.5.1 OVERVIEW

A focus group with rental housing providers and the development and real estate community was held on July 12, 2021. A total of 11 stakeholders working in the District of North Vancouver were involved. The following organizations participated: Adera Development Corp., Redic Developments, Sanford Housing Society / Sanford Affordable Housing Society, Headwater Projects, Kiwanis North Shore Housing Society, Pooni Group, Crombie REIT, Lookout Housing and Health Society, Wesgroup Properties and MOSAIC.

The following sections provide a summary of stakeholder discussions.

2.5.2 HOUSING NEEDS AND SERVICE GAPS

Stakeholders were asked questions about housing needs and service gaps they are seeing in North Vancouver. Comments and discussions from the questions relevant to the District of North Vancouver, or the North Shore more broadly, are summarized below:

Strengths

1. **What are North Vancouver's strengths when it comes to housing and housing-related services?**

- The OCP and the number of current, approved neighbourhood plans in the District of North Vancouver are an asset because they give developers some indication of what they can do.
- For non-market development – there needs to be a commitment and desire from District staff and Council to get that type of development done (more so than for private development). There has been good support from District staff on this.
- There is a high level of civic support, engagement, and collaboration between District staff and non-profit developers and service providers.
- District has potential and is open to development (e.g. Lynn Valley) with an increase in the number of new units and services that come with it. Development needs infrastructure and other amenities and services including good transit infrastructure within walking distance. This helps to attract people and is a good thing to build upon – we need more of these initiatives. The District is acknowledging this and has started to build related infrastructure.
- The District is an attractive and desirable place to live, there is a high quality of life on the North Shore. It is a very family-friendly community if you can afford it.

Housing Needs or Gaps

2. **What housing needs or gaps are you seeing in North Vancouver? How have these changed over the past 5-10 years? Are there particular neighbourhoods where the need is greater than others? Which demographics face the greatest challenges or are underserved?**

- With low growth in the number of housing units in the District, it is difficult to provide an adequate supply of housing. People want to be here, but it is difficult to build enough housing to meet that demand.
- Single family housing takes up a lot of land. The District needs to unlock options for more diverse housing forms to add to the supply.
- There is a need for more workforce housing. People who work in the District would like to live close to where they work. There is a lot of traffic going into the District in the morning.
- Throughout the development process, developers receive inquiries from all types of people about how they can get on the waitlist for the building being developed – from people on income/social assistance to families in the workforce ($110k family income). The inquiries are perhaps a bit skewed to the lower end of the income range, but they hear from everyone.
- Currently building a 106-unit seniors housing building (community funded housing project). However, it does not provide affordable housing for moderate income level households. What is often missing in the District is affordable housing for middle income (families specifically) – households that are too rich to qualify for housing registry programs, but too poor to rent on the market. These are the people who are often forgotten.
- Regarding refinements to applications: Having a difficult time with our project (84 units below market rent) in terms of finding an operator for those units. This adds another layer of cost. There could be refinements in the application process for private developments.
- Lack of availability, lack of affordability, lack of accessibility, increased number of homelessness, NIMBYism.
- There's a housing crisis across the region. It's acute on the North Shore because of physical constraints (mountains, ocean). The slow growth mentality of the District makes it challenging for everybody. People at one end of the income spectrum are more affected by the lack of housing, but the supply issue is common for all (e.g. people were lining up to spend $1.5-1.6 million on a townhouse).
- Across the Lower Mainland, the biggest challenge is the pendulum swing from housing scarcity for vulnerable individuals (people with addiction issues, mental health illness) to housing affordability now affecting EVERYONE, including working households. Affordability is a driving factor and supports for that don't come up as much in the dialogue unless it's for a specialized group.
- It's not just whether people are housed, but are they adequately housed? The slow growth mentality results in people not living safely or comfortably. Someone may choose to live in a non-ideal situation to live in the community they work in. People should not have to choose to live in something not safe to be close to work.

COVID-19 Impact on Housing

3. How has the COVID-19 pandemic impacted housing needs, trends, or market outlooks?

- From a landlord perspective: there has been an increase in vacancies due to people not moving (right now people are moving as restrictions lift). In the tenancy world, there are rent freezes and the inability to do evictions. There has been a bit of a trickle-down effect from the restrictions.
- There is also an increase in people who are interested in having space and being able to isolate within a rental unit. Private bedrooms instead of shared bedrooms are more on the mind.
- Increasing costs: Additional cleaning and operating costs as people are home more, and there is more wear and tear on buildings. Similarly, rent freezes have been a burden. The additional

costs are layering as it is taking longer to build (only few people can be on a site), etc. Operating these buildings right now is quite expensive.

