


City of North Vancouver

Housing Needs Report

DECEMBER, 2021


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ACKNOWLEDGMENTS

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

The development of this report would not have been possible without the contribution of insights and time from many individuals and organizations.

We particularly thank those who participated in focus groups and interviews and those local residents who shared their personal housing experiences.

We would also like to thank staff at Metro Vancouver for compiling a large portion of the mandatory data required by the Local Government Act and providing it to the City 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

The Housing Needs Report provides current and anticipated housing needs in the City of North Vancouver over the next 10 years as identified through statistical analysis and community input. The report findings will be used to inform future community planning and housing initiatives. This report is mandated through provincial legislation with updates required every 5 years.

Who is the City of North Vancouver?

A dynamic City: Like much of the region, the City is growing. With 7,500 new residents and 3,300 new households between 2006 and 2016, the City outpaced regional and provincial growth rates and was the fastest-growing North Shore community.

A City of renters and owners: The City's households were split fairly evenly between owners (53%) and renters (47%). By comparison the City's neighbours in the District of West Vancouver and North Vancouver tended to have more owner households than renters (75% and 79% respectively).

A diverse City: As of 2016, 38% of the City's residents were immigrants, with nearly one in three residents (31%) identifying as a visible minority.

An economically diverse City: The median annual household income in the City is $67,119, lower than both other North Shore communities and the region. This is reflective of the higher proportion of renters, who tend to have lower incomes.

The City's Housing Stock

A dense City: Nearly three out of every four units in the City were multi-family. In 2016, 41% of all units were located in buildings with fewer than 5 storeys, 23% were in buildings that have more than 5 storeys, and an additional 8% of the stock was rowhouses. This also means that units tend to be smaller: only 29% of the City's stock was three or more bedrooms in size, though owners were much more likely to live in a larger unit. Only 16% of renters, compared to 59% of owners, lived in a three-bedroom unit or larger, indicating a need for more family rental units.

A City with older rental stock: Purpose-built rental in the City accounted for over half (52%) of all rental stock in 2016. However, 83% of these units were built prior to 1980, meaning that they are at risk of redevelopment, despite representing some of the City's most affordable market rental stock.

Affordable options in the City do not meet demand: The City has 1,021 units of non-market housing with or without supports and 70 shelter beds or transitional housing units. These are not sufficient to meet current core housing needs of the City's residents, or BC Housing waitlists.

The City's Current Housing Needs

Affordability is a primary concern for all households, particularly for renters: With over 7,700 households paying more than 30% of their income toward shelter costs, and 4,545 households in core housing need, the City is facing a significant housing crisis. Nearly three out of four households in core housing need are renters (72%), highlighting the importance of a range of affordable options. Seniors, households with only one income earner, recent immigrants and households where at least one person had an activity limitation were more likely to experience core housing need than the general population. An affordability analysis for both owners and renters highlighted the significant gap between median incomes and current housing costs.

Income growth is not keeping pace with the increased cost of housing: Between 2006 and 2016, incomes for renters in the City grew by 12%, while median rent across all unit sizes increased by about 50%. The cost of purchasing an apartment or condominium (the most affordable unit type) grew by nearly 70%, and has increased further since then.

Future Housing Needs

If historical trends continue, the City's growth will be driven by older residents and small households: The City's population is projected to grow by approximately 8,100 people over the next 10 years. Older adults (65 years or older) are projected to be the largest growing segment of the population. Households are projected to trend smaller if they follow historical trends, meaning that the majority of new units would be two bedroom or smaller. Affordability will continue to be an issue unless a diversity of both ownership and rental units across a variety of affordability levels are provided.

The City will continue to need both ownership and rental options: The total number of households is projected to increase by nearly 6,776 new households; 4,054 of these are projected to be owners and 2,722 renter households.

Projections are not prescriptive: Changes to land use, development patterns, affordability, and other factors that influence residents' housing choices will impact what kinds of new residents the City attracts. Changes to housing policies will impact growth trends in a way that these figures, based as they are on historical trends, do not account for.

Overview of Key Needs

The findings of this report highlight a number of key needs in the City. These are summarized briefly below and discussed in greater detail in Part 6.

Affordable Housing – There is a pressing need to develop a range of affordable housing options at varying levels of affordability for both renters and owners in order to address the growing gap between median incomes and housing costs.

Rental Housing – The City has a need for a range of new purpose-built rental options that match the income diversity of the community, particularly to support renting single-income households.

Housing for Seniors – Housing that allows seniors to age in place is a current priority, and will continue to become more pressing. Housing that incorporates adaptable and accessible design and provides opportunities for wrap-around supports will allow seniors to remain in the community.

Housing for Families - The small size of many units in the City highlights the importance of more family-sized units in multi-family forms of housing for both rentals and ownership. There is also a need for greater supports for lone-parent households and women fleeing domestic violence.

Housing for Indigenous Households – The neighbouring Tsleil-Waututh and Squamish Nations highlighted the need for more housing options both on and off reserve. To support this, there is a need for a greater understanding of Indigenous resident's housing needs through continued relationship building with the Tsleil-Waututh and Squamish Nations, as well as with the City's urban Indigenous population.

Special Needs Housing – The lack of supports for individuals with special needs highlights the importance of more wrap-around supports within existing and new housing developments to assist seniors, people with disabilities, and vulnerable youth.

Homelessness – There is a clear need for more supportive housing developments that service a range of individuals experiencing and at risk of homelessness and a need for further advocacy to senior levels of government to address this issue.

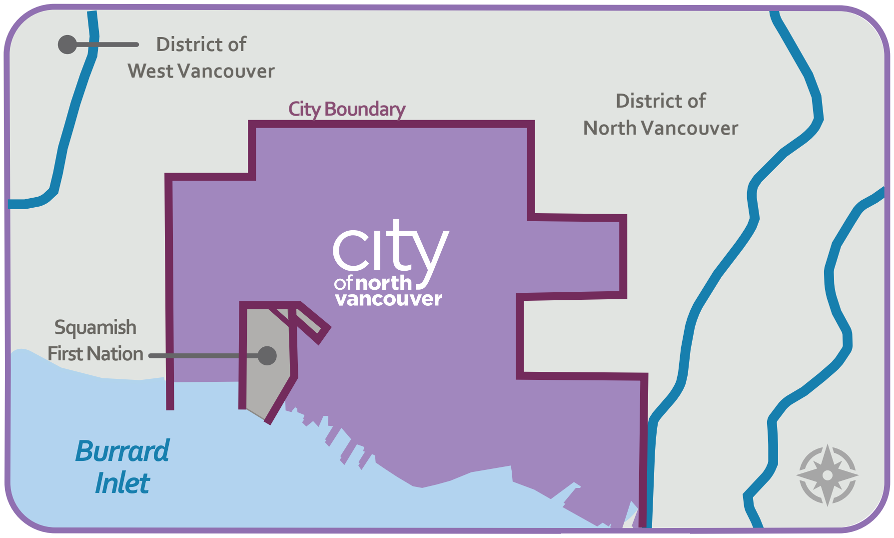
1 INTRODUCTION

The City of North Vancouver is located on the North Shore of the Burrard Inlet, on the traditional territory of the **xʷməθkwəy̓əm** (Musqueam), **Skwxwú7mesh** (Squamish), and **səlilwətaɬ** (Tsleil-Waututh) Nations. It is an attractive destination for residents and visitors alike due to its proximity to nature and vibrant waterfront. With a land mass of 11.8 km², the City is a much smaller community than its North Shore neighbours – the District of North Vancouver and the District of West Vancouver. The North Shore as a whole is home to approximately 181,300 people and is expected to grow by 60,000 more residents and 25,000 more jobs by 2050. As the City changes and evolves, so do its needs for housing.

The City, like much of Metro Vancouver, is currently facing a housing crisis with escalating home prices, low rental vacancy rates, and long waitlists for non-market housing. These pressures are further exacerbated by the City's constrained land base and can have profound long-term impacts on the local community, its people, and socio-economic development.

The City's Housing Needs Report seeks to better understand and respond to current and anticipated housing needs through statistical analysis and stakeholder feedback. The information in this report will be used to inform strategic policy development and decision-making around housing affordability and homelessness.

Map 1: City of North Vancouver



What is a Housing Needs Report?

As of 2019, the British Columbia government mandated that municipalities and regional districts are required to complete Housing Needs Reports by April 2022, and every 5 years thereafter.

The housing needs report regulations require local governments to collect approximately 50 distinct kinds of data including: current and projected population data, household income data, information pertaining to significant economic sectors, and the number of available/ anticipated housing units.

This report is intended to provide the City of North Vancouver with information on demographic trends, housing needs, and issues across the housing continuum. The report will support municipal decisions on community planning and housing initiatives, such as the development of Official Community Plans and housing-related policies. This report conforms to provincial reporting requirements by providing the following information:

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

Because this report aims to provide a comprehensive picture of local housing needs, it also includes additional items:

- Supplementary data that provides additional context and insight into housing needs in the City;
- Comparison of local demographics and housing trends to neighbouring and nearby communities and to the Metro Vancouver region as a whole, to provide information and context;
- Significant stakeholder engagement on housing needs, including a stakeholder survey, interviews, and focus groups, as well as interviews with people with lived experience of housing vulnerability;
- Additional data analysis on core housing need by key demographics; and
- Affordability analyses of gaps between median household incomes and the cost of renting and owning.

Process

The report was prepared over an eight month time period, from April to December 2021. The process included collecting and analyzing quantitative data and designing and facilitating engagement activities on housing and homelessness to inform the report findings.

Figure 1: City of North Vancouver Housing Needs Report Process

PROJECT LAUNCH
APRIL 2021

DATA COLLECTION
MAY 2021

STAKEHOLDER ENGAGEMENT & DATA ANALYSIS
JUNE-SEPTEMBER 2021

DRAFT HOUSING NEEDS REPORT
SEPTEMBER-OCTOBER 2021

FINAL HOUSING NEEDS REPORT
DECEMBER 2021

QUANTITATIVE DATA ANALYSIS APPROACH AND LIMITATIONS

The data used in this report was primarily drawn from Statistics Canada's Census Program, BC Stats, BC Housing, BC Assessment and the Canada Mortgage and Housing Corporation (CMHC). Additional sources, such as the 2019 North Shore Transportation Survey, City of North Vancouver municipal data on development, and BC Housing data are also included and cited. Metro Vancouver Regional District prepared population projections that were used as the foundation for the preparation of household projections.

Some important limitations of note when reviewing the data and analysis in this report:

2011 National Household Survey

The 2011 National Household Survey (NHS) was an experimental and voluntary survey that temporarily replaced the long-form census questionnaire (the Census).

The survey created several methodological inconsistencies and raised concerns about low participation rates. As a result, it is considered a lower quality data source than regular long-form census data from 2006 and 2016; however, it remains the only source of important data points (e.g. income and housing data) between 2006 and 2016.

2016 Census Data

Information in this report primarily uses data from the Statistics Canada Census Program. The 2016 Census data was several years old at the time this report was completed and is based on 25% sampling of the population. While the trends and analysis drawn from this data provides important insights, it can no longer accurately represent the 2021 housing context. Therefore, more recent quantitative and qualitative data was used wherever available to supplement data from the Census. Data from the 2021 Census will be made available in late 2022.

COVID-19 Pandemic

Most of the quantitative data used in the report was collected prior to the global COVID-19 pandemic. To help contextualize and reflect implications of the pandemic in this report, public engagement was used to inform our understanding of how the pandemic has impacted the housing market. The City will need to continue to monitor how the pandemic's longer-term impacts on the housing sector evolve.

Projections

Population and household projections were developed by Metro Vancouver in partnership with regional municipalities. They are based on historical trends and growth patterns. These can offer valuable insight into possible general growth, as well as, supply and demand scenarios. However, factors such as immigration patterns, decisions on density and planning, climate impacts, and market forces will inevitably impact population growth. Because the projections are based on longer-term historical trends, they may not capture shifts and change that have happened in the community more recently. Additionally, changes to land use that allow for significantly greater density, for example, would impact the potential for a community to absorb more newcomers.

The projections provided in this report should therefore be viewed as a relatively status quo growth trajectory that could be significantly impacted by shifts in policy within all levels of government, and by shifting socio-economic trends, or unforeseen macro factors (e.g. climate-related disasters).

STAKEHOLDER ENGAGEMENT

The purpose of engagement as part of a Housing Needs Report is to obtain qualitative data to generate a fuller picture of housing needs and understand the challenges people may face as they seek housing across the continuum. The qualitative data contributes to an understanding of how the local context may have changed since the quantitative data was collected. Principles of inclusion and equity guided each of the engagement opportunities.

The purpose of the engagement methods was to learn about the housing needs of a diversity of residents, particularly those who are struggling or unable to meet their housing needs independently or through options currently available in the housing market. Generally, equity-seeking groups are people who have been systemically disadvantaged and excluded. Considering equity throughout the process means ensuring these groups benefit from housing policies, programs, services, or initiatives, from which they may otherwise be excluded.

To achieve this, stakeholder engagement followed an equity-based approach, to collect information about a range of needs, and to include organizations and individuals who may face extra barriers in accessing affordable, suitable, and adequate housing and who represent voices that are less likely to be heard in traditional engagement activities.

An initial engagement session, with stakeholder focus groups, was held in June 2021. Participants working across the housing sector, ranging from the development industry to the social service sector, took part in these focus groups. Where it was identified that further discussion (beyond the focus group forum) was beneficial, individual follow-up interviews were conducted and an online stakeholder survey was provided. In addition, interviews with residents of varied characteristics and experiences of housing insecurity were conducted to better understand local needs.

Table 1 summarizes all engagement activities undertaken. A complete "What we Heard Report", summarizing all engagement activities in detail, is provided in the Appendix.

Table 1: Summary of Engagement Activities

<table>
<tr><th>TYPE OF ENGAGEMENT</th><th>WHO PARTICIPATED</th><th>WHEN</th></tr>
<tr><td>Stakeholder focus groups</td><td>5 focus groups with 42 participants, representing
Development Sector and Market Rental
Non-Market Housing
Social Service Providers
Homeless Serving Sector
Large Employers</td><td>June 2021</td></tr>
<tr><td>Key informant interviews</td><td>12 key informants, including
Squamish and Tsleil-Waututh First Nations
Non-profit organizations serving women and immigrants and refugees
Emergency and Medical Services
Development sector</td><td>July-August 2021</td></tr>
<tr><td>Targeted Online Stakeholder Survey</td><td>59 respondents representing 49 organizations, including
39 Non-Market Housing and Service Providers, including health-related supports, and faith and advocacy organizations who focus on vulnerable individuals
14 Private and Development Sector respondents working in the housing industry
6 Public Sector respondents from health, social services and educational sectors</td><td>June 2021</td></tr>
<tr><td>Lived Experience Interviews</td><td>9 interviews with residents with varied personal characteristics and experiences of housing insecurity to inform understanding of local needs.

These profiles can be found throughout Sections 4 and 6.</td><td>September-October 2021</td></tr>
</table>

GOVERNMENT ROLES IN AFFORDABLE HOUSING

All levels of government have distinct roles to play in helping to regulate, incentivize, invest in, and facilitate the development of housing and affordable housing. The preparation of Housing Needs Reports ensures that all levels of government can consider the most recently collected information and housing needs in their planning and response efforts.

Local Government

- Official Community Plans and Zoning Bylaws affecting land use, building form, and density;
- Housing Action Plan setting goals and facilitating partnerships;
- City Policies, including rental protection, inclusionary zoning, DCC waivers and parking reductions.

Regional Government

- Regional Growth Strategy;
- Regional Affordable Housing Strategy;
- Infrastructure fees (including reductions and waivers for affordable housing);
- Regional transportation initiatives.

Provincial Government

- Legislative and regulatory authority, impacting real-estate development, landlord-tenant relations, land use planning and development finance;
- Income and rental assistance programs;
- Capital investments;
- Building codes;
- Poverty reduction and homelessness strategies and investments.

Federal Government

- Economic policy affecting incomes and housing supply, incl. tax credits, tax exemptions, and mortgage interest and financing rates;
- Immigration and financial policy affecting housing demand;
- Housing market research;
- Capital investments and bilateral agreements.

REPORT STRUCTURE

This document is organized into the following sections:

1 INTRODUCTION

This section explains the relevance of the report, how it was created, and government roles and responsibilities when it comes to housing and homelessness.

2 WHO IS THE CITY OF NORTH VANCOUVER?

This section forms the basis of our understanding of who the City of North Vancouver is and how changes in its population trends and demographics may influence housing demand, both currently and into the future.

3 THE CITY'S HOUSING STOCK

This section provides high-level information about the City's housing stock – its age, types of dwellings and new supply over time. It provides details about four key areas of housing on the continuum: ownership housing, rental housing, non-market housing, and housing with supports and homeless shelters.

4 THE CITY'S CURRENT HOUSING NEEDS

Building on our understanding of the City's community profile and current housing stock, this section summarizes analyses and engagement findings that inform our statements of need.

5 FUTURE HOUSING NEEDS

This section includes 5 and 10 year population, household, and housing unit projections based on historical trends in the City of North Vancouver.

6 KEY AREAS OF LOCAL NEED

This section contains a summary of the report's analysis of current and future housing needs in the City of North Vancouver and provides for Key Statements of Local Need.

2 WHO IS THE CITY OF NORTH VANCOUVER

This section forms the basis of our understanding of who the City of North Vancouver is and how changes in its population trends and demographics may influence housing demand, both currently and into the future.

Key Takeaways

Thirty one percent **(31%)** of the City's population identifies as a **visible minority**

New immigrants settle in the City: As of 2016, **38%** of residents were immigrants, with 7% of all visible minority residents (3,740 residents) having immigrated between 2011 and 2016

The City has a high proportion of **renter households (47%)** compared to its neighbours in the District of North Vancouver (21%) and the District of West Vancouver (25%), with smaller household sizes

Household income in the City is comparatively low: **$67,119**. This is lower than both the District of West Vancouver and the District of North Vancouver, and also lower than the regional median household income of $72,662.

The City is dynamic: **16%** (8,930 individuals) **moved** to or within the City in one year between 2015 and 2016

2.2% of City households identify as **Indigenous**: The City is located on the **traditional territories** of the Musqueam, Squamish, and Tsleil-Waututh First Nations

The City is growing: Between 2006 and 2016, the City grew by 17.1% in population to **52,900 residents** and by 14.6% in the number of **households** to **24,645**

Throughout the report, the City of North Vancouver is compared to other municipalities to better understand and situate the City within its regional context. The Districts of North and West Vancouver were chosen to help situate the City's housing needs contextually on the North Shore. The cities of Vancouver and New Westminster were selected due to their progressive housing policies and efforts, combined with similarities in geographic size or their broader mix of land uses. These municipalities are referred to as the "comparison communities" throughout the report.

Population & Household Profile

POPULATION

Between 2006 and 2016, the City of North Vancouver increased its population by over 7,500 people or 17.1%, to 52,900 residents. This rate of growth is greater than in the Metro Vancouver region, which grew by 16.4% over the same period.

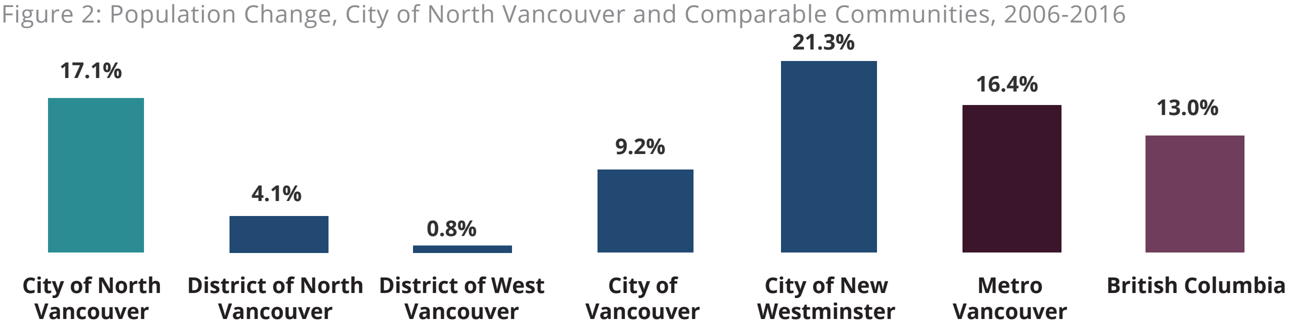
The only comparison community that had a growth rate that exceeded the City of North Vancouver's was the City of New Westminster, which grew by 21.3% between 2006 and 2016 (Figure 2). This indicates that the City's housing supply was able to absorb relatively more people than that of other communities in the region or the province.

AGE

The age distribution in the City of North Vancouver was generally comparable to the age distribution of the Metro Vancouver region, except for its comparatively lower share of children (under 15 years) and youth (15 to 19 years), and its higher share of young adults (25 to 44).

The City differs significantly from its neighbours in the District of West Vancouver and the District of North Vancouver in that it has a higher share of young adults than both of these communities, and a lower share of older adults (aged 65 or older) than the District of West Vancouver (Figure 3). This may be linked to the City's housing stock, which has a high proportion of denser housing, and rental tenure that may attract younger adults.

Figure 2: Population Change, City of North Vancouver and Comparable Communities, 2006-2016



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

In line with regional, provincial, and national trends the City's population age distribution changed between 2006-2016, with an increase in the 45-to-84 year old age groups (Figure 4). This points to the growing need to prepare for future housing and supports that are age-appropriate. The median age in the City also increased over this period, from 40.1 to 42.2. Renters tend to have a lower median age (36.6) than owners (46.3), consistent with trends in Metro Vancouver.

HOUSEHOLDS

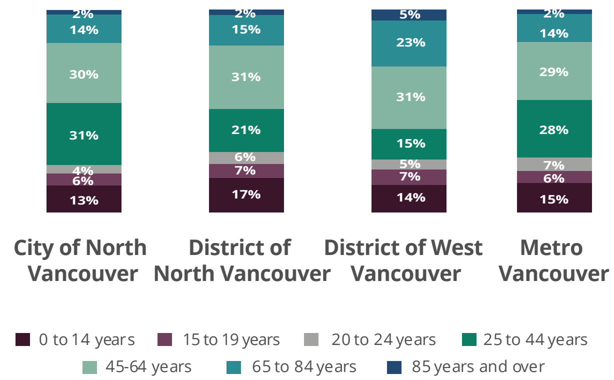
Households in this section refer to private households, which means a person or group of persons who occupy the same dwelling. It excludes people living in collective dwellings, such as group homes or institutional settings.

Between 2006 and 2016, the number of private households in the City of North Vancouver grew by 14.6% from 21,345 to 24,645.

The growth in households in the City lagged the 17.5% growth in households at the Metro Vancouver level. This is because the City's household size stayed consistent (2.1) over the period, whereas in comparator cities and at the Metro Vancouver level household size decreased (resulting in more households forming from population growth). While the City's population grew at a higher rate than the regional average over the same period, the rate of change in household formation was lower than the regional average.

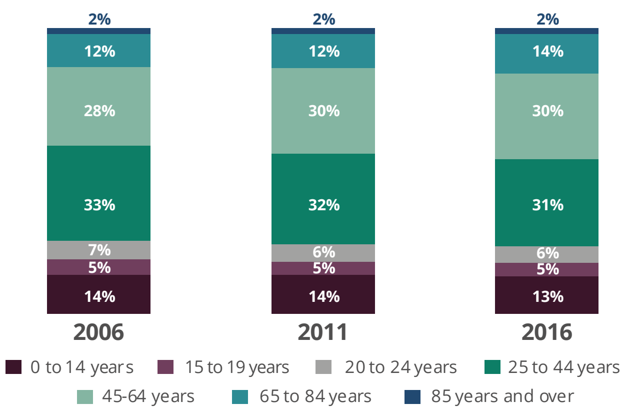
Compared to other municipalities on the North Shore and in Metro Vancouver, the City of North Vancouver has among the smallest household sizes both in comparator communities and across the region, and is most comparable to

Figure 3: Age Distribution, in City of North Vancouver, District of West Vancouver, District of North Vancouver, and Metro Vancouver



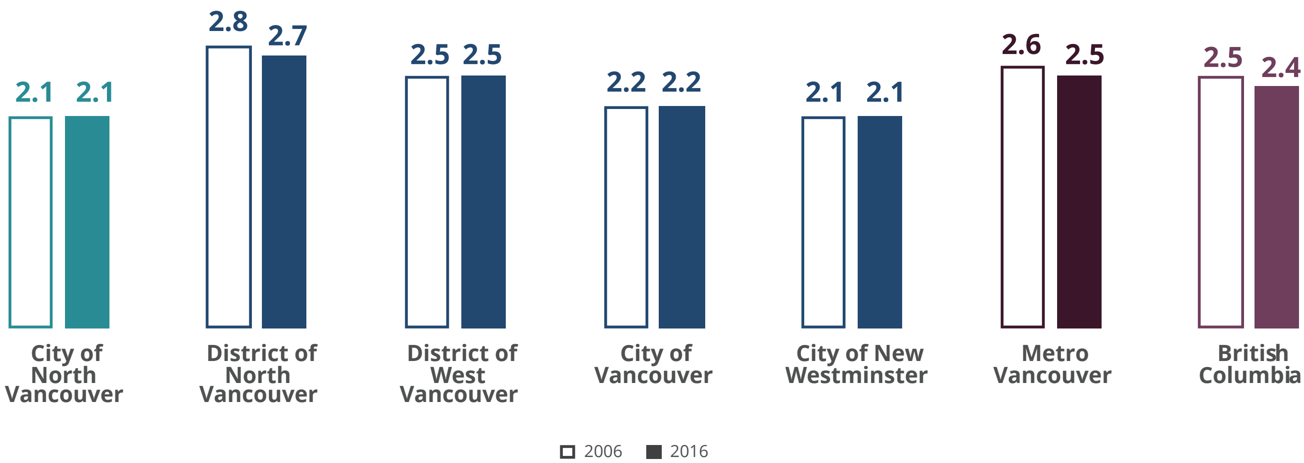
Source: Statistics Canada Census Program, Census Profiles 2016

Figure 4: Population by Age Group, City of North Vancouver 2006 - 2016



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

Figure 5: Average Household Size in Private Households, City of North Vancouver and Comparable Communities, 2006-2016

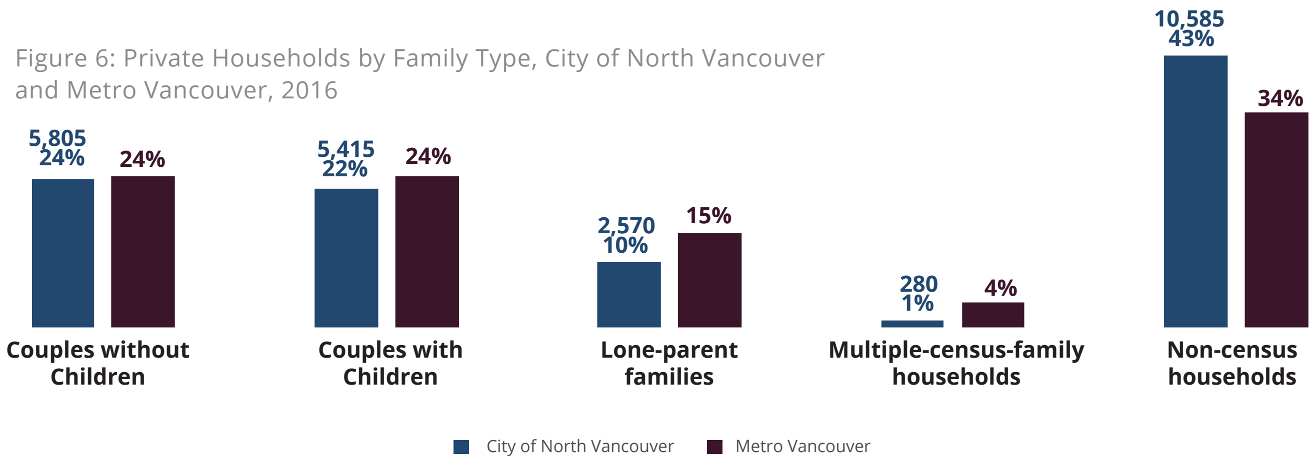


Source: Statistics Canada Census Program, Census Profiles 2006, 2016

the City of Vancouver and the City of New Westminster (Figure 5). By contrast, the City's North Shore neighbours have significantly greater average household sizes with 2.7 for the District of North Vancouver and 2.5 for West Vancouver.

One in three households have children in the City of North Vancouver. The lower share of households with children is offset by a greater share of non-census family households (43%), which include either a single person living alone or a group of two or more unrelated people who live together (i.e. are not a Census family).[1] Typically, most non-census family households are individuals living alone (89% for the City of North Vancouver).

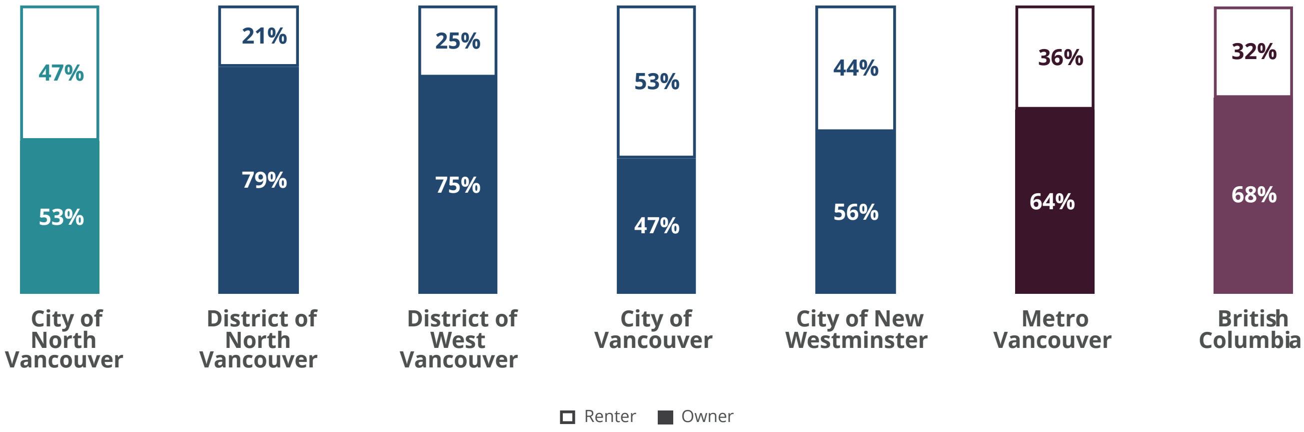
Figure 6: Private Households by Family Type, City of North Vancouver and Metro Vancouver, 2016



Source: Statistics Canada Census Program, Census Profiles 2016

[1] A census family is defined as a married couple with children that all live in the same family dwelling. The children do not have their own married spouse, common-law partner or child living in the dwelling with them.

Figure 7: Households by Tenure, City of North Vancouver, Comparable Communities and Metro Vancouver, 2016



Source: Statistics Canada Census Program, Census Profiles 2016

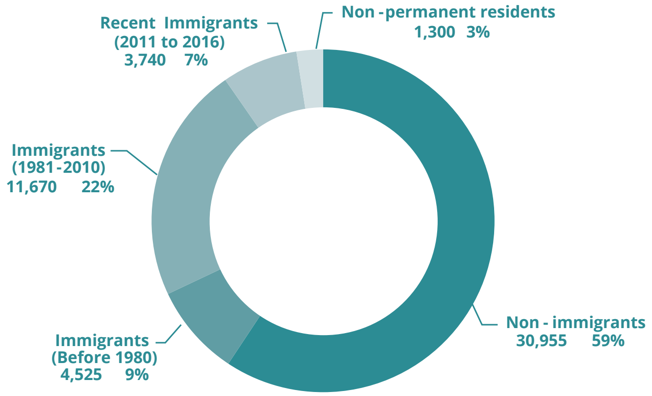
The City of North Vancouver has a high proportion of renter households (47%), similar to the City of Vancouver (53%) and the City of New Westminster (44%). The higher renter rates in these municipalities correspond to its smaller average household sizes (Figure 5) as noted above and point to the impacts of having more diverse dwelling types, including a large share of multi-unit buildings.

Diversity and Immigration

As of 2016, just over 40% of the City's population (21,235 people) was made up of people who were born outside of the country and eventually chose to settle in the City of North Vancouver. Of this total, 3% was made up of non-permanent residents, which includes people from another country who had a Work or Study Permit or who were refugee claimants.[2] The largest proportion of immigrants settled in the City between 1981 and 2010 (Figure 8).

Reflecting these numbers, 17.6% of City of North Vancouver residents speak a language other than English most often at home.[3]

Figure 8: Immigration Status, City of North Vancouver



Source: Statistics Canada Census Program, Census Profiles 2016

[2]Refers to people from another country who had a Work or Study Permit, or who were refugee claimants at the time of the census, and family members living in Canada with them. Non-immigrant refers to a person who is a Canadian citizen by birth. Immigrant refers to a person who was born outside of Canada, excluding temporary foreign workers, Canadian citizens born outside Canada and those with student or working visas

[3]Statistics Canada, 2016 Census

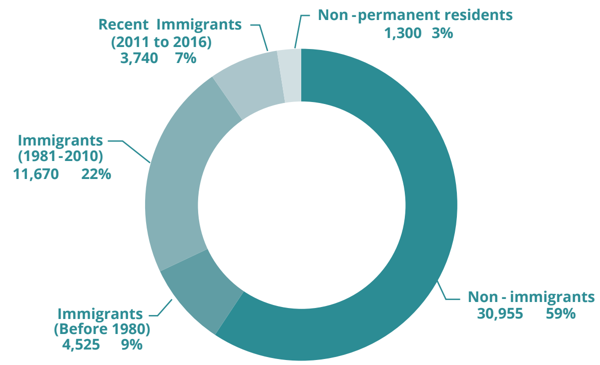
Of the 3,740 recent immigrants who came into the country between 2011 and 2016, 31% came from Iran and 20% from the Philippines. This indicates a continuation of the longer term settlement trend of specific ethnic groups.

Out of the total population in the City, 16% (8,930 individuals) moved between 2015 and 2016. Of these, 43% (4,170 individuals) migrated from outside of the City of North Vancouver and 57% moved within the City.

Compared to the Metro Vancouver region, the City has a higher proportion of migrants from other provinces (18%) and slightly higher percentage of migrants that have moved from within British Columbia. Where the City and the broader region differ was in the number of migrants that have moved from outside Canada - this population was 6% higher than the number in the City.

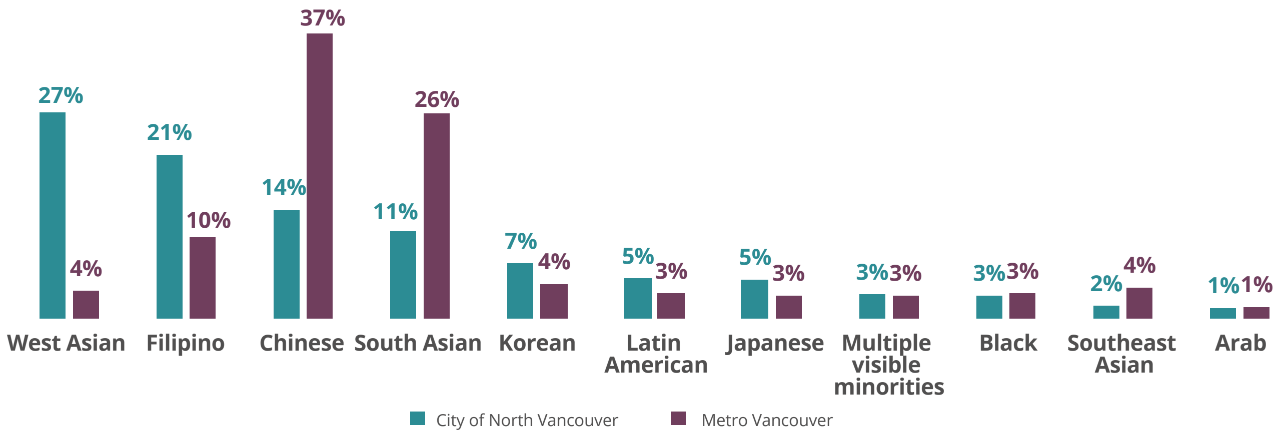
Thirty one percent (31%) of the City of North Vancouver's population identified as a visible minority. This was about the same proportion as in Metro Vancouver overall (30%). However, the make-up of the City's visible minorities is considerably different than the rest of the region. Most City of North Vancouver residents who identified as a visible minority are West Asian (26.7%), followed by Filipino (21.1%), and Chinese (14%)[5], while in the region overall the most common visible minorities are Chinese (36.8%) followed by South Asian (26.5%). (Figure 10.)

Figure 9: Top 5 Recent Immigrants by Place of Birth, City of North Vancouver, 2016[4]



Source: Statistics Canada Census Program, Census Profiles 2016

Figure 10: Visible Minority Population in Private Households, City of North Vancouver, 2016



Source: Statistics Canada Census Program, Census Profiles 2016

[4]Infographic footnote: 'Recent immigrant' refers to an immigrant who first obtained his or her landed immigrant or permanent resident status between January 1, 2011 and May 10, 2016.

Indigenous Peoples

The City of North Vancouver is located on the traditional territory of the **xʷməθkwəy̓əm** (Musqueam), **Skwxwú7mesh** (Squamish), and **Səl̓ílwətaɬ** (Tsleil-Waututh) Nations.

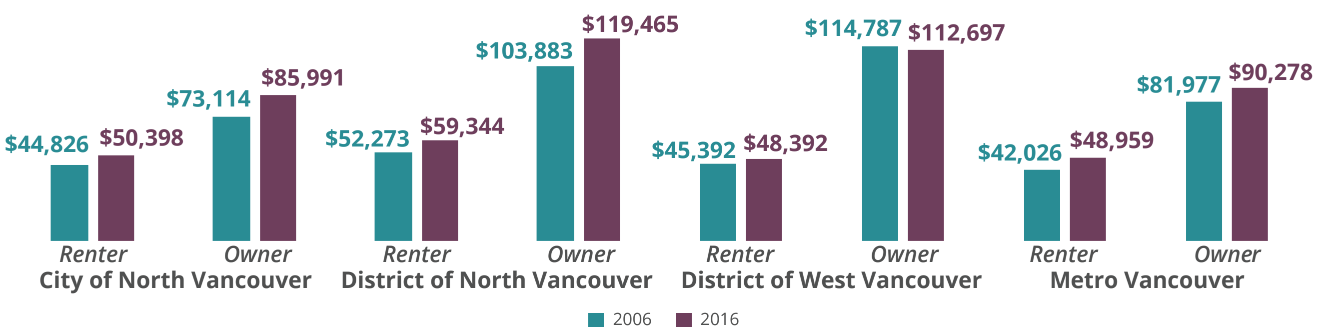
As of 2016, 2.2% or 1,155 individuals in private households identified as Indigenous in the City according to the Census. This was equivalent to the proportion of individuals identifying as Indigenous in the City of Vancouver but slightly less than in the Metro Vancouver region (2.5%). This number does not include members of the Squamish Nation whose reserve lands are located adjacent to the municipal boundaries of the City.

Economy

HOUSEHOLD INCOME

Figure 11 shows household income in the City of North Vancouver compared to its neighbours and the region. Though both renter and owner incomes increased between 2006 and 2016, they remain lower than incomes in the District of North Vancouver, District of West Vancouver and regionally, which highlights an increasing gap between income and affordability for both renters and owners. For further discussion on income by tenure type see Section 4.

Figure 11: Median Before-Tax Owner and Renter Private Household Income Data, 2006-2016



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

[5] Visible Minority, according to the Canadian Employment Equity Act, is defined as "persons, other than Aboriginal peoples, who are non-Caucasian in race or non-white in colour"

EMPLOYMENT

The three industries that employed the most residents were professional, scientific and technical services; retail trade; and health care and social assistance. Employment in these three industries was slightly more prevalent in the City of North Vancouver than in the region as a whole.

By comparison, the top three industries across Metro Vancouver include retail trade; professional, scientific and technical services; and health care and social assistance.

A notable limitation is that employment data derived from the 2016 Census may not reflect the significant impacts of the global pandemic in disrupting local economies, employment and the place and manner in which people work.

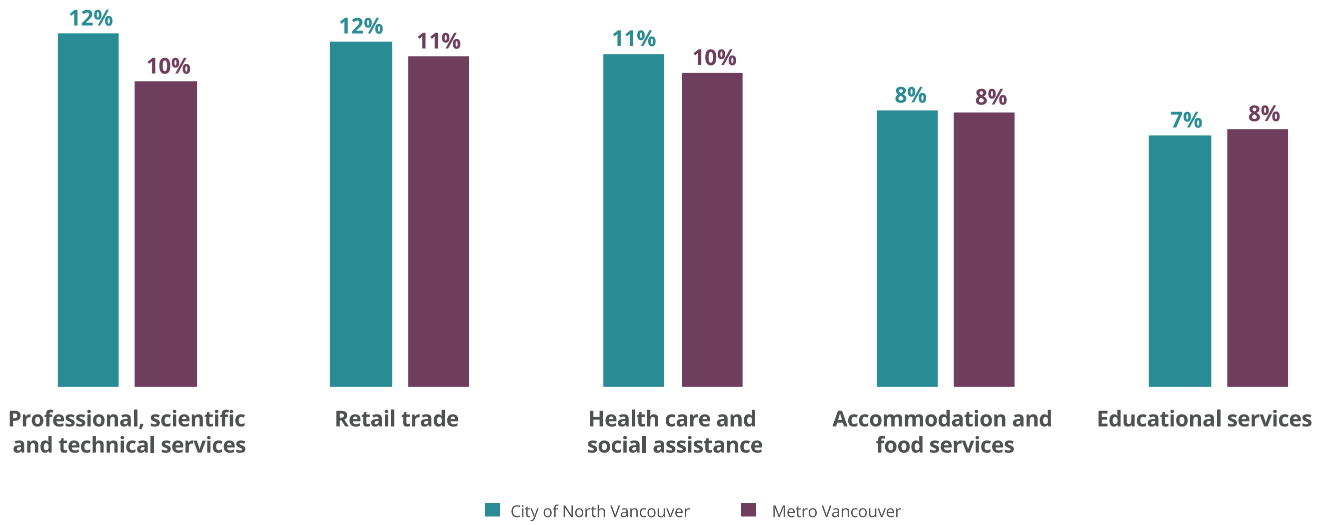
Industry Examples

Professional, scientific and technical services: infrastructure and business investment, energy development and information and communications technology

Retail trade: auto sales, supermarkets, building material and garden equipment suppliers

Health care and social assistance: residential care for medical care and social reasons, social assistance such as counselling, welfare, child protection, community housing and food services, vocational rehabilitation and child care

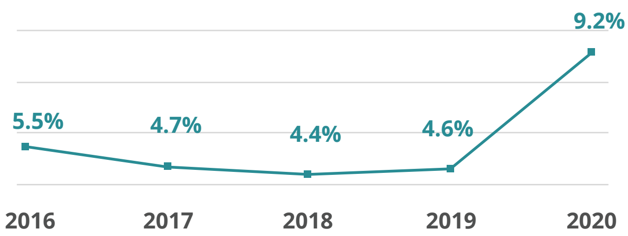
Figure 12: Labour Force by Industry, City of North Vancouver and Metro Vancouver, 2016



Source: Statistics Canada Census Program, Census Profiles 2016

Figure 13 below highlights the Metro Vancouver annual unemployment rates from 2016 to 2020. Between 2016 and 2019, the unemployment rate dropped by 0.9 points before doubling in amount, rising by 4.6 points from 2019 to 2020. This sharp increase is likely due to the economic impact of COVID-19, and is anticipated to drop again in 2021.

Figure 13: Unemployment Rate over time, Metro Vancouver (2016-2020)



Source: Statistics Canada. Table 14-10-0385-01 Labour force characteristics, annual (2016-2020)

DAILY TRAVEL PATTERNS AND COMMUTING

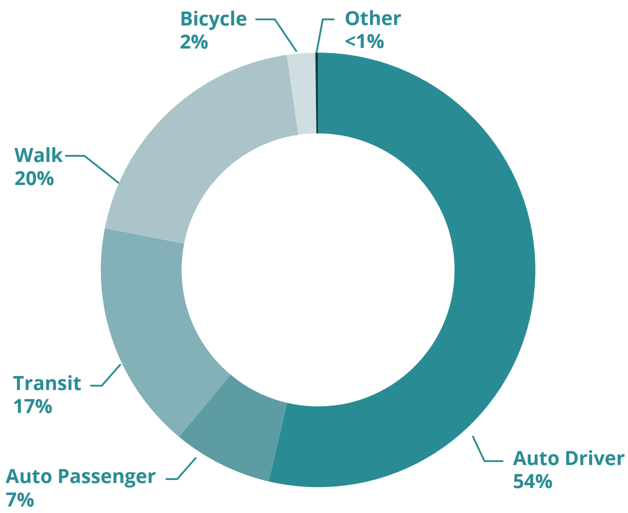
According to the 2016 Census, 71% of local residents commuted outside the City for work compared to a regional share of 54% who traveled outside their municipality.

In 2019, the North Shore Transportation Survey surveyed a total of 869 participants, providing a snapshot estimate of how North Shore residents move in, out, and around the region for work and personal daily activities.

For City of North Vancouver residents, daily outbound trips made mainly flowed within the City core, the District of West Vancouver, the Central District of North Vancouver, and the Eastern District area of North Vancouver. The survey identified the central cores of the City of North Vancouver and District of West Vancouver being the most popular destination zones with equivalent outbound trips.

In the City of North Vancouver, just over half of the resident population chooses to drive (54%) for their daily trips. Walking (20%) and transit (17%) made up the second and third most popular daily travel modes chosen by local residents.

Figure 14: Daily (24-hour) Mode Shares, City of North Vancouver[6]



Source: North Shore Transportation Survey 2019

[6]Mode shares of 1% or less are included in the chart, but values are not displayed. 'Other' modes (low speed motor vehicle, taxi, ferry, intercity coach bus, train, airplane, etc.) represent 0.2% of trips made by City of North Vancouver residents.

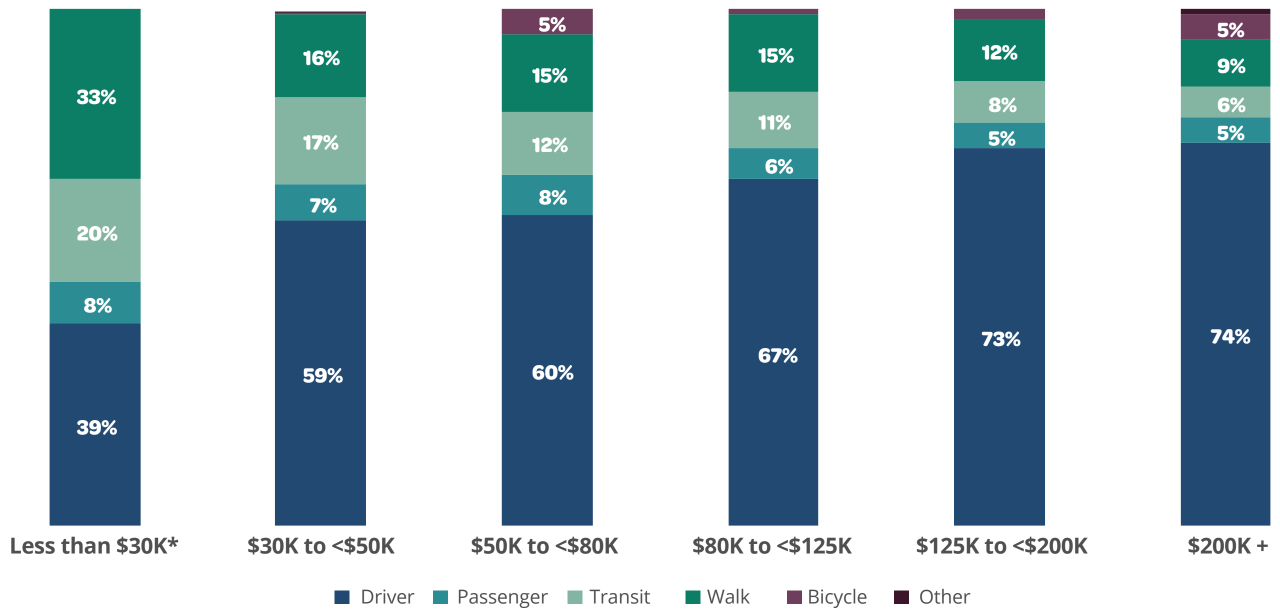
When looking at the primary modes used for transportation based on income groups, the use of transit and walking was more prevalent than driving in lower income categories. Both middle- and higher-income categories show the greatest percentage of people who bike for transportation. The likelihood of driving an automobile increases as incomes rise: both households earning between $125k to <$200k and earning more than $200k, have driver category proportions of nearly 75% each.

Covid-19 will impact the way we work

The North Shore Transportation Survey was conducted in the Fall of 2019, reflecting the impacts of the COVID-19 pandemic on how and where people move.

Uncertainty remains on what the lasting pandemic impacts will be. Differences in daily trip rates and commuting patterns, telecommuting and different travel purposes and mode shares, for example, will all impact housing demand patterns.

Figure 15: Weekday Mode Share by Household Income on the North Shore, 2019 [7]



Source: North Shore Transportation Survey 2019

[7]Income groups with an asterisk "*" have smaller sample sizes and should be interpreted with caution. Mode shares of 1% or less are included in the chart, but values are not displayed. Bicycling has a 0.2% mode share for '30K to <50K' and 1% for '80K to <125K'. Other modes (low speed motor vehicle, taxi, ferry, airplane, etc.) have shares of less than 1% for all household income ranges (0.3%, 0.1%, 0.3%, 0.2%, 0.3%, 1.0% for the respective income categories from 'less than 30K' through to '200K or more').

3 THE CITY'S HOUSING STOCK

This section provides high-level information about the City's housing stock – its age, types of dwellings and new supply over time. It provides details about four key areas of housing on the continuum: ownership housing, rental housing, non-market housing, and housing with supports and homeless shelters.

Key Takeaways

Owners have larger dwellings

Only about **16% of renters** and **59% of owners** lived in units that had **3-bedrooms** or more.

Non-market housing and shelters: The City had **1,067** units of non-market housing with or without supports and **70 shelter beds** or transitional housing units as of 2021.

A City of apartments

In 2016, nearly two-thirds of the City's units were in some form of apartment: **41%** of all units were located in buildings with fewer than 5 storeys and **23%** were in buildings that have more than 5 storeys.

Ageing rentals

As of 2020, the primary rental housing stock was made up of older apartments: **83%** of them were **built prior to 1980**.

Overall Housing Stock

As of 2016, there were a total of 26,426 dwelling units, of which 93% (24,645 units) were occupied by full-time residents. Nearly two-thirds (64%) of this housing stock was made up of apartment units. In comparison, single-family homes made up most dwelling types in the region and in both of the City's North Shore neighbour communities.

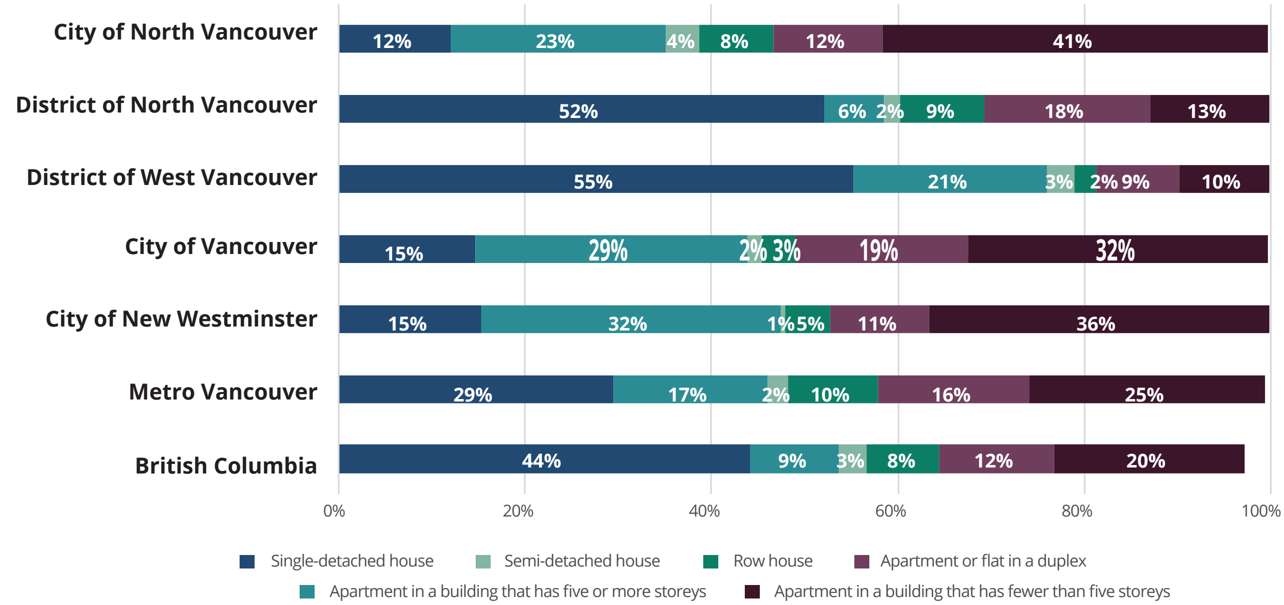
Table 2: Number and Share of Occupied and Unoccupied Dwellings, City of North Vancouver and Metro Vancouver, 2016

	TOTAL PRIVATE DWELLINGS	PRIVATE DWELLINGS OCCUPIED BY FULL-TIME RESIDENTS	UNOCCUPIED DWELLINGS
City of North Vancouver	26,426	24,645 (93.3%)	1,781 (6.7%)
Metro Vancouver	1,027,613	960,894 (93.5%)	66,719 (6.5%)

Source: Statistics Canada Census Program, Census Profiles 2016

Compared with all municipalities across the region, the City of North Vancouver had the lowest proportion of single-family homes and the highest proportion of apartments in buildings that are fewer than five storeys in height across both the comparator cities and amongst the lowest regionally[8]. (Figure 16.)

Figure 16: Dwellings by Structure Type, City of North Vancouver, Comparison Communities and Metro Vancouver, 2016



Source: Statistics Canada Census Program, Census Profiles 2016

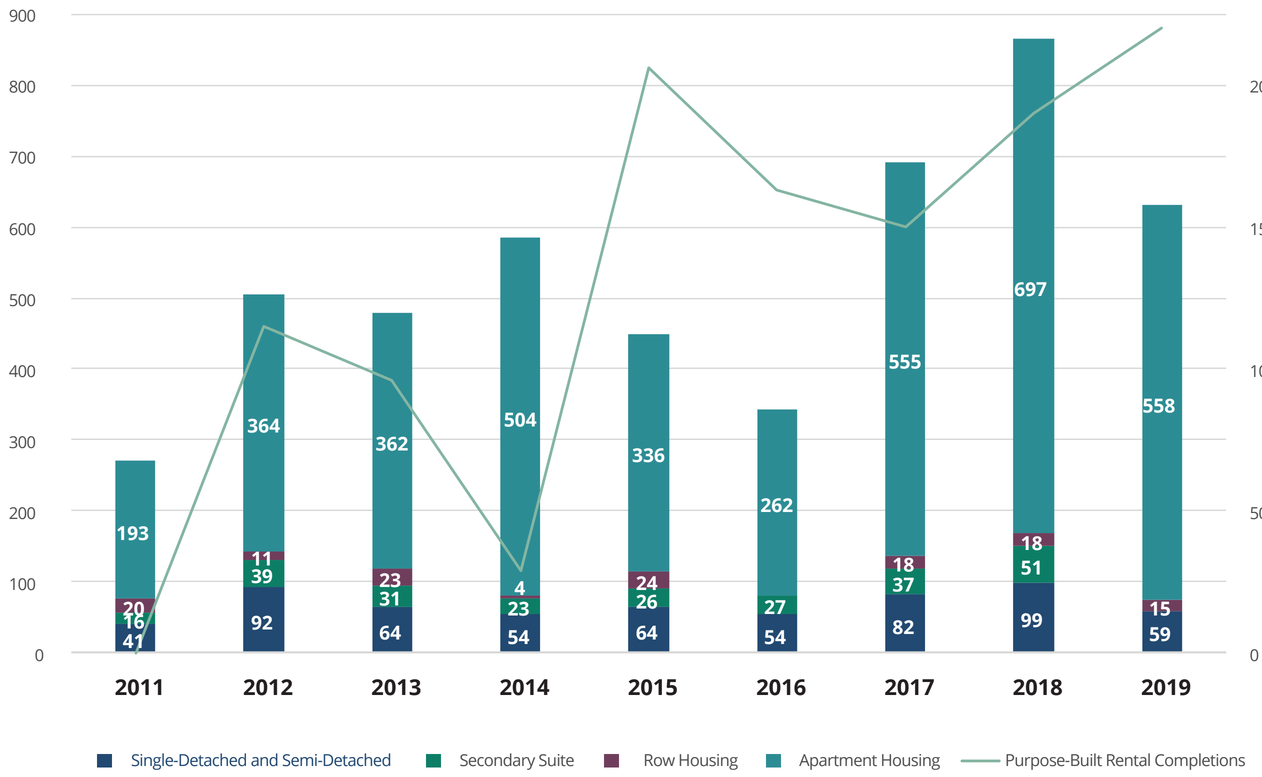
Note: Other single-attached houses and movable dwellings are hidden as they comprise < 0.1% of overall stock in most communities. The exception is British Columbia where moveable dwellings make up 3% of all housing stock.

[8] Statistics Canada terms uses the term 'apartment or flat in a duplex.' This label actually refers to a structure that is visually a single-family home but with two suites (typically a main suite and a secondary suite). This unit type is therefore typically half composed of secondary suites and half composed of main suites in a house that looks like a single detached dwelling.

NEW HOMES BUILT

Between 2011 and 2019, a total of 4,823 new dwelling units were completed. Apartments (including condominiums) were the predominant housing form completed in in the City, representing 79% of all new builds. Nearly one-quarter of new builds were purpose-built rental (1,169); however, given the overall proportion of renters in the City (47%), this may not be sufficient to meet ongoing rental demand.

Figure 17: Total Number of Housing Completions by Unit Type, City of North Vancouver 2011-2018[9]



Source: CMHC Canadian Housing Observer and CMHC Regional Housing Data

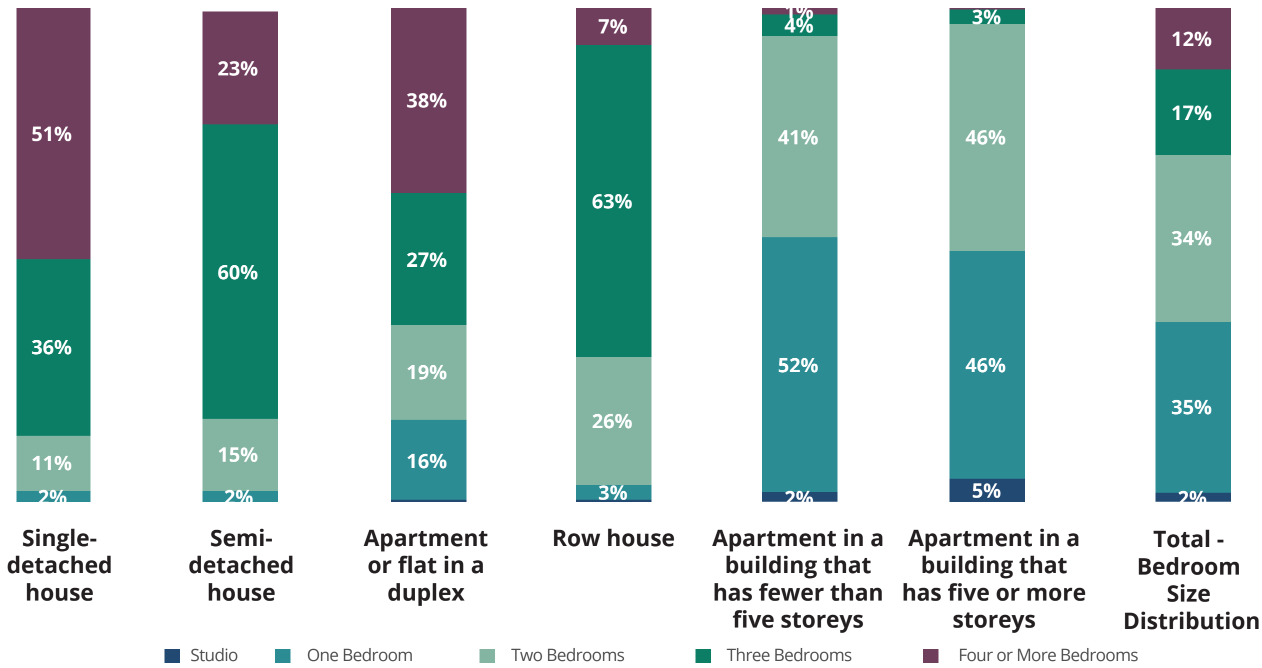
NUMBER OF BEDROOMS

Figure 18 shows the City's housing stock by bedroom size and type. Typically, units in both small and large apartment buildings tend to be one or two-bedroom units (92% and 93% respectively). Ground oriented housing (i.e. single-detached, semi-detached, apartments in a flat or duplex, and row houses) tend to be three or four-bedroom units. Overall, housing in the City tends to be

[9]Re: Single-Detached Housing Completions * Some data for 2012 has been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit Rental, Apt + Other. In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA.

smaller, due to the significant number of apartment units (64% of all units are in apartments). This in turn supports smaller household sizes, and corresponds with the high proportion of rentals. It may also point to a need for larger apartment units to support larger household sizes.

Figure 18: Number of Bedrooms by Structural Dwelling Type* Private Households, City of North Vancouver and Metro Vancouver, 2016



Source: Statistics Canada, 2016 Census of Population, Statistics Canada Catalogue no. 98-400-X2016220.

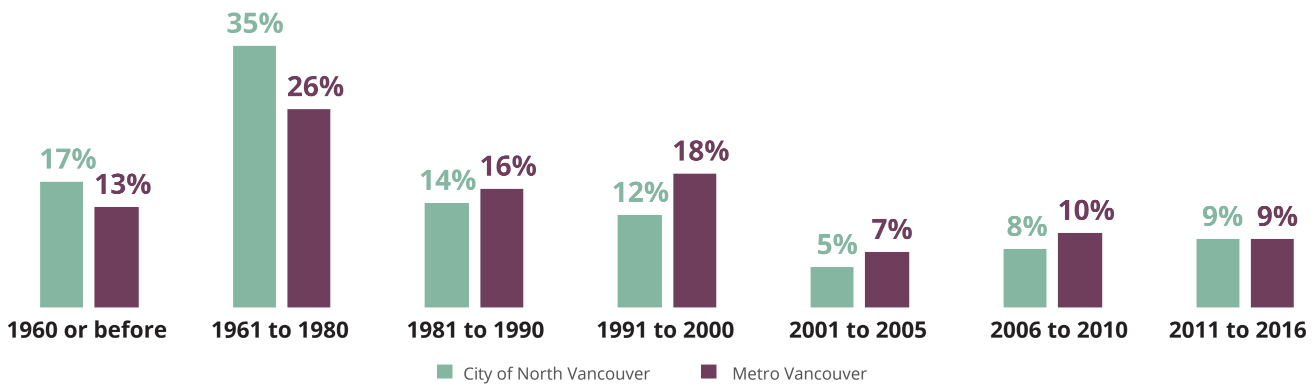
**Note: Other single-attached houses and movable dwellings are not included as they comprise of less than 1% of the overall housing stock.*

PERIOD OF CONSTRUCTION

Over half of the housing stock (12,705 units) in the City of North Vancouver was more than 40 years old as of 2016. Certain time periods experienced heightened housing construction due to changes in market forces and supporting housing programs across levels of government. Between 1961 and 1980, Federal programming initiatives facilitated a housing construction boom by supporting the construction of new homes for renters, those seeking homeownership, and non-profit and co-operative housing.

The quick and steady decline in construction over the following decades was largely caused by the loss of enabling supports from senior levels of government. It is widely understood that during the 2000s and beyond, the need for new housing, particularly new rental, continued to outpace available supply. This issue is further exacerbated by the City's limited land base and desirable location.

Figure 19: Dwellings by Period of Construction, City of North Vancouver and Metro Vancouver, 2016



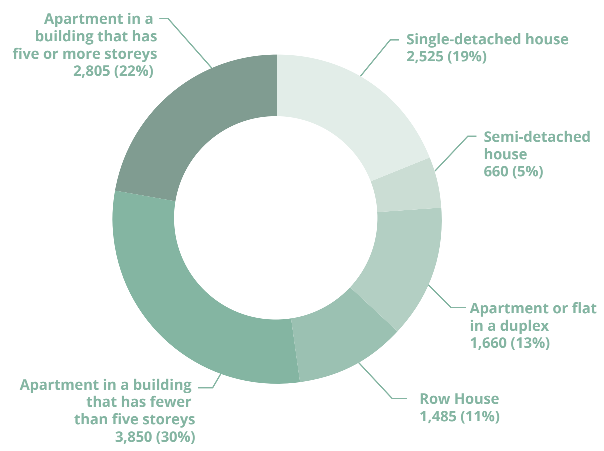
Source: Statistics Canada Census Program, Census Profiles 2016

Owned Housing Stock

More than half of the City's ownership stock (52%) was located in apartment buildings. This is reflective of the overall form of housing found in the City (where 64% of units were in apartments), but also points to an ownership preference for more ground-oriented units. About one-in-five homes (19%) in the City are single-detached homes, which forms the largest part of the ground-oriented stock, with the rest being a mix of units in a home with a primary and secondary suite (13%),[10] row housing (11%) and semi-detached housing (5%).

Owned units tend to be larger than rented units, owing to a larger proportion of ground-oriented homes having three to four bedrooms. Even so, over half of the City's owned stock (55%) is composed of one and two-bedroom units, with ground-oriented stock being more likely to be appropriate for families (that is, three or more bedrooms in size). This may point to a need for more family options in apartment housing in order to accommodate families while maintaining or increasing density.

Figure 20: Owner Housing Stock by Structural Dwelling Type*, City of North Vancouver, 2016

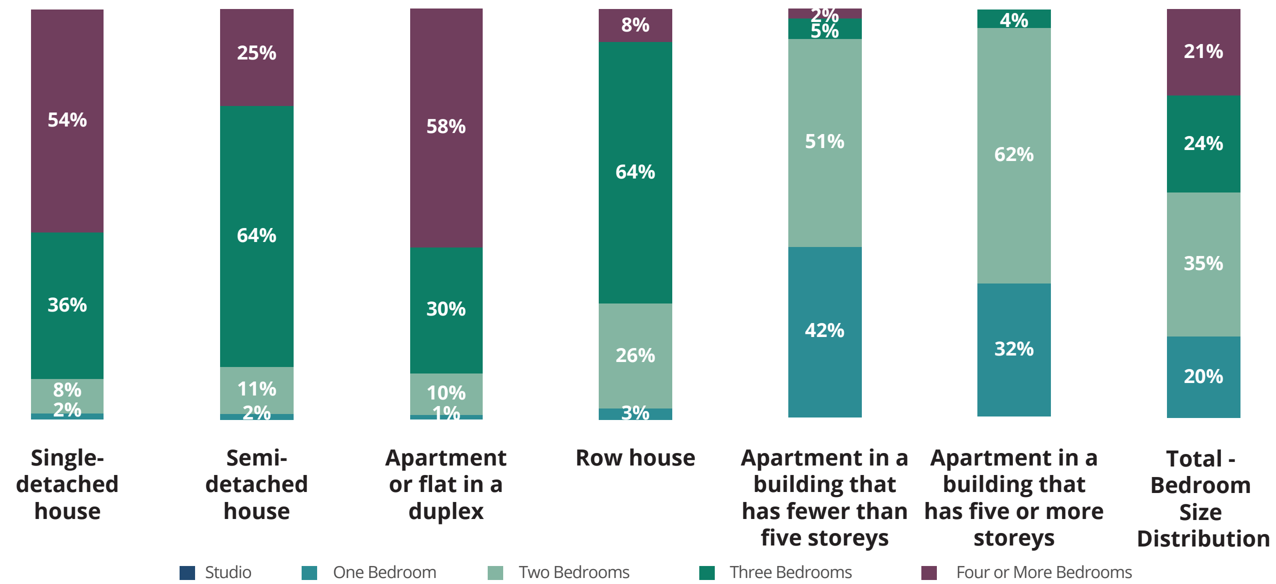


Source: Statistics Canada Census Program, Census Profiles 2016. Catalogue Number 98-400-X2016220.

**Note: Other single-attached houses and movable dwellings are not included as they comprise of less than 1% of the overall housing stock.*

[10]Labelled by Statistics Canada 'Apartment or flat in a duplex.'

Figure 21: Owner Housing Stock by Structural Dwelling Type* and Number of Bedrooms, City of North Vancouver, 2016



Source: Statistics Canada, 2016 Census of Population, Statistics Canada Catalogue no. 98-400-X2016220.

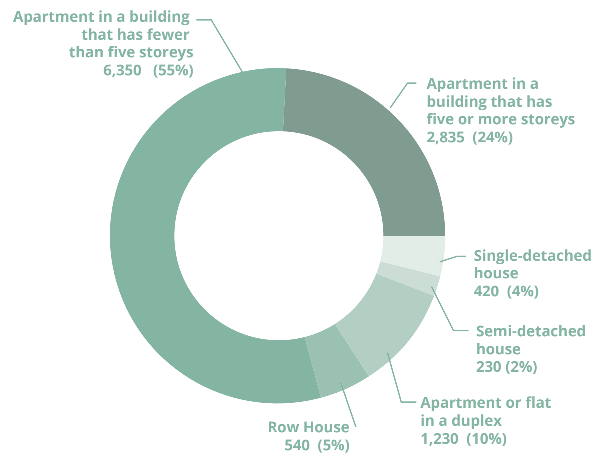
**Note: Other single-attached houses and movable dwellings are not included as they comprise of less than 1% of the overall housing stock.*

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

In the City, 79% of renter homes were located in apartment buildings - 55% in low-rise apartment buildings with fewer than five storeys and 24% in a building with five or more storeys. This highlights

Figure 22: Renter Housing Stock by Structural Dwelling Type*, City of North Vancouver, 2016



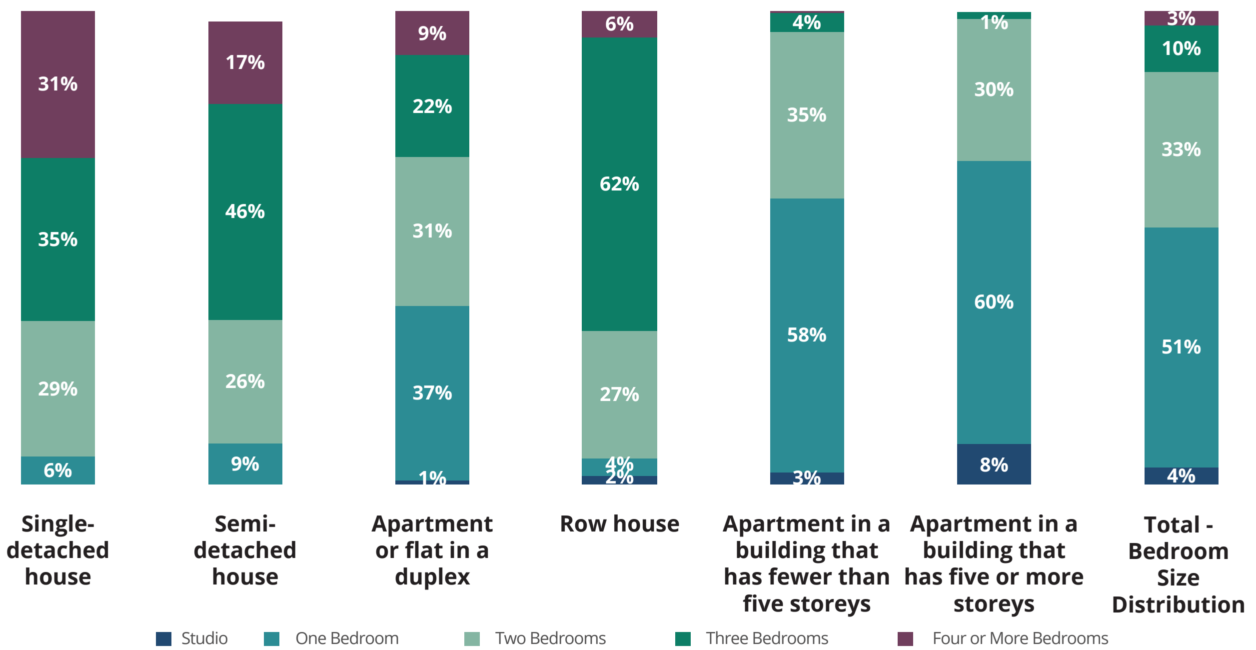
Source: Statistics Canada Census Program, Census Profiles 2016. Catalogue Number 98-400-X2016220.

**Note: Other single-attached houses and movable dwellings are not included as they comprise of 0% of the overall housing stock.*

the importance of denser forms of housing for renter households, who comprise 47% of all households in the City of North Vancouver.

Over half (51%) of the City's renter housing stock was comprised of 1-bedroom units, with one in three units being two bedrooms (33%). This is reflective of the fact that rental stock is predominantly in apartment units (79% of all renter households). Both small and large apartment buildings were almost exclusively two-bedroom units or smaller (98% of units in apartments five storeys and above and 96% of units in apartments below five storeys). This stock primarily caters to smaller households – lone-parents, couples without children, and non-family households – and may indicate a need for more family-oriented rental housing.