- Basic renovations are taking forever (6 months in some cases). Trying to get appliances for replacement has been challenging because there are supply chain issues that have been ongoing for months.
- On the flip side, we have been building smaller units to keep costs down. This pandemic is showing how difficult it is for 2 adults to live in a small space with shared amenity space (e.g. 500 sq. ft.) and no outdoor space. A lot of tenants do not have an opportunity to be outside. The good thing about the District is there are lots of outdoor opportunities.
- There is a massive supply chain issue in the availability of materials. This will slowly resolve itself, but it is pretty hard to get a lot of things right now.
- There are probably some building design decisions that may be looked at (e.g. regarding amenity spaces and how to be together while apart). It will be interesting to see the legacy of that now that we are in Step 3 of the reopening plan.
- We talk a lot about lumber, but there is a much bigger problem than the lumber supply. Generally, there is massive construction inflation – people are trying to make up what they lost in the last 16 months. It is almost futile to figure out costs unless you're starting construction tomorrow. The current environment is very unpredictable and not conducive to making big decisions in terms of moving ahead with development. What is the new normal going to be? Right now, it is a pretty scary situation given procurement issues and essentially a worst-case scenario.
- The challenge as an operator is to bear the elevated cost and to make it work for periods of 60+ years. You must take on a lot of debt, and there is a lot of financial risk. The only way to recoup investment is through higher rents and that goes directly against the organization's mission and desire to offer rents that are as low as possible. The lack of ongoing operating subsidies from the Province makes this more challenging. The risk sits with the developer and operator for a long time.
- There is a flight to quality. People are really thinking about what they need and where they want to live. A place like the District is an ideal place for people to go to when something like COVID happens due to the abundance of outdoor space (trails, parks, etc.). It is a pristine place that people would rather want to be in than Vancouver.

Obstacles or Challenges in Service Delivery

4. What obstacles or challenges exist for building needed housing or providing the needed housing-related services?

- Discrepancies between Council expectations and District policies:
  - During Council's first 2+ years of term, there has been no growth happening anywhere despite numerous applications that met policies (i.e., for town centers). No applications were moving forward.
  - However, there is starting to be a small change. Some projects are starting to move forward but there has been quite a bit of give that goes along with it. This makes it challenging for the development community to develop a project that makes any sort of sense to move forward.
- Timelines are killing development in the District. It would be interesting to know how long it takes a project to get to the building permit stage and compare it to other municipalities. We are talking about 7-8 years from a project's start to a building occupancy, despite these proposals being compatible with the OCP (not luxury condominiums). When you add to that

preliminary rezoning application feedback, it takes an additional year (this is a litmus test to decide whether it's worth it to pursue development).

- Reputation becomes a challenge. The development community may be reluctant to build in the District because of these challenges and that impacts supply.
- Suggestion for the District to complete a post-mortem on approved re-zonings – will likely find that a lot of applications are not maximizing density and when that occurs, delivering affordability becomes increasingly challenging (land costs contemplate maximum density). You have to do something exceptionally special to get maximum density, but that comes with a pretty big price tag.
- There is lack of cohesiveness between the District departments and developers. The cost of doing business in the District is escalating to the point that it almost becomes pointless. This is not even considering the costs of building and the building is a rental project, not luxury condos.
- We have seen tension between expectations and our affordability (e.g. green or energy efficient buildings). The more you do, the more you have to charge, but we are not allowed to charge more on these projects so we see this tension that increases the costs even on the planning side. Trying to achieve sustainability goals and meet affordability goals is tough for non-profits.
- Parking challenge: We are doing 90 units for families and we have 50-60 parking stalls but we can't allow them to park on the street. There may be some unrealistic expectations - laudable goals, but there is a tension there.
- Counterpoint: Looking at more effective transportation demand management (TDM) measures: Not all projects are subject to the same transportation challenges. On major transit routes, there may be an ability to reduce parking requirements which can correlate with affordability.
- Other considerations: There are more considerations than just proximity to transit. If there is no walking route to school, parents will have to drive their kids to school.
- Livability of the neighbourhood depends on access to community destinations through proximity as well as through appropriate transportation paths.
- Everything said for new developments applies to renovations as well. We chose to renovate a building partially. When we applied for a development permit to improve amenity spaces, the fire department had us upgrade the fire alarm system – we spent $150K for upgrades that we did not know about and did not budget for. It was quite discouraging. Renovations and upgrading are something we need to think about. If we have to upgrade to the current code with existing tenancy agreements in place, we will be challenged because there is no way to finance that. It is very difficult to access federal funding around renovations.
- Regarding Council reviewing things: There seems to be an attitude of 'it's too expensive' [the proposed rents in a building] but it's expensive because you did not approve the last building. It is a vicious cycle. Failure to approve a housing project because it'll be too expensive makes the next one even more expensive. This is a fundamental issue.

Opportunities

5. What opportunities do you see to address housing gaps in North Vancouver?

- Building more supply. This requires strengthening the development approvals process, a Council that says yes, and understands the economics of housing and affordability.
- All the costs that stack up on a project challenge the affordability. To make a project work, you need to be bullish on your rents or the projects do not work.
- From the non-profit sector, communities like Richmond have taken on a responsibility to match-make between non-profits and developers (low-end of market rental (LEMR)/inclusionary

zoning) to buy/receive non-market units. There has been some productivity in that area in helping to forge the partnerships. If you are going to require a below-market component, give developers some models and connections to make that work.

- There are difficulties in requirements to provide certain % of affordable housing units in non-market housing developments. Why not pool the number of these units in order to create a new building (exclusively affordable housing) instead of 10-15 units in existing buildings? This would be easier for the provider/developer than having so many different kinds of units in a single building.
- The District does not currently have a lot of neighbourhoods and developments being created. With this, there is a lot of opportunity to look to the future and be bold in planning and envisioning how we want to live in 10-15 years: how neighbourhoods are shaped, what demographic goals do we have as a society, workforce goals, people not commuting, etc. All of this can be anticipated based on the trends we have seen. We can plan for and build great communities.
- How do we overcome the barriers? You have to acknowledge that you have the barriers before you can address them. How do you address them when you have a Council that chose not to? This is a Council that rejected all new housing. Very important to understand issues at a political level.