Figure 23: Renter Housing Stock by Structural Dwelling Type* and Number of Bedrooms, City of North Vancouver, 2016



Source: Statistics Canada – Source: Statistics Canada Census Program, Census Profiles 2016. Catalogue Number 98-400-X2016220.

**Note: Other single-attached houses and movable dwellings are not included as they comprise of less than 1% of the overall housing stock.*

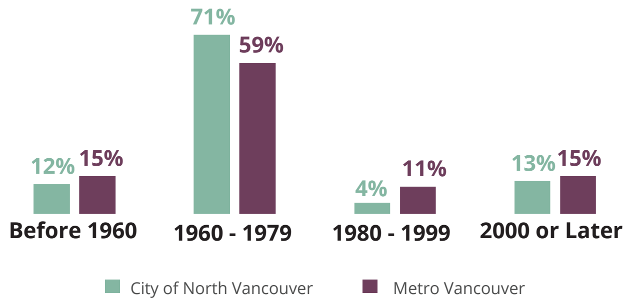
PRIMARY MARKET RENTAL STOCK

Canada Mortgage and Housing Corporation (CMHC) also conducts an annual Rental Market Survey tracking purpose-built rental, also referred to as primary rental stock. This is an important tool for tracking purpose-built rentals; however, it only captures slightly more than half of all the units occupied by renters (52%). In 2016, CMHC counted 6,047 purpose-built rental units, but the Census accounted for 11,605 renter households. Purpose-built rental units made up about one-quarter (24.5%) of all dwellings in the City of North Vancouver in 2016. Notably, 71% (4,492 units) of this housing stock was built between 1960 and 1979, with an additional 12% (755 units) built prior to 1960 (see Figure 24).

As a result, the City of North Vancouver is faced with a primary rental housing stock that is ageing and slowly reaching the end of its useful life. While the City of North Vancouver has successfully added 13% of its primary rental housing stock since 2000 or later, these units tend to have higher rents than those built earlier, which will impact overall rental housing affordability.

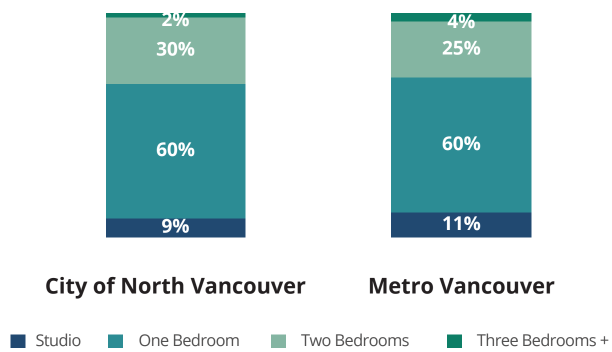
As of 2020, CMHC tracked 6,361 units of primary rental in the City of North Vancouver, which accounted for about 55% of the City's 11,615 rental households. The majority of these units (99%) were two-bedroom units or smaller, aligning with the findings in Figure 23.

Figure 24: Age of Primary Rental Stock, City of North Vancouver and Metro Vancouver, 2020



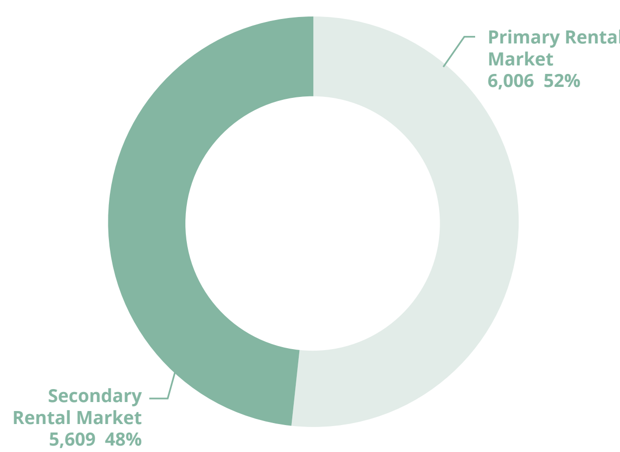
Source: CMHC Rental Market Survey, 2020

Figure 25: Primary Rental Market Units by Number of Bedrooms, City of North Vancouver and Metro Vancouver, 2020



Source: CMHC Rental Market Survey, 2020

Figure 26: Estimated Secondary Rental Market, City of North Vancouver, 2016



Source: Derived from CMHC, 2020

SECONDARY MARKET RENTAL STOCK

The secondary rental market covers rental dwellings that were not originally purpose-built for the rental market, including rental condominiums. Figure 26 is the best estimate for the total number of secondary rental market units in the City. This figure is based on the total number of primary rental units in CMHC's 2016 Rental Market Survey and the total number of renters counted in the Census. Approximately 48% of the City's rental market is comprised of secondary rental market units. In 2020, CMHC counted nearly 4,300 condominium units in the secondary rental market spread across the North Shore as a whole (data was not available by municipality).

SHORT-TERM RENTALS

To better understand the availability of active short-term rental properties in the City of North Vancouver, the number of active rentals were tracked over a 6-month timeframe from May to October, 2021. During this period, the number of active short-term rentals in the City of North Vancouver increased by 28 listings. While this was not a large increase, it may be reflective of an increase in demand for short-term vacation rentals due to a relaxation of COVID restrictions and increased travel around the province and nationally. City policy does not currently permit whole units to be rented as short term vacation rentals. However, a room within a unit is permitted as a short term rental under the City's Accessory Boarding Use.

Table 3: Short-Term Rental Listings in the City of North Vancouver, 2021

DATE	ACTIVE RENTAL UNITS
May 21, 2021	232
August 19, 2021	245
October 20, 2021	260

Source: AirDNA, May, August, October data sample 2021

Non-Market Housing and Housing with Supports

Non-market housing covers a range of diverse housing types, including longer-term transitional and supportive housing, and non-market rental housing, also referred to as social housing, as well as co-operative housing.

Non-market rental housing is affordable housing that is owned or subsidized by government, a non-profit society, or a housing cooperative; whereby it is not solely market driven. It typically serves households of low to moderate incomes who meet thresholds established through Housing Income Limits, and households that meet other eligibility requirements. Non-market rental housing also includes various forms of housing with supports for people who need assistance with daily tasks.

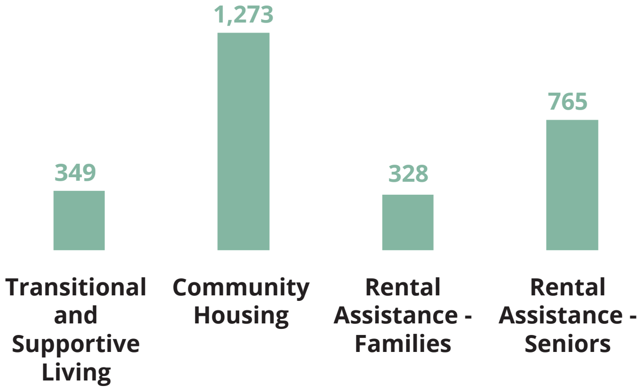
Mid-market rental (MMR) housing is housing secured through the City of North Vancouver's Density Bonus and Community Benefits Policy. It is a form of below market rental housing delivered within secured rental developments, where 10% of units have rents set at 10% below average market rents (as determined by CMHC's Rental Market Survey) in perpetuity. Rent levels are secured through a Housing Agreement, and MMR units are managed by the rental building owner.

BC HOUSING FUNDED NON-MARKET HOUSING

Figure 27 provides a high-level overview of non-market housing units and rent supplements for both the City and the District of North Vancouver, where BC Housing has a financial relationship. This includes 1,273 units of Community Housing[11], and 349 units of transitional and supportive housing[12].

BC Housing also offers several rent supplement programs to assist individuals with rent payments in private rental apartments. As of Spring 2020, across both the City and District of North Vancouver a total of 1,093 households benefited from the Rental Assistance Program (RAP) for Families with Children (328), and the Shelter Aid for Elderly Renter (SAFER) program for Seniors (765).

Figure 27: Rent Supplements and Housing Units[13] Subsidized by BC Housing, City and District of North Vancouver, 2020



Source: BC Housing Research and Planning Department, Unit Count Reporting Model

NON-MARKET HOUSING STOCK IN THE CITY OF NORTH VANCOUVER

Table 4 summarizes the number of existing non-market units by type. Some of these units are funded by BC Housing. Of the 1,067 non-market units documented in the City as of June 2021, non-market rental units make up the largest proportion (840) followed by housing co-op units (177).

Table 4: Non-Market Housing Stock in the City of North Vancouver, 2021

	NON-MARKET RENTAL	MID-MARKET RENTAL	HOUSING CO-OP	OTHER AFFORDABLE OWNERSHIP	TOTAL
Total Projects	20	16	4	2	42
Total Units	840	38	177	12	1,067

Source: City of North Vancouver, Affordable Housing Directory, June 2021

The above table does not include non-market housing that has been secured but not yet completed, which include a further 104 MMR units and 8 affordable home ownership units (supported by BC Housing).

[11] Includes: Independent social housing for low-income families (478 units) and senior households (795 units)
[12] Includes: Supportive Seniors Housing (92 units), Special Needs (235 units) and Women and Children Fleeing Violence (22 units)
[13] Data includes both District of North Vancouver and City of North Vancouver.

HOMELESS SHELTERS AND TRANSITION HOMES

Time-limited housing and shelter resources intended to prevent and respond to homelessness include year-round or Temporary Emergency Shelters, Transition Houses for Women and Children Fleeing Violence, Extreme Weather Response (EWR) Shelters, and Safe Houses for youth or seniors.

While all non-market housing, especially transitional housing, may serve people experiencing homelessness, these are generally time-limited, with stays up to 30 days.

Table 5 shows the total number of shelter beds and dedicated units of transitional housing for people experiencing homelessness located in the City of North Vancouver. The table does not include the North Shore's only Transition House, which is located in the District of North Vancouver. Notably, the year-round Emergency Shelter operated by Lookout Housing and Health Society was the only permanent shelter on the North Shore. The 70 beds/units of Shelter and Transitional Housing and the 50 Homeless Rent Supplements serve all three communities: the City, the District of North Vancouver, and the District of West Vancouver.

Table5: Number of Shelter Beds and Transitional Housing Units for People Experiencing Homelessness, City and District of North Vancouver, 2020

	TRANSITIONAL HOUSING UNITS AND HOMELESS HOUSED	EMERGENCY SHELTER BEDS	HOMELESS RENT SUPPLEMENTS	TOTAL
North Vancouver	25	45	50	120
Metro Vancouver	7,565	1,339	1,829	11,223

Source: BC Housing, Unit Count Reporting Model, March 31, 2021

Additional available resources for people experiencing homelessness include:

- An EWR program operates on a seasonal basis out of the North Shore Shelter and an auxiliary location if required.
- The COVID-19 Emergency Response Center operated on a temporary basis to provide safe spaces for isolation during the COVID-19 Pandemic.
- A North Shore Youth and a Senior Safe House (located in the District) are operated by Hollyburn. Both serve the entire North Shore.
- Sage Transition House is the only Transition House on the North Shore.

4 THE CITY'S CURRENT HOUSING NEEDS

Building on our understanding of the City's community profile and current housing stock, this section summarizes key analyses and engagement findings that inform our key statements of need.

Key Takeaways

Incomes growing much slower than housing costs: Between 2006 and 2016 **incomes** for renters in the City grew by **12%**, while median **rent** across all unit sizes increased by about **50%**.

Repairs, Overcrowding and Affordability: **8.3%** of households in the City were living in housing that needed **major repairs**; **5.9%** of households lived in units that were **too small** for their make-up and **31.5%** of all households in the City experienced affordability issues, **spending 30%** or more of their income on housing

Lone-parent households and other **single-income** earners faced significant challenges in an expensive rental market and experienced the **highest affordability gaps** across the apartment spectrum.

The **secondary rental market** is estimated to make up **48%** of the overall rental market.

Core housing need among renters: **Renters** in the City were more than **three times** as likely to be in **Core Housing Need** than owners, and account for 3,250 of the 4,545 households in core housing need. **Seniors** aged 65+ made up the **highest proportion** of renters that fell within core housing need. There was a higher likelihood of **recent immigrants** to be in core housing need as well as households where one person had an **activity limitation**, which may impact their performance of daily activities.

Framework for Assessing Housing Needs

The housing continuum (Figure 28) is a framework regularly used in the housing sector for considering and addressing housing need. It illustrates a variety of housing types clustered into categories - from emergency shelters to ownership housing.

Housing options on the non-market end of the continuum often require more public funding (both to develop and operate) as they provide greater levels of support. Non-market rental housing options offer lower-cost rental options with or without supports. Housing options ranging from purpose-built rental to market ownership options on the right, are typically provided by the private market, though priority unit types may be incentivized by local and senior government programs.

Figure 28: The Housing Continuum (City of North Vancouver)

Emergency Shelters	Transitional Housing	Supportive Housing	Non-Market Rental	Purpose-Built Rental	Secondary Suites/Coach Houses	Condos	Other Ownership
ENDING HOMELESSNESS				RENTAL			OWNERSHIP

In considering the need for affordable housing at all points along the housing continuum, this report considers a number of measures to provide a comprehensive understanding of the need for affordable housing in the City.

- **Core Housing Need and Extreme Core Housing Need:** These indicators have been used in Canada since the 1980s. It measures whether households are experiencing adequacy, suitability or affordability issues[15], and whether they can afford an alternative housing option within their community with less than 30% of their income. If they are unable to move, then they are in Core Housing Need. Households paying 50% or more of their income towards shelter costs would be considered in Extreme Core Housing Need.
- **Affordability gap analysis** is determined in relation to median local incomes and local house prices, based on the principle that housing costs should not exceed 30% of gross annual household incomes. This is a generally accepted measure of affordability, however it should be noted that achieving the 30% ratio is most important for households on low to moderate incomes. Households with higher incomes may choose to spend a larger proportion of their income on housing costs with a detrimental impact on their ability to meet other essential needs.
- **Affordable monthly shelter costs** are based on Metro Vancouver income quintiles and 30% threshold.
- **BC Housing waiting lists**, income subsidies, and levels of homelessness/hidden homelessness.

[15]Statistics Canada defines adequacy, suitability and affordability as follows:
"Adequate housing is reported by their residents as not requiring any major repairs.
Affordable housing has shelter costs equal to less than 30% of total before-tax household income.
Suitable housing has enough bedrooms for the size and composition of resident households according to National Occupancy Standard (NOS) requirements." – Statistics Canada, Dictionary, Census of Population, 2016.

CORE HOUSING NEED AND EXTREME CORE HOUSING NEED

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

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

Core Housing Need and Extreme Core Housing Need, is applied when a household is experiencing one or more of the above housing issues, and would have to spend 30% or more of its before tax income in order to pay median rent for an alternative housing option that meets all three housing standards.

For all three standards there was a greater proportion of households in the City of North Vancouver that were below the housing standards in comparison to Metro Vancouver across both renters and owners (with the exception of adequacy issues for renters, which was below Metro Vancouver as a whole). The predominant issues faced by residents in both the City and Metro Vancouver is affordability: 41% of renters and 23.5% of owners currently pay more than 30% of their income towards shelter costs. However, both suitability and adequacy issues are likely driven by affordability considerations, and there is at least some overlap between those households experiencing suitability, adequacy, and affordability issues.

Suitability: Not enough bedrooms for residents

With 8.3% of all households experiencing suitability issues, slightly more households in the City were living in overcrowded conditions than Metro Vancouver (7.3%).

Renters in the City experienced suitability issues at more than twice the rate of owners (12.9% and 4.5% respectively).

Adequacy: Housing in need of major repair

The adequacy indicator was the lowest of all three and most similar to Metro Vancouver. However, 5.9% of households were living in units that required major repair.

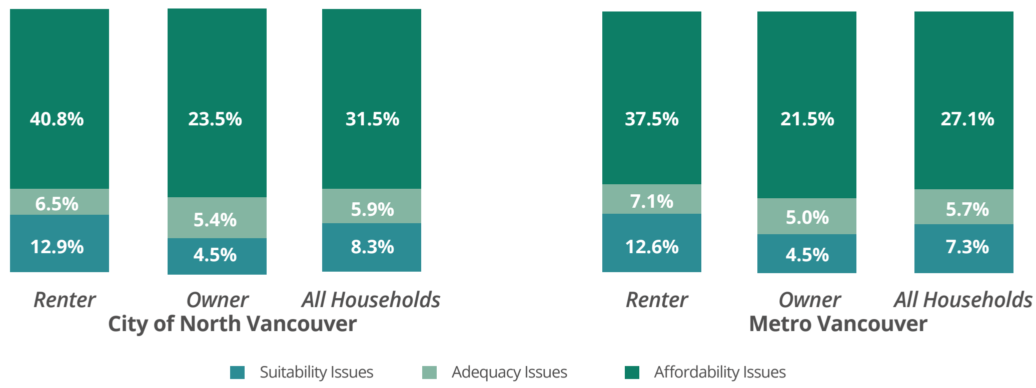
Renters were also more likely to fall below adequacy standards than owners (6.5% and 5.4% respectively).

Affordability: Spending more than 30% of income on housing

This indicator is the main driver of Core Housing Need in the City of North Vancouver. A share of 31.5% of households in the City experienced affordability issues and spent 30% or more of their income on shelter costs compared to 27.1% in the region.

This share was much greater for renters (40.8%) than for owners (23.5%), highlighting greater affordability challenges for renters.

Figure 29: Housing Indicators of Private Households by Tenure, City of North Vancouver and Metro Vancouver, 2016

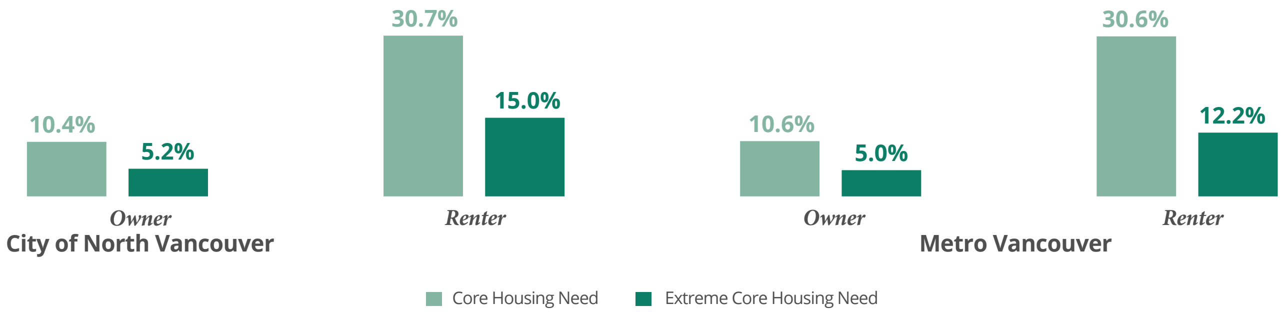


Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

Figure 30 highlights the much higher rate of core housing need that renters experience compared to owners, both within the City and regionally. In a community like the City of North Vancouver, with nearly half of all households being renters, this translate to a significant proportion of the community experiencing core housing need. Renters in the City were three times as likely to be in Core Housing Need as owners and accounted for 3,250 of the 4,545 households in Core Housing Need.

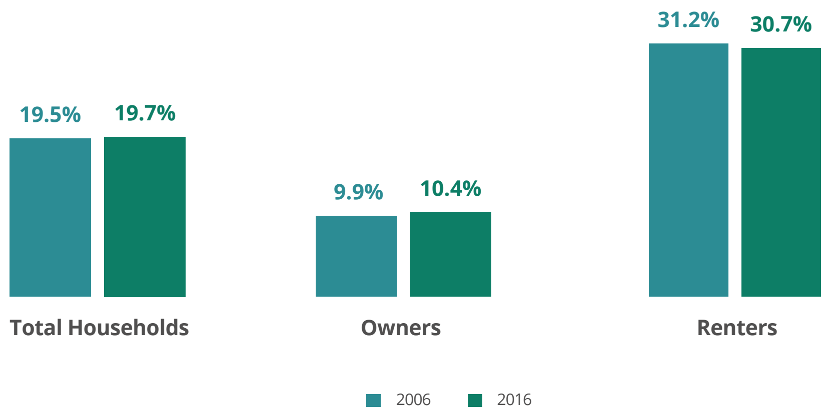
Renters experience higher rates of core housing need due to generally lower incomes (discussed in the next section), which leads them to be more vulnerable to increasing rental costs and other market pressures (e.g. low vacancy rates) as they have fewer choices in the market. Conversely, owners are able to secure stable monthly payments through a mortgage, providing more predictability.

Figure 30: Proportion of Households in Core Housing Need by Tenure, City of North Vancouver and Metro Vancouver, 2016



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

Figure 31: Proportion of Households in Core Housing Need by Tenure, City of North Vancouver, 2006-2016



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

Rates of core housing need generally stayed stable between 2006 and 2016. However, it's important that during this period the City was growing, which means that although the proportion of owners and renters in core housing need stayed relatively stable, the total number increased. In 2006, there were 2,790 renter households and 1,085 owner households in core housing need. By 2016 this increased to 3,250 and 1,295 respectively, an increase of 670 households in ten years.

Table 6 outlines Core Housing Need in the City of North Vancouver according to tenure and demographic characteristics. Key findings form the data include:

- Seniors aged 65+ made up the highest proportion of renters that fell within Core Housing Need.
- Single income earners faced significant challenges in an expensive rental market. Lone parent and one person households made up the highest percentages of renter households in Core Housing Need due to being single income earners and the resulting affordability gaps. Lone parents also typically require larger unit sizes to accommodate their children. Both demographic groups also faced the highest rate of Core Housing Need among owners. Participants during stakeholder engagement referenced that female headed lone parent households who rent are often struggling to find adequately sized units for their families.
- There was a greater likelihood of recent immigrants to have been in Core Housing Need as well as households where one person had an activity limitation, which may impact their performance of daily activities.

Table 6: Core Housing Need by Demographic Group, City 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	**4,545**	**20%**	**3,250**	**31%**	**1,295**	**10%**
CORE HOUSING NEED BY AGE OF PRIMARY HOUSEHOLD MAINTAINER						
15-24	110	23%	110	26%	10	22%
25-34	585	16%	500	21%	80	7%
35-44	680	17%	525	25%	155	8%
45-54	960	20%	720	34%	240	9%
55-64	860	19%	525	32%	335	12%
65+	1,350	24%	875	47%	475	13%
CORE HOUSING NEED BY HOUSEHOLD TYPE						
Couple with Children	715	13%	485	26%	230	7%
Couple without Children	475	8%	315	15%	160	5%
Lone Parent Household	745	35%	550	46%	195	20%
Multiple-Family	20	8%	0	0%	20	11%
One Person Household	2,385	28%	1,720	38%	665	16%
Other Non-Family	200	17%	170	20%	30	10%
CORE HOUSING NEED BASED ON IMMIGRATION STATUS						
Non-Immigrant	2,195	16%	1,580	26%	615	8%
Non-Permanent Resident	65	22%	65	25%	0	0%
Immigrant	2,285	24%	1,605	37%	680	14%
Recent Immigrant	405	38%	355	43%	45	19%
CORE HOUSING NEED BY HOUSEHOLDS WITH SENIORS (65+)						
Household Has At Least One Senior (65+)	1,430	23%	915	46%	520	12%
Household Without A Senior (65+)	3,110	18%	2,330	27%	775	9%
CORE HOUSING NEED BY HOUSEHOLDS WITH PERSONS WITH AN ACTIVITY LIMITATION						
Household Has At Least One Person With an Activity Limitation	2,710	23%	1,950	36%	760	12%
Household Without A Person With an Activity Limitation	1,835	16%	1,295	25%	540	9%
CORE HOUSING NEED BY INDIGENOUS HOUSEHOLDS						
Aboriginal Households	110	17%	100	26%	15	6%
Non-Aboriginal Households	4,430	20%	3,150	31%	1,280	11%
CORE HOUSING NEED BY HOUSEHOLDS WITH CHILDREN						
Household Has At Least One Child (<18 years)	970	19%	710	32%	255	9%
Household Without a Child (<18 years)	3,570	20%	2,535	30%	1,040	11%

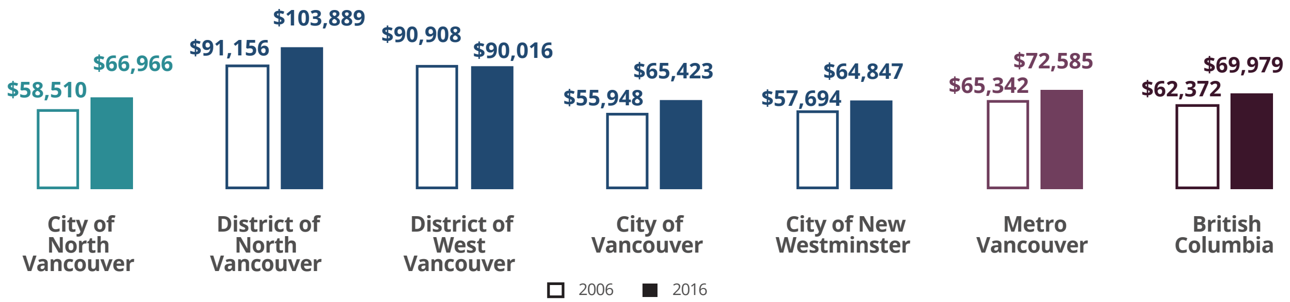
Note: Other non-family refers to a group of two or more persons who live together but do not constitute a census family.

LOCAL INCOMES BY TENURE AND HOUSEHOLD TYPE

As noted above, income is the primary determinant of housing affordability. In 2016, median household income in the City of North Vancouver was below the regional and provincial average, likely linked to the comparatively high share of renters. It was also much lower than household incomes in the Districts of North and West Vancouver. The median household income in the City of North Vancouver was most comparable to the City of Vancouver (another city with a high share of renters).

From 2006 to 2016, the median (before tax) household income increased by 14% (or about $8,500). In the same period the costs of housing increased at a faster pace - as shown in the next sections.

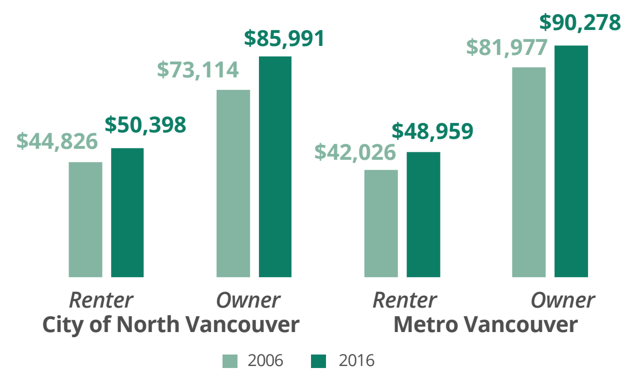
Figure 32: Median Household Income (Constant 2015 Dollars) in City of North Vancouver, Comparable Communities and Metro Vancouver, Before Tax, 2006-2016



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

Renter households generally earn less than owners: this is true regionally and within the City of North Vancouver. Renter incomes also increased at a slower pace than the cost of housing: between 2006 and 2016 incomes for renters in the City grew by 12%, while median rent across all unit sizes in the primary market increased from $830 (2006) to $1,200 (2016), or about 50% (see upcoming Figure 39). At the same time, owner incomes increased by about 18%, while the cost of an apartment or condominium (the least expensive form of housing) increased by 69%, from about $264,000 to about $446,500 (see upcoming Figure 36). This highlights a growing gap between incomes and housing costs for both renters and owners.

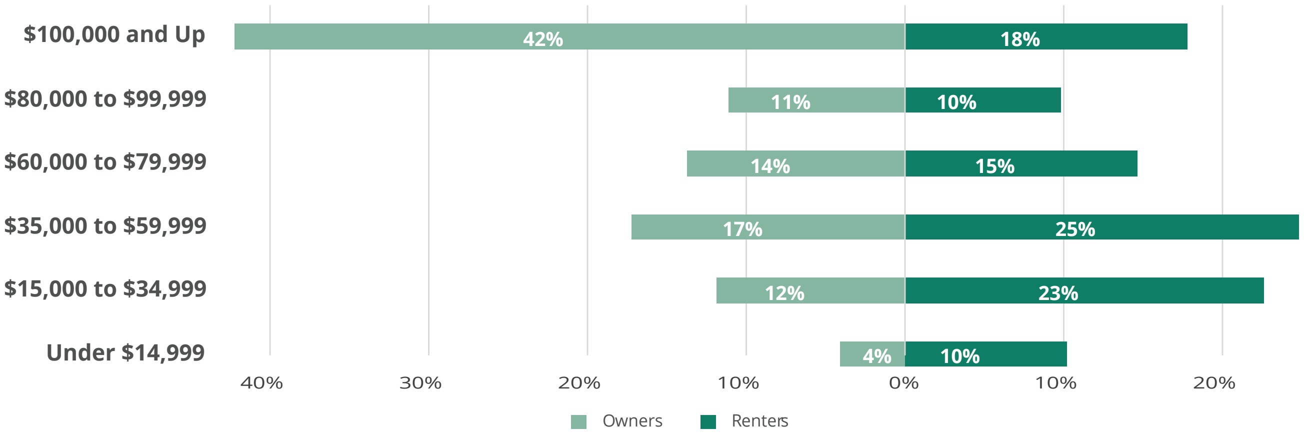
Figure 33: Median Household Income by Tenure, Private Households, City of North Vancouver and Metro Vancouver, 2006-2016



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

Renter households were much more likely to earn less than $35,000, with a third of renters (33%) earning this much compared to only 16% of owners. More than two in five owner households (42%) earned more than $100,000 annually, compared to only 18% of renters.

Figure 34: Household Income by Tenure and Income Group, Private Households, City of North Vancouver and Metro Vancouver, 2016



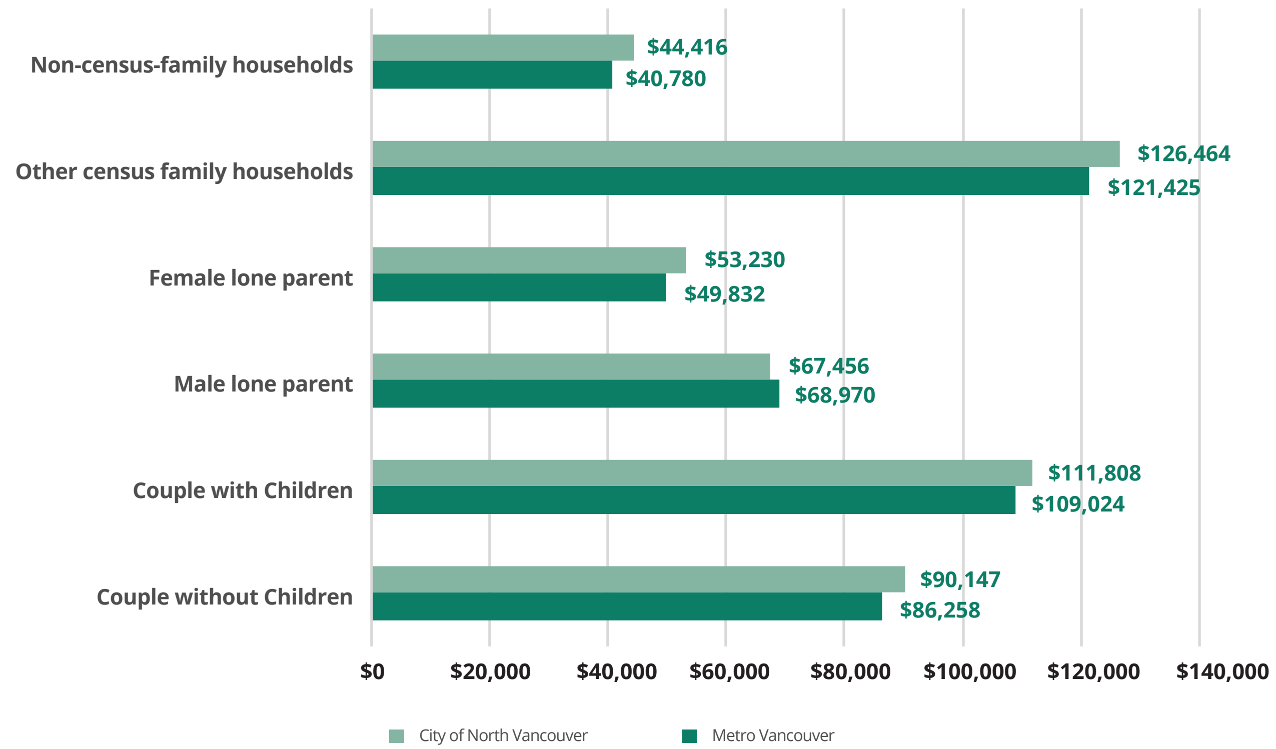
Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

All households in Figure 35, with the exception of non-family households, are defined as family households by the Census. This is defined as persons who live together in the same dwelling who are related to each other by blood, marriage, common-law union, adoption, or a foster relationship. Non-Census families are comprised primarily of individuals living alone (89% of these households), or living with unrelated roommates.

Income is highly variable depending on household type, with one of the most important factors influencing income being the ability to earn two incomes. Couples with children have the highest median income as they are comprised primarily of mid and late career income earners. Couples without children also have high incomes, but are typically comprised of younger couples who do not have children (and may have lower incomes), adults near retirement whose children have left home, and older adults who are living on a retirement income.

Non-census family households had the lowest median income in the City, followed closely by female lone parents, who earned 79% of what male lone-parents earned in 2016. Households that have a single income earner are more likely to experience housing vulnerabilities, particularly affordability issues (see Table 6 above).

Figure 35: Median Household Income by Household Type, City of North Vancouver and Metro Vancouver, 2016



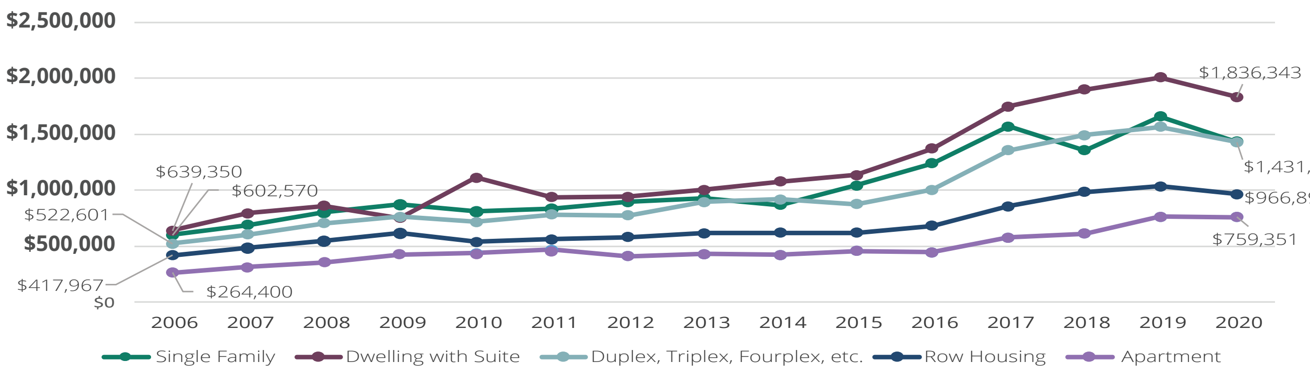
Source: Statistics Canada Census Program, Census Profiles 2016

Market Housing: Home Ownership

The cost of home ownership has increased across all dwelling types since 2006:

- Dwellings with Suites (i.e. single-family homes with a secondary suite or coach house) showed the largest uptick in average sales price from 2006 to 2020, showing an increase of $1,196,993 (187%). At the height of average sales costs (in 2019) Dwellings with a Suite sold for $2,008,913.
- In the same period the sales prices of single-family dwellings had increased by 137% from $602,570 to $1,431,307.
- Row Housing, along with the sale of Duplexes, Triplexes and Fourplexes have followed similar trajectories of sales pricing over time.
- The sales price of apartments may have peaked most recently in 2020, with average sales prices at $759,351 - a 187% increase.

Figure 36: Detached Dwelling Average Sales Prices by Structure Type, City of North Vancouver, 2006-2020



Source: BC Assessment, City of North Vancouver, 2006-2020

In 2018 there was a dip in average sales of single-family homes, while from 2019 to 2020 there was a decline or flattening in average sales prices across all unit types. This may be reflective of the impacts of senior government policies, such as increased mortgage rates, stricter "stress test" mortgage restrictions, and efforts to correct the housing market through actions such as increasing the foreign buyers tax from 15% to 20% that year. Overall, however, market prices continued to increase year over year. Anecdotally, regional housing prices surged through late 2020 and into 2021, due to investments made during the COVID-19 pandemic.

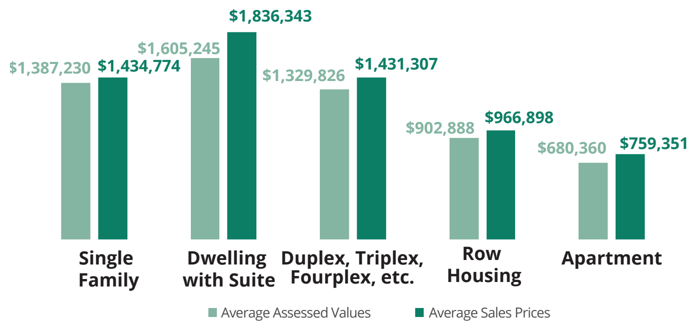
The largest discrepancy between assessed value and average sale price by dwelling type occurred for dwellings that came with a suite, totalling a difference of just over $230,000. This indicates a strong demand for these types of dwellings.