Closing

6. What do you see as the three most important takeaways from the discussion today?

- You cannot solve the housing problem without creating more supply across all parts of the housing continuum. You cannot just pick and choose which portion of the spectrum you are interested in, because that just compounds the problem.
- Housing supply and the speed of supply is critical. People who are in the social housing sector know that market housing has a beneficial impact on social housing because it adds more supply.
- People in the development industry (market or non-market) can work with municipalities to solve these issues rather than it being a constant battle with the development community. The District should recognize that working with the development community to help solve the issue is important.
- The reputation issue (of the District) is something to be taken quite seriously as it has wide-ranging ramifications.
- People look at how much land is zoned for housing or how many houses have been approved – but you cannot live in a zoning bylaw or housing start, you are going to live in a house that is actually built. This takes time. Housing approvals alone do not help because these homes are not built yet.
- Council needs to realize how much it takes to even begin to develop housing. Council members have argued that leasing land for below market rental housing for $1 to an organization is such a big gift that it should be easy to build below market housing. The hope is that the society will sign agreements to keep rents below a certain amount but then you get a rental structure that may not be feasible because there are operational costs that are not accounted for.
- Operations are not a focus for people. We have to operate buildings for 60 years, and that long term financial sustainability may not always line up with what's being asked for, even with the nominal land lease of $1. This does not guarantee that units are within 60-70% of the market.

3 INTERVIEWS

3.1 FIRST NATION COMMUNITIES

Interviews were conducted with Tsleil-Waututh Nation and Squamish Nation on July 27 and July 30, 2021, respectively. The purpose of the interviews was to gain insight into the specific housing needs and challenges experienced by the communities of Tsleil-Waututh Nation and Squamish Nation on the North Shore. Representatives of each community were asked to consider solutions that would better support housing for their members. Comments and discussions from the questions are summarized below.

TSLEIL-WAUTUTH NATION

Housing Needs and Priorities

- There is a deficit of all housing forms across the spectrum and no new housing is being built. There is no emergency, rental, or social housing available on reserve.
- It is too expensive for members to live off reserve. What members can afford is far from amenities, in poor condition, or not suitable in size. Members also complain about overcrowding when living in multi-generation housing and experiencing additional barriers if they have pets.
- A key priority for the community is bringing members home which is hard to do right now due to the lack of housing on reserve.
- Other key priorities include providing accessible housing for seniors (i.e. with an elevator); affordable low-rental housing in transit-oriented centers; better access to amenities and essential services (i.e. waste collection); greater support for emergency housing, especially for people who are in a domestic dispute; and affordable rental options for students.
- There is also a strong demand for single family homes, however, Tsleil-Waututh Nation (TWN) recognizes these are unlikely to be built because they are expensive and difficult to maintain. Townhouses are being considered instead but this supply is not yet available.
- The Nation would also like to see mixed-use community-focused centres with commercial below and residential above.

Housing Projects

- TWN has a 50-unit rental apartment building (multiplex) proposed for their community that will help to alleviate some of the housing issues.
- Other housing projects in the community include renovations of existing housing stock. The Nation is prioritizing fixing up current homes to enable people to live in their spaces as well as to improve affordable housing that was built by CMHC but is not to code and requires repairs.

Challenges and Opportunities

- The supply chain is overused, clunky, and expensive. The timelines are taking a lot longer because of COVID. Contractors couldn’t be around members or enter their homes. This was challenging for members because people need to be in another space (renting apartments) while work is being done in their home.

- Having a direct contact at the District to communicate directly with would be helpful as the Nation is not sure who to contact at the District.
- The District needs to be clearer around what it can and cannot help with. Members don't have time to research everything.
- After presenting the Nation's Housing Plan to the District's Rental, Social, and Affordable Housing Task Force, no feedback or suggested improvements were provided to the Nation. The Nation wants a solution for this because they have shared information a few times with no feedback from District.
- Potential opportunity to partner for providing housing in close vicinity to the reserve and open for members and District residents (e.g. emergency housing).
- District is both reactive and proactive in servicing the Nation's lands.
- A lot more presence of District is needed. Nation government staff had to pick up housing and public works themselves and report to acting public works director, reacting to everything and fixing things along the way.

SQUAMISH NATION

Housing Needs and Priorities

- Squamish Nation identified the need for housing for elders that offers assisted living and long-term care for members who want to stay on reserve. The project could be a joint collaboration between Squamish and TWN.
- A key priority for the Nation is bringing members home. There are just over 4,000 members in total and about 2,500 currently live on reserve. Having more members living on reserve makes it easier to provide services.
- Squamish Nation has a strong program for building single detached houses for members. The Nation gives land and pays for the construction of 15 houses each year.
- Other housing forms built on reserve include affordable duplex and fourplex rentals that are built through CMHC and managed by the Housing Society.
- Squamish Nation is beginning work on their Comprehensive Community Plan (CCP) which will inform housing priorities. The high-level document will be followed by a reserve-by-reserve land use plan over the next five years. The Nation will also be conducting a community-specific census to have a better understanding of their off-reserve membership which is not captured well in the federal census.

Housing Projects

- Squamish Nation has had a referendum with 85% in favour of three sites being designated for affordable housing. Two sites located on Squamish Nation reserve lands neighbouring the District have already received approval from BC Housing for projects, and construction of a 94-unit mixed income intergenerational project is starting next month. Another site consisting of 200 units of rental housing has not yet received funding.
- The Nation is also building a new headquarters on a property that is partially owned by the District. The project will provide housing for Squamish Nation members as well as market rental housing for non-members.

Challenges and Opportunities

- Squamish Nation is the developer and owner of all housing projects on reserve so their model for building housing is different than most. Instead of going through a public hearing and rezoning process, the Nation requires a vote.
- Squamish Nation has a good cooperative relationship with the District, is working towards Integrated North Shore Transportation Planning Project (INSTPP) and NXTSTPP (Next Step) coordination, and wants to set up a proactive Government to Government (G2G) meeting with all three municipalities on the North Shore. The Nation has regular meetings with City of North Vancouver staff – in part an outcome of the housing lab – and would like to arrange this with the District as well.
- A key area for improvement in working with District would be around service agreements which have to be negotiated for most developments. Some agreements are many years old, and the Nation is in the process of updating them.
- Squamish Nation would like to see rapid transit to the North Shore as this would help achieve the Nation's sustainability goals.

3.2 NORTH SHORE MUNICIPALITIES

Interviews with planning staff from the District of West Vancouver and City of North Vancouver were conducted on July 15 and July 23, the latter of which was submitted as a written response. The purpose of the interviews was to understand the broader North Shore context and what other municipalities are doing in addressing housing challenges. Comments and discussions from the questions are summarized below.

DISTRICT OF WEST VANCOUVER

- West Vancouver sees a strong demand for workforce housing, rental units, and seniors housing (specifically low-income housing with supports).
- There is a lot of hidden homelessness amongst seniors, and a mismatch between over housed seniors but a lack of supply for moderate income families who are forced to move into spaces that are too small for them.
- Amenities in demand include community centres, recreational facilities, family-friendly amenity spaces in buildings, bike parking and charging stations for e-bikes, and storage space.
- North Shore communities are making progress on market rental housing due to provincial subsidies. However, increases in land costs have made building rental much more difficult and home ownership has become less attainable. This is forcing households to move and commute or move into smaller or less suitable housing.
- The long-term impacts of COVID are uncertain but an increase in vacancy rates has been observed in the short-term. COVID is likely to impact interest in high-density living.
- The District's OCP has some progressive policies and an attempt to track progress on targets. The District is currently building 167 below-market units in partnership with Vancouver Coastal Health.
- Rental development is only possible in higher density/quantity due to high land costs. Local area plans allocate higher development growth areas, and it will be more likely that rental will continue to be located there.
- While the clustering of rental helps in many positive ways (i.e. in the provision of services), rental is less likely to happen outside of these high density areas. While we are seeing some

sensitive infill rental, it is not being built at the pace that is needed. Rental is needed across different building forms, not just high-density buildings.

- The varied housing context across the North Shore may lend itself to identifying different areas of focus across the housing spectrum (e.g. West Vancouver could meet demand for larger single-family homes that the City of North Vancouver cannot meet).
- As provincial funding requires projects to be shovel-ready, it may be beneficial to collaborate on identifying where gaps could be met in local area plans.
- Development planners should improve coordination on large projects to mitigate impacts of construction on community members.
- Coordination with First Nation communities should include informing each other on housing needs. The municipalities are better resourced with staff and can help support First Nation staff who have many competing priorities.

CITY OF NORTH VANCOUVER

The City of North Vancouver is currently in the process of completing a Housing Needs Report through which it is exploring housing needs, service gaps, and opportunities relevant to the City, in greater detail. Many of the questions asked through this interview could not be answered at this point in time. Any comments that were provided are included below:

- The City indicated the following demographic groups are experiencing significant challenges to finding affordable and suitable housing as identified in their Housing Action Plan:
    - Low- and Moderate-Income Families
    - Seniors
    - At-Risk Youth and Young Adults
    - Moderate Income Earners
    - Persons Experiencing Homelessness or At-Risk of Homelessness
    - Persons with Disabilities
- The City has seen an increase in the construction of purpose-built rentals over the past 5-10 years since updates were made to their Density Bonus policy in 2015 and 2018, including the addition of the Mid-Market Rentals provision.
- The City's various affordable housing policies have been developed over several decades in support of seniors housing, non-market housing, co-operative housing, rental housing and lower cost market housing. To facilitate affordable housing development, the City works in partnership with senior governments, the non-profit and development sectors, as well as the community. The municipality also uses its own resources, such as the Affordable Housing Reserve Fund, to support affordable housing projects when appropriate.
- Current and upcoming projects/actions the municipality is undertaking include:
    - Housing Needs Report
    - Balanced Housing Lab – working to develop solutions to the housing challenges facing middle-income earners to live and work in the City
    - Residential Tenant Displacement Policy Update
    - North Shore Homelessness Action Initiative (NSHAI)
    - Duplex Special Study – exploring land use change opportunities to support a variety of housing forms including duplexes, rowhouses, and garden apartments
    - Community Well Being Strategy