What We Heard

Rapidly rising costs of construction are impacting housing affordability. Builders of both large and small residential developments commented on the need for additional suites to maximize the built footprint on a given property, such as in the form of secondary suites, stratified laneway homes, and micro suites.

Noting the severity of the housing crisis, stakeholders in all sectors also commented on the lack of middle-income or mid-market housing in the City of North Vancouver that is affordable for households earning at or even above median income, let alone lower-income households. For many first-time home buyers, ownership is not possible without additional equity not derived from income savings.

Figure 37: Mean Average Assessed Values and Sales Prices by Dwelling Type, City of North Vancouver, 2020



Source: BC Assessment, City of North Vancouver, 2019

Note: The following structural types are not included as there is no data for average assessed values and/or average sales prices in the City of North Vancouver: Manufactured Home, Seasonal Dwelling, Other (properties subject to section 19(8) of the Assessment Act), 2 Acres or More (Single Family Dwelling, Duplex) and 2 Acres or More (Manufactured Home).

HOME OWNERSHIP AFFORDABILITY ANALYSIS

An affordability analysis reveals the difference between what is affordable for each median-earning household type and their actual shelter costs per month. In Table 7, green cells indicate the household is spending less than 30% of monthly household income on shelter costs – they are considered to be living affordably; orange indicates they are spending 30 – 49%, and red indicates they are spending 50% or more of their pre-tax household income[17].

The analysis revealed that affordability gaps for homeowners existed across all housing types. Affordable housing was most inaccessible to individuals living alone, or with one income. This group would have to spend 111% of their income to offset the cost of affording a single-detached dwelling. Duplexes, Triplexes and Fourplexes were

How the Ownership Affordability Analysis was Conducted

Home ownership shelter costs are calculated by using housing prices and estimated monthly mortgage payments, in addition to fee and utility expenses (see Glossary for a full definition).

Median Household incomes are drawn from the 2016 Census data for before-tax household income, and average sales prices are calculated based on 2020 BC Assessment data. The average annual percentage increase from 2006 to 2016 was applied to median household income data to adjust the income to 2020 income levels. Incomes were also adjusted to reflect higher median income levels of owner households relative to renter households, based on the difference between owner and overall median incomes in 2016.

Home sale prices are based on the 2020 home sale price averages for single-family, apartment, townhouse, and duplex, triplex and fourplex dwelling types. The prices are calculated based on an estimated 2.14% 3-year fixed rate mortgage, and average cost estimates for property tax, utilities, home insurance, municipal service charges and strata fees as applicable.

[17]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.

almost equally out of reach, requiring 110% of median household income. Lone parent families also experienced extreme housing unaffordability across the spectrum of dwelling types.

Other census families[18] were able to afford Townhomes and Apartments while spending less than 30% of their income. Apartment affordability was accessible to Couples with Children, and within reach of Couples Without Children who spent 31% of their income on housing.

Table 7: Affordability for Owners, City of North Vancouver, Primary Rental Market, 2021

	MEDIAN HOUSEHOLD INCOME*	AFFORDABLE MONTHLY SHELTER COSTS	PROPORTION OF INCOME SPENT ON SHELTER COSTS			
			SINGLE-DETACHED DWELLING	DUPLEX, TRIPLEX, FOURPLEX	TOWNHOUSE	APARTMENT
COUPLES WITHOUT CHILDREN	$136,381	$3,410	55%	54%	39%	31%
COUPLES WITH CHILDREN	$169,152	$4,229	44%	44%	31%	25%
LONE-PARENT FAMILIES	$83,850	$2,096	89%	88%	63%	51%
OTHER CENSUS FAMILIES	$191,324	$4,783	39%	39%	28%	22%
INDIVIDUALS LIVING ALONE OR WITH ROOMMATES	$67,196	$1,680	111%	110%	79%	63%

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. Mortgage costs do not include any other shelter costs.

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

[18] Other Census Families include both multi-family households and families with an unrelated person or persons living with them.

Spotlight Story: Sam
A nurse looking to establish her family, but forced to leave

Sam is a nurse who has been living in and around the North Shore for the last 10 years. She now lives close to Lonsdale Quay with her daughters. Sam often considers moving away as her family is struggling to find and purchase an affordable home that they can age in.

Living in North Vancouver, Sam appreciates the access to nature and outdoor recreation, as well as the grocery and fruit markets, and vibrant cultural and entertainment outlets at Lonsdale Quay. While she enjoys living in the area with her friends, she worries that rent is becoming too expensive, and she is at the stage of wanting to purchase a house for herself and her daughters to grow up in.

Sam is used to being on the lookout for new housing options since her family has been forced to move several times, either due to rising rent prices or landlords claiming the property for personal use. She struggles with the feeling that their housing situation is unstable and worries that she may always have to be ready to move at any time- it leaves her in a constant state of anxiety. As her children need to be able to get themselves to school she has usually been forced to take whatever rental is available close to public transit.

Recently, Sam tried to purchase a townhouse for her family, but she stopped the process as she was nervous about the prospect of rising interest rates to the point where she could no longer afford it. She felt generally overwhelmed by the costs involved in owning a property, in addition to property taxes and the mortgage fees.

Sam feels that she is unable to compete in the current housing market due to unaffordability, which leaves her at a significant disadvantage.

Sam has considered moving to the island due to the unaffordability she currently faces. She remains frustrated that there are people that can own multiple properties and make profit by continually buying and reselling, while many people such as herself struggle to even enter the housing market.

Sam had also applied to purchase an apartment in a building, but soon understood that it had sold out immediately; this led her to question the selection process for ownership and as a result, thought it would be helpful if there were a registry and purchasing criteria that would protect and support first-time homebuyers from the competitive market.

Market Housing: Renting in the Private Market

PRIMARY RENTAL MARKET

The primary rental market includes rental units in privately owned apartment buildings that include at least three rental units. The units are surveyed by CMHC annually to determine vacancy rates, average and median rental costs, and the age of this stock. In 2016, CMHC surveyed 6,047 units in the primary rental market, which accounted for about 52% of all renter households. By 2020 6,361 units were surveyed.

Vacancy rates indicate the number of available units that are unoccupied or empty at a particular time. The 2020 vacancy rate in the City of North Vancouver was the same as in the region overall, 2.6%. A healthy vacancy rate is considered to range between 3% and 5%: vacancy rates in the City have not climbed above this vacancy rate since at least 1990.

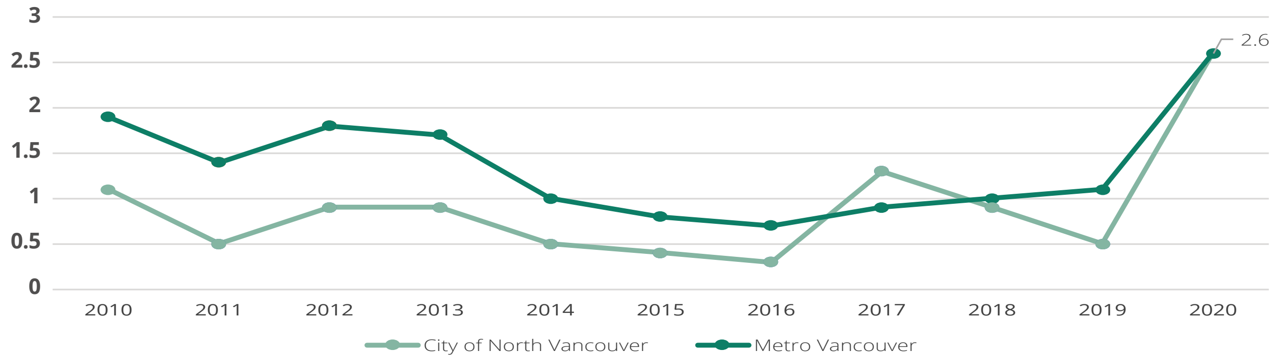
Vacancy rates significantly increased in 2020 across Metro Vancouver, likely due to the impacts of COVID-19 and employment instability for many renters. However, it remains unclear whether this will be a lasting trend. During the stakeholder engagement in the summer of 2021, participants, particularly developers cautioned that, while market rental vacancy rates remained lower in 2020, when restrictions lift, vacancy rates are likely to drop again. As demand for market rental housing increases, while supply is expected to remain moderate, rents are anticipated to continue to rise.

What We Heard

Stakeholders from the market and non-market housing sectors said that there is a need for a better mix of unit sizes in new residential buildings to accommodate different household needs and sizes. Younger families are looking for larger, family-sized market rental units with two and more bedrooms. This is also a housing type needed in the non-market sector.

Noting the high cost of housing it was also said that when adequately sized units are available for rent the high rental cost will often outweigh the suitability of units for lower-income households.

Figure 38: Vacancy Rates in the Primary Rental Market, City of North Vancouver and Metro Vancouver, 2010-2020

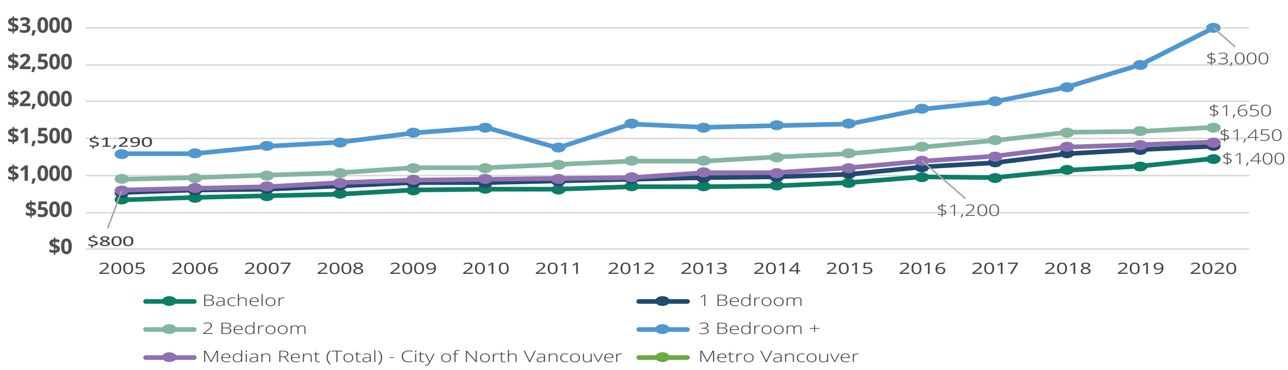


Source: CMHC Rental Market Survey

The total median rent in the City of North Vancouver has kept at par with Metro Vancouver's median rent:

- In the City of North Vancouver the overall median rent across all unit sizes was $1,450 in 2020, and in Metro Vancouver it was $1,400. The median rent across all unit sizes rose from $800 to $1,450 since 2005. It should be noted that 99% of purpose-built rentals were composed of two-bedroom and smaller units.
- Median rents for 3+ Bedroom units in the City experienced the most significant increase from $2,000 to $3,000 between 2017 and 2020, an increase of 50% in that three-year period, and an increase of 132% since 2005. It should be noted that CMHC recorded 101 three plus bedroom units in 2020, a significant increase from the 52 recorded in their 2019 Rental Market Survey and the 49 recorded in 2018. The significant increase in median rent for 3+ bedroom units is therefore likely to be driven in part by the number of new 3+ bedroom purpose built rental units coming on-stream within a comparatively small market, and the tendency of new build properties to have rents at the upper end of the market.

Figure 39: Median Rent by Unit Size, City of North Vancouver, 2005-2020



Source: CMHC Rental Market Survey

RENTER AFFORDABILITY GAP ANALYSIS

An affordability analysis reveals the difference between what is affordable for each median-earning household type and their actual rental costs, including utilities and insurance, per month.

In Table 8 the values highlighted in 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.

- Couples with, or without children and other census families can live affordably for rent in a Bachelor, 1-Bedroom or 2-Bedroom Apartments.
- Individuals renting alone or with roommates experienced the highest affordability gaps across the apartment spectrum. The most accessible shelter costs according to their income levels would still be approximately 15-20% above what would be considered affordable shelter costs.
- All demographic groupings were faced with challenges when it came to renting 3-bedroom apartments, with lone-parent families and individuals living alone or with roommates experiencing the highest levels. Lone-parent families would require spending 75% of their median household income to rent a 3-bedroom apartment.

A notable limitation of this analysis is that the CMHC data applies to purpose-built rental

How the Renter Affordability Analysis was Conducted

The renter affordability analysis is based on the CMHC Rental Market Housing Survey data from 2020, and before tax total median incomes from the 2016 Census reporting for the City of North Vancouver. The Market Rental Survey data only measures rent levels in the Primary Rental Market stock. The 2016 income levels for renters were adjusted to 2020 income estimates to align with the 2020 CMHC data for median rent costs by dwelling type. This was done by applying the average annual percentage increase based on income changes between 2006 and 2016.

Analysis of rental affordability also includes utility and insurance costs, which have been estimated at $68 per month. This calculation is based on average annual utility charges by BC Hydro ($516) combined with insurance costs per year ($300), divided monthly.

housing, which only accounts for about 60% of the total renters in the City of North Vancouver.

Table 8: Affordability for Renters, City 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-BEDROOM APARTMENT	2-BEDROOM APARTMENT	3-BEDROOM APARTMENT
COUPLES WITHOUT CHILDREN	$79,931	$1,998	19%	22%	26%	46%
COUPLES WITH CHILDREN	$99,137	$2,478	16%	18%	21%	37%
LONE-PARENT FAMILIES	$49,143	$1,229	32%	36%	42%	75%
OTHER CENSUS FAMILIES	$112,132	$2,803	14%	16%	18%	33%
INDIVIDUALS LIVING ALONE OR WITH ROOMMATES	$39,382	$985	39%	45%	52%	93%

**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.*

AFFORDABLE MONTHLY SHELTER COSTS BY INCOME QUINTILE

Table 9 shows the affordability thresholds for five income levels based on Metro Vancouver's Housing Data Book, including the proportion of City of North Vancouver households that fall within each category and the affordable monthly shelter payments required to meet their housing needs. Of note, 45% of City households fall within Metro Vancouver's definition of a low income household, meaning that maximum monthly housing costs for households at the upper end of what is defined as low income should not exceed $1,500.

Figures 40 and 41 show the number of households in each income group by owner and renter, and the monthly housing affordability thresholds required to support their needs. For both owners and renters, moderate income households (earning $60,000 to $84,999) are not typically classified by CMHC as in core housing need, due to their income. However, these groups may be paying more than 30% of their income toward shelter costs, meaning they are in unaffordable housing, but not necessarily in core housing need.

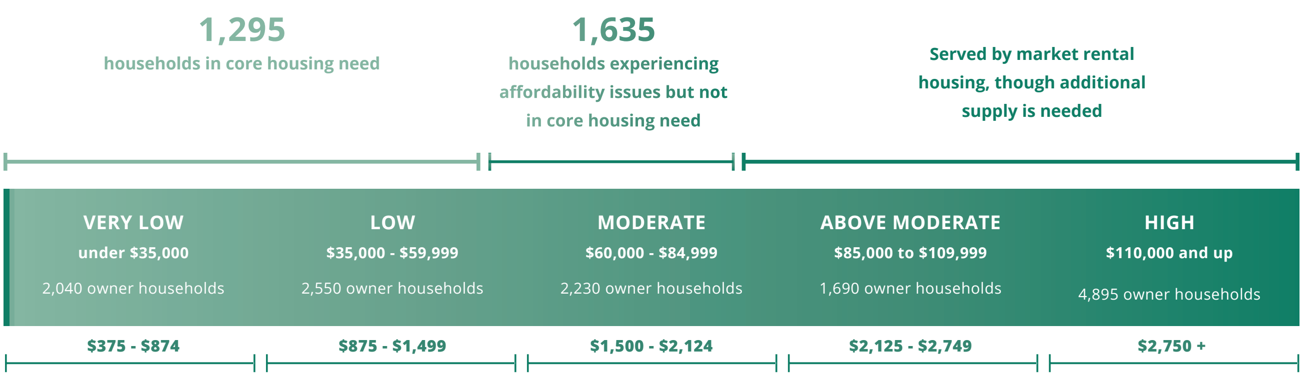
Renter households earning more than $85,000 per year are typically able to afford market rental housing in both the primary market (i.e. purpose-built rentals) and the secondary market (private homes and suites being rented out). However, low vacancy rates may place other pressures on these households.

Table 9: Affordability by Income Levels, 2016

INCOME LEVEL (BASED ON REGIONAL MEDIAN HOUSEHOLD INCOME)	ANNUAL INCOME	CITY OF NORTH VANCOUVER HOUSEHOLDS	MONTHLY HOUSING AFFORDABILITY THRESHOLD
Very low (less than 50% of median household income)	Under $35,000	24%	Less than $875
Low (between 50% and 80% of median household income)	$35,000 to $59,999	21%	$875 to $1,500
Moderate (between 80% and 120% of median household income)	$60,000 to $84,999	17%	$1,500 to $2,125
Above moderate (between 120% and 150% of median household income)	$85,000 to $109,999	12%	$2,125 to $2,750
High (more than 150% of median household income)	$110,000 and up	27%	$2,750 or more

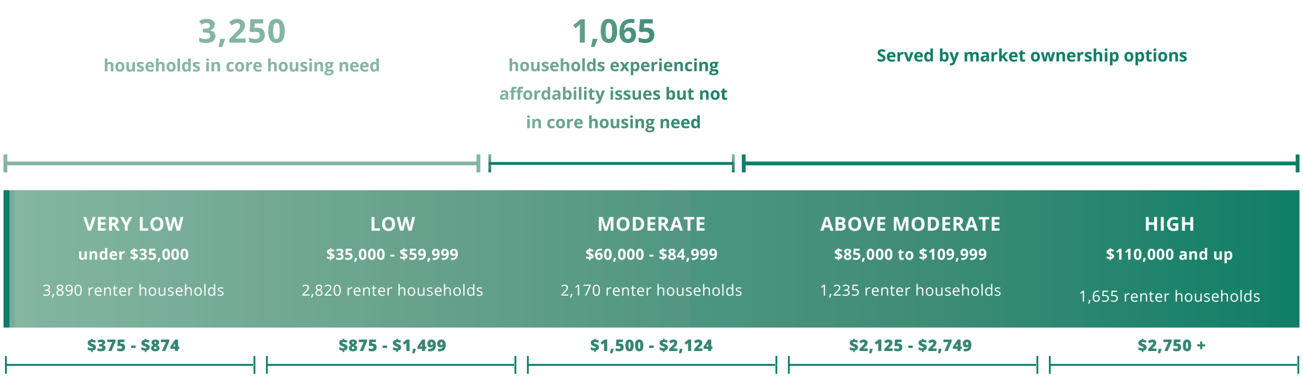
Source: Derived from Metro Vancouver Housing Data Book, 2019

Figure 40: Range of Affordability for Owners by Income, 2016



Source: Derived from Metro Vancouver Housing Data Book, 2019

Figure 41: Range of Affordability for Renters by Income, 2016



Source: Derived from Metro Vancouver Housing Data Book, 2019

Spotlight Story: Emily
Young renter seeking independence, but forced to share housing to keep it affordable

Emily is a 25-year-old who grew up in the City but moved around the Metro Vancouver region before returning to North Vancouver in 2020. She is currently renting a room in a 4-bedroom house with three roommates, all in their early 20s. Everyone is working, at least part-time, and some of Emily's roommates are also in school.

Emily would describe her current living situation as positive. The house is great and is in a good and safe area. She enjoys living close to nature but also having access to stores, services, and many recreational opportunities nearby. While she did not know her roommates before living together, their dynamic is good, and they enjoy each other's company.

Not all of Emily's housing experiences have been this positive. At one point in time, Emily was living with someone who became abusive towards her. Fearing for her safety, she moved out after a few months. Her next housing situation was complicated by the fact that she lived in an old rental apartment building that was not well maintained. The boiler broke over the holidays and there was no heat or hot water for an extended period. This created a stressful environment for Emily. On top of being busy with both school and work, she also had to worry about how to keep herself warm, how to take a shower, and how to cook a meal. It was overwhelming and she ended up needing to stay with her brother for a while.

Emily began looking for a new place and found her new home with help from a social service/ housing organization she had previous experience with. An educational navigator from the organization told her about the housing opportunity and she got into contact with the other residents, her future roommates. She moved in a month later.

While Emily is happy with her current living environment and has a good dynamic with her roommates, she would prefer to live alone because she is quite introverted. However, she recognizes that is beyond her financial means right now. As a young working adult, she is struggling to find housing for one that is affordable and in a good area. She does not drive so proximity to transit and her workplace is very important to her. Sometimes she works late and does not want to be walking a far distance at night. She passed a few other housing opportunities that were referred to her in the past due to their location.

Emily would really like to continue living in North Vancouver because it feels like home. In her near future, she hopes to have a better paying job so that she can afford to live alone and for housing to become more affordable.

HOUSING REGISTRIES AND PRIVATE RENTAL SUBSIDIES

A limitation of this report is that the demand for non-market tenures, such as non-market rentals or co-op housing that may present alternatives to market rental and ownership housing, is not easily understood due to a lack of available data.

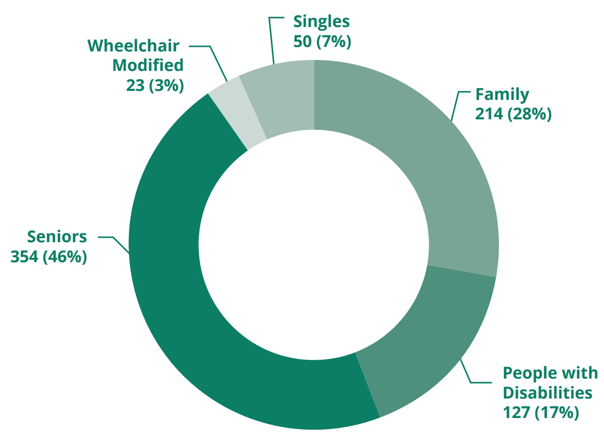
Across both the City and District of North Vancouver, 1,093 households benefited from rent supplements through one of BC Housing's two Rental Assistance Programs (see Figure 27). However, it should be noted that there are limitations on the accessibility of these programs. These subsidies are subject to rent ceilings that may not reflect current market rates (i.e. high rents may exclude some households from accessing the subsidies). The programs are also subject to stringent income caps that exclude many moderate to middle-income earners from accessing them.

Figure 42 shows BC Housing's Housing Registry waitlist for 2021 for the City and District of North Vancouver with 768 households currently on the waitlist. The largest share of households on the waitlist (46%) were senior households, followed by families (28%), and people with disabilities (17%). However, as many non-profit housing providers do not use the centralized application system but rather maintain their own housing waitlists this number is not an absolute indicator of demand for non-market housing.

What We Heard

Geographically, community-based supports are currently clustered in the Lonsdale corridor, which is where many lower income individuals live. However, stakeholders said there are still not enough community supports to meet the needs of the populations they serve, and the displacement of non-profits out of this area further exacerbates the issue. Social service and homeless-serving providers commented that support services [for people with varying challenges] are currently missing for their clients in the lower and middle Lonsdale corridor; non-profit organizations are facing their own displacement issues due to rising rents.

Figure 42: Housing Registry Waitlist, City of North Vancouver and District of North Vancouver, 2021



Source: BC Housing: WebFocus Report HCSTAT002: Housing Registry Statistics; WebFocus: HCSHR006 Supportive Housing Registration Service

Spotlight Story: Farah – A single-parent refugee family dreaming of a safe and secure apartment

Farah is a middle-aged refugee who moved to Vancouver in 2013. When she first arrived, she had very little support. She applied to BC Housing a year later in 2014 and has remained on the waitlist since that time. Farah had to find housing for herself and her family on her own, ultimately finding a two-bedroom apartment on Craigslist that she has been living in since the day she arrived. She currently lives there now with her daughter.

Farah's housing situation brings up feelings of sadness, shame, embarrassment and anger for herself and her daughter. Her apartment is expensive. Farah pays $2000 per month and rent continues to increase every year. Farah's building is about 50 years old or older she thinks, and the building has a lot of dust, dirt and insects. Her bathtub is not in good condition, and the closet she shares with her daughter is broken. The coin laundry in her building is also expensive.

Farah's biggest barrier to accessing housing has been language and a lack of resources to help her understand how to get housing that is right for her. Farah reflected that for many people, they already know the people or resources they need to access, how to connect with them, and how to navigate through different processes such as applying for housing. For Farah, this is the biggest issue, and she does not feel comfortable or capable of understanding these things due to her language barrier.

More recently, Farah had applied with a local women-serving housing organization for housing with supports as a single mom but received the response that the waitlist is long and due to COVID-19, processes have slowed down. She has been tired of her situation for a long time, and it has negatively impacted her and her daughter's mental health. Farah remains injured from her previous job and is on medication for her pain; she sometimes feels depressed, and her daughter has anxiety. Despite her situation, she tries to remain positive and hopeful because that is the best she can do. Farah and her daughter often dream of living in a new apartment that feels safe and secure.

Homelessness

Homelessness in the Canadian and Metro Vancouver context has been a visible and pressing issue for decades. Emerging in the 1980s and accelerating into the 1990s, a combination of socio-economic factors and fiscal policy decisions combined to create a housing context in which it was increasingly challenging for lower-income individuals to access and maintain suitable affordable housing.

In the Canadian context, experiences of homelessness can come in many ways. The Canadian Observatory on Homelessness has identified four major categories of homelessness to help us understand different levels of support needs and housing responses:

- **Unsheltered**, or absolutely homeless and living on the streets or in places not intended for human habitation
- **Emergency Sheltered,** including those staying in overnight shelters for people who are homeless, as well as shelters for those impacted by family violence
- **Provisionally Accommodated**, referring to those whose accommodation is temporary or lacks security of tenure
- **At Risk of Homelessness,** referring to people who are not homeless, but whose current economic and/or housing situation is precarious or does not meet public health and safety standards.

Housing responses to homelessness and supporting those at risk of homelessness come in many forms and must be tailored to an individual's experience of homelessness. Responses include providing emergency shelter and transitional housing options that provide short- to medium-term housing that include on- or off-site support services to help residents move towards self-sufficiency.

Supportive housing is another form of subsidized housing with on-site supports for single adults, seniors and people with disabilities at risk of or experiencing homelessness that may house people stably in the longer-term, or enable transitions to other forms of housing.

WHO IS HOMELESS ON THE NORTH SHORE?

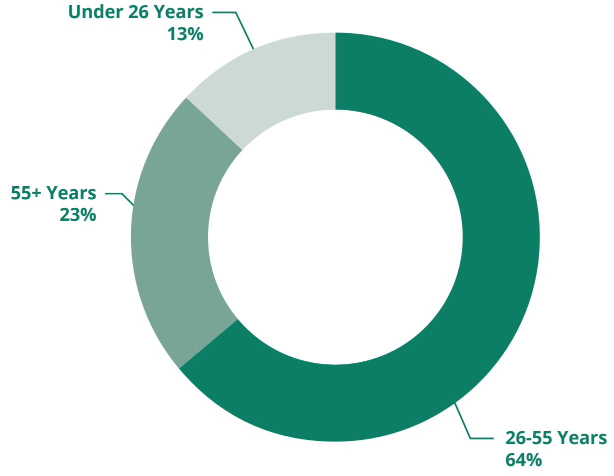
Between 2005 and 2020, the total number of individuals experiencing homelessness counted across Metro Vancouver increased from 2,174 to 3,634, a 67% increase. While the number of shelters and resources available to these individuals has also increased during this period, as of 2020, 1,029 individuals were still found to be unsheltered (living outside, in a makeshift shelter or tent, in a vacant building, vehicle or staying temporarily indoors).

On the North Shore, in 2020, 121 individuals were found to be homeless during the Point-In-Time Count. A further 146 individuals were counted during an extended count that took place over six days. Some of these individuals were counted twice, and through a de-duplication approach, a total of 212 people on the North Shore were identified as absolutely or sheltered homeless during this period.

Based on Point-in-Time Count data, the number of people experiencing homelessness on the North Shore has risen from 100 in 2017 to 121 in 2020.

Both the data and homeless-serving stakeholders indicated that particularly older people make up an increasing share of those experiencing homelessness. On the North Shore, one-third of people counted (33%) were seniors aged 55 or older. Local shelter data provided by BC Housing shows that between January 2019 and April 2021, 24% of clients served at the shelter were older than 55 years of age, 13% were youth, and 64% were adults (aged 25 to 55). Of these 16% identified as female and 84% identified as male.

Figure 43: Stays at Emergency Shelters in North Vancouver by Age Group, January 2019-April 2021



Source: BC Housing Research Centre, Housing Needs Report, North Vancouver, 2021

How Accurately Can We Measure Homelessness?

Since 2005, the Homeless Count in Metro Vancouver has tracked the number of visibly homeless individuals living on the street or in shelters across the region during a single 24-hour point in time. The Point-in-Time (PiT) and extended count methodologies used are well-suited for identifying individuals who experience visible homelessness, but less so for people who are at risk of homelessness and the so-called hidden homeless.

More recently, administrative data from shelter services has broadened our understanding of the number of people experiencing homelessness beyond the PiT count.

However, many people who can be seen as hidden homeless do not typically access services. While households and individuals at risk of homelessness may be identified through statistics such as Core Housing Need and Extreme Core Housing Need, it is difficult to estimate the extent of hidden homelessness in Metro Vancouver and on the North Shore. One study from 2009 estimates that for every individual counted in the point-in-time count, there are about 3.5 hidden homeless individuals.

Relative to the overall population, Indigenous people are strongly over-represented among people experiencing homelessness. On the North Shore 28% of PiT Count respondents identified as Indigenous while only representing 2.2% of the total population.

The Ministry of Social Development and Poverty Reduction also tracks cases for individuals collecting income assistance without receiving a shelter allowance and are therefore assumed to have no fixed address. In 2021, there were 120 individuals across both, the City and the District of North Vancouver who reportedly had no fixed address.

Table 10: Income Assistance by Household and Number of Children, Including Households with No Fixed Address, City and District of North Vancouver, 2021

	INCOME ASSISTANCE CASES	RECIPIENTS CHILDREN	NO FIXED ADDRESS (NFA)
City of North Vancouver	1,291	176	120
District of North Vancouver	1,105	156	
Total	2,396	332	120

Source: Ministry of Social Development Poverty Reduction, provided on June 2, 2021; does not include Persons with Disabilities

Participants in the engagement also shared the following additional observations:

- There has been an increase in people living out of their vehicles across the North Shore.
- Youth experiencing homelessness in the City of North Vancouver seem to be more common than in neighbouring municipalities.
- There is only one year-round shelter and that more shelter spaces are needed to accommodate all people experiencing homelessness.
- A lack of choice for people who rely on shelters may make it challenging for women, or anyone at greater risk of becoming victimized to find a safe shelter space.
- Palliative care, medical respite and other health-supports for people who are homeless and are discharged from the medical system are needed.
- The City responded quickly to the pandemic through the provision of clean water and spaces for individuals who are homeless.

Spotlight Story: Maria
Young mother seeking to transition into independence after escaping violence

Maria is a 37-year-old mother of an 11-year-old daughter. The two of them have recently been placed at the transition house on the North Shore. Maria and her daughter left the daughter's father who was verbally and emotionally abusive towards Maria. The family of three had lived in a one-bedroom rental apartment in Maple Ridge since they immigrated to Canada six years ago.

Maria felt unsafe in her home for quite some time. Being new to Canada, and with a young child, she had not known how to leave her living situation and be able to support herself and her child. She had been working part-time in an entry level position in a store but was otherwise dependent on her partner for income and housing. She felt stuck, unhappy, and fearful for many years. The pandemic worsened the situation with everyone being home all the time and Maria finally reached a breaking point. She took her daughter and left for the transition house, telling her husband she was visiting a friend for the weekend.

Maria feels relieved that she has finally been able to remove herself and her young daughter from an unsafe living environment. The transition house has been a huge step towards a better life for both of them but as their stay there is very short-term, she is trying to be proactive about the next steps. She has taken advantage of the counselling services offered at the transition house and is receiving support with finding a new home and completing applications. Maria is very aware that there are limited opportunities to secure a placement in second stage housing, so she is not even hoping for that. Instead, Maria is focused on relocating to a new neighbourhood. She is hoping to find an affordable one-bedroom that she can share with her daughter. She would like it to be located close to a variety of services, transit and school. Even this, however, feels optimistic for her, because rents have been rising rapidly and Maria has limited options with a low-income salary. Maria has completed an application to be put on the BC Housing waitlist but knows that it could take years to access a unit.

Once they settle into a new accommodation, Maria is hopeful to find a better job and increase her monthly income. She is currently receiving income assistance; however, the rates are low and she cannot access other financial resources that would be available to her if she was not on income assistance. This is challenging because while income assistance is helpful, it is not enough to financially sustain Maria and her daughter long-term.

Despite the various services available and organizations working to help women like Maria, there are limited housing options available. Maria is hopeful she will be lucky to find something suitable. Her worst fear is ending up in a shelter with her daughter or having to return to her husband if she can't figure out any alternatives.

5 FUTURE HOUSING NEEDS

This section includes 5 and 10 year population, household, and housing unit projections based on historical trends in the City of North Vancouver.

Key Takeaways

The City will continue to grow: The City's population is projected to grow by approximately **8,100 people** over the **next 10 years,** leading to an estimated **68,000 residents in 2031.**

If they City follows historical growth patterns, households are projected to continue to trend smaller: Non-census families and couples without children will see the biggest increases over the next decade (**2,100** households and **1,076** households respectively); couples with children will grow by **848** households, lone-parent families by **427** households, and other Census families by **204** households.

Households in core housing need are projected to continue to grow: If core housing need remains relatively static this means an increase of **695** renter households and **311** owner households in core housing need, unless there are interventions to support these households.

Projected units will need to match projected new households: Because the growth is projected to take place primarily in smaller households (couples without children and non-census family households) this means that between **51%** and **63%** of new units will need to be studio or one-bedroom units. In order to accommodate larger households and households with children, between **17%** and **29%** of new units by 2031 will need to be two-bedroom units, and a projected **20%** will need to be three-or-more bedroom units.

The population will continue to age: All age groups are projected to grow; however, older adults (65 years or older) are projected to represent a larger share of the total population (from 16.9% to 19.9%) between 2021 and 2031.

Both owners and renters are projected to grow: The total number of households is projected to increase at an annual rate of **1.6%** between 2021 and 2031, for a total of **6,776** new households; **4,054** of these are projected to be owners and **2,722** renter households.

Methodology

To estimate the number, tenure, and size of homes required to 2031, a household projection model is used that incorporates key Census data on households (e.g. age of primary household maintainers, household composition) and integrates overall shifts in demographics (e.g. how households age and change) to project future households by age, type, and tenure.

The population projections developed by Metro Vancouver form the foundation of the model used for this report. Metro Vancouver population projection estimates from 2016 to 2051 were prepared based on a collaborative analysis with member municipalities. While all demographic projections are uncertain, using Metro Vancouver population projections as the starting point provides a level of consistency with the Metro 2050 Regional Growth Strategy and the growth estimates that are developed for sub-regional planning.

Metro Vancouver projections are developed based on historical trends and the best available data on factors that influence population growth (births, deaths, and migration rates). Metro Vancouver also adjusts the starting point 2016 population estimate by an undercount rate to compensate for net under-coverage of the published 2016 Census baseline population. Use of the Metro Vancouver population projections ensures that future household growth is modelled from a more robust estimate of the existing population than would be if unadjusted Census figures were used.

While Metro Vancouver demographic projections also include projections for overall household growth in the City, the projections do not disaggregate this household growth to determine the size of new homes that may be required by new households. To enable this calculation, the HNR model estimates the number of future households arising from Metro Vancouver's projected population growth based on the headship rates as determined from the 2016 Census.[27] Headship rates describe the proportion of individual households who head a household of a given type – for example a lone parent family – and this can be determined from the household types recorded in the Census.

It should be noted that in contrast to the calculation of headship rates by Metro Vancouver (which uses a dynamic estimation model in which the headship rates vary across years, to reflect the overall trends in changing household size), this report uses a more static approach by applying a set of constant headship rates to the projected population. As a result, there are differences between the Metro Vancouver household projections and the household projections by tenure and household type presented in this report.

The projections presented in this report are limited by the fact that they are based on historical patterns of growth or change. They assume that conditions will generally remain

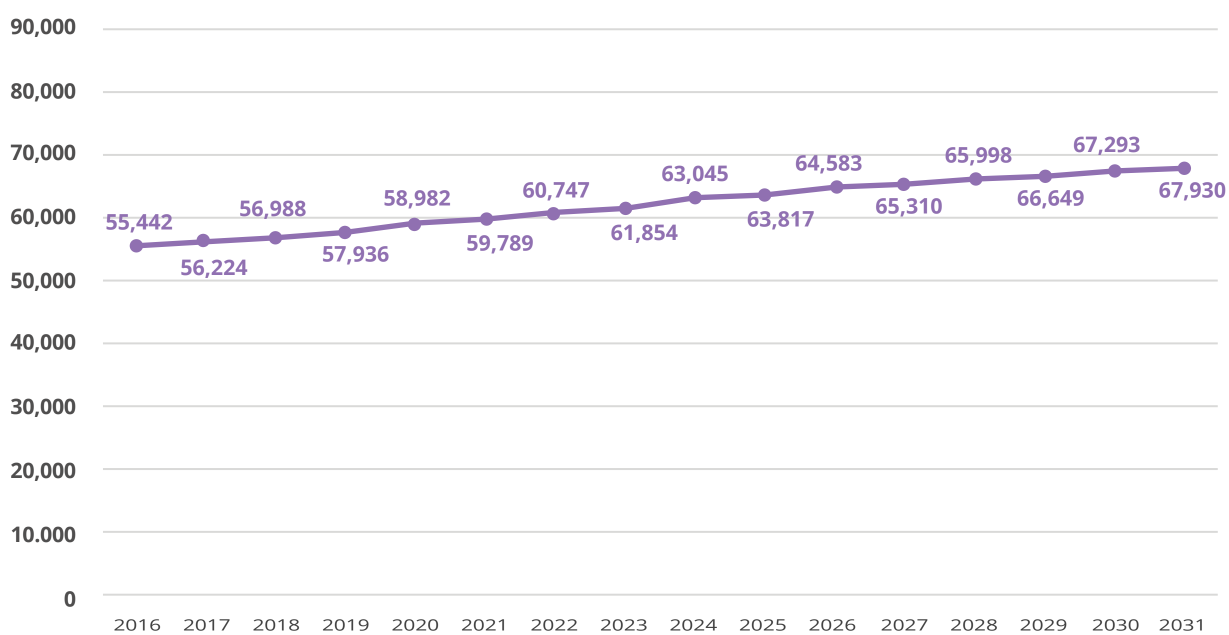
[27] Headship rates are defined as the ratio of the number of household heads or household maintainers to the population 15 years of age and older (i.e. what proportion of a population in each age group is responsible for maintaining a home). This helps to understand the ratio of population to households in each age group.

the same, or will continue to change in the same manner as they have been changing in the past. In practice this may not be the case, as many external factors influence the primary drivers of population change (births, death and migration) and patterns of growth. These range from macroeconomic conditions to government policy changes to individual preferences. For example, between 2006 and 2016, 54% of the City's growth was due to new renter households. However, the previous 20-30 years (back to 1991), growth has been driven by owners. This shift toward renters driving growth by tenure is not fully reflected in the projections, due to the model's reliance on longer-term historical trends, in which owners have tended to drive growth. The tenure and size projections presented in this report therefore represent a baseline growth scenario of what might occur in the future based on historical trends if the status quo is maintained.

PROJECTED GROWTH IN POPULATION

The estimated population of the City of North Vancouver in 2021 is 59,789, a growth of 7.8% from the estimated 55,442 residents in 2016[28]. Between 2021 and 2031, projections indicate the population could grow by 14%, with 67,930 people living in the City. The estimated population in 2031 is higher than the estimated population in the 2014 Official Community Plan (OCP), which anticipated the City would have a population of approximately 62,000 people in 2031.

Figure 44: Population Projections, City of North Vancouver (2016, 2031)

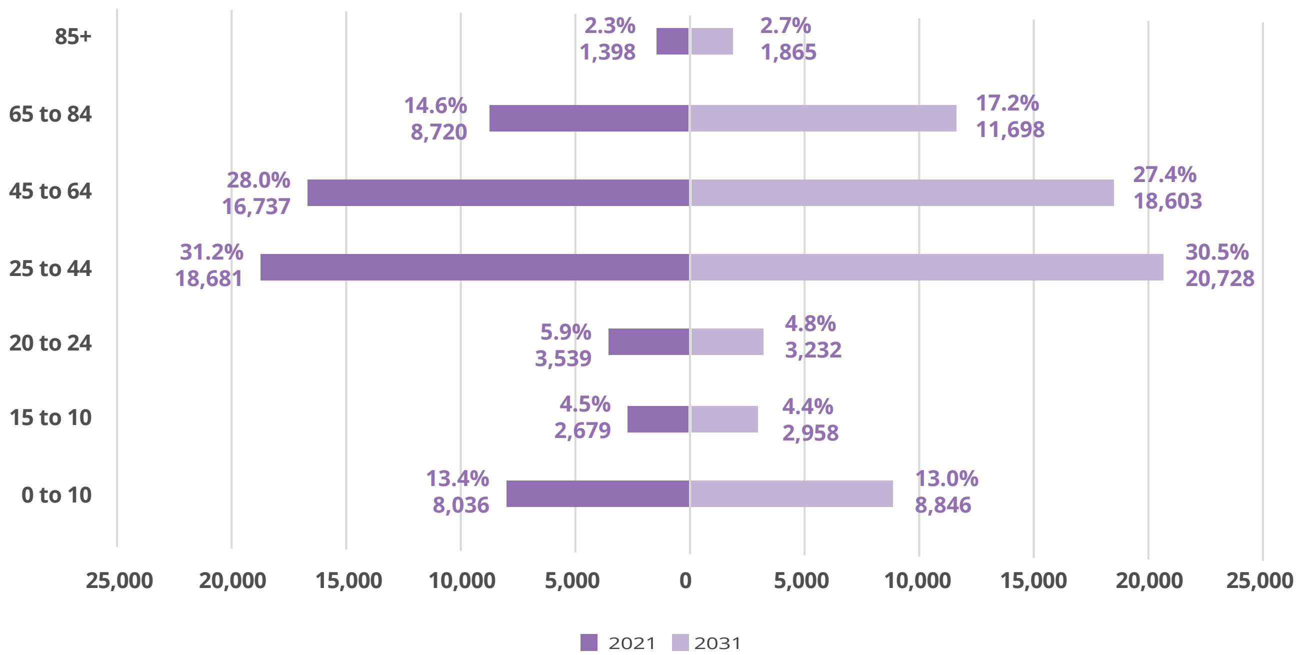


Source: Metro Vancouver, Metro 2050 Projections

[28] The 2016 population estimates are adjusted by an undercount rate of 4.6% (released by Statistics Canada) over Metro Vancouver.

The proportion of people within senior age groups (65+) is projected to increase over the next 10 years, while the proportion of other age groups is projected to remain similar or decline. The median age in the City of North Vancouver is projected to increase from 41.6 to 43.5 years old from 2021 to 2031.

Figure 46:Projected Age Composition, City of North Vancouver, 2021-2031



Source: Metro Vancouver, Metro 2050 Projections

PROJECTED GROWTH IN HOUSEHOLDS

Based on the projected population growth, the model projects that there will be a total of 32,150 households in the City in 2031. This equates to an annualized growth rate of 466 households a year, or 1.6%. As highlighted above, this growth rate is higher than that anticipated in the 2014 OCP (projected growth of approximately 1.3% per year to 2031). Assuming historic household tenure trends remain consistent, the City could see an increase of 2,761 owner households and 1,894 renter households between 2021 and 2031.

While the number of households in the City is expected to continue to grow over time, the projected growth rate is expected to slow over the longer term, as can be seen in Table 11. This pattern of continued growth, but at a slower rate, is consistent with the trend identified in the 2014 OCP.

Table 11: Projected Households by Tenure, City of North Vancouver, 2016-2031

	2021	2026	2031	TOTAL CHANGE 2021 - 2026	ANNUALIZED GROWTH RATE 2021 -2026	TOTAL CHANGE 2021 - 2031	ANNUALIZED GROWTH RATE 2021 - 2031
Owner	14,675	16,228	17,436	1,553	2.0%	2,761	1.7%
Renter	12,820	13,961	14,714	1,141	1.7%	1,894	1.4%
Total	**27,495**	**30,189**	**32,150**	**2,694**	**1.9%**	**4,655**	**1.6%**

Source: Derived from Metro Vancouver population projections and census data

The strongest growth over the next 10 year is projected to be among non-census family households (individuals living alone or with roommates) and couples without children. Of the 4,655 new households projected, 45% of these are projected to be non-census family households and 23% to be couples without children. This is reflective of overall regional, provincial, and national trends of an aging population as both these household groups tend to be older.

Couples with children will also continue to grow, representing nearly one in five new households formed (18%), while lone-parents will represent less than one in ten new households (9%), and other census families (about 4%).

Table 12: Projected Households by Household Type, City of North Vancouver, 2016-2031

HOUSEHOLD TYPES	TOTAL HOUSEHOLDS 2021	TOTAL HOUSEHOLDS 2026	TOTAL HOUSEHOLDS 2031	TOTAL CHANGE 2021 - 2026	ANNUALIZED GROWTH 2021-2026	TOTAL CHANGE 2021 -2031	PERCENT OF ADDITIONAL HOUSEHOLDS 2021-2031	ANNUALIZED GROWTH RATE 2021 - 2031
Couple without Children	6,227	6,869	7,303	642	2.0%	1,076	23%	1.6%
Couple with Children	5,695	6,208	6,543	513	1.7%	848	18%	1.4%
Lone-Parent	2,430	2,657	2,857	227	1.8%	427	9%	1.6%
Other-Census-Family	1,231	1,347	1,435	116	1.8%	204	4%	1.5%
Non-Census-Family	11,912	13,108	14,012	1,196	1.9%	2,100	45%	1.6%
Total*	**27,495**	**30,189**	**32,150**	**2,694**	**1.9%**	**4,655**	**100%**	**1.6%**

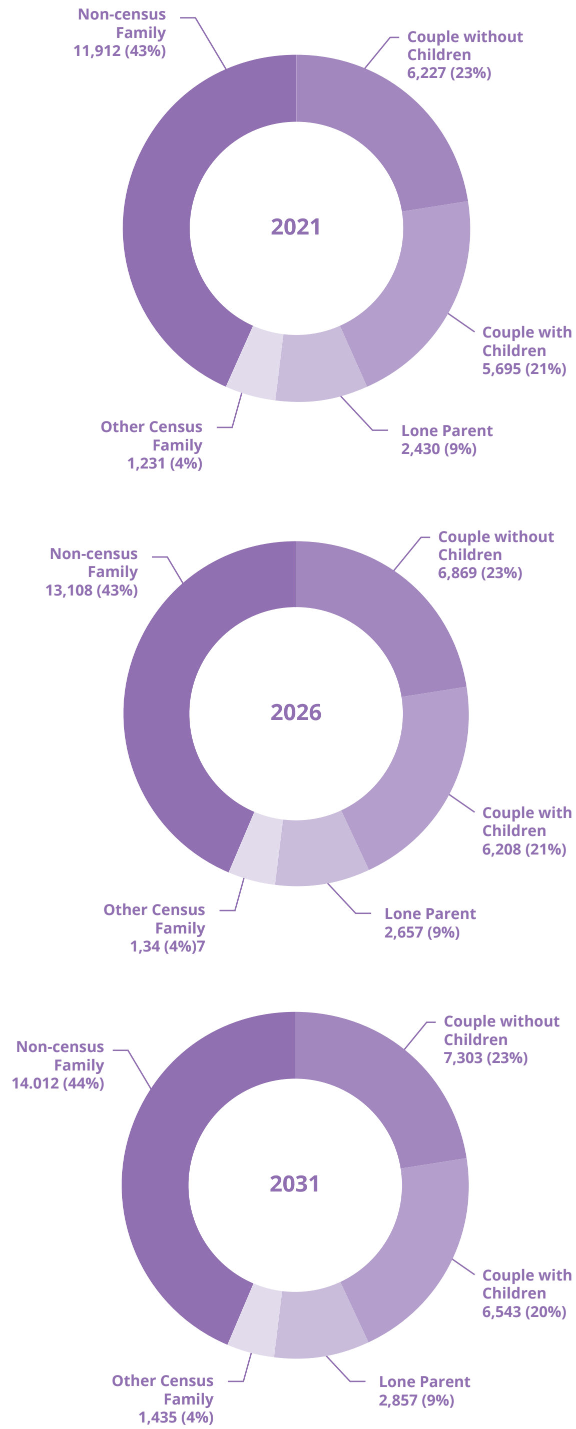
Source: Derived from Metro Vancouver population projections and Census data
** For this and additional tables throughout the this section, totals may not add up due to round-off error.*

[29] In the City of North Vancouver 89% of all non-Census family households were individuals living alone.

The following graphs show the distribution of projected household types in 2021, 2026 and 2031. As noted in the Methodology Section, Metro Vancouver's demographic projections also include household estimates based on a dynamic estimation approach that incorporates changing headship rates. As a result, Metro Vancouver's household projections for the same ten-year period estimate a higher number of total households from the same population baseline. This is because the static headship rates used by the model in this report results in fewer households for the same population.

It is important to note that while the above estimates assume that one new household creates a need for one new dwelling, in practice not all homes in the City are occupied by a household. At any given point in time the housing stock may include second homes and long-term vacant homes. In considering the need for new homes to accommodate the projected increase in households, it is important to consider the proportion of unoccupied homes in the City (as discussed in Part 3).

Figure 47: Projected Households by Type, City of North Vancouver, 2021-2031



PROJECTED HOUSEHOLD NEEDS BY UNIT SIZE

To estimate the size of new housing needed to meet the projected growth in households, the model applies the unit size required by each household type to the projected growth in households. Two scenarios have been considered:

In **Scenario 1**, needs by bedroom size are assumed based on the National Occupancy Standard (NOS) developed by CMHC. This provides the minimum number of bedrooms required to adequately house a given family type, as follows:

- A maximum of two persons per bedroom
- Household members living as part of a married or common-law couple share a bedroom with their partner
- Parents in a one-parent family have a separate bedroom
- Household members aged 18 or over have a separate bedroom
- Household members under 18 years old of the same sex share a bedroom
- Household members under 5 years old of the opposite sex share a bedroom, if doing so would reduce the number of required bedrooms
- One individual living alone does not need a bedroom (i.e. is suitably housed in a studio apartment)

In **Scenario 2**, it is assumed that 50% of couple families without children will prefer to live in 2-bedroom units. This reflects that some households may choose to live in a larger unit that exceeds the NOS minimum standards. The rationale for this assumption is that couples without children are often either young adults who have not had children or older adults whose children have left home. Both groups may prefer to have a larger unit to accommodate an office, guests and in the case of older couples, children returning home.

The difference results in a lower requirement for studio and 1-bedroom units, and a higher requirement for 2-bedroom units, and does not change the requirement for 3+ bedroom units. In practice, there may be a higher demand for 3+ bedroom units than estimated by either scenario as many families with two children of the same sex may prefer for them to have separate bedrooms.

Table 13: Housing Needs by Household Type and Bedroom Size, City of North Vancouver, 2021-2031

	SCENARIO 1: MINIMUM NUMBER REQUIRED BASED ON NOS			SCENARIO 2: 50% COUPLES LIVE IN 2-BEDROOM UNITS		
	STUDIO & 1-BEDROOM	2-BEDROOM	3+ BEDROOM	STUDIO & 1-BEDROOM	2-BEDROOM	3+ BEDROOM
Couple without children	100%	0%	0%	50%	50%	0%
Couple with children	0%	48%	52%	0%	48%	52%
Lone-parent family	0%	68%	32%	0%	68%	32%
Other Census family	0%	29%	71%	0%	29%	71%
Non-census-family	89%	9%	3%	89%	9%	3%

Source: Derived from Metro Vancouver population projections and Census data (2016)

The number of future additional units by size needed in Scenario 1 and 2 are shown in Table 14 and Table 15 respectively.

Table 14: Projected Units by Size (Scenario 1), City 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	1,694	1,230	2,924	63%
2-bedroom	461	346	807	17%
3+ bedroom	538	385	924	20%
Total*	**2,694**	**1,961**	**4,655**	**100%**

Source: Derived from Statistics Canada Census Program and Metro Vancouver projections
** For this and additional tables throughout the this section, totals may not add up due to round-off error.*

Table 15: Projected Units by Size (Scenario 2), City 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	1,373	1,013	2,386	51%
2-bedroom	782	563	1,345	29%
3+ bedroom	538	385	924	20%
Total*	**2,694**	**1,961**	**4,655**	**100%**

Source: Derived from Statistics Canada Census Program and Metro Vancouver projections
** For this and additional tables throughout the this section, totals may not add up due to round-off error.*

Table 16: Projected Units by Size and Tenure, City of North Vancouver, 2021-2031

	ADDITIONAL UNITS FROM 2021 TO 2031			
	SCENARIO 1		SCENARIO 2	
	NEW OWNER UNITS	NEW RENTAL UNITS	NEW OWNER UNITS	NEW RENTAL UNITS
Studio and 1-bedroom	1,734	1,190	1,345	1,041
2-bedroom	461	346	850	495
3+ bedroom	566	358	566	358
Total*	**2,761**	**1,894**	**2,761**	**1,894**

Source: Derived from Metro Vancouver population projections and Census data
** For this and additional tables throughout the this section, totals may not add up due to round-off error.*

The following table shows the percentage of new unit sizes by tenure.

Table 17: Proportion of Projected New Units by Size and Tenure, City of North Vancouver, 2021-2031

	ADDITIONAL UNITS FROM 2021 TO 2031			
	SCENARIO 1		SCENARIO 2	
	NEW OWNER UNITS	NEW RENTAL UNITS	NEW OWNER UNITS	NEW RENTAL UNITS
Studio and 1-bedroom	63%	63%	49%	55%
2-bedroom	17%	18%	31%	26%
3+ bedroom	21%	19%	21%	19%
Total*	**100%**	**100%**	**100%**	**100%**

Source: Derived from Metro Vancouver population projections and Census data
** For this and additional tables throughout the this section, totals may not add up due to round-off error.*

Projected Growth in Core Housing Need

The estimated number of households in Core Housing Need from 2021 to 2031 has been projected using the same percentages of households that are in Core Housing Needs by age and by tenure in 2016. This therefore represents a scenario in which these households will grow if nothing is done to address their need.

In 2021, it is estimated that 5,573 households are in Core Housing Need – as compared to the 4,545 households in Core Housing Need based on the 2016 Census (Figure 30). By 2026, this figure would grow to 6,139 households and by 2031 to 6,579 households. In practice, continuing trends to more expensive housing without a corresponding increase in incomes could lead to a higher proportion of households in Core Housing Need in 10 years than has been estimated by projecting forward the current scenario.

Table 18: Projected Households in Core Housing Need by Household Type, City of North Vancouver, 2021-2031

	2021	2026	2031	CHANGES (2021-2031)
Renter households in Core Housing Need	4,003	4,397	4,698	695
Owners in Core Housing Need	1,570	1,742	1,881	311
Total households in Core Housing Need	**5,573**	**6,139**	**6,579**	**1,006**

Source: Derived from Metro Vancouver population projections and Census data

Table 19 shows Core Housing Need by age of primary household maintainer, estimating current (2021) rates of Core Housing Need and changes to Core Housing Need by 2031. It shows that if historical trends continue, by 2031 there will be 593 new senior households (65 or older) in Core Housing Need. This group has the largest share of households in Core Housing Need by age group and will see the largest growth.

Table 19: Core Housing Need by Age of Primary Household Maintainer, 2021-2031

	2021	2026	2031	CHANGES (2021-2031)
15 to 24 years	180	174	180	-1
25 to 34 years	632	662	648	16
35 to 44 years	863	992	1,025	162
45 to 54 years	1,082	1,152	1,283	201
55 to 64 years	1,072	1,094	1,108	35
65 or above	1,744	2,066	2,337	593
Total	**5,573**	**6,139**	**6,579**	**1,006**

Source: Derived from Metro Vancouver population projections and Census data

6 KEY AREAS OF LOCAL NEED

This section contains a summary of this report's analysis of current and future housing needs in the City of North Vancouver. As per the provincial legislation this section focuses on several Key Areas of Need:

- Affordable Housing Needs
- Rental Housing Needs
- Housing for Seniors
- Housing for Families
- Housing for Indigenous Households
- Special Needs Housing
- Homelessness

This section combines content from the previous sections to prepare statements about current and projected future needs in the City of North Vancouver. Each area of need includes the following information:

- Statement of need
- A description of the quantitative and qualitative evidence supporting this statement
- Emerging issues and groups experiencing these needs
- Spotlight Story highlighting the human dimension of these housing needs (where available, some spotlight stories are in Section 4).

Affordable Housing

Statement of Need

The need for more affordable housing options in the City is clear. Over 4,500 households experienced core housing need in 2016, and nearly three-quarters of these were renters. Projections predict an addition of 863 new households in core housing need by 2031.

New affordable housing should incorporate both affordable rental housing and affordable ownership options for a range of income levels. Using both existing and innovative delivery models the City should support the development of both of these tenures of housing in different forms with varied unit sizes in order to meet the wide range of need.

Furthermore, affordable housing needs to be provided in a way that it is accessible and inclusive of a diversity of residents, particularly those who may face systemic barriers such as racialized peoples, including Indigenous people, Black people and people of colour, as well as renting seniors, households with single-incomes and households where an individual may have accessibility issues.

In 2016, nearly one in five households in the City of North Vancouver were in core housing need (4,545 households). The large majority of these were renters (72%) and the rest were owners (28%). Looking to the future, the number of households in core housing need could increase to over 4,500 renters and over 1,700 owners by 2031 if current housing trends continue. Further, 62% of households in the City are very low to moderate-earning households (earning less than $85,000 annually). Even moderate-earning households are increasingly unable to afford the market ownership and rental opportunities in the City, highlighting the need for a variety of affordable housing options for residents.

According to stakeholders, the City's progressive housing policies have enabled more people to live in the City than in other communities but specific demographic groups are less likely to be able to remain in or move to the City due to the ongoing housing crisis. Those with single-incomes, including single-parent households and those living alone (e.g. the majority of non-census family households) or living in shared accommodations, are more likely to experience affordability issues renting or are unable to enter the ownership market altogether.

During engagement many stakeholders commented on the need for a consistent supply of a diverse mix of affordable housing options, as only this increase will have an impact on housing affordability considering continued high demand. While regionally more social housing developments are being built now, the overall supply of non-market rental housing on the North Shore has remained low and is insufficient to keep up with demand.

EMERGING ISSUES

Affordable Home Ownership

The cost of home ownership has increased significantly in the City between 2006 and 2020, with increases of 137% for single-family homes to 187% for apartments. The growth in median incomes has not kept pace with these costs. This disparity between incomes and home prices places great pressure on all household groups who are looking to purchase. In 2020, home ownership was only affordable for median-income earning couples with children, purchasing an (average-priced) apartment, or for other census families purchasing a townhouse or apartment. In particular, median-earning single-parents and individuals living alone currently cannot affordably purchase even these types of housing.

Affordable Workforce Housing

Employers and other stakeholders who provided input to this report, commented that a lack of workforce housing, especially for people working locally on the North Shore, has led to significant challenges with recruiting and retaining staff. This is a particular challenge for low- to moderate-income workers, due to the high cost of housing and challenges with transportation. Any form of ownership is currently out of reach for most households earning less than a median-income. While renting remains more affordable than owning, low vacancy rates and the high cost of new rental housing are placing pressure on working households, while older rental housing may be at risk of redevelopment.

Commuting also has a big impact on people's lives on the North Shore and the bridges are real pressure points in transportation, and many more residents commute outside of the City for work than in the region as a whole. The largest employers who provided input during stakeholder engagement also commented that generally most employees working on the North Shore still rely on cars to commute to work, and that transit uptake has been slow. They noted that the flexibility of remote work during COVID-19 has changed the way we work, and that the continuation of remote work will impact where people choose to live and work and the amenities they require in and around their homes.

Barriers in Accessing Housing for Racialized Individuals, Immigrants and Refugees

In 2016, 7% of the City's residents were new immigrants, and 41% were immigrants or non-permanent residents. Stakeholders noted that visible minorities may also experience intersecting vulnerabilities that may make it more difficult to access housing. In addition to being newcomers who face language or cultural barriers, immigrants are also often racialized persons. Immigrant households were more likely to experience core housing need in 2016 (43% of immigrants who rented) in the City of North Vancouver than non-immigrant households (26% of non-immigrants who rented).

Racialized people, including Indigenous people, Black people and people of colour, were identified by stakeholders as groups more likely to face challenges in accessing housing due to racism. Refugee claimants and new lower-income immigrants, many of whom are racialized, also have trouble accessing housing due to a lack of references, language, or other barriers, in addition to the high cost of housing. A power imbalance between newcomers and landlords was noted when it comes to the potential for discriminatory profiling and screening, which is a particular issue for racialized communities.

As immigrant populations continue to seek housing in the City, recent immigrants especially require supports to overcome barriers in the housing system.

Rental Housing

Statement of Need

The region's ongoing rental housing crisis is significantly and adversely impacting renters in the City of North Vancouver as low vacancy rates and escalating rental costs exert greater pressure on renter households. Despite this, renters are projected to increase by approximately 1,900 households between 2021 and 2031. With lower incomes and significantly higher rates of core housing need than owners (31% of renters were in core housing need in 2016, compared to 10% of owners), single-income households (lone-parent families or individuals living alone, including young renters and seniors) are most likely to face limited options and affordability pressures in the housing market.

This highlights the importance of providing a range of new purpose-built rental options that better matches the income diversity of the City's residents. It also highlights the importance of thoughtful replacement policies for older rental housing, which tends to be more affordable but also most at risk of redevelopment.

The City of North Vancouver is experiencing a housing crisis that strongly affects renters. With a long-term history of low vacancy rates (the vacancy rate has remained below 3% since at least 1990), and escalating rental costs that outpace increases in incomes, renters have disproportionately been impacted by this housing crisis. Thirty-one percent of renters (3,250 renter households) experienced core housing need in 2016, compared to 10% of owners.

Renter households in core housing need are disproportionately composed of lone-parent and one-person households: even median-earning households in these groups may be unable to afford current rents in the primary market. Recent immigrant households, households with at least one senior, and households where at least one person has an activity limitation also all experience a higher rate of core housing need. By 2031 there are projected to be nearly 1,900 additional renters in the City of North Vancouver, of which an estimated 587 will be in core housing need.

When new rental housing is built, it tends to be more expensive than older purpose-built rental housing. As newer rental housing slowly replaces older housing this will continue to increase pressure on households with lower incomes. In a community where 70% of the purpose-built rental stock was built prior to 1980 this is a particular concern. Stakeholders cautioned that, despite existing tenant protection policies, redevelopments pose a risk to existing tenants, especially those with lower incomes. It is hard to find housing for renters who have rented affordably to date and who may now be forced to settle in a new, more expensive home for rent.

The majority of renters in the City are in the primary rental market (i.e. purpose-built rental), but about 48% are in the secondary market. This means there is little data available about prices, vacancy rates or security of tenure. There is therefore a need to better understand the secondary market, and its role in supporting renters.

While the median age tends to be lower for renter households, stakeholders voiced that, on a scale of need, older renters experience the greatest challenges with market rental housing, including through the risk of displacement or relocation due to redevelopment and an inability to age in place. Young people also continue to be pushed out of their communities across the North Shore due to challenges with affording rent locally.

Given the high proportion of renters in the City of North Vancouver, it is particularly vital to support ongoing growth within the community. In addition to an increase in the supply of rental units, a diverse range of affordability levels that better match income levels in the community, including non-market housing with wrap-around supports, to meet diverse community needs is needed in the City of North Vancouver.

EMERGING ISSUES

Young Renters

Stakeholders shared that the City of North Vancouver's location in Metro Vancouver and its proximity to nature make it a desirable place to live for many. This trend has increased during the COVID pandemic and continued to put pressure on the existing housing market. Young renters are one group who are feeling this pressure more acutely: more than a quarter (26%) of younger renter households (aged 15 to 24) are currently in core housing need.

Access to Amenities

Central Lonsdale and Lower Lonsdale were identified through stakeholder engagement as the two neighbourhoods where more housing is needed and where strong area-specific demand exists as amenity rich areas with transit-access. When reflecting on services or amenities needed within a 15-minute walk of new rental housing, stakeholder survey respondents included access to transit as the most important factor (86% of respondents), followed by grocery stores (60% of respondents), and healthcare services (38% of respondents). Schools and childcare, social services, social support networks, parks and employment were other key amenities identified by stakeholders.

These lands should be appropriately developed to serve the City's housing, particularly its rental housing need. Rental housing, especially non-market housing with integrated supports, should be in close proximity to community-based supports, transportation, health care, child care, groceries and services, and social and cultural connections. Transit-oriented rental is a great opportunity in the Lower Lonsdale area due to the proximity to the SeaBus.

Stakeholders were also asked about amenities that should be required within new multi-family housing, the leading categories were personal storage areas (45% or 22 respondents), multipurpose indoor rooms (31% or 15 respondents), and amenity rooms (22% or 11 respondents). Families seek storage space and building amenities that can accommodate their lifestyle, but many new housing options do not have that space.

Housing for Seniors

Statement of Need

As of 2016, 47% of the City of North Vancouver's older renter households (aged 65 or older) were experiencing core housing need, along with 13% of the City's older owner households, or about 30% of all households in core housing need. The population of seniors in the City is projected to grow between 2021 and 2031 from about 17% of all residents to about 20% of all residents.

This points to a need for strengthening a range of aging in place options for seniors: more options for adaptable and accessible design, greater opportunities for transitioning from single-family homes to denser forms of housing, supportive housing for seniors, and wrap-around supports that will allow seniors to age in place. Strengthening supports and protections for senior renters, who may be at-risk when units are redeveloped, may also be a policy consideration.

As of 2016, 16% of the City of North Vancouver's population was 65 years old or older. This cohort is projected to grow from 16.9% of the City's population to nearly one in five residents (19.9%) between 2021 and 2031.

Both owner and renter seniors were more likely to experience core housing need than other age cohorts: renting seniors had the highest rate of core housing need (47%) across all age groups, while seniors who owned had the second highest rate of core housing need (13%) after owners between 15 and 24 years old (22% of whom were in core housing need).

Stakeholders identified seniors as one of the most underserved demographic groups in the City's current housing market and noted that this group is worth a particular focus when it comes to housing policy, as older households may be more disadvantaged when finding new housing, and there is a general lack of options to support aging in place. Stakeholders felt that more supportive housing options for seniors that support both singles and couples and people with disabilities were required.

EMERGING ISSUES

Older Renters

While the data shows that the median age tends to be lower for renters (36.6) than for owners (46.3), stakeholders voiced that, on a scale of need, older renters experience the greatest challenges with finding suitable and affordable market rental housing. This is supported by the data, which shows that 27% of all renters in core housing need are seniors (875 households out of 3,250 renters). When a renter household had a senior present (even if that senior was not the primary household maintainer) they were nearly twice as likely to be experiencing core housing need than households who did not live with a senior.

Stakeholders reported that faced with displacement or relocation due to redevelopment, the adverse impacts of increased rents and adapting to an unfamiliar environment, among others, are often felt greater by seniors, especially those on lower incomes.

Other housing needs and gaps affecting older renters that have become more relevant in the past 5-10 years include a lack of diverse housing options for seniors to age in place. The aging demographic is staying in single-family homes longer than expected. Stakeholders said that there are no alternatives other than condos and townhouses and that the market needs more creative densification of existing lots for those who are not fit or willing to downsize into an apartment.

Spotlight Story: Nancy
Stably housed in non-profit housing, but worried about her security of tenure

Nancy is a 70 year old retired senior who lives alone in a rental apartment building that she has been in for almost 30 years. Seeing how quickly North Vancouver is growing and changing, however, she worries her building is at risk of redevelopment. With her current income she would not be able to afford a market rental option and would be forced to leave unless she can find another non-market rental suite.

About 30 years ago, Nancy experienced a mental health breakdown. She lost her job, left her family, and was taken to a family care home. When she was released, she went on income assistance and relocated into subsidized housing in North Vancouver managed by BC Housing. The unit was a bachelor suite in the same building she lives in today. Nancy moved into a larger unit during the years her daughter lived with her, before eventually settling into the one-bedroom unit she currently lives in where she has lived for the past 20 years.

There were times when Nancy considered moving elsewhere. When she started working again in the early 2000s, she wanted to move closer to her job in Vancouver but eventually decided against it. A few years ago, Nancy considered moving to the Interior to be closer to her daughter and her family. While she would like to be closer to family, Nancy feels that she can be more self-sufficient in North Vancouver where is she is living close to grocery stores, pharmacies, and all other local amenities. In the Interior, she would be more dependent on her family as she would not be able to walk everywhere.

So far, Nancy is very happy that she never moved. Her unit is on the ground floor and has a patio, which she has really grown to appreciate during the pandemic. Nancy cannot imagine living anywhere else and hopes to stay in this unit if possible. She is very grateful for the benefits of having this apartment. Seeing how quickly North Vancouver is growing and changing, however, she worries her building is at risk of redevelopment.

Housing for Families

Statement of Need

Families in the City of North Vancouver comprise about a third of all households in core housing need (32%). Currently, families in the City are generally unable to afford most types of housing as first-time buyers, even when earning a median income (with the exception of couples with children purchasing apartments).

This affordability issue is particularly acute for lone-parent families who only have a single-income - a group primarily composed of women. For women fleeing domestic violence, there remain a lack of long-term options (secondary and tertiary housing supports). This coupled with the vulnerability faced by lone-parents in the existing market indicates a strong need for additional resources for these families.

The City also has limited stock to serve families. Nearly 2 out of 3 units in the City are apartments. However, larger units tend to be ground-oriented housing, which is generally unaffordable to purchase for even median-earning families, or has very limited rental stock in the secondary market. New purpose-built units are likely to be significantly more expensive than median market rates captured through CMHC's Rental Market Survey, as much of that stock is older. Putting in place requirements for family-sized units in denser, multi-family forms of housing to purchase and own at a range of prices would support more families to live within the City.

Families in the City of North Vancouver comprise about a third of all households in core housing. A third of the City's households are comprised of couples with children and lone-parent households (33%, or 7,985 households). These groups are projected to grow by 848 households and 427 households, respectively, between 2021 and 2031. These households also represent about 32% of renter households in core housing need and 33% of owner households in core housing need, pointing to more affordable family options for both owners and renters.

A key finding from stakeholder engagements was the need for a better mix of unit sizes in new residential building developments in both, market and non-market housing, to accommodate different household needs and sizes. In terms of unmet housing demand, younger families are looking for larger, family-sized market rental units with two and more bedrooms. Stakeholders noted that younger families, especially first-time home buyers and those who rent with their families on a single-income, are known to be underserved demographics in the private ownership and rental housing market due to the difficulty of finding adequately sized and appropriately priced units. Young families are looking for larger, family-sized units for purchase and to rent, at a range of price points.

The City's stock of ownership housing does have a mix of housing sizes: 35% are two-bedroom units, 24% are three-bedroom units, and 21% are four or more bedrooms. However, ground-oriented, particularly detached forms of housing, tend to be the form of housing where larger units are more available. The affordability analysis in the Home Ownership Affordability Analysis section highlights the potential challenges faced by even median-earning families with children (and particularly lone-parents) in affording to purchase ground-oriented homes.

At the same time, rental stock in the City tends toward smaller unit sizes: only 13% of all rental units (in both the secondary and primary markets) are three-bedrooms or more (1,490 units), while more than half (55%) are studio or one-bedroom units. While couples with children are more able to afford larger rental units with a higher income, even three-bedroom units are unaffordable for median earning families. The pressure is greater for median-earning lone-parent households, where the average price of any size rental unit is currently unaffordable. The combination of few units and high costs likely place significant pressure on renting families.

EMERGING ISSUES

Woman Fleeing Domestic Violence

Women and their children who are at risk of violence can find varying levels of support and time-limited affordable housing in Transitional Housing, also referred to as Second Stage and Third Stage Housing. During the engagement stakeholders reported that the North Shore has one existing transition house, which is generally full; and that to enable women to move out of a transition house and foster a movement through the system, more second and third stage housing is needed.

As noted above, lone-parent families are one of the household groups most likely to be in core housing need (46% of renter lone-parents, compared to 26% of couples with children who rent). The challenges of the current housing market for a single-parent already put this group at a disadvantage compared to two-income households. Coupled with the relatively few supports on the North Shore for women fleeing violence this creates the potential for even greater vulnerabilities for this group.

Spotlight Story: Stella
Single-mom in search of stable, affordable, and suitable housing

Stella is a 35 year old single-mother with a 9 year old son. She currently lives in a two-bedroom rental apartment that she recently moved into. Before this, the family of two shared a one-bedroom home since moving to the City of North Vancouver in 2018 due to Stella's work.

Earlier this year, Stella received a three-month notice that her building was going to be demolished. Knowing she had to find a new place relatively quickly, she became very busy looking at apartments trying to find another one-bedroom unit within her budget.

As a single, working mother, and without a car, Stella found it very challenging to find housing. Her top priorities were finding an affordable unit in the same location that would be close to her work and her son's school.