    - Family-Friendly Housing Policy – minimum of 10% three bedroom or more units in new multi-family buildings
    - Permitting coach houses and secondary suites on single-family lots
    - Permitting suites in duplexes
- To improve coordination on housing between the North Shore municipalities and First Nations, the City recommends:
    - Continuing to explore opportunities for joint projects and committees (e.g. NSHAI work)
    - Continuing to acknowledge that housing is an issue that is North Shore-wide and requires collective action
    - Continuing cross-jurisdictional collaboration, partnership, and communication

3.3 OTHER INTEREST GROUPS

Interviews with the District of North Vancouver Rental, Social, and Affordable Housing Task Force as well as the North Shore Advisory Committee on Disability Issues were held on July 2, July 8, and July 27. Responses from representatives from the Task Force were submitted as written responses. The purpose of the interviews was to understand housing needs and service gaps from the perspective of stakeholders working to address housing issues on the North Shore, especially for people with disabilities (PWD). Comments and discussions from the questions are summarized below.

DISTRICT OF NORTH VANCOUVER RENTAL, SOCIAL, AND AFFORDABLE HOUSING TASK FORCE

- Underserved demographic groups who have fewer housing options include lower income individuals; renters; service industry workers; seniors and persons with disabilities on a fixed income; students; and people experiencing homelessness.
- Housing types that are needed in the District include rental housing; modular housing for people experiencing homelessness; seniors care; new co-op housing; and new duplexes/triplexes/quads. There is also a need for purpose-built rental townhomes and rent-geared-to-income (RGI) housing near town centres and transit hubs.
- There is still a strong preference for single-family housing over higher density housing. However, home ownership is out of reach for most young households and the aging population is not leaving their single-family neighbourhoods.
- Desired amenities include private 'outdoor' space with direct front door access to avoid elevators/halls.
- Older, more affordable family-sized rental housing is being torn down and larger units are replaced with shoe-boxed sized apartments.
- Obstacles in building housing in the District include the availability and cost of land, delays in obtaining building permits, and getting contractors to travel to the North Shore.
- High land costs translate into expensive housing and not enough of an affordable rental supply. There is a public perception of "too much" density but that density is in the wrong form. There is not enough affordable/social/RGI housing which is still desperately needed.
- Opportunities include partnering with senior governments and their programs to access funding for affordable rental, rent-geared-to-income, and shelter rates.
- While federal and provincial governments are providing more funding for housing, it is not keeping up with demand.

NORTH SHORE ADVISORY COMMITTEE ON DISABILITY ISSUES

- Housing types that are needed in the District include rental housing; social housing; supportive housing; co-op housing; accessible and affordable housing for persons with disabilities including options for ownership.
- Other forms of housing that are needed include rent-to-own models and accessible housing that is close to transit. Also, workforce housing especially for people with disabilities who currently cannot work because there are no neighbourhoods they can afford to live in.
- There is also not enough seniors housing or group homes (i.e., for folks on a cognitive spectrum).
- Level 3 accessibility which includes roll-in showers, lower countertops is best suited for rentals. However, limited options exist locally so people are forced out of their communities to find suitable housing elsewhere. A range of options in accessible units (e.g. wheelchair units) is needed. Suites need to be built intentionally for this demographic group.
- There are no considerations for couples, couples with children, or larger suites at an affordable price.
- There is more of a desire and willingness to consider persons with disabilities (PWD) and there is more stock for this demographic group now after mandatory Level 1 accessible housing (Basic Accessible Design, which includes features that facilitate building access and useability by the widest range of people, regardless of age and abilities) requirements were passed by Council.
- Rentals and social housing units should all be designed to 100% at Level 1 accessibility – it is more cost effective to build that in immediately. Only 5% of units are currently at Level 3 (Enhanced Accessible Design, which includes features that facilitate building access and useability by people with mobility and sensory impairments or features that can be readily adapted in the future to suit these needs of these groups), which ends up being two units out of an average building.
- While there is more conversation, there is not much positive change reflected in action. There have been discussions with developers around accessibility – developers seem interested but give excuses. There need to be more options for people who want to be fully independent.
- Council has been more afraid of the public and NIMBYism and doesn't want to lay down guidelines and appropriate housing (e.g. sober housing). This is a systemic issue.
- Impact of COVID is not visible/is unknown because the disability community has been largely behind doors during this time and not able to have these conversations. However, PWD are more likely to lose their jobs because their spaces are too small for them to work from home.
- PWD benefit significantly from amenities (e.g. gyms, pools). Not every PWD living on disability ($375/mo) can afford rent in buildings that have these amenities.
- Amenities that should considered/required for PWD:
    - Parking – for some people, a car is their access need but not all accessible housing units have parking available
    - Air conditioning should be put into all units because lots of folks with disabilities cannot regulate their own body temperatures
    - Automatic door openers in suites
    - Units that have concierges at the front
    - Barrier-free balconies
    - More accessible outdoor spaces in social housing
- The District is not proactive in building adaptable, accessible units, specifically rentals. The District does not do a good job of looking at people with cognitive disabilities or those experiencing homelessness. People with lived experience need to be considered and long-term solutions need to be made. Units need to be designed to meet specific needs of these demographic groups. This requires an understanding of what the needs are.

4 LIVED EXPERIENCE INTERVIEWS

Five interviews were conducted to better understand the lived experiences of those who have experienced multiple and complex barriers in relation to the current housing context in the District. These interviews were conducted using social service organization networks to reach a sample of those that are directly in need of diverse housing supports.