An unexpected form of discrimination Stella experienced in her search was finding a one-bedroom unit where she could live with her son. Some buildings do not permit families to live in single-bedroom units, and one building did not want any children living there at all.

Stella eventually received help from the tenant relocation agency that referred her to the two-bedroom unit she currently lives in. Feeling like she had exhausted her search for an affordable one-bedroom, Stella quickly decided to sign the lease for the two-bedroom unit before someone else beat her to it even though it is over her budget. While she likes her current unit and thinks it is a good size, she is paying more than she would like to. Stella is worried about a post-COVID rent increase which will take her further over her budget. She may need to move again when rent becomes too expensive.

Stella also misses her previous location. Her old building was close to grocery stores, the library and all her appointments. She could easily access transit and get to anywhere in the City. Her current location is further from services and amenities, and she cannot access them within walking distance. Still avoiding transit due to COVID, Stella has been relying on friends with a car to do her grocery shopping. She also felt that her old neighbourhood was safer because there were fewer people and less traffic, and she felt comfortable letting her son go outside alone.

Ideally, Stella would like to live in a co-op with other single-mothers in neighbouring units. She does not feel very optimistic about it as she has been trying to get into a co-op since 2019. In addition to accessing affordable market rental units, Stella also feels it is challenging to find affordable child care. Currently working from home, she can watch her son, but before that, she was spending a lot of money on child care. Stella knows other single-moms who are in a similar situation. She feels lucky that she has a good job but knows that ther working moms are dependent on financial support from the government to be able to afford their rent.

Housing for Indigenous Households

Statement of Need

While the housing needs of Indigenous residents of the City are not fully understood and require further learning, stakeholders reported that they are more likely to experience racism while finding housing. About one-in-four Indigenous renter households is in core housing need.

At the same time, there is an acute need for more options for Indigenous residents who are members of the Tsleil-Waututh and Squamish Nations. These nations are actively seeking new housing options for their members. This indicates a role for the City in strengthening government-to-government relationships, including updating protocol and servicing agreements, and deepening relationships to support a stronger shared understanding of issues and opportunities for partnership.

The City of North Vancouver is located on the traditional territory of the Musqueam, Squamish, and Tsleil-Waututh First Nations. Interviews were conducted to gain insight into the housing pressures experienced by the two neighbouring First Nations who currently have nearby on-reserve communities. Some service providers also spoke to the needs of Indigenous households in finding housing within the City.

Stakeholder engagement highlighted that racialized people and visible minorities, which include Indigenous people, are more likely to face challenges in accessing housing due to racism. In the City, 26% of Indigenous renters are in core housing need (100 households). On the North Shore, as elsewhere in the region, Indigenous persons make up a disproportionate amount of individuals experiencing homelessness (25% of individuals interviewed in the Point-in-Time Count, but only about 2% of the City's population[31]).

However, there are few other data sources that explore the experience of Indigenous peoples and households in finding housing within the City; this area warrants greater understanding..

EMERGING ISSUES

Housing Needs of the Tsleil-Waututh and Squamish Nations

Both the Squamish Nation and the Tsleil-Waututh Nation reported that the cost of housing is adversely impacting their members. There is limited housing available on reserve and over-crowding is a concern in both communities. Off-reserve, the cost of housing on the North Shore and across the region has impacted members of both nations. Staff with the Squamish Nation report that this has meant members have to move farther away to find affordable housing.

The Squamish Nation is prioritizing housing for its members, and is in the process of developing several parcels of land for member housing.

Staff at the Tsleil-Waututh Nation noted that they would like to see more affordable housing in transit-oriented centres and more mixed-use housing developments with commercial centres to ensure that residents can work near where they live.

Both nations noted the importance of housing for younger members and their families as well as elders.

[31]Indigenous residents make up about 2% of the District of North Vancouver and less than 1% of the District of West Vancouver's population.

Special Needs Housing

Statement of Need

More housing options for a range of residents who need short- or long-term supports are required in the City of North Vancouver. The populations that require housing supports can vary significantly, ranging from seniors and people with disabilities who need in-home supports to youth who may be transitioning out of Ministry care or foster homes. However, what they have in common is a need for affordable housing options that include wrap-around supports.

There are extremely limited options for individuals earning Disability Assistance, due to the cost of housing and the lack of affordable units. Vulnerable or homeless youth also have limited options, with relatively few youth-serving organizations in the City of North Vancouver.

This highlights the importance of developing partnerships with service organizations that work with these populations, and identifying opportunities for new development or the integration of these types of units into new developments where there is a non-market component of housing.

A segment of the population requires ongoing or temporary assistance with daily life due to pre-existing or acquired health conditions. Support needs are varied and may range from medical to socio-psychological supports. This may include people who live with a health condition, such as a physical disability, a medical condition/illness, an addiction, a mental health issue, or a learning disability or cognitive impairment. Their needs may range from requiring ongoing assistance in the execution of their daily activities or ongoing assistance by trained staff, while others who can live more independently may require only limited-time socio-psychological or medical supports. Supports can be provided outside their home, in community, or within their home.

During the engagement, stakeholders shared that the housing needs of people with support needs must be considered in the planning for future housing. Non-market affordable housing, especially those with integrated housing supports, should be near community-based supports, transportation, health care, groceries and services, and social and cultural connections. When stakeholders working with (mostly vulnerable) households were asked to indicate what on-site supports they need, the most common on-site supports needed were shared laundry (65% or 32 respondents), health and self-care supports (63% or 31 respondents), and social activities (63% or 31 respondents).

Spotlight Story: Rita
Living with an injury and few supports in daily living

Rita is in her early 60s and lives with her two cats in a rental unit in the Lonsdale area. Due to a back injury a few years ago, she is currently on disability leave. In addition to finding housing that is affordable, Rita also experiences challenges finding housing that allows pets in addition to the accessibility supports she requires. In her current apartment, Rita is struggling to wash dishes and needs help getting her blinds fixed due to her injury.

She moved into her current rental apartment building six months ago. Prior to this, Rita lived in a building in the heart of North Vancouver for almost 20 years. That building got demolished half a year ago, and since then she has been looking for an affordable place to live. She was referred to her current apartment by a social service organization that is also helping her cover a portion of her rent. Even with the support the monthly rent is still too expensive for Rita.

Rita is going to have to move again and is using all the resources and services she is aware of to try to find suitable housing. Her challenges with finding housing are nothing new to her as they date back several decades. Rita has been waiting for an affordable unit through BC Housing for over two decades and has many frustrations over the lack of help she has received. She finds the process of navigating the system on her own to be very challenging.

As someone who is not working and lives with a disability, Rita has felt discriminated against in both her search for housing as well as in her previous and current tenancies. The building that she lived in long-term was old and poorly maintained. There was mold on the walls, nothing was ever fixed, and there were incidents of fires in adjacent units. She was always worried about what new problems might come up and had bad experiences with her landlord who she felt wanted to get her evicted.

Despite the service supports she is receiving from local organizations, Rita is desperate and feels that not enough is being done to help people find housing, especially for seniors and people with disabilities.

EMERGING ISSUES

Housing for Individuals Who Need Supports

While there is relatively little data to concretely support these needs, core housing need data shows that 36% of all renter households where at least one person has an activity limitation (including both physical and mental health issues) are in core housing need, while 25% of renter households where members do not have any activity limitations are in core housing need. Additionally, the BC Housing waitlists show that 17% of the households on the waitlist are people with disabilities (127 households), and an additional 3% were registrants seeking wheelchair-accessible housing (23 households).

Stakeholders noted that supportive housing for seniors that provides support to older singles and couples and people with disabilities in an assisted, accessible, supportive setting with rehabilitation structures is needed. When faced with multiple intersecting conditions or barriers to housing, individuals' support needs increase and their ability to live independently decreases.

Low-Income Youth with Support Needs

The housing challenges facing youth up to the age of 24 who have a history of housing insecurity and who may need supports, are not as well understood and documented as the needs of other populations. In 2016, 26% of youth (aged 15 to 24) who rented were in core housing need.

From research, such as the 2018 Youth Homeless Count we know that youth who face intersecting vulnerabilities, such as being low-income, having had experiences with the government care system, or identifying as LGBTQ2S+ are more likely to face housing insecurity.

If these youth are unstably housed or homeless, they are more likely to couch surf (hidden homeless) and are less likely to be connected to services and supports. The 2018 Youth Homeless Count in Metro Vancouver counted 64 Unaccompanied Youth and Accompanied Children who were homeless on the North Shore, the third highest number of youth counted in the region.

During the engagement, stakeholders reported that the City of North Vancouver has more youth experiencing homelessness than its neighbouring municipalities and that service providers regularly encounter low-income youth with a history of housing instability who are looking to access shelter and/or support services. While the existing Youth Safe House and Life Success program offers good wrap-around services to get youth successfully housed, the City of North Vancouver has comparably few youth-serving organizations who support vulnerable youth in their housing journey.

Spotlight Story: Isaiah
Youth improving their mental health through housing, employment, and supports

Isiah is a 21 year old currently renting a room in a three-bedroom house on the North Shore. At the moment, he is the only one living at the house until two roommates, whom he doesn't know yet, join him in the next month. The landlord lives in a basement suite. Isiah's family moved to North Vancouver when he was a child, and he has lived there since. He is currently working at a local supermarket.

Isiah found his current home with the help of a social service/housing organization. Before this, Isiah was living with his father. Feeling neglected at home, Isiah wanted to find a new place to live. A social service/housing organization helped Isiah find shelter and then redirected him to his current household relatively quickly where he has been living for about a year now.

Living independently has had a positive impact on Isiah. The same organization that helped him find housing, helped Isiah prepare and secure employment. Now that he is working and making an income, he has more financial independence. He is currently receiving mental health support and attends church services whenever he can. Both have been very helpful for his mental wellbeing. Isiah feels that he is slowly building the life he wants.

Although he is satisfied with his current situation and does not mind having roommates, Isiah would prefer to live alone. He is currently looking for other housing options to see if it is realistic for him to move. He is finding it very challenging to find housing that is within his budget. He also finds it very discouraging when his application for a new place is rejected or he is told the unit is no longer available. Isiah is worried because his current lease is expiring soon, and he may have to crash on a couch somewhere if he does not find a new place in time. He could continue living in the same place, and he may end up doing that, but he really wants to explore other options first.

Isiah would really like to see more affordable housing options available to him or be connected to shared housing programs where the rent is divided among different people to ease the financial burden.

Homelessness

Statement of Need

Recent research highlights the increasing number of individuals experiencing homelessness on the North Shore. Increasingly composed of older adults, and with an over-representation of Indigenous residents amongst the homeless population, there is a need for increased action to support homeless-serving agencies on the North Shore.

For the City this includes identifying opportunities for more supportive housing developments to serve a range of individuals experiencing homelessness (youth, older adults, Indigenous residents, women fleeing violence), and advocating to senior government for greater investments to address this issue through housing and wrap-around supports.

Homelessness on the North Shore has increased in recent years, and the 2020 extended Homeless Count identified 212 individuals experiencing homelessness on the North Shore. However, this is understood to be a minimum number and the scope of the issue for people who are provisionally accommodated (i.e. hidden homeless) or at risk of homelessness is not well understood. Individuals experiencing or at-risk of homelessness are diverse in their backgrounds and the reasons that lead to homelessness are varied. The complexity of this issue means that there is no single solution that fits all needs. Effective solutions are designed to address the unique needs, experiences and challenges of an individual experiencing homelessness.

Both the data and homeless-serving stakeholders indicated that older adults make up an increasing share of those experiencing homelessness. On the North Shore one-third of people counted (33%) were seniors aged 55 or older. Local shelter and outreach data also shows that between 2019 and 2021 25-35% of clients served were older than 51 years of age and 11-12% of clients were youth, 53-64% were adults (aged 25 to 50).

Relative to the overall population, Indigenous people are strongly over-represented among people experiencing homelessness. On the North Shore 28% of PiT Count respondents identified as Indigenous.

EMERGING ISSUES

Individuals with Complex Needs

People with complex needs include those who are struggling with substance use disorders and severe physical and mental health challenges. Stakeholders reported that people with these challenges often face great difficulty to find and keep housing as they seek to transition from precarious living arrangements, unsheltered homelessness or from a shelter into stable housing. These challenges exist across many age groups, but people with this needs profile who are less likely to receive the support they need are said to most likely be male and between the ages of 25-40 years.

An opportunity identified to support this group of people who have barriers to maintain housing independently is housing with wrap-around supports. While the exact wrap-around housing support model (such as on-site supports or supports accessed in community, or congregate supportive or scattered-site housing in private rental units) was not identified clearly in the feedback received, participants described a need for housing that is staffed with resident support workers, where food is provided, and where there are opportunities to access care if needed. This type of housing should also be near a variety of resources in the community.

Noting the varied levels and types of supports that are required to provide stable housing to people with complex needs, the Province has recently launched pilots to explore Complex Care Housing for people exiting homelessness who are not served sufficiently in supportive housing.

The City of North Vancouver currently has no dedicated supportive housing.

Spotlight Story: Richard
Seeking housing with supports to find stability during recovery

Richard is a 43 year old who struggles with substance abuse. He is currently half a year into living in a treatment centre for alcohol addiction on the North Shore. Richard lives with several others, ranging from ages 30 to 50, in a 2-storey house - each with their own bedrooms. The treatment centre is supported by staff who are on 24-hour rotation.

Before his placement at the centre, Richard had lived with his elderly mother in a two-bedroom apartment for many years. The apartment was spacious, the rent was reasonable, and the turnover was low, so the tenants all knew each other and were respectful. The apartment was located close to grocery stores, bus routes, work, and was in a familiar area that Richard grew up in. Although drinking heavily, having struggled with substance abuse for many years, Richard was less stressed and did not seek treatment for his addiction at the time.

When a property management company bought the building, Richard and his mother were forced to move. They received support from an agency to find another two-bedroom apartment nearby and Richard continued living with his mother until her death earlier this year. No longer able to afford the rent of a two-bedroom unit, Richard had to downsize to a bachelor suite. His search for housing was challenging as the only buildings he could afford in North Vancouver were poorly maintained. He was reluctant to invest in an aging building. One apartment he found had litter everywhere and the washers, dryers, and elevators would regularly break down. This created a stressful environment for Richard.

The passing of Richard's mother and the stress of his housing issues, among other factors, exacerbated Richard's drinking problem. He lost his job and ended up in the hospital a few times before being placed in his current treatment centre, where Richard finally feels that he is at a turning point in his life. He is receiving regular counselling, meeting with a psychiatrist, and attending AA meetings. He is also accessing the nearby gym and local trails. He is happy with the supports he is receiving and is learning tools to remain sober long-term and avoid relapse.

Once Richard is released from the treatment centre, he will be looking for second-stage housing – a living accommodation where substances are prohibited, and a staff member is on-site to hold everyone accountable. He knows there are limited options for second stage housing on the North Shore, the waiting lists are long, and there is not a lot of turnover. While there may be second stage housing opportunities in other municipalities, all of Richard's doctors and specialists are located in North Vancouver so he does not want to leave. Richard's back-up option is to find shared accommodation with members of his AA group or others who are sober.

Richard would like to see more second stage housing available that offers a safe living situation for those who are recovering from substance abuse but that has less supervision than a treatment centre and offers the freedom to work. Beyond accessing low-income housing with supports, Richard is also experiencing barriers to access basic health care services such as dental work and eye exams which have a huge impact on his quality of life.

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 Family: Census families include couples with and without children, and a single parent 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

Coach Houses: A coach house is a detached non-stratified residential use accessory to a single-family home that may contain a toilet, bathroom, sleeping and living areas. and cooking facilities.

https://www.cnv.org/Property-and-Development/Building-and-Development/Zoning

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

Deeply Affordable Housing: Housing that meets the needs of individuals and households on income or disability assistance shelter rates, which is typically between $375/month for a 1-bedroom unit to $660/month for a 3-bedroom unit. This type of unit is typically administered by a non-profit housing provider or BC Housing.

For a complete list of shelter rates by household type and unit size see: https://www2.gov.bc.ca/gov/content/governments/policies-for-government/bcea-policy-and-procedure-manual/bc-employment-and-assistance-rate-tables/income-assistance-rate-table

Emergency Shelters: “Temporary but immediate places to stay for anyone who is homeless or at risk of homelessness.” There are three types of emergency shelters that BC Housing helps manage: (a) Year-round shelters, (b) Temporary shelters, (c) Extreme weather winter shelters.

https://www.bchousing.org/housing-assistance/homelessness-services/emergency-shelter-program

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

Housing Co-operative: A housing co-op is an organization incorporated under the Cooperative Association Act that provides housing to its members. Members purchase a share to join and elect directors to govern the co-op. Most housing co-ops in BC are non-profit co-ops with a rental (not equity) model of housing, though there are also a few equity housing co-ops. Co-op members do not have a landlord and monthly rents are called "housing charges".

https://www.chf.bc.ca/faqs/

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 Households: Households which do not include a census family.

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

Second Stage Housing: See Transitional Housing.

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

Special Needs Housing: Housing for clients who need access to affordable housing with support services. These clients include for example adults with mental and/or physical disabilities or youth.

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. This may include Supportive Housing for Seniors or People Exiting Homelessness.

https://www.bchousing.org/glossary

Supportive Housing for Seniors: Housing for seniors who cannot live independently and need access to housing with on-going supports and services.

Third Stage Housing: See Transitional Housing.

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." Transitional Housing may include Transition, Second and Third Stage Houses and Safe Homes for women fleeing violence, as well as housing for youth and people with addictions.

https://www.bchousing.org/glossary
https://bcsth.ca/support/

Visible Minority: Persons, other than Aboriginal peoples, who are non-Caucasian in race or non-white in colour.

https://laws-lois.justice.gc.ca/eng/acts/e-5.401/page-1.html

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APPENDIX A

What We Heard Report

Engagement was conducted to better understand the localized context and sentiment around housing needs within the City of North Vancouver. The engagement findings supplement the quantitative data collected as a requirement of the housing needs report legislation to generate a better picture of current and future housing needs across the City.

Who did we engage and how?

Engagement was conducted from April to October 2021 and included a stakeholder survey, focus groups, and interviews.

TYPE OF ENGAGEMENT	WHO PARTICIPATED	WHEN
Stakeholder focus groups	5 focus groups with 42 participants, representing ▪ Development Sector and Market Rental ▪ Non-Market Housing ▪ Social Service Providers ▪ Homeless Serving Sector ▪ Large Employers	June 2021
Key informant interviews	12 key informants, including ▪ Squamish and Tsleil-Waututh First Nations ▪ Non-profit organizations serving women and immigrants and refugees ▪ Emergency and Medical Services ▪ Development sector	July-August 2021
Targeted Online Stakeholder Survey	59 respondents representing 49 organizations, including ▪ 39 Non-Market Housing and Service Providers, including health-related supports, and faith and advocacy organizations who focus on vulnerable individuals ▪ 14 Private and Development Sector respondents working in the housing industry ▪ 6 Public Sector respondents from health, social services and educational sectors	June 2021
Lived Experience Interviews	9 interviews with residents with varied personal characteristics and experiences of housing insecurity to inform understanding of local needs.	September-October 2021

What We Heard From Stakeholders

The following summarizes the key sentiments heard from stakeholders.

DIVERSE SUPPLY	▪ More affordable housing for a diversity of populations is needed across the housing continuum, which includes a more diverse mix of housing types, tenures, and sizes. ▪ The City has made strong efforts to provide more rental housing through responsive policy development and supportive leadership. ▪ Despite the City's efforts, rental housing demand continues to outpace supply. In particular, non-market rental housing stock has remained low and does meet the growing needs of the community. ▪ There is a need for more family-sized units (both market and non-market).
HOUSING AND SUPPORTS	▪ Housing and support needs are great and varied. For many, health and housing needs go hand-in-hand. The lack of housing with wrap-around supports is a considerable gap. ▪ A general under-funding for support services was noted, which makes it difficult to provide adequate supports to people who need them to achieve housing stability or maintain housing independently.
AMENITIES AND TRANSIT	▪ The housing system integrates directly with other areas of need such as public transit, a bike transit system, affordable childcare, public amenity spaces and walkable and localized amenities. ▪ Amenities, services and supports near non-market affordable housing, especially those with integrated housing supports, are important. ▪ Accessible transportation choices are important for all housing types, but specifically for lower-income households. Central and Lower Lonsdale were identified as two amenity rich neighbourhoods with transit access and strong area specific demand.
COVID-19	▪ The COVID-19 pandemic continued to drive increases in housing values and construction costs. ▪ For many, the pandemic increased the City's desirability as a place to live due to its proximity to nature and amenities.
EMERGING THREATS	▪ Evictions due to redevelopments are an issue. Despite existing tenant protection policies, it is hard to find housing for renters who are displaced due to redevelopment. ▪ While the City is seen as more progressive and proactive, there is continued community opposition to higher-density housing, services and lower-income housing, especially housing for vulnerable populations due to stigma. Community opposition is seen as one of the greatest risks to continued gains in housing supply.

Stakeholder and community engagement is vital to understanding the nuances and complexity of housing needs across the City of North Vancouver. The City is thankful to the many individuals and organizations that contributed their time, insights, and personal housing experiences as part of this work. The engagement findings have been used throughout the Housing Needs Report to corroborate the data findings and provide localized context.

Detailed findings and a full list of participating organizations are provided in the following **What We Heard Report.**

Table of Contents

1. INTRODUCTION

The **What We Heard Report** is a summary of the engagement used to inform the City of North Vancouver's Housing Needs Report. The engagement findings build upon the quantitative data collected in fulfillment of the housing needs report requirements, to generate a better picture of current and future housing needs across the City.

Engagement was conducted from April to October 2021. Due to the COVID-19 pandemic and social distancing requirements, engagement was predominately conducted virtually and included a stakeholder survey, focus groups, and interviews. Further details of the engagement components are provided in Table 1.

2. HOW ENGAGEMENT WAS CONDUCTED

The purpose of engagement as part of the housing needs report was to strengthen the City's ability to understand the number and type of housing units that are most needed across the City immediately and into the future and to understand the challenges people may face as they seek housing across the continuum.

Engagement Goals

The primary engagement goals were to:

1. Establish the scope and context of the engagement and manage expectations by clearly outlining to stakeholders how their feedback will be used and how decisions will be informed by their contribution.
2. Ensure meaningful engagement for affected stakeholders around housing needs in the City by:
   a. planning for balanced participation with broad stakeholder representation, both geographically and demographically and encompassing all key issues and populations.
   b. providing opportunities for vulnerable and seldom heard from populations to participate and ensure that their perspectives have been heard.
3. Better understand, bring to light, and communicate the specific challenges residents may confront as they seek to attain housing along the full housing continuum.

Stakeholder Groups

Stakeholders for participation in the engagement were defined as those who may potentially be **impacted by** and/or **have an interest** in the outcome of the process.

The stakeholder list includes organizations and individuals representing various sectors, populations, and special interest groups to consult. Herein it is important to particularly reach organized groups and individuals that may be especially hard to reach.

Identified stakeholders included:

- The 'seldom heard', namely:
  - Newcomers and refugees
  - Persons with physical disability
  - Persons with intellectual disability
  - Persons with addictions or in recovery
  - Person and /or families experiencing homelessness
  - Youth
  - Low-income renters
  - Low-income seniors
  - Other special interest groups experiencing housing insecurity
- Rental Housing Providers (market and non-market)
- Social Service Providers and Community Organizations
- Development and Real Estate Sector
- Neighbouring First Nations and Local Governments
- Staff from neighbouring municipalities
- Education sector
- Health Sector
- Business owners / business interests (small and major employers)
- Residents (renters and owners)

Table 1: Summary of Engagement Activities

Type of Engagement	Who Participated	When
Stakeholders focus groups	**5 focus groups with 42 participants, representing** • Development Sector and Market Rental • Non-Market Housing • Social Service Providers • Homeless Serving Sector • Large Employers	June 2021
Key informant interviews	**12 key informants, including** • Squamish and Tsleil-Waututh First Nations • Non-profit organizations serving women and immigrants and refugees • Emergency and Medical Services • Development sector	July-August 2021
Targeted Online Stakeholder Survey	**59 respondents representing 49 organizations, including** • 39 Non-Market Housing and Service Providers, including health-related supports, and faith and advocacy organizations who focus on vulnerable individuals • 14 Private and Development Sector respondents working in the housing industry • 6 Public Sector respondents from health, social services, and educational sectors	June 2021
Lived Experience Interviews	**9 interviews with residents with varied personal characteristics and experiences of housing insecurity to inform understanding of local needs.** These profiles can be found throughout Sections 4 and 6.	September-October 2021

How Engagement Was Used

Stakeholder and community engagement is vital to understanding the nuances and complexity of housing needs across the City of North Vancouver.

The engagement findings have been used throughout the Housing Needs Report to corroborate the data findings and provide localized context. Community feedback is particularly vital to highlight community needs that are not easily understood with the quantitative data available to us. This includes, among others, information on support needs, experiences of housing insecurity and the needs of Indigenous peoples.

Stakeholder feedback was included both, directly in What We Heard Boxes in the report body, as well as in preparing key statements of need. The thematic analysis of qualitative findings directly informed the key populations in need that were included as “Spotlight Stories” throughout the report.

3. KEY ENGAGEMENT THEMES

This summary combines key themes across all engagement activities. Themes were prioritized if they were repeated multiple times across engagement activities and/or stakeholders.

Population Specific Needs

Participants were asked what housing and service needs or gaps they are seeing and whether there are demographic groups they feel are underserved when it comes to housing in the City of North Vancouver.

- All demographic groups are experiencing a severe housing crisis and need more affordable housing. The rising gap between income and housing affordability has increased housing insecurity across the board, including people who were not previously considered at risk of housing vulnerability.
- Stakeholders in all sectors commented on the **lack of middle-income or mid-market housing** in the City of North Vancouver, that is affordable for households earning at or above median income, let alone lower-income households. In the ownership segment, **first-time homebuyers** are more or less excluded from the market without additional equity.
- **Workforce housing**, especially for people working on the North Shore, is needed. North Shore employers experience challenges with recruiting and retaining staff, particularly at the **junior and intermediate level,** due to the high cost of housing and challenges with transportation.
- Regarding underserved demographic groups:
    - **Younger families** and **seniors** are the most underserved demographics in the private housing market.
    - **Older renters** experience the greatest challenges with market rental housing, including through risk of redevelopment and an inability to age in place. On a scale of need, they need special focus.
    - **Young people continue to be pushed out of their community** across the North Shore due to challenges with affording rent locally.
    - **Racialized persons** (BIPOC) face challenges in accessing housing due to racism. This includes many **refugee claimants and new immigrants**, many of whom are racialized, who also have trouble accessing housing due to lack of references, in addition to the high cost of housing. Recent and/or senior (older-aged) newcomers are more disadvantaged when trying to find housing.
- There has been an increase in homelessness and vulnerable populations in the City of North Vancouver and elsewhere. Among those who are homeless:
    - Those with complex needs (e.g., struggling with substance use disorders and more severe mental health challenges) have great challenges to find and keep housing as they

seek to transition from the shelter into a safe home. This particularly applies to males aged 25-40 years.

- Indigenous persons make up a large portion of individuals experiencing homelessness.
- There has been an increase in people living out of their vehicles across the North Shore.
- The CNV has more youth experiencing homelessness than the DNV.

In the stakeholder survey, among non-profit stakeholders the following groups were named as priorities: low-income residents; young adults; families; women fleeing violence; people with pets; seniors; and vulnerable individuals with mental health and substance abuse issues. Private sector stakeholders named people who work on the North Shore but who cannot afford to live there, especially workers in the tourism sector; first-time home buyers; and growing families.

Priority Populations

The following summary list of priority populations emerged from the qualitative engagement and informed the key statements of needs.

1. Older renters, especially those at risk of redevelopment (i.e. living in older wood-frame apartments, or renting in a multi-unit or multi-person non-economic unit household, seniors on a fixed income)
2. Racialized persons (who can also be refugees/new immigrants) who face(d) challenges in accessing housing due to racism, language, or other barriers
3. Female headed lone parent households who are struggling to find adequately sized units
4. People with complex needs who may be difficult to house (e.g., struggling with substance use disorders and more severe mental health challenges)
5. Young people who can't afford local rents
6. Young families who are first-time home buyers
7. Persons with support needs who would be well-suited to housing with supports (i.e. they may have a disability or another manageable barrier; but can be housed with supports)
8. Low-income youth with history of housing instability who are looking to access shelter and/or support services
9. Women fleeing domestic violence and needing to access transition house
10. Single, low-income individuals, living alone or in shared accommodations on a lower income

COVID-19 Related Impacts on the Housing System

Stakeholders were asked how they have seen the COVID-19 pandemic impact non-market housing demand and market outlooks, including the service provision for vulnerable populations.

- The CNV's relative isolation in Metro Vancouver and its proximity to nature make it a desirable place to live for many. Young people and local residents would like to remain in the community in the longer-term. This trend has increased during the COVID pandemic.
- The pandemic showcased how important it is to have a walkable city and access to parks and outdoor recreational opportunities.
- While market rental vacancy rates remain low at the moment, once restrictions get lifted, vacancy rates will drop instantly, and rents will likely go up a bit.
- Vacancy rates, late rent payments increased to levels never seen before in the non-market rental sector.
- The pandemic learnings pose an opportunity for development to be smarter with design (i.e., air flow, amenity spaces, etc.).
- The CNV responded quickly to the pandemic through the provision of clean water and spaces for individuals who are homeless. Shelter capacities were reduced to allow for social distancing.
- The most profound changes that stakeholders from all sectors commented on are related to **rising housing values and costs of construction**.

Housing Types

Stakeholders were asked if there are housing types, including structural housing forms and tenures, that are not currently allowed or not frequently built in the City of North Vancouver that would help meet housing needs.

- Various housing forms and unit sizes are needed to meet the varied and diverse community needs. Many stakeholders commented on the need for **a consistent supply of a diverse mix of affordable housing options as only a significant supply increase will have an impact on housing affordability**. In addition to a massive increase in the supply of affordable rental units, increasing the stock of non-market housing with wrap-around supports and offering a diverse range of housing types and tenures to meet diverse community needs is needed in the City of North Vancouver.
- Stakeholders commented that units of **varying sizes** are needed to meet the varied needs of different demographics in the community and that, while the need for family-sized units (2-4 bedrooms) is evident, the cost will often play a paramount role to the suitability of units.
- Both builders of large and small residential developments commented on the need for additional suites to maximize the built footprint on a given property, such as in the form of secondary suites, stratified laneway homes, and micro suites.

- More affordable home ownership options that enable a gradual transition to ownership, such as co-ownership, rent to own and local workforce housing, co-housing, as well as building forms such as non-strata townhomes and stacked housing should be explored.
- Co-op housing is a good alternative to rental and ownership housing that provides tangential community supports to residents.
- While more social housing developments are being built, **the overall supply of non-market rental housing has remained low** and is insufficient to keep up with demand.
- Regarding **housing for women**, the existing transition house is often full. To move out of a transition house, more second and third stage housing is needed to foster a movement through the system and free up space for women to access.
- There is a need for a **better mix of unit sizes in new residential building** developments to accommodate different household needs and sizes. This is applicable to market- and non-market housing**.** In terms of unmet housing demand (i.e., there is demand, but no supply), **younger families are looking for <u>larger, family-sized market rental units</u> (2-3+ bed)**. This is also a housing type needed in the non-market sector.
- T**he lack of housing with wrap-around supports** (i.e., that is staffed with resident support workers, where food is provided, and there are opportunities to access care if needed) that is near a variety of resources in the community is a considerable gap to support people who have barriers to maintain housing independently (i.e., mental or physical health challenges, substance use disorders). The exact wrap-around support model (on-site or in community was not identified clearly in the feedback received).

Housing Supports

- Among **vulnerable populations** housing and associated support needs are great and varied. A general under-funding for support services was noted, which makes it difficult to provide adequate supports to people who need them to achieve housing stability.
- Needed support services range from:
    - Small units of supportive, low-barrier housing for low-income individuals with health needs that include supports to maintain housing stability.
    - Supportive housing for seniors provides support to older singles and couples and people with disabilities in an assisted, accessible, supportive setting with rehabilitation structures.
    - There is only one year-round shelter. More shelter spaces are needed to accommodate all people experiencing homelessness; and the lack of choice for people who rely on shelters may make it challenging for women, or anyone at greater risk of becoming victimized to find a safe space.

- There is generally a low availability of housing options for youth in need of supports. There is no youth shelter.
- Palliative care and health-supports for people who are homeless and are discharged from the medical system are needed [i.e., medical respite].
- Rooming houses that landlords have allowed to fall into a state of disrepair are a problem in both the DNV and CNV, but they are said to be in worse condition in the CNV.
- When asked about the (mostly vulnerable) households they work with and indicating what on-site supports they need, the most common on-site supports needed as indicated by survey respondents are shared laundry (65% or 32 respondents), health and self-care supports (63% or 31 respondents), and social activities (63% or 31 respondents).

Housing Amenities

Stakeholders were consulted on which amenities are needed more of in the supply being built. This pertains primarily to market, but also non-market affordable housing (without supports).

- The housing system integrates directly with other areas of need, such as public transit, a safe **bike** transit system, affordable **childcare**, vital **public amenity spaces** such as community centres and libraries and creating **walkable and localized** amenities with close proximity to housing. **Childcare options** should be considered in new developments from the outset.
- **Commuting** has a big impact on people's lives and the bridges are a real pressure point. 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 the way we work, and it will be interesting to see how the continuation of remote work will impact where people choose to live.
- When reflecting on services or amenities needed within a 15-minute walk, stakeholder survey respondents also included **access to transit** as the most important factor (86% or 43 respondents, followed by **grocery** stores (60% or 30 respondents), and **healthcare** services (38% or 19 respondents).
- **Among the most common responses for amenities that should be required**, the leading categories were **personal storage areas** (45% or 22 respondents), **multipurpose indoor rooms** (31% or 15 respondents), and **amenity rooms** (22% or 11 respondents). Families seek **storage space** and building amenities that can accommodate their lifestyle, but many new housing options do not have that space.
- Those amenities that should be **encouraged** are **community gardens** (69% or 34 respondents), **fitness areas** (57% or 28 respondents), pet care (53% or 26 respondents) and **rooftop or elevated outdoor community amenities** (53% or 26 respondents).

Geographic Locations where Housing and Supports are Needed

- Considering all neighbourhoods of the City, **Central Lonsdale, followed by Lower Lonsdale** were identified as the two neighbourhoods where more housing is needed and where strong area-specific **demand exists as amenity rich areas with transit-access**. These lands should be appropriately developed to better serve the North Shore.
- Support services [for people with varying challenges] are currently missing in the lower and middle Lonsdale corridor; Non-profit organizations are facing their own displacement issues due to rising rents.
- Non-market affordable housing, especially those with integrated housing supports, should be in close proximity to community-based supports, transportation, health care, groceries and services, and social and cultural connections. Transit-oriented rental is a great opportunity in the Lower Lonsdale area due to proximity to the sea bus.
- Geographically, there are lots of community-based supports clustered in the Lonsdale corridor, which is where many lower income individuals live. However, there are still not enough community supports to meet the needs of the populations they serve and the displacement of non-profits out of this area further exacerbates the issue.

Strengths in Housing Delivery (Municipal)

Stakeholders responded to the question of which housing types and support services are currently available and what strengths they see regarding housing in the City of North Vancouver from the perspective of the work of the Municipality.

- The City of North Vancouver is 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 City also offers a quieter life than Vancouver but is in close proximity to downtown Vancouver and the Sea-to-Sky. There has always been pressure on housing but even more now as the City of North Vancouver has become an increasingly attractive place to live.
- There is good collaboration amongst service and shelter providers on the North Shore which results in a community approach to addressing housing and homelessness issues. The North Shore Homelessness Task Force's collaborative effort is seen as a strength across all municipalities, as well as the City of North Vancouver's support for the Rent Bank.
- The City of North Vancouver is seen as doing well, comparatively, as private market, non-profit and public sector stakeholders all commented on the fact that the City of North Vancouver is among the **more progressive municipalities in the Metro Vancouver region** that has, and is, permitting different housing forms, is open and available for discussions around housing issues, provides more density and opportunity for affordable housing, and is welcoming to diversity and serving underserved demographics.

- While systemic problems prevent greater impact, the City of North Vancouver has provided good efforts, a responsive policy environment and leadership to provide more housing. It has also been more successful than other local governments at providing rental housing.
- However, despite its efforts, rental housing demand continues to be strong, and the supply does not keep pace with demand.

Challenges in Housing Delivery (Municipal)

With an eye to the role of the municipal government, stakeholders provided answers to the question of what obstacles or systemic challenges they are facing or seeing in creating affordable housing. This includes perspectives on delivering housing and housing-related services to vulnerable populations, market ownership and rental housing and housing for future employees.