By sharing voices of lived experience, the intention of this work is to enable readers to look beyond the data and numbers and see the human stories for whom the housing is intended. The stories build on what has been told and shared in the past to collectively deepen the understanding of the range of housing needs and experiences.

Interviews represented a range of people experiencing challenges across the housing continuum, drawing from identity intersections of age, ability, ethnocultural identity, immigration status, family size and make-up, and language background.

The summaries below have had personal identifier information such as names and personal details removed to protect anonymity. Each interview conducted lasted approximately 60 minutes, was facilitated over the phone, and resourced with honoraria.

EXPERIENCE SPOTLIGHT: IRENA

Irena is a single working mom living with two kids in a second stage transitional housing home. Prior to settling in the District, she lived in transitional housing within the Metro Vancouver area. Her current living arrangements are better than before—she lives in a 2-bedroom unit complete with kitchen and bathroom facilities. Before this she was living with her kids in 1-bedroom apartment with shared kitchen and bathroom, feeling scared about back-to-school and having little privacy or space for their belongings. She is grateful to be living in second stage housing (housing for women fleeing violence that lasts between six and 18 months and provides wrap-around supports to these households), although is still feeling anxious as her family's current residence is only available to them for a few months.

The RCMP and YMCA helped to connect Irena and her children to transitional housing support. She felt lucky to have supports available while in the process of leaving due to family issues. Irena remarked on how for many women, it can be difficult to choose between living through family issues or leaving and potentially facing homelessness.

One of the biggest challenges Irena has experienced in the District is finding apartments for rent at a reasonable price. As a single mother, she struggles to provide for basic living costs on her own which includes rent, utilities, groceries, and other things. Irena appreciates subsidized summer programming for her kids, in particular programs run the YWCA and Salvation Army. She is now trying to access secure and subsidized housing through BC Housing, however the wait list is long and she is uncertain when or whether she will be contacted. It is stressful for Irena, knowing that there are many other people in similar situations. Irena knows not everyone can be helped because there is not enough affordable housing.

Irena and her family feel that your experience accessing services in the District can depend on the kind of people you know. If you are lucky enough to know someone from an organization or have an existing connection, it can be easy to access resources. However, if you do not know anyone it can be very hard. Transition homes are useful for women in situations such as Irena. Irena wishes there were more affordable housing available for women.

Irena has experienced many challenges with housing. For example, having her application rejected when she needed housing for her family. As an immigrant, Irena does not have many supports or money for things, such as daycare. It would be ideal for her to live with her kids in an affordable place. It would give her safety, security, and confidence to manage on her own knowing that she can afford to live independently with her family.

EXPERIENCE SPOTLIGHT: WESLEY

Wesley is a low-income senior who was born and raised on the North Shore. He currently works 3 jobs, 6 days per week and feels good when he is helping others. Wesley currently lives alone and found his current apartment with support from Vancouver Coastal Health and a local non-profit society. He is so grateful for the exceptional care he received as the support provided helped him be where he is today.

Mental health has impacted Wesley's life and housing experience greatly. Prior to his current housing situation, he lived in a house on the North Shore with his family and had a successful career. He did not have to think carefully about budgeting or about housing, for himself or in terms of the issue of housing more broadly and the challenges people experience. The loss of significant people in his life combined with personal mental health and wellbeing challenges created an environment impacting Wesley's capacity to access housing. Wesley required supports for his health before he was able to attain his apartment.

It took about a year for him to arrive in his current housing situation where he feels safe and enjoys living in an apartment that is also affordable to him. Over a month ago he removed himself from some of his personal supports (e.g. friends) due to the strict measures that were in place for him in day-to-day life but is eager to reconnect with them. Due to the number of people he sees experiencing homelessness and substance use, he feels that the District would benefit from more services and safe spaces such as harm reduction sites.

EXPERIENCE SPOTLIGHT: KIERAN

Kieran is a youth that was raised and is currently living in the District with three other roommates. They live in a rental house provided through a social service organization, where each roommate has separate bed and bathroom accommodations, and a shared living room. The rent he pays is cheaper than what one would typically pay in the District. This enables Kieran to save money instead of spending 60-70% of his income on housing.

Kieran finds services and resources to be pretty accessible in the District especially when it comes to community centres and mental health supports for youth. To find services more broadly on the North Shore, Kieran looks up resources online to find what he needs. He thinks that the District would benefit from more counselling and therapist programming.

Prior to his current housing situation, Kieran was living in a safe house. He also experienced living in a shelter for six months. From his experience, Kieran identified that shelters could improve the broader screening processes to help specify the types of needs people need help with prior to entering the shelter so that supports are already in place. Although shelters screen for needs throughout the process of staying there, it would be helpful to also do screening beforehand.

Kieran has experienced living in an environment where the people around him were less stable, which created an environment where he needed to be cautious. With the housing situation he is in now, he has more ability to focus on other goals such as schooling and maintaining his mental health. Kieran appreciates having convenient access to the forest and nature, a grocery store, and a transit centre.

EXPERIENCE SPOTLIGHT: LAYLA

Layla is living in a transitional townhouse with three children. She has been living there for about a month and is currently not working. Before moving to where they are now, Layla and her family were being housed through YWCA and then receiving support through Carnegie Outreach. The biggest challenge she has experienced has included housing waitlists and accessing non-market rental housing. During her search for housing, Layla had an experience of feeling discriminated against but did not feel that it impacted her ability to find housing.