- Housing demand continues to outstrip supply on a substantial scale and requires massively more supply through densification (due to its constrained land base). It is important to make housing an urgent priority now as the need and demand continues to rise rapidly.
- Noting the high land cost, non-market housing development in the current private market is not feasible as the cost per unit would be too high to qualify for any government capital supports. This increases the importance of municipal supports to build more affordable housing.
- Among renters, stakeholders noted **evictions due to redevelopments in the CNV** as an issue. **Despite existing tenant protection policies, it is hard to find housing** for renters who are displaced due to redevelopment, as older, affordable 4-storey buildings are being replaced with 6-storey buildings that are more expensive.
- While the CNV is seen as more progressive and proactive, there is continued community opposition to higher-density housing, services and lower-income housing, especially housing for vulnerable populations due to **stigma**. **NIMBYism** on the North Shore is seen as one of the greatest risks to continued gains in housing supply. The "City reality" has not set in yet as continued opposition is more reflective of a suburban culture. Local governments have the opportunity to help educate and inform the general understanding of the housing crisis. This includes education around mental health and substance use; providing a clear regulatory environment to make processes less adversarial and raising awareness about who is affected and how.
- While the CNV generally has a good track record with approvals the lengthy process continues to be one of the biggest challenges for developing housing (raised by the development sector). Speeding up approval processes is a way to lower costs and build more supply needed. This also includes provincial approval processes for water, highways, etc. that can be very slow.
- Barriers to accessing market rental units are increased for people who may struggle to provide pet deposit, first month rent, moving expenses, furniture, references, hold 1-year leases, etc.
- A power imbalance between newcomers and landlords was noted when it comes to renting and discriminatory profiling and screening is an issue for racialized communities.

Opportunities in Housing Delivery

Stakeholders provided responses to what opportunities and solutions there are to address gaps in the City of North Vancouver and how to better align with housing stakeholders when it comes to housing with a focus on market housing, non-market rental and homelessness.

- **Improving City processes** is an area of opportunity, which includes expediting the development approvals process, waiving certain fees to encourage the type of the development the City would like to see, and fast-tracking those applications. This will make it easier for development to move along in a more efficient manner.
- **Encouraging sustainable design** is an opportunity that may generate savings in the longer-term. North Vancouver has slightly lower land costs than Vancouver and seems to attract more people who want to spend money on sustainable building design. As more of these builds are constructed, the more this will drive the market and trickle down to greater affordability for other homes as the technology becomes more affordable and trades get more experience with it.
- **Zoning and regulatory tools** should look to other cities in the Pacific Northwest (Portland, Seattle, San Francisco) for examples of smaller single lots, accessory dwelling units, laneway homes, as-of-right zoning, duplexes, to replace single-family homes, and enabling the creation of rental only areas, including through increases in allowable densities through the OCP. Quick wins could also include amendments to pre-zone for 6-storey wood frame developments and pre-zoning sites for specific housing and service models. Alignment of the OCP with the goal of creating affordable housing can remove barriers in the development process.
- **More diverse housing forms & gentle densification,** such as stratified laneway homes and coach houses could provide new supply, including in single-family neighbourhoods.
- **Reviewing GFA/FSR calculations** and their impact on building amenities could be a way to encourage the creation of desired amenities that make smaller units/apartment living more desirable (i.e., rooftop amenities, hotel-style guest rooms, storage for bikes, lockers, kayaks, etc.).
- The City should further reduce the **parking requirements** wherever possible from the current 0.75/unit standard.
- **Suggested options for creating more non-market housing include,** exploring options for dividing up existing structures into multiple units; purchasing market housing to create transitional housing and free up space in emergency housing; municipal land banking to increase the feasibility of larger scale municipal housing projects; and work more with developers to provide more deeply affordable (i.e., 40-50%) below-market value units through inclusionary zoning and density bonusing policies. People living in RVs is becoming more common place. It may be important to create a strategy to create safe spaces for people to live in an RV if that is their choice.

- **Promotion of inclusive housing, education around racism.** While the City of North Vancouver is very inclusive there is still systemic racism that is prevalent and newcomers and racialized communities experience greater barriers to accessing housing.
- There is a role for municipal government to play **in lobbying provincial and federal governments**, including on Tax policy, Transit Oriented Development policies, and coordination between provincial, federal, and local government as well as advocating for changes to the Local Government Act to allow for development without a rezoning if it is in line with the OCP. The provincial government should also consider developing a proactive framework on how to manage need in the future.

4. FOCUS GROUPS

Overview

A total of five focus groups took place virtually in June 2021. Within each focus group participants were separated into breakout rooms of 4-10 participants for group discussions. Questions posed followed general themes across all focus groups but were amended to the specific group context. A notetaker and a facilitator were present in each focus group.

Where issues were raised as structural and systemic barriers that cannot be directly addressed at the municipal level, participants were asked to reflect on those issues from a municipal perspective and scope of influence. For example, where heightened demand due to migration was noted, participants were asked to reflect on how newly arriving migrants could be supported locally.

Who Participated

As the District of North Vancouver is concurrently preparing its housing needs report and to reduce the burden on stakeholders who work in both geographies, three focus groups were held jointly between the City and the District of North Vancouver for stakeholders who work in both geographies. In joint engagement sessions, participants were asked to be explicit about whether feedback was specific to the City, the District, or applied to both, or the entire North Shore. Joint sessions were conducted for social service providers, the homeless serving sector, and workforce housing.

Two focus group sessions were held with City of North Vancouver stakeholders only. These sessions included stakeholders working in the market and non-market sectors. A combined list of names of organizations who participated in the engagement process is provided in the Appendix to this document.

MARKET HOUSING	NON-MARKET HOUSING	SOCIAL SERVICE PROVIDERS	HOMELESS SERVING SECTOR	WORKFORCE HOUSING
June 3, 2021	June 8, 2021	June 10, 2021	June 14, 2021	June 22, 2021
15 participants	**10 participants**	**12 participants**	**9 participants**	**13 participants**
Market rental providers and multi-unit housing developers.	Non-market housing providers and development consultants.	Social service agencies providing supports to people experiencing housing vulnerability.	Supportive and other housing with supports; Second stage/Transitional housing. Homeless shelter, and organizations providing health supports for those with mental health challenges or addictions.	Local employers and educational institutions.

Focus Group 1: MARKET HOUSING

***Question 1**: What housing and service needs or gaps are you seeing in the City of North Vancouver? In particular, are there demographic groups that you feel are underserved when it comes to market housing in the City of North Vancouver?*

- **All demographic groups** are experiencing a severe housing crisis and need more affordable housing.
- Ownership
  - **First-time homebuyers** (more or less excluded from market)
  - Area-specific **demand in lower Lonsdale** (amenity rich & transit-access; downsizing)
  - Nimbyism: need more density, but lots of opposition
- Rental
  - **Older renters especially aging population experience greatest challenges with market rental housing.**
  - **Older, affordable 4-storey buildings are being replaced with 6-storey buildings. Despite tenant protection policies, hard to find housing**. **May be easier for young folks but more challenging for older demographic – on a scale of need, they need special focus**.
  - **Larger units (3-bed) in high demand for families**
  - Lower Lonsdale (high rents, strong demand)
  - Need for more market rental housing overall. Rentals serve a huge swath of the population – from the 15th-90th income percentile. Everyone is affected by lack of rental housing across all demographic groups as rental services people at different points in time.
  - Transit-oriented rental a great opportunity in the Lower Lonsdale area due to proximity to sea bus.
- Workforce housing, especially for people working on the North Shore.

***Question 2**: How have housing needs and gaps in the City of North Vancouver changed over the past 5-10 years?*

- **CNV is more successful than many others at providing rental housing but rental housing demand continues to be strong** as other municipalities have not kept the same pace. There are many more new buildings which adds to the resilience of the rental stock, but the demand is still very high.
- Housing crisis continues despite **CNV's good efforts and leadership to provide more housing**. In the past 5-10 years, the crisis has gotten significantly worse **despite** CNV's proactive policies promoting dense housing development. Need more housing across the spectrum – affordable home ownership, affordable rental, opportunities for people to climb up.
- **Demand management** does not work – layering controls has had the opposite effect. **Demand outstrips supply on a massive scale, need massively more supply through densification (due to constrained land base)** (12 storeys, not 4 storeys). Density needed to support all forms of housing.

- Infill – virtually everything to be built in the region; real UGB reality – gap in understanding of the **public** that density is needed – a change in the attitude around housing is needed. **Density** enables more units and therefore more population's access.
- Construction cost continuously rising – need to increase density to afford high building costs
- **There has always been existing pressure on housing but even more now as the CNV has become an increasingly attractive place to live** – City has made a lot of good investments (gallery, cultural infrastructure, etc.) resulting in increased demand.

Question 3: *How have you seen the COVID-19 pandemic impact non-market housing demand and market outlooks?*

- Cost of construction has increased
- Temporary move to larger units due to the pandemic but likely won't continue as prices remain high
- COVID lowered **immigration** but Canada increased numbers to 450k annually. This will severely impact the demand for housing (after Toronto, Montreal). Comparatively, CNV is likely less affected than some other areas (DT COV, Metrotown, etc.) as demand is driven by local buyers. There is a lot of immigration, but no plan where people should go.
- **Desirability of North Shore**
    - Local North Shore residents often want to stay on the North Shore, younger folks want to stay. There is demand for rental and across the continuum.
    - Relative isolation of City to other areas of the region (seen as a plus by some population groups)
    - Investors increasingly seeing CNV as desirable (overseas demand observed)
- COVID has also impacted the **approval processes with even greater delays** – increased timelines (due to backlog at municipal level). This is likely going to get worse as people who have saved money during COVID will want to buy a place and take advantage of low interest rates – will lead to massive demand with no supply.
- **Capital availability** due to pandemic – increase in demand due to switch in spending activity/disposable income (no travel), large influx of capital due to federal investments, low interest rates. A lot of instability will be created – greatest risk for housing providers in political risk.
- Once **restrictions** get lifted, vacancy rates will drop instantly, and rents will go up a bit.
- Aftermath of pandemic – CNV will become more desirable for people in other parts of the region due to proximity to nature and by investor community.

Question 4: *What market housing types and amenities are you seeing demand for that are not being built in the supply needed?*

<u>Housing Types</u>

- **Family-sized units**
- Transitional product across different tenures:
    - A lot more meaningful rental – something that allows people to transition to ownership (rent-to-own options needed)
    - **Co-ownership and local workforce housing** (first responders, etc.) – make them more common in incoming supply

- **Non-strata townhomes** - real rowhomes that are between a townhouse and something bigger (see Surrey).
- E.g., 25 homes (DNV) – **rent to own** product (well-employed, mortgage qualifying, but no down-payment equity)
- E.g., municipalities can use **CACs to subsidize/encourage developers** to pursue such products – private development to drive such tenures/forms; cross-subsidization – CACs from one development to another;

- Local government a significant partner to enable these new products.
- **Speed up development processes to lower costs – biggest challenge for affordable housing is wait time** (process to get development permit significantly drives up costs)

Amenities

- Parking: **Further reduce parking requirements wherever possible (0.75/unit currently). There should be a maximum of parking, rather than a minimum.**
- **Building amenities (review GFA/FSR calculations)**
    - Smaller units are a natural course with high land and construction costs. Amenities are increasingly important. Unlikely to have larger units being built soon.
    - Make rooftop amenities a height exception
    - Hotel-style guest room: *grandparent suite* as FSR/GFA exclusion (or CAC?)
        - CNV already leading the charge comparatively
    - CNV is very outdoors oriented. The market not as amenity driven as others.
    - Storage for bike, lockers, kayaks is more important than parking

Question 5: *What obstacles or challenges are you facing or seeing when it comes to building housing in the CNV?*

- **CNV has positive policy environment but a lot of systemic problems that need to be tackled**
- Political risk regarding demand measures at provincial level
- **NIMBYism** against density/infill
    - **CNV is doing a good job, the province should act as a backstop to local government and put stronger emphasis on regional goals**
    - Likely the biggest risk we face; we do have strong political leadership addressing Nimbyism;
    - Ask the province to update LGA without rezoning if in line with OCP
    - Provides unnecessary level of uncertainty if OCP is supposed to provide regulatory certainty
- **Provincial approval processes** for water, highways, etc. can be very slow
- **Land use approval processes**
    - CNV: Urban form meets suburban mentality: view, parking, etc. If land use is determined by the OCP, the public should be involved in regard to site-specific concerns. Public input on small components is often drowned out by broader criticism on land use.
    - **Provide a clear regulatory environment and make processes less adversarial.**
    - Pre-rezoning engagement with stakeholders/neighbours in a partnership way

- **Approval timelines**
    - CNV generally has a good track record with approvals, but process is very lengthy. Continue to build on the work to shorten the approval processes and address challenges.

Question 6: *What opportunities are there to address housing gaps in the CNV?*

- Different types of tenures needed
- **We need more density.** Opportunity to re-open the OCP.
    - E.g., Burnaby: program with substantial increase in density for rental housing in Metrotown and other town centres – allowed for renewal in rental housing stock while protecting existing tenants – also allowed for creation of affordable housing units
    - E.g., CNV - Moodyville: pre-zoning for increased density – creates certainty and decreases approval timelines; politically difficult, but the right thing to do
- Approval process improvements: CNV is leading the charge, but any improvements will help!
- **Reductions in parking requirements**
- Density works best in concrete – but also recognize that not all sites are wood frame-adequate sites. Consider wood frame for transitions, code now allows to go up to 12 storeys in wood.
- City could look at low-hanging fruit/quick wins.
    - Density: **Going through a 6-storey wood frame rezoning process – these should be pre-zoned and go straight to DP**;
    - The more certainty can be achieved in the approval process for certain housing types, it would help improve cost – building certainty into development process will lead to City getting a big delivery of that housing type.
- Advocacy/Lobbying/Alignment
    - CNV is doing well and should lobby other levels of government for greater coordination/support/provincial oversight to help municipalities meet their housing targets.
    - Province may want to consider establishing firm targets for housing, especially for **Transit Oriented Development**
    - Consider long-range planning (i.e., North Shore transit expansion)
    - **Coordination between provincial, federal, and local government**. The more alignment between policies, the better.
    - **Tax policy** works against a lot of what we do. GST/PTT/… charged on new rental housing products, development lands face school tax, etc.
        - **Role for municipal government to play in lobbying** – if CNV waives taxes, province will do the same (annual)
        - Alignment of Property Tax waivers/reduction between (increase of operating income on an annual basis); set reductions for set amount of time to create certainty (and cost-matching by the province) – consider even for course of construction
        - City can be creative, could waive certain %, property has to be viable business but revenue is capped when all these taxes are included; need an operating break from City – matched by province and could really help (e.g., property tax waiver during construction)

Focus Group 2: NON-MARKET HOUSING

***Question 1:** What housing and service needs or gaps are you seeing in the City of North Vancouver? In particular, are there demographic groups that you feel are underserved when it comes to non-market housing in the City of North Vancouver?*

- Affordability for many demographics on the North Shore is an issue
  - Lack of affordable housing that gives people an opportunity to spend less than 50% of income. **The majority of applicants in CNV make below $25k – could only afford units that are $625 max**
- Housing for low-income workers (including in **healthcare**)
- Housing for seniors and people with disabilities. This includes **assisted, supportive housing** (with health infrastructure]) that is accessible and affordable.
  - This is important because people are **discharged from hospitals into shelters** and do not have access to appropriate care. This is a need that has to be addressed by non-profits because it is not part of health care infrastructure.
- Housing for people to age in place.
  - There is a huge need for units **for single people**.
- Low-income family housing
  - Larger units are needed for **families**, especially single mothers with multiple children.
  - Families need to have access to affordable housing.
- There is a growing gap in income.
  - Lower income and median income housing are needed for people in lower to middle income brackets who cannot afford market rent.
  - Increasingly, the market does not serve median-earning households anymore**. Those who were traditionally not considered vulnerable are increasingly accessing services.**
  - The definition of affordable housing is changing. True affordability needs to encompass more people and be available for working families.
  - **This gap between income and housing affordability has increased risk across the board, including people who previously were not at risk of housing unaffordability.**
- Low-barrier housing for low-income individuals
- **Housing with wrap-around supports** required for some people [may be on-site or community-based]
- Pet-friendly housing
- There are not enough amenity spaces (no walk-in showers)
- People want to be close to **health care, groceries** – limited housing options in Lonsdale corridor
- Challenge finding suitable units as defined by National Occupancy Standards (NOS)
- SROs are the only option for people who don't want to live in a shelter, but the condition is poor
- On the North Shore, some people don't want to live in shelter or have had bad experience there, but it is their only option. Especially if they have a substance abuse disorder and have to live in a large house within a small bedroom which is expensive. Situation is so terrible they choose to live outside instead.
- **Accessibility options for people with intellectual disabilities** and on the autism spectrum.

- More inclusive housing models such as mixed-tenure housing with a variety of demographics that feel like a community.

Underserved populations

- Individuals struggling with substance use challenges, especially single adults who require short-term intervention or long-term housing. **Palliative care** is needed for people with substance use challenges.
- There are not enough shelter spaces for three municipalities and any weather-related shelter space is seasonal.
- Most vulnerable face stigma and marginalization.
- Adults who are not part of families but need some support.

Question 2: *How have housing needs and gaps in the City of North Vancouver changed over the past 5-10 years?*

- Traditionally more accessible housing has been replaced with expensive high-rises / unaffordable housing and nothing has been done to address the continuing need for affordable housing. The need is increasing due to increased cost of rents through this process.
- NIMBYism is quite endemic here. Older and poorer community members are not considered part of the public planning process. **"City reality" has not set in yet. There is community opposition to services and lower incomes still reflecting the suburban culture.**
- There are mixed feelings around NIMBYism
- Ongoing development pressure reduces space for services
- Public's concerns around property values, etc. has not gone away. There need to be policies for **zoning restrictions** (i.e., only development of rental housing is possible)
- Rather than building affordable housing the definition of affordable is being changed.
- There are more **barriers to accessing and securing housing: pet deposit, first month rent, moving expenses, furniture, references, lease (1yr), etc.**
- Opposition to non-market rental identified as an issue in the past that may prevail today
- Location makes a big impact: proximity to established residential low-density neighbourhoods
- More racialized/newer immigrants accessing rent supplements than in the past

Question 3: *How have you seen the COVID-19 pandemic impact non-market housing demand and market outlooks? (i.e., Waitlists)*

- **Vacancy rates, late rent payments increased to levels never seen before** (15%+) in Vancouver. This is important because market vacancy rates impact non-market profitability.
- The ability and willingness to transition to new a housing environment changed.
    - Senior housing, transitional – new people on waiting list are very reluctant to move into a new home during COVID, people want to move but not right now. This results in an increase in the vacancy rate.
- Memorandums on rent increases – increases [unclear what is referred to] are rising significantly but revenue is not increasing
    - Increasing revenues with increasing vacancy rate
    - Non-profits struggling with that
- **Reduced capacity at shelters to allow for social distancing**

- Positive – abundance of resources that became accessible during pandemic but time-limited
- Long-term effect
  - Access and flow of continuum itself – moratorium on evictions impacted ability to secure housing placements for those who were ready
  - Reduction in capacity – something to live with moving forward?
- Chance for development to be smarter with design
  - Buildings are not prepared for pandemic circumstances
  - **See change in building codes – included in housing development**
- City has to look at this from regulatory / bylaw perspective
  - Need more guidance on what airflow should be like in these sites, etc.
  - Role of municipality = bylaw creators
- For new BC housing projects – air conditioning mandated so this is a problem for older, existing stock

Question 4: *What non-market housing types and amenities are you seeing demand for that are not being built in the supply needed?*

<u>Housing Types</u>

- **Housing with wrap-around services/integrated supports** – stronger supports are needed, locating building close to community supports
- **Affordable housing options** for people who work to also afford to live on the North Shore and to attract and retain people
- **RVs** – strategy to create a safe space for people to live in RV if that is their choice – look at how to integrate that into housing continuum and provide services for those people
- **Larger unit composition** to support multi-generational families
- The CNV needs appropriate buildings for people to live in if going to attract more people. People who work cannot afford to live on North Shore. Allow developments that attract developers or housing providers to rent to people with low incomes. It cannot be solely non-profit housing providers pushing for this.
- There is a lack of **population-based planning to housing at large**, without separating low-income need from folks who need care to be successful in low-income housing. Use landlords to manage this instead of thinking about housing as a public good infrastructure

<u>Amenities</u>

- **Daycares** – new buildings are receiving a daycare grant program from province. This is a substantive amount of money and will be good for residents with families to get access to affordable childcare.
- **Culturally inclusive spaces** [no further details provided]
- **Proximity to services** including health and wrap-around supports [accessed in community or at home], social and cultural connections. Missing in **Lonsdale corridor (lower and middle area);** Central Mahon area; and Marine Drive corridor
- We need experts for full-time care provision – ability to manage buildings, deescalate situations, addictions, etc. A lot of care has been deinstitutionalized. VCH has privatized and offloaded a lot of care. **You can't talk about housing without talking about supports needed.**

- Strengths of co-operative housing – microcosm of individuals contained in housing complex – supports are built in through this housing concept – as a community address some of these wrap-around services in some ways.
- Rather than carrying burden as a co-op or non-profit housing provider, City could take on more of this responsibility.
- Through enabling people to afford housing, they can address other needs themselves, can support each other better based on how community is built (co-op infrastructure allows for that). How can the City support the creation of these communities?

Question 5: *What obstacles or challenges are you facing or seeing when it comes to building housing in the CNV?*

- Money and red tape are challenging for non-profit organizations
- Lack of experience – non-profits are experts in delivering housing but not in developing housing
- Challenge is competing with developers who can pay higher process for land, use step codes that are more expensive than non-profits organizations would be able to pay – discouraging for non-profit providers to even think about developing non-profit housing
- **Specific affordable housing, as outlined in OCP, can be easier to implement**
- Capacity is too small to get funding required. **The cost per unit would be too high for anything CMHC would consider.**
- If can show a land lift capture for affordable housing, money will be given. This make or breaks projects.

Question 6: *What opportunities are there to address housing gaps in the CNV?*

- A lot can happen on policy level: discuss with landlords about how to use existing stock to address challenges non-profits are experiencing, i.e., incentivize landlords to rent to non-profits
- Municipalities should pool all the units and create properties *[assume meaning portfolios]* instead. Allocate **resources towards projects that will be managed by non-profits** (i.e., land bank). This would allow housing providers to develop something specifically for targeted clientele and build a sense of community. Number of units that it is viable to manage is 75-100.
- Pursue partnerships with Indigenous organizations, incentives, partnering with non-profits, building on reserves.
- There is a lack of understanding about who the population is. More meaningful investment from the City needs to be directed at **education around mental health and substance abuse**. This is a big area of opportunity that should be targeted to the immigrant community especially because people come with different ideas of what addiction means. There also needs to be de-stigmatization of what affordable housing means in general, as it is more than just the need of vulnerable folks, and to take away the stigma that those who need affordable housing do not contribute to the community.

Question 7: *What is the one thing you want the City to know when it comes to housing needs?*

- There is no **framework for how to manage need**.
- Housing needs are not necessarily only about units or investments or return on investment – community, people, infrastructure, other considerations are part of this. The City needs to reach out to more than developers or building departments. Consult with non-profits who provide the housing and create the communities rather that brought on as an afterthought in these conversations – opportunity to leverage experience.
- Important to think long-term, otherwise sacrificing future generations.
- There are real costs to not dealing with this.
- Systemic issues that families carry on from, addressing this and making sure there are wrap-around services.
- Strengthen community connections.

Focus Group 3: SOCIAL SERVICE PROVIDERS

Question 1: *When it comes to social services, how are the District of North Vancouver and City of North Vancouver similar or different?*

- The City of North Vancouver has more concentrated service provision compared to the District of North Vancouver where services are more spread out and less accessible due to different geographic boundaries.
- Family Services of the North Shore, the North Shore Rent Bank, and the Harvest Project see relatively similar proportions of CNV and DNV residents access their services, with a slight weighting towards CNV. Most of these residents live in apartments.
- **The CNV has more food security resources, has a shelter, and responded quickly to the pandemic through the provision of clean water and spaces for individuals.**
- More people are evicted in the CNV.
- Redevelopment and gentrification are happening across both municipalities which is increasing the need and demand on social service provision.

Question 2: *Who is struggling and why?*

Note: *Combines question from SOCIAL SERVICE PROVIDERS / HOMELESS SERVING SECTOR due to similarity in participant group.*

Follow-up questions*: 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?*

- 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.

<u>Struggling demographics</u>

- **Youth** (19-30-year-olds) (SSP, HSS)
    - The youth population is isolated 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) (SSP)
- **Renters** face vulnerability when it comes to housing due to a lack of available inventory.
- **Lower-income individuals** and **renters** are at risk of becoming homeless (HSS). This includes displaced folks as a result of renovictions (HSS). There is a time gap between building demolition and new construction. Anyone relying on building replacement is at great risk of homelessness.

    There is also a huge gap between the number of people who are on income assistance and the number housing units available
- **Seniors and aging homeless population** are highly vulnerable
    - Fixed pension is not increasing at the same rate that cost of living is increasing (SSP)

- Aging folks living in shelters require supports around palliative care or other intensive supports for complex medical needs (HSS)

Overrepresented demographic groups experiencing barriers to accessing housing in both CNV and DNV due to structural oppression:

- **Indigenous persons** make up a large portion of individuals experiencing homelessness.
- **Persons with moderate to severe mental health challenges** have struggles with finding appropriate housing with supports on the North Shore.
- **Racialized persons** (BIPOC) – face increased challenges around seeking housing due to increased instances of racism.
- **Refugee claimants and new immigrants** move to the North Shore as their families live in the region but end up having to leave as they find they cannot afford cost of living on the North Shore. Also experience racism from landlords and have trouble accessing housing due to lack of references, etc.
- **Vulnerable women** coming out of difficult home situations or staying in destructive relationships to have access to housing (SSP, HSS)
- **Precariously housed individuals are often overlooked** (HSS)
  - **LGBTQIA** (HSS)
  - More in need in CNV than DNV: youth, women fleeing violence, seniors

<u>Recent trends & COVID impacts (mostly SSP)</u>

- COVID has impacted the cost of living for all demographic groups.
- The percentage of people living in precarity, on the cusp of homelessness has increased in the last 5 years. Individuals who have spent their whole lives on the North Shore have been pushed out due to pay rates not increasing proportionally with costs of living and housing costs; rental rates increasing significantly when moving from existing home.
- Seen an increase of people **living out of vehicles** to continue to make the North Shore their home
- **Shelter into safe home is a challenge across all age groups for those classified as difficult to house population (e.g., drug, alcohol, mental health challenges)** [i.e., those with complex needs]
- Supportive housing on the North Shore requires people to 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 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 PWD and 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.

Question 3: *What housing and support services are currently available in the City of North Vancouver? What strengths exist for responding to the needs of vulnerable populations/those who are homeless or at risk of homelessness?*

Note: *Combines question from SOCIAL SERVICE PROVIDERS / HOMELESS SERVING SECTOR due to similarity in participant group.*

- **The City of North Vancouver is open and available for discussion around housing issues**
- CNV has more density and opportunity for affordable housing
- Funding support programs include:
    - Availability of Reaching Home funds and BC Housing Homeless Prevention Funds and Homeless Outreach Funds
    - CNV has offered funding specifically dedicated to rent banks
- There is good collaboration amongst service and shelter providers on the North Shore which results in a community approach to addressing housing.
    - Social service providers are extremely collaborative and work well within the community. Clients are shared and supported across multiple providers.
    - **Homelessness Task Force collaborative effort is a strength across all municipalities**.
    - Partnering with North Shore Health Connections and CMHA on **Circle of Care Mode**l 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 to not 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
- There is good communication between both municipalities which helps organizations to streamline efforts.
    - CNV and DNV are becoming more proactive and working with the Social Service providers to come up with a plan for affordable housing – this includes looking at need, accessing funding, and developing sites.
- More opportunities need to exist for:
    - **Housing clients in CNV due to the proximity to services and transportation**
    - Housing opportunities for youth because there are a lot of youth who want to be in the City

Question 4: *What gaps do you see when it comes to housing and support services for people [experiencing housing insecurity/experiencing or at risk of homelessness] in the City of North Vancouver?*

Note: *Combines question from SOCIAL SERVICE PROVIDERS / HOMELESS SERVING SECTOR due to similarity in participant group.*

Follow-up: How have housing and related service needs and gaps in the City of North Vancouver changed over the past 5-10 years? What housing solutions are needed ***now*** *and in the* ***longer term****?*

- There is only 1 **shelter** on the North Shore. While it is easier to work with one shelter, there is **a lack of choice for people who rely on shelters which makes it challenging for women, or anyone at greater risk of becoming victimized**; folks entrenched in substance abuse and addiction; and anyone who may have a bad relationship with someone at the shelter. There are also **no youth shelters in the City**. (SSP & HSS)
- 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.
- **Low supply of affordable rental housing.** The limited supply results in an increase in rent cost. This includes units in new developments especially redevelopments. (Burnaby's tenant relocation policy which offers 1:1 replacement is a good policy example). (SSP, HSS)
- More **supportive housing** and **harm reduction housing models** are needed. 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 beneficial on the North Shore.
- **Supportive structures for flexible service provision that allow for more agency around how support services are accessed.** 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.
- There is room for improvement in terms of availability for a community approach / circle of care model to provide different housing options with supports for individuals to remain in their community. (SSP)
- There is a missing middle piece that does not calculate what rental costs are and factor that into overall costs of living. (SSP)

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

- Needs to be a changing of the mentality in the North Shore culture – education in how privilege oppresses other demographic groups.
  - NIMBYism is a deep mindset – is challenging for Mayor and Council to address this.
  - "Vulnerable people are too busy being vulnerable".
- **Non-profit housing process takes a long time from funding provision to local government changeover, 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 to 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.

***Question 6:** What opportunities are there to address housing gaps in the City of North Vancouver?*

- Changing mentality around housing crisis has been easier with the CNV.
- **CNV has supported Rent Bank with funding**
- **Local governments have the opportunity to help educate and inform about challenges with understanding housing crisis**.
- Opportunities to provide different types of housing (e.g., **Secondary suites, ADUs, laneway houses**). This increased housing stock will help address the limited stock in the region.
- Municipalities housing policies and bylaws can be changed.
- 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.

***Question 7:** What is one thing you want municipalities to know about social service provision in the City of North Vancouver?*

- 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.
- 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).
- Vacancy rate is ridiculous – needs to be a massive increase in supply.
- Municipalities need a large supply increase to bring down market rates.
- Level of crises and extremely difficult situations that low and fixed-income renters in the CNV and DNV are facing would be significantly reduced if there was enough affordable, secure housing on the North Shore.

Focus Group 4: HOMELESS SERVING SECTOR

Question 1: *When it comes to homelessness, how are the District of North Vancouver and City of North Vancouver similar or different?* *Follow up: Is the homeless population significantly more focused in the CNV or DNV?*
• Data on homelessness is missing hidden homelessness which includes individuals who are precariously housed and not counted in the dataset because they are hard to capture. In the CNV, more people who are 'hidden' homeless live-in motels. • Most of the people who are experiencing homelessness and are from the North Shore, come from the CNV. This could be due to more renovictions in CNV than DNV. • CNV has a younger homeless population due to more youth experiencing homelessness. • Rooming houses are a problem in both jurisdictions but are in worse condition in the CNV.
Question 2: *Who is struggling and why?*
Note: Answers to this question are merged with FOCUS GROUP 3: SOCIAL SERVICE PROVIDERS above, due to similarity in participant group.
Question 3: *What housing and support services are currently available in the City of North Vancouver? What strengths exist for responding to the needs of vulnerable populations/those who are homeless or at risk of homelessness?*
Note: Answers to this question are merged with FOCUS GROUP 3: SOCIAL SERVICE PROVIDERS above, due to similarity in participant group.
Question 4: *What gaps do you see when it comes to housing and support services for people [experiencing housing insecurity/experiencing or at risk of homelessness] in the City of North Vancouver?*
Note: Answers to this question are merged with FOCUS GROUP 3: SOCIAL SERVICE PROVIDERS above, due to similarity in participant group.
Question 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, trickier to put supportive housing near single family homes. People are worried about property values decreasing. • **Organizations are facing their own displacement issues.**

- 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.

Question 6: *What opportunities are there to address gaps in the City of North Vancouver 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, receiving referral for which services to access.
- **Pre-zoning sites for specific housing and service models could be helpful across the North Shore.**

Focus Group 5: WORKFORCE HOUSING

***Question 1:** When it comes to workforce housing, how are the District of North Vancouver and City of North Vancouver 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.
- The cost of housing in the CNV is a barrier for staff specifically at the **junior and intermediate level**.
- Some employers noted that where their staff live depends on their career level. Entry level workers are more concentrated in CNV because there are more rental options whereas senior staff are in single-family homes in the DNV. A lot of people in entry-level positions are also not in the North Shore. For example, only about 1/3 of Cap U employees live on the North Shore.
- Trends that employers have noticed include young families moving away and taking businesses elsewhere and staff who leave their job with 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.
- **CNV has more dense housing (i.e., apartments) compared to DNV which has predominantly single-family housing**. There is more housing turnover in the CNV.
- While it is much easier to access transit in the CNV due to the availability of the **B-Line, Phibbs exchange, Seabus**, transportation is a massive issue on the North Shore that presents challenges for commuters who work on the North Shore but live elsewhere.

***Question 2:** Who is struggling and why?*

Follow-up questions: 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?

- **Workers in the hospitality industry/accommodation sector** who do shift work and need to commute at odd hours which impacts their safety. It is also challenging for the sector to find staff now as many people wo lost their jobs during COVID left the North Shore.
- Staff are leaving the North Shore to work on Vancouver Island and in the Okanagan.
- 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 point. 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 we are also concerned that it could cause "the great resignation", where people have more choices about where they work which removes the geographic barrier.
- Those who are struggling to find housing the most are **younger families**. What they are looking for is 2-3 bedrooms or more. They want space for their lifestyle, but many new housing options do not have that space.
- The **CNV 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.

Question 3: *When it comes to housing, what makes the City of North Vancouver an attractive place to your current and future employees?*

- The City of North Vancouver is **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 City also offers a quieter life than Vancouver but is in close proximity to downtown Vancouver and the Sea-to-Sky. 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.

Question 4: *What gaps are your employees experiencing when it comes to services and amenities in the City of North Vancouver? (i.e., transit, parks, recreational opportunities, etc.)*

- There is a need for improvement of **bike transit** to increase safety.
- 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 CNV and DNV should continue to encourage **walkability and the localized nature of amenities with close proximity to housing.** This is already happening in CNV but less in DNV.
- People, young families, 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 CNV and DNV want to attract and retain people, **housing with amenity component (storage)**

needs to be available. This is an important aspect in creating middle-income housing for employees in the $45k-$100k range.

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

- 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 CNV.**
- 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 w**ho 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.
- **Co-op housing is a really good alternative.**
- Maybe we need to create municipal emergency housing.
- I do not think workforce housing should be at the expense of industrial, 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.**

Question 6: *What opportunities are there to address gaps in workforce housing in the City of North Vancouver?*

- Any **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 laneway 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 a regular basis will be more effective than one point in time engagement like this study. There needs to be greater transparency from the CNV and DNV in terms of lines of

communication with businesses and stakeholders about what they can do right now and how to tackle that.
- **Some models (co-housing, stacked housing) are worth looking at more creatively.**

Question 7: *What is one thing you want municipalities to know about social service provision in the City of North Vancouver?*

- 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. It is getting worse on the market 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 even more important.
- Developers are frustrated because many barriers with both CNV and DNV. Developers want reasonable economic model and predictability.
- With all housing developments, a consideration off affordable housing, or percentage off is put in as a part of approval process.

The complexities of affordability and availability – focus on development to streamline an increase in capacity.

5. LIVED EXPERIENCE INTERVIEWS

Interviews were conducted alongside trusted service providers to better understand and capture the stories of lived experience of those most impacted by the current housing context and most in need of housing supports.

Who Participated

Nine interviews with residents with experiences of housing insecurity were conducted. Some key need groups included:

- Older renter
- Refugee/new immigrant
- Female headed lone parent household
- Young person who can't afford local rents
- Young family who is a first-time home buyer
- A person with support needs
- Woman fleeing domestic violence

Following the interviews, we built the following anonymized profiles:

Spotlight Story:

Nancy – Stably housed in non-profit housing, but worried about her security of tenure

Nancy is a 70-year-old retired senior who lives alone in a rental apartment building that she has been in for almost 30 years. Seeing how quickly North Vancouver is growing and changing, however, she worries her building is at risk of redevelopment. With her current income she would not be able to afford a market rental option and would be forced to leave unless she can find another non-market rental suite.

About 30 years ago, Nancy experienced a mental health breakdown. She lost her job, left her family, and was taken to a family care home. When she was released, she went on income assistance and relocated into subsidized housing in North Vancouver managed by BC Housing. The unit was a bachelor suite in the same building she lives in today. Nancy moved into a larger unit during the years her daughter lived with her, before eventually settling into the 1-bedroom unit she currently lives in where she has lived for the past 20 years.

There were times when Nancy considered moving elsewhere. When she started working again in the early 2000s, she wanted to move closer to her job in Vancouver but eventually decided against it. A few years ago, Nancy considered moving to the Interior to be closer to her daughter and her family. While she would like to be closer to family, Nancy feels that she can be more self-sufficient in North Vancouver where is she is living close to grocery stores, pharmacies, and all other local amenities. In the Interior, she would be more dependent on her family as she would not be able to walk everywhere.