Layla uses supports provided to her through the transition home and is not aware of what other services may be available to her on the North Shore or in the District. She feels that it may help to have more housing advocates to help fill gaps in supports and services.

Layla's current housing situation has been good for her - the staff have been nice, the house is big, and she feels the neighbourhood is safe. There are less sirens that go off and less people she sees experiencing homelessness around her. Stability is important for Layla, as in the past, she and her children have had to move due to an abusive relationship.

Layla and her family would like to have more access to BC Housing services, with a quicker turnaround time. Additional childcare support would also be of benefit to her. Layla would like to live independently with her family.

EXPERIENCE SPOTLIGHT: DANILO

Danilo is a single father living who has been living in the Metro Vancouver area for 20 years. Danilo moved to another part of Canada, returning recently to the District of North Vancouver in the last few years. He is a single father living with his daughter in a 1-bedroom apartment that is too small for the two of them.

Danilo's income is limited due to his disability and daughter's school. Currently, Danilo works as a food delivery driver; however, due to COVID-19, Danilo had to stay home to focus on his daughter. His income is supplemented with Disability Assistance, as well as Child Care supports. Danilo is only able to work part-time and pays out of pocket for classes and activities for her daughter but has never received a discount for being a low-income parent.

In their last housing situation in the District of North Vancouver, Danilo had a landlord that refused to address property maintenance issues. Danilo brought this to court but as an English language learner, misunderstood what was being asked of him and missed the court date, which ultimately led to his eviction. This experience made Danilo distrust the District and the government's ability to protect his access to housing.

During this time, Danilo did not want his daughter to know they were experiencing homelessness so together they stayed at his friend's house. Danilo's mental health was impacted significantly by this experience.

Danilo has struggled with finding housing due to the high rent prices and his limited budget. He has never looked for any special services because he was not aware that they existed. Two years ago, Danilo applied to BC Housing for a 2-bedroom apartment in North Vancouver. To-date, Danilo has not received an update and is losing hope.

APPENDIX C
District of North Vancouver

Housing Needs Report

Summary Form

November 2021

Document: 5061895

Housing Needs Reports – Summary Form

MUNICIPALITY/ELECTORAL AREA/LOCAL TRUST AREA: District of North Vancouver

REGIONAL DISTRICT: Metro Vancouver

DATE OF REPORT COMPLETION: November 2021 **(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:
District of West Vancouver, City of North Vancouver, City of Vancouver, City of Burnaby

Neighbouring First Nations:
Musqueam Indian Band, Tsleil-Waututh Nation, Squamish Nation

POPULATION

Population: 85,935 (2016)	**Change since** 2006 **:**	4.1 **%**
Projected **population in 5 years:** 99,488 (2026)	**Projected change:**	(2021-26) 7.9 **%**
Number of households: 31,115 (2016)	**Change since** 2006 **:**	4.6 **%**
Projected **number of households in 5 years:** 37,594 (2026)	**Projected change:**	(2021-26) 11.8 **%**
Average household size: 2.7 (2016)		
Projected **average household size in 5 years:** 2.65 (2026)		
Median age (local): 44.3 (2016)	**Median age (RD):** 40.9 (2016)	**Median age (BC):** 43.0 (2016)
Projected median age in 5 years: 45.0 (2026)		
Seniors 65+ (local): 18 **%**	**Seniors 65+ (RD):** 16 **%**	**Seniors 65+ (BC):** 18 **%**
Projected **seniors 65+ in 5 years:**		(2026) 20 **%**
Owner households: 79 **%**	**Renter households:** 21 **%**	
Renter households in subsidized housing:		14 **%**

INCOME

Median household income	**Local**	**Regional District**	**BC**
All households	**$** 103,889	**$** 72,585	**$** 69,979
Renter households	**$** 59,344	**$** 48,959	**$** 45,848
Owner households	**$** 119,465	**$** 90,278	**$** 84,333

ECONOMY		
	Participation rate: 66.9 **%**	**Unemployment rate:** 5.1 **%**
	Major local industries: Professional, scientific and technical services; Health care and social assistance; Retail trade; Educational services; and Accommodation and food services.	

HOUSING		
	Median assessed housing values: $ 1,374,215 (Avg 2020)	**Median housing sale price: $** 1,328,233 (Avg 2020)
	Median monthly rent: $ 1,785 (2020)	**Rental vacancy rate:** 2.8 (2020) **%**
	Housing units - total: 31,115 (2016)	**Housing units – subsidized:** 2,835 (BC Housing)
	Annual registered new homes - total: 554 (2020,DNV&CNV)	**Annual registered new homes - rental:** 124 (2020,DNV&CNV)
	Households below *affordability* standards (spending 30%+ of income on shelter): 22.7 **%**	
	Households below *adequacy* standards (in dwellings requiring major repairs): 6.0 **%**	
	Households below *suitability* standards (in overcrowded dwellings): 3.5 **%**	

Briefly summarize the following:

1. **Housing policies in local official community plans and regional growth strategies (if applicable):**

   One of the goals of the District's Official Community Plan (OCP) is to encourage and enable a diverse mix of housing types, tenure sand affordability levels to accommodate the lifestyles and needs of people at all stages of life. The recently completed OCP Action Plan identifies three priority actions directly related to housing that support the need for a diverse range of housing options and prioritizing rental, social, and supportive housing projects.

2. **Any community consultation undertaken during development of the housing needs report:**

   The Housing Needs Report drew from community engagement related to housing issues completed between 2019 and 2020 through the Targeted Official Community Plan Review process. A total of five interviews with individuals with lived experience of housing vulnerability in the community were conducted specifically to inform the creation of the Housing Needs Report.

3. **Any consultation undertaken with persons, organizations and authorities (e.g. local governments, health authorities, and the provincial and federal governments and their agencies).**

   A large number of stakeholders were engaged through four focus groups (45 participants) and ten stakeholder interviews. Participants included social service providers; staff from neighbouring local governments; rental housing providers; non-profit developers; for-profit developers; special interest and advocacy groups; health care providers; large institutions; the business community and employers; homeless services; family support services; and others.

4. **Any consultation undertaken with First Nations:**

   The District has engaged with Tsleil-Waututh Nation and Squamish Nation to provide feedback on their housing priorities and needs specific to their members as relevant for their Nations. Tsleil-Waututh Nation and Squamish Nation both participated in interviews with the District.

PART 2: KEY FINDINGS

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

	Currently	Anticipated (5 years)
0 bedrooms (bachelor)	145	(Combined with 1-bedroom)
1 bedroom	2,960	+2,399
2 bedrooms	6,115	+596
3+ bedrooms	21,885	+970
Total	31,115 (2016)	+3,965 (2026)

Comments:

Estimates are based on the projected growth in households by household type. Bedroom needs identified here are based on Scenario 1 in the report (e.g. min. # bedrooms req'd by NOS). The District has approved approximately 2,518 multi-family units between 2011 to 2020 that have not yet achieved occupancy and once completed will contribute to meeting the housing need. There remains significant demand for new units to be developed to keep up with projected population growth.

Table 2: Households in Core Housing Need

	2006		2011		2016	
	#	%	#	%	#	%
All households in planning area	28,325	100	28,910	100	29,500	100
Of which are in core housing need	2,700	10	3,320	11	3,105	11
Of which are owner households	1,460	6	1,835	8	1,500	6
Of which are renter households	1,245	25	1,490	28	1,610	27

Comments:

A total of 11% of District of North Vancouver households were in core housing need in 2016. This includes households in extreme core housing need. Renter households are more likely to be in core housing need than owners. Of all owner households, 6% were in core housing need. Of all renter households, 27% were in core housing need.

Table 3: Households in *Extreme* Core Housing Need

	2006		2011		2016	
	#	%	#	%	#	%
All households in planning area	28,325	100	28,910	100	29,500	100
Of which are in extreme core housing need	1,285	5	1,520	5	1,495	5
Of which are owner households	725	3	840	4	765	3
Of which are renter households	560	11	680	13	730	12

Comments:

A total of 5% of District of North Vancouver households were in extreme core housing need in 2016. Renter households are more likely to be in extreme core housing need than owners. Of all owner households, 3% were in extreme core housing need. Of all renter households, 12% were in extreme core housing need.

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

1. **Affordable housing:**

   Cost of renting and owning has increased considerably in recent years. Purpose-built rentals are relatively affordable for families, but are largely unaffordable for individuals living alone or lone parents. Homeownership is out of reach for most households making the median income. As of 2021, there are 768 households on the BC Housing Waitlist.

2. **Rental housing:**

   Renter households are growing in the District of North Vancouver accounting for 85% of new households between 2006 and 2016 (1,170 out of 1,370 new households). As of 2020, the vacancy rate for rental housing was low: 2.8% overall, and ranging between 2.1% and 3.8% depending on the number of bedrooms.

3. **Special needs housing:**

   Core housing need is more prevalent in households with someone with a disability. 127 households in North Vancouver are on BC Housing's waitlist seeking non-market housing for people with disabilities. Stakeholders report a high need for more housing options for people with physical or intellectual disabilities.

4. **Housing for seniors:**

   Senior-led (65+) renter households are the largest age group in the District in core housing need, with 47% of households being in core household need. 354 households in North Vancouver are on BC Housing's waitlist seeking non-market housing for seniors.

5. **Housing for families:**

   There is a need for more affordable options for families – single-detached homes are largely unattainable in both the home ownership and rental market, and yet are a large proportion (52%) of the housing stock in the District. 214 households in North Vancouver are on BC Housing's waitlist seeking non-market housing for families.

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

   The 2020 point-in-time count identified about 212 individuals who were visibly homeless counted on the North Shore in 2020. We estimate that there may be approximately 100 people in the District of North Vancouver specifically, and as many as 200 individuals experiencing hidden homelessness in the District as of 2020.

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

   More affordable and appropriate housing options are needed for immigrants, youth aging out of care, people experiencing homelessness, people with accessibility needs, and Indigenous households. Increasing unaffordability has also put pressure on students, and pre-COVID-19 pandemic, there was unmet demand for student housing beds.

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

1. All types of housing are increasingly unaffordable in the District of North Vancouver.
2. The face of homelessness in the District of North Vancouver is changing with an aging population and more complex health care needs.
3. The COVID-19 pandemic has had significant economic impacts on households and the true impact on the housing system remains uncertain.