So far, Nancy is very happy that she never moved. Her unit is on the ground floor and has a patio, which she has really grown to appreciate during the pandemic. Nancy cannot imagine living anywhere else and hopes to stay in this unit if possible. She is very grateful for the benefits of having this apartment. Seeing how quickly North Vancouver is growing and changing, however, she worries her building is at risk of redevelopment.

Spotlight Story:
Farah – A single-parent refugee family dreaming of living in a new apartment that is safe and secure

Farah is a middle-aged refugee who moved to Vancouver in 2013. When she first arrived, she had very little support. She applied to BC Housing a year later in 2014 and has remained on the waitlist since that time. Farah had to find housing for herself and her family on her own, ultimately finding a 2-bedroom apartment on Craigslist that she has been living in since the day she arrived. She currently lives there now with her daughter.

Farah's housing situation brings up feelings of sadness, shame, embarrassment and anger for herself and her daughter. Her apartment is expensive. Farah pays $2000 per month and rent continues to increase every year. Farah's building is about 50 years old or older she thinks, and the building has a lot of dust, dirt and insects. Her bathtub is not in good condition, and the closet she shares with her daughter is broken. The coin laundry in her building is also expensive.

Farah's biggest barrier to accessing housing has been language and a lack of resources to help her understand how to get housing that is right for her. Farah reflected that for many people, they already know the people or resources they need to access, how to connect with them, and how to navigate through different processes such as applying for housing. For Farah, this is the biggest issue, and she does not feel comfortable or capable of understanding these things due to her language barrier.

More recently, Farah had applied with a local women-serving housing organization for housing with supports as a single mom but received the response that the waitlist is long and due to COVID-19, processes have slowed down. She has been tired of her situation for a long time, and it has negatively impacted her and her daughter's mental health. Farah remains injured from her previous job and is on medication for her pain; she sometimes feels depressed, and her daughter has anxiety. Despite her situation, she tries to remain positive and hopeful because that is the best she can do. Farah and her daughter often dream of living in a new apartment that feels safe and secure.

Spotlight Story:

Stella – Single mom in search of stable, affordable and suitable housing

Stella is a 35-year-old single mother with a 9-year-old son. She currently lives in a 2-bedroom rental apartment that she recently moved into. Before this, the family of two shared a 1-bedroom home since moving to the City of North Vancouver in 2018 due to Stella's work.

Earlier this year, Stella received a three-month notice that her building was going to be demolished. Knowing she had to find a new place relatively quickly, she became very busy looking at apartments trying to find another 1-bedroom unit within her budget.

As a single, working mother, and without a car, Stella found it very challenging to find housing. Her top priorities were finding an affordable unit in the same location that would be close to her work and her son's school.

An unexpected form of discrimination Stella experienced in her search was finding a one-bedroom unit where she could live with her son. Some buildings do not permit families to live in single-bedroom units, and one building did not want any children living there at all.

Stella eventually received help from the tenant relocation agency that referred her to the two-bedroom unit she currently lives in. Feeling like she had exhausted her search for an affordable one-bedroom, Stella quickly decided to sign the lease for the two-bedroom unit before someone else beat her to it even though it is over her budget. While she likes her current unit and thinks it is a good size, she is paying more than she would like to. Stella is worried about a post-COVID rent increase which will take her further over her budget. She may need to move again when rent becomes too expensive.

Stella also misses her previous location. Her old building was close to grocery stores, the library and all her appointments. She could easily access transit and get to anywhere in the City. Her current location is further from services and amenities, and she cannot access them within walking distance. Still avoiding transit due to COVID, Stella has been relying on friends with a car to do her grocery shopping. She also felt that her old neighbourhood was safer because there were fewer people and less traffic, and she felt comfortable letting her son go outside alone.

Ideally, Stella would like to live in a co-op with other single mothers in neighbouring units. She does not feel very optimistic about as she has been trying to get into a co-op since 2019. In addition to accessing affordable market rental units, Stella also feels it is challenging to find affordable child care. Currently working from home, she can watch her son, but before that, she was spending a lot of money on child care. Stella knows other single moms who are in a similar situation. She feels lucky that she has a good job but knows that other working moms are dependent on financial support from the government to be able to afford their rent.

Spotlight Story:
Emily – Young renter seeking independence, but forced to share housing to keep it affordable

Emily is a 25-year-old who grew up in the City but moved around the Metro Vancouver region before returning to North Vancouver in 2020. She is currently renting a room in a 4-bedroom house with three roommates, all in their early 20s. Everyone is working, at least part-time, and some of Emily's roommates are also in school.

Emily would describe her current living situation as positive. The house is great and is in a good and safe area. She enjoys living close to nature but also having access to stores, services, and many recreational opportunities nearby. While she did not know her roommates before living together, their dynamic is good, and they enjoy each other's company.

Not all of Emily's housing experiences have been this positive. At one point in time, Emily was living with someone who became abusive towards her. Fearing for her safety, she moved out after a few months. Her next housing situation was complicated by the fact that she lived in an old rental apartment building that was not well maintained. The boiler broke over the holidays and there was no heat or hot water for an extended period. This created a stressful environment for Emily. On top of being busy with both school and work, she also had to worry about how to keep herself warm, how to take a shower, and how to cook a meal. It was overwhelming and she ended up needing to stay with her brother for a while.

Emily began looking for a new place and found her new home with help from a social service/housing organization she had previous experience with. An educational navigator from the organization told her about the housing opportunity and she got into contact with the other residents, her future roommates. She moved in a month later.

While Emily is happy with her current living environment and has a good dynamic with her roommates, she would prefer to live alone because she is quite introverted. However, she recognizes that is beyond her financial means right now. As a young working adult, she is struggling to find housing for one that is affordable and in a good area. She does not drive so proximity to transit and her workplace is very important to her. Sometimes she works late and does not want to be walking a far distance at night. She passed a few other housing opportunities that were referred to her in the past due to their location.

Emily would really like to continue living in North Vancouver because it feels like home. In her near future, she hopes to have a better paying job so that she can afford to live alone and for housing to become more affordable.

Spotlight Story:
Isaiah – Youth improving their mental health through stable housing, employment and supports

Isiah is a 21-year-old currently renting a room in a 3-bedroom house on the North Shore. At the moment, he is the only one living at the house until two roommates, whom he doesn't know yet, join him in the next month. The landlord lives in a basement suite. Isiah's family moved to North Vancouver when he was a child, and he has lived there since. He is currently working at a local supermarket.

Isiah found his current home with the help of a social service/housing organization. Before this, Isiah was living with his father. Feeling neglected at home, Isiah wanted to find a new place to live. A social service/housing organization helped Isiah find shelter and then redirected him to his current household relatively quickly where he has been living for about a year now.

Living independently has had a positive impact on Isiah. The same organization that helped him find housing, helped Isiah prepare and secure employment. Now that he is working and making an income, he has more financial independence. He is currently receiving mental health support and attends church services whenever he can. Both have been very helpful for his mental wellbeing. Isiah feels that he is slowly building the life he wants.

Although he is satisfied with his current situation and does not mind having roommates, Isiah would prefer to live alone. He is currently looking for other housing options to see if it is realistic for him to move. He is finding it very challenging to find housing that is within his budget. He also finds it very discouraging when his application for a new place is rejected or he is told the unit is no longer available. Isiah is worried because his current lease is expiring soon, and he may have to crash on a couch somewhere if he does not find a new place in time. He could continue living in the same place, and he may end up doing that, but he really wants to explore other options first.

Isiah would really like to see more affordable housing options available to him or be connected to shared housing programs where the rent is divided among different people to ease the financial burden.

Spotlight Story:

Richard – Seeking housing with supports to find stability during recovery

Richard is a 43-year-old who struggles with substance abuse. He is currently half a year into living in a treatment centre for alcohol addiction on the North Shore. Richard lives with several others, ranging from ages 30 to 50, in a 2-storey house - each with their own bedrooms. The treatment centre is supported by staff who are on 24-hour rotation.

Before his placement at the centre, Richard had lived with his elderly mother in a 2-bedroom apartment for many years. The apartment was spacious, the rent was reasonable, and the turnover was low, so the tenants all knew each other and were respectful. The apartment was located close to grocery stores, bus routes, work, and was in a familiar area that Richard grew up in. Although drinking heavily, having struggled with substance abuse for many years, Richard was less stressed and did not seek treatment for his addiction at the time.

When a property management company bought the building, Richard and his mother were forced to move. They received support from an agency to find another 2-bedroom apartment nearby and Richard continued living with his mother until her death earlier this year. No longer able to afford the rent of a 2-bedroom unit, Richard had to downsize to a bachelor suite. His search for housing was challenging as the only buildings he could afford in North Vancouver were poorly maintained. He was reluctant to invest in an aging building. One apartment he found had litter everywhere and the washers, dryers, and elevators would regularly break down. This created a stressful environment for Richard.

The passing of Richard's mother and the stress of his housing issues, among other factors, exacerbated Richard's drinking problem. He lost his job and ended up in the hospital a few times before being placed in his current treatment centre, where Richard finally feels that he is at a turning point in his life. He is receiving regular counselling, meeting with a psychiatrist, and attending AA meetings. He is also accessing the nearby gym and local trails. He is happy with the supports he is receiving and is learning tools to remain sober long-term and avoid relapse.

Once Richard is released from the treatment centre, he will be looking for second-stage housing – specifically, a living accommodation where substances are prohibited, and a staff member is on-site to hold everyone accountable. Richard is worried because he knows there are limited options for second stage housing on the North Shore, the waiting lists are long, and there is not a lot of turnover. While there may be second stage housing opportunities in other municipalities, all of Richard's doctors and specialists are located in North Vancouver so he does not want to leave the North Shore. Richard's back-up option is to find shared accommodation with members of his AA group or others who are sober.

Richard would really like to see more second stage housing available that offers a safe living situation for those who are recovering from substance abuse but that has less supervision than a treatment centre and offers the freedom to work. Beyond accessing low-income housing with supports, Richard is also experiencing barriers to access basic health care services such as dental work and eye exams which have a huge impact on his quality of life.

Spotlight Story:

Sam – A nurse looking to establish her family, but forced to leave

Sam is a nurse who has been living in and around the North Shore for the last 10 years. She lives close to Lonsdale Quay with her daughters. Sam often considers moving away as her family is struggling to find and purchase an affordable home that they can age in.

Living in North Vancouver, Sam appreciates the access to nature and outdoor recreation, as well as the grocery and fruit markets, and vibrant cultural and entertainment outlets at Lonsdale Quay. While Sam enjoys living in the area with her friends, she worries that rent is becoming too expensive, and she is at the stage of wanting to purchase a house for herself and her daughters to grow up in.

Sam is used to being on the lookout for new housing options since her family has been forced to move several times, either due to rising rent prices or landlords claiming the property for personal use. She struggles with the feeling that their housing situation is unstable and worries that she may always have to be ready to move at any time- it leaves her in a constant state of anxiety. As her children need to be able to get themselves to school, she has usually been forced to take whatever rental is available close to public transit.

Recently, Sam tried to purchase a townhouse for her family, but she stopped the process as she was nervous about the prospect of rising interest rates to the point where she could no longer afford it. She felt generally overwhelmed by the costs involved in owning a property, in addition to property taxes and the mortgage fees.

Sam feels that she is unable to compete in the current housing market due to unaffordability, which leaves her at a significant disadvantage.

Sam has considered moving to the island due to the unaffordability she currently faces. She remains frustrated that there are people that can own multiple properties and make profit by continually buying and reselling, while many people such as herself struggle to even enter the housing market.

Sam had also applied to purchase an apartment in a building, but soon understood that it had sold out immediately; this led her to question the selection process for ownership and as a result, thought it would be helpful if there were a registry and purchasing criteria that would protect and support first-time homebuyers from the competitive market.

Spotlight Story:

Rita – Living with an injury and few supports in daily living

Rita is in her early 60s and lives with her two cats in a rental unit in the Lonsdale area. Due to a back injury a few years ago, she is currently on disability leave. In addition to finding housing that is affordable, Rita also experiences challenges finding housing that allows pets in addition to the accessibility supports she requires. In her current apartment, Rita is struggling to wash dishes and needs help getting her blinds fixed due to her injury.

She moved into her current rental apartment building six months ago. Prior to this, Rita lived in a building in the heart of North Vancouver for almost 20 years. That building got demolished half a year ago, and since then she has been looking for an affordable place to live. She was referred to her current apartment by a social service organization that is also helping her cover a portion of her rent. Even with the support the monthly rent is still too expensive for Rita.

Rita is going to have to move again and is using all the resources and services she is aware of to try to find suitable housing. Her challenges with finding housing are nothing new to her as they date back several decades. Rita has been waiting for an affordable unit through BC Housing for over two decades and has many frustrations over the lack of help she has received. She finds the process of navigating the system on her own to be very challenging.

As someone who is not working and lives with a disability, Rita has felt discriminated against in both her search for housing as well as in her previous and current tenancies. The building that she lived in long-term was old and poorly maintained. There was mold on the walls, nothing was ever fixed, and there were incidents of fires in adjacent units. She was always worried about what new problems might come up and had bad experiences with her landlord who she felt wanted to get her evicted.

Despite the service supports she is receiving from local organizations, Rita is desperate and feels that not enough is being done to help people find housing, especially for seniors and people with disabilities.

Spotlight Story: Maria – Young mother seeking to transition into independence after escaping violence

Maria is a 37-year-old mother of an 11-year-old daughter. The two of them have recently been placed at the transition house on the North Shore. Maria and her daughter left the daughter's father who was verbally and emotionally abusive towards Maria. The family of three had lived in a one-bedroom rental apartment in Maple Ridge since they immigrated to Canada six years ago.

Maria felt unsafe in her home for quite some time. Being new to Canada, and with a young child, she had not known how to leave her living situation and be able to support herself and her child. She had been working part-time in an entry level position in a store but was otherwise dependent on her partner for income and housing. She felt stuck, unhappy, and fearful for many years. The pandemic worsened the situation with everyone being home all the time and Maria finally reached a breaking point. She took her daughter and left for the transition house, telling her husband she was visiting a friend for the weekend.

Maria feels relieved that she has finally been able to remove herself and her young daughter from an unsafe living environment. The transition house has been a huge step towards a better life for both of them but as their stay there is very short-term, she is trying to be proactive about the next steps. She has taken advantage of the counselling services offered at the transition house and is receiving support with finding a new home and completing applications. Maria is very aware that there are limited opportunities to secure a placement in second stage housing, so she is not even hoping for that. Instead, Maria is focused on relocating to a new neighbourhood. She is hoping to find an affordable one bedroom that she can share with her daughter. She would like it to be located close to a variety of services, transit and school. Even this, however, feels optimistic for her, because rents have been rising rapidly and Maria has limited options with a low-income salary. Maria has completed an application to be put on the BC Housing waitlist but knows that it could take years to access a unit.

Once they settle into a new accommodation, Maria is hopeful to find a better job and increase her monthly income. She is currently receiving income assistance; however, the rates are low, and she cannot access other financial resources that would be available to her if she was not on income assistance. This is challenging because while income assistance is helpful, it is not enough to financially sustain Maria and her daughter long-term.

Despite the various services available and organizations working to help women like Maria, there are limited housing options available. Maria is hopeful she will be lucky to find something suitable. Her worst fear is ending up in a shelter with her daughter or having to return to her husband if she can't figure out any alternatives.

6. STAKEHOLDER INTERVIEWS

Interviews were conducted with stakeholders who were thought to provide perspectives not considered or reflected in the other engagement methods. The interviews provided an opportunity for key stakeholders to discuss housing needs in the City of North Vancouver from the perspective of their work.

Who Participated

To supplement qualitative data and information collected in the Stakeholder Survey and Focus Group sessions, a total of **ten** interviews with 12 key informants were conducted.

Participants included:

- Squamish and Tsleil-Waututh First Nations
- Non-profit organizations serving women and immigrants and refugees
- Emergency and Medical Services
- Development sector

To prevent direct attribution of feedback received the names of participants who were interviewed are not further specified. A combined list of names of organizations who participated in the engagement process is provided in the Appendix to this report.

Interview Summary

The following is a summary of themes across eight interviews. Interview summaries from the Squamish and Tsleil-Waututh Nations are provided separately to provide additional context.

Question 1 discussed the role of the interviewee in the housing sector and was omitted in the summary.

Question 2: *What housing and service needs or gaps are you seeing in the City of North Vancouver? In particular, are there demographic groups that you feel are underserved when it comes to housing in the City of North Vancouver?*
• The City of North Vancouver is seen as doing relatively well compared to other municipalities in Metro Vancouver in terms of offering a varied stock of housing for different life stages, being receptive to making process changes, and being open to innovation. • Stakeholders in all sectors commented on the **lack of middle-income or mid-market housing** in the City of North Vancouver, as is the case elsewhere, that is accessible for households in the $80-150 k range. • Stakeholders in the public sector also commented on the limited supply of **low-cost / social housing** options in the City of North Vancouver, requiring vulnerable individuals to be redirected elsewhere. • Regarding underserved demographic groups, the stakeholders in the private and public sectors identified **younger families** and **seniors** as the most underserved demographics in the private housing market. In particular, there is a lot of housing in the City of North

Vancouver that is at risk of redevelopment and occupied by seniors that is not being replaced so there is and likely will be a significant lack of living options for seniors in the future.

- Regarding **housing for women**, there is a noted need for "women who are homeless and experiencing significant mental health challenges." For women, in order to transition out of a transition house, more second and third stage housing is needed to foster a movement through the system and free up space for women to access. The transition house is often full.
- Regarding **housing for immigrant populations**, more newcomers arrive here because they have more of a social network on the North Shore and it is considered to be more affordable. However, as they struggle to find higher-paid **employment opportunities due to language and cultural barriers, they also struggle to find affordable housing**. Stakeholders indicated that recent and/or senior (older-aged) newcomers are more disadvantaged when trying to find housing.
- From the perspective of stakeholders working with homeless camps in the City of North Vancouver, stakeholders mentioned that males aged 25-40 years who are living rough are the ones most commonly experiencing housing insecurity. Other vulnerable populations include those with mental health issues, substance abuse challenges, or both.
- The replacement of older rental stock with newer, more expensive units, was noted as an ongoing problem.

Question 3: *How have housing needs and gaps in the City of North Vancouver changed over the past 5-10 years?*

- Regarding changes in housing needs and gaps in the City of North Vancouver over the past 5-10 years, **affordability** was the most important factor mentioned by stakeholders in the private, non-market, and public sectors.
- Affordability of housing across the continuum has been impacted by **redevelopment**.
- Other housing needs and gaps that have become more prominent in the past 5-10 years include a **lack of housing options for seniors to age in place**. The aging demographic is staying in single-family homes longer than expected because there are no alternatives other than condos and townhouses. The market needs more creative lots (i.e., shared lots with two houses) for those who are not fit for living in an apartment to downsize into.
- **There is greater demand for more multi-family developments and medium density** as well as **smaller homes on smaller lots.** The opportunity to develop duplexes with suites has been taken up wholeheartedly and has opportunities for expansion.
- While more social housing developments are being built, they are not enough to keep up with demand because of the way market housing is moving.
- **There has been an increase in homelessness and vulnerable populations** in the City of North Vancouver and elsewhere. As people are spending a larger proportion of their income on housing needs, some do not have money left over for other things.

Question 4: *What housing types and amenities are you seeing demand for that are not being built in the supply needed?*

- Stakeholders from the private sector mentioned there are a lot of single-family homes on the North Shore and that **more middle development** forms of housing are needed.
- Stakeholders in the non-market sector identified the need for more **shared housing models including co-housing, condo and apartment units, and complexes.** Stakeholders also

mentioned the need for **larger, family-sized units**, as some cultures come with extended family members and want to live together but also desire separation, and "**more units that are affordable and in convenient locations**".

- Regarding amenities that are in demand, stakeholders working in the public sector commented on the importance of providing an adequate number of **parking** spots that meets the community's needs without completely disregarding environmental priorities and ensuring access to vital **public amenity spaces** such as community centres and libraries.

Question 5: *How have you seen the COVID-19 pandemic impact housing trends and market outlooks?*

- Regarding changes in housing trends and market outlooks due to the COVID-19 pandemic, the most profound changes that stakeholders from all sectors commented on are related to **rising housing values and costs of construction**.
- Many stakeholders in the private and non-market sector also commented on the **slowdown of the development application/approvals process**, noting that it is even less efficient now than before the pandemic.
- Regarding how the pandemic impacted newcomers and immigration trends, it has led to an increase in service inquiries for affordable housing and rental assistance options.
- Stakeholders from the public sector pointed out that it is hard to attribute changes to the pandemic because the issue of homelessness and housing unaffordability has always been prevalent. However, there may have been more demand for shelters during the pandemic. Also, a lot of vulnerable individuals were able to access CERB funding made available because of COVID. This led to increased substance abuse which likely resulted in additional homeless camps throughout the City.

Question 6: *What obstacles or challenges are you facing or seeing when it comes to building housing in the City of North Vancouver?*

- The most profound obstacle experienced by stakeholders in the private sector is the slow development permit approval process at the City of North Vancouver.
- The City also charges very high DCCs relative to the development cost of a project, which affects smaller developments disproportionately.
- A power imbalance between newcomers and landlords was noted when it comes to renting. Newcomers already feel powerless, especially newcomers with children. Having to deal with private landlords presents another layer of a power imbalance – this is somewhat of a systemic issue.
- Social attitudes to some degree around density, views, laneway or coach housing present a challenge. More social change for acceptance is needed.

Question 7: *What opportunities are there to address housing gaps in the City of North Vancouver?*

- The City of North Vancouver is seen as doing well, comparatively, as private market, non-profit and public sector stakeholders all commented on the fact that the City of North Vancouver is among the **more progressive municipalities in the Metro Vancouver region** that has, and is, doing a relatively good job in meeting housing and service needs in the community, permitting different housing forms, being welcoming to diversity and serving underserved demographics.
- **Improving City processes** is an area of opportunity, which includes expediting the development approvals process, waiving certain fees to encourage the type of the development the City would like to see, and fast-tracking those applications (i.e., for sustainable design projects). This will make it easier for development to move along in a more efficient manner.
- **Encouraging sustainable design** is an opportunity that may generate savings in the longer-term. North Vancouver has slightly lower land costs than Vancouver and seems to attract more people who want to spend money on sustainable building design. As more of these builds are constructed, the more this will drive the market and trickle down to greater affordability for other homes as the technology becomes more affordable and trades get more experience with it.
- **More diverse housing forms & gentle densification,** such as stratified laneway homes and coach houses could provide new supply. The City could look to other cities in the Pacific Northwest (Portland, Seattle, San Francisco) for examples of smaller lot singles, accessory dwelling units, laneway homes, as-of-right zoning, duplexes, to replace single-family homes. A greater supply would bring down the costs to a more affordable threshold.
- **More options for non-market housing are another idea suggested and include,** exploring options for dividing up existing structures into multiple units; purchasing market housing to create transitional housing and free up space in emergency housing; and look at opportunities to build more housing across the spectrum.
- **Promotion of inclusive housing, education around racism.** While the City of North Vancouver is very inclusive there is still systemic racism that is prevalent. Newcomers are fearful of experiencing micro-aggression and racism in their day-to-day life. Work needs to be done to ensure more inclusivity and anti-racism in communities, which includes housing.

Squamish and Tsleil-Waututh Housing Needs and Priorities

Squamish Nation

The Squamish Nation provided insight into its housing needs and priorities through an interview.

Context

- Housing has regularly been a top priority for the Nation; It has set a goal of providing housing to all members who want it within a generation (25 years).
- Squamish is in the process of developing much needed housing for its membership, with several parcels of land currently under development.
- Members will interact and seek support from Squamish Nation prior to interacting with the City.

Challenges

- Housing for young families has been identified as a priority.
- Living on reserve provides access to important community connections and services such as language and culture access, their schooling system, and health and wellness supports.
- The limited housing available on-reserve and rising housing costs in the City, have made it harder for members to live on the North Shore; as a result, many have been displaced from the community and have had to move farther away to find housing.
- Overcrowding in on-reserve housing remains a large challenge.
- Membership requires access to culturally appropriate and suitable housing both on and off reserve.

Relationships with the City of North Vancouver

- Regular monthly meetings with the City have been helpful in raising awareness and addressing current challenges.
- Members living off-reserve and wanting to live in the City require affordable, diverse, rental housing types and housing to purchase. There is a particularly strong desire for more 2–3-bedroom units to benefit young families.
- Squamish Nation will need to update protocol and servicing agreements (e.g., for water, sewer, fire, and garbage) with the City to ensure the reserve is being adequately supported.

Tsleil-Waututh Nation

Tsleil-Waututh Nation provided insights through an interview that was shared between the District of North Vancouver and City of North Vancouver housing reports. Key themes and priorities have been summarized below.

Context

- The Nation is seeking to enable their members to be able to return and live in the community; Currently there is a lack of housing available on-reserve for Tsleil-Waututh Nation members to move back to.
- It is too expensive for members to live outside of the reserve, cost of living continues to rise which makes it challenging for members to live independently. Tsleil-Waututh Nation members have difficulty with accessing affordable housing types across the housing spectrum.

Challenges

- Multi-generational housing causes cramped living conditions due to lack of space; the community has a need for more diverse housing types to help reduce overcrowding.
- Main challenges within the market include high pricing, competition over existing limited housing stock, and lack of diverse housing sizes and types (e.g., for families or those with pets).
- Emergency, rental, and social housing are in high demand; there is a lack of all types of housing supply.
- Tsleil-Waututh Nation would like to see more access to affordable rental housing in transit-oriented centers.
- Members would like to see more mixed-use housing developments with commercial spaces which provide an opportunity for central living, allowing one to live, work and play.
- Housing for young families and elders is a priority; many are interested in purchasing a house or townhouse, but these options are currently neither available nor accessible.

Government to Government Relationship

- There is an opportunity to deepen ties with the City, to help address housing needs across the spectrum.
- Regular communication and meetings, feedback, and action in response to discussions are important.

7. STAKEHOLDER SURVEY

Overview

To support the preparation of the City of North Vancouver's Housing Needs Report, a stakeholder survey was developed specifically for organizations who have an interest in housing in the City of North Vancouver. The survey offered an opportunity for stakeholders to share experiences and perspectives on housing needs.

The survey was available online from June 1 to June 30, 2021 and distributed by email directly to 103 unique stakeholders working in the non-market, private, and public sectors and who have an interest in housing. A general survey link was also shared with stakeholders for further distribution to sector stakeholders.

The survey included a mix of multiple choice, check box, matrix and open-ended questions. Some survey questions were required while others were voluntary and could be skipped. Many questions allowed for more than one response. For these reasons, the total number of respondents and the total number of responses varied by question. Responses from open-ended questions were reviewed, qualitatively analyzed, and summarized by the themes that emerged.

Unless otherwise indicated, percentages are based on the number of respondents to each question.

A blank copy of the Stakeholder Survey can be found in the Appendix to this report.

Survey Summary

Who participated

To prevent direct attribution of feedback received a combined list of names of organizations who participated in the engagement process is provided in the Appendix to this report.

The survey sample is skewed towards the Non-Market and Advocacy sector with 39/59 respondents. Fourteen (14) respondents are part of the Private/Business sector and the least number of respondents, six (6), came from the Public Sector or representing Institutional interests. This focus is visually, and in writing, reflected in the survey findings wherever possible.

Non-Market / Advocacy	Public Sector / Institutional	Private Sector / Business
39 respondents	6 respondents	14 respondents

Most respondents (66% or 39 respondents) indicated their organization **provides housing or related services to people in the City of North Vancouver**. Of those who provide housing-related services, 49%, or 19 respondents indicated they **provide market or non-market housing with short-term or long-term supports, followed by non-market rental housing** (31% or 12 respondents) and **seniors housing** (28% or 11 respondents).

The **top three groups** that most closely represent the households responding organizations worked with and to whom they provide housing or related services to, are low-income households (57% or 32 respondents), families (47% or 26 respondents), and seniors and elders (44% or 24 respondents). The three **least common groups** were post-secondary students (11% or 6 respondents), organizations representing vulnerable youth (20% or 11 respondents) and those supporting vulnerable individuals and families fleeing violence (24% or 13 respondents). While 42% (or 23 respondents) serve Indigenous people, no Indigenous-identified organization participated in the survey.

Reflecting on the known landscape of stakeholders in the City of North Vancouver, organizations, the survey achieved **good representation from organizations who provide services across a broad segment of populations who face housing challenges** but is less reflective of market housing stakeholders.

Population Specific Needs: Barriers to Meeting Needs

Considering the three most common barriers faced by the households the respondents work with, the **cost of rent** was most cited with 84% or 47 respondents indicating it as the greatest barrier. The demographic groups most affected by this issue that were named by non-profit stakeholders are **low-income residents; young adults; families; women fleeing violence; people with pets; seniors; and vulnerable individuals with mental health and substance abuse issues**. Private sector respondents named **people who work on the North Shore but who cannot afford to live there, especially workers in the tourism sector; first-time home buyers; and growing families**.

The second most common barrier indicated by 36% or 20 respondents, most of whom are from the non-profit sector, is **the lack of housing with wrap-around supports** that is near a variety of resources in the community. [Note that the exact wrap-around support model (on-site or in community was not identified clearly in the feedback received)]

Other notable barriers included:

- Not enough bedrooms for the size and make-up of households (25% or 14 respondents)
- Cost of a mortgage or down payment (25% or 14 respondents)
- Distance from transit (20% or 11 respondents)
- Discriminatory profiling and screening (22% or 12 respondents)

Non-profit respondents also commented on the shortage of an affordable rental housing supply that is **suitable to households in relation to their unit size, accessibility/adaptability, and that is safe and clean**. This issue was echoed by the private sector vis-à-vis the need for a **better mix of housing unit sizes in new residential building developments to accommodate different household needs and sizes.**

Structural Housing Forms in Need or Demand

Respondents were asked if there are structural housing forms that are not currently allowed or not frequently built in the City of North Vancouver that would benefit the households they work with.

- Responses from the non-profit sector show that diverse housing forms and unit sizes are needed to meet the varied and diverse community needs. Answers did not clearly favour any particular housing form, but many respondents simply commented on the need for **a consistent supply of a diverse mix of affordable housing options as only a significant supply increase will have an impact on housing affordability**.
- Among the private sector, most respondents commented on the need for the following housing forms: additional suites in the form of secondary suites, stratified laneway homes, and micro suites to maximize the built footprint on a given property.

Unit Sizes in Need or Demand

Indicated by 32% or 15 respondents, 2-bedroom units were said to be most needed, followed by 1-bedroom units indicated by 25% or 12 respondents. However, respondents commented that a variety of affordable options are needed to meet the varied needs of different demographics in the community and that while the need for family-sized units (2-4 bedrooms) is evident, the cost will often play a paramount role to the suitability of units.

Geographic Locations where Housing is Needed

Considering all official neighbourhoods of the City, and given three choices, Central Lonsdale (75% or 39 respondents), followed by Lower Lonsdale (62% or 32 respondents) were identified as the two neighbourhoods where more Housing is needed.

On-site supports needed

Respondents were asked to think about the households they work with and indicate what on-site supports they need. The most common on-site supports needed as indicated by 49 respondents are shared laundry (65% or 32 respondents), health and self-care supports (63% or 31 respondents), and social activities (63% or 31 respondents).

Services or Amenities Needed Within a 15-Minute Walk

Thinking about access to off-site services and amenities by the households respondents work with and indicating which services or amenities they would need within a 15-minute walk, access to transit was the most important factor, indicated by 86% or 43 respondents, followed by grocery stores (60% or 30 respondents), and healthcare services (38% or 19 respondents).

Improving Housing Resiliency and Adaptability

Notable comments provided by respondents included:

- A massive increase in the supply of affordable rental units
- Increasing the stock of non-market housing with wrap-around supports
- Offering a diverse range of housing types and tenures to meet diverse community needs
- Working with landlords to support the upkeep of their properties to ensure a longer lifespan
- Promotion of universal design, walkability, accessibility and the integration of community development opportunities in housing models
- Providing more innovative types of homeownership and rental products to the market

Who Participated

A total of 59 individuals completed the survey on behalf of their organization, representing 49 different organizations overall. Each respondent refers to an individual. Each individual may represent the views of multiple people within an organization. There were ten (10) instances where two representatives of the same organization with a different area of focus or responsibility completed the survey, primarily in the Non-market/Advocacy sector.

To understand and differentiate between the perspectives of organizations working in the non-market, private and public sector, the survey results were organized into three categories based on self-identification in the survey (See Figure 1.).

1. **Non-Market / Advocacy (39 respondents)** – includes non-profits providing housing and support services, including health-related supports and faith and advocacy organizations who focus on vulnerable individuals.
2. **Private Sector / Business (14 respondents)** – includes private businesses working in the housing industry.
3. **Public Sector / Institutional Stakeholders (6 respondents)** – includes representatives from the health, social services and educational sectors.

The survey sample is skewed towards the Non-Market and Advocacy sector with 39 respondents. Fourteen (14) respondents are part of the Private/Business sector and the least number of respondents, six (6), came from the Public Sector or representing Institutional interests. This is visually, and in writing, reflected in the survey findings wherever possible.

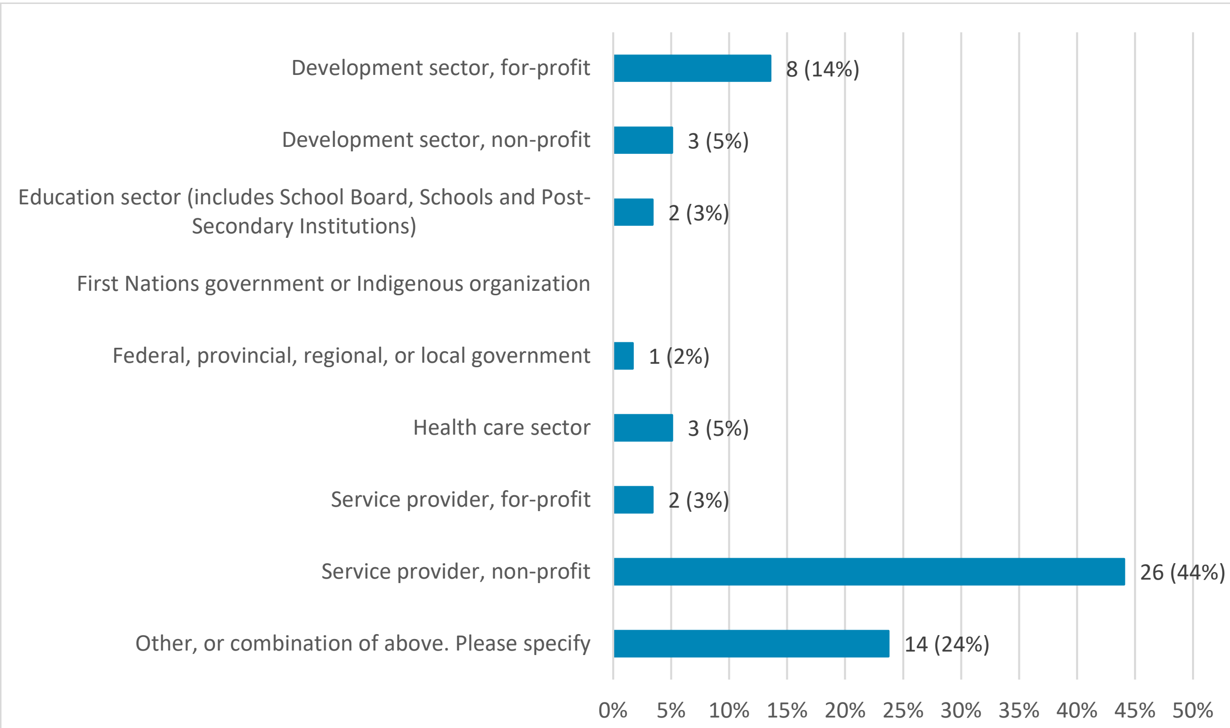
Non-Market / Advocacy	Public Sector / Institutional	Private Sector / Business
39 respondents	6 respondents	14 respondents

Figure 1 shows the types of organizations that participated in the survey. Most respondents (44%) indicated their organization is a service provider in the non-profit sector. These responses were used to organize the respondents into the broader categories of Non-Market / Advocacy, Private

Sector / Business, and Public Sector / Institutional. Twenty-four (24%) of respondents indicated their organization falls in the "other" category or is a combination of the options listed and were manually classified based on their responses.

Reflecting on the known landscape of stakeholders in the City of North Vancouver, the survey achieved **good representation from organizations who provide services across a broad segment of populations who face housing challenges**. There is a relatively low representation of youth-serving organizations and those supporting students and housing types that are less frequent in the City of North Vancouver and the stakeholder group is less reflecting of market housing stakeholders. Affordable home ownership and co-operative housing are also less represented.

Figure 1: Which of the following best describes your organization? (N=59)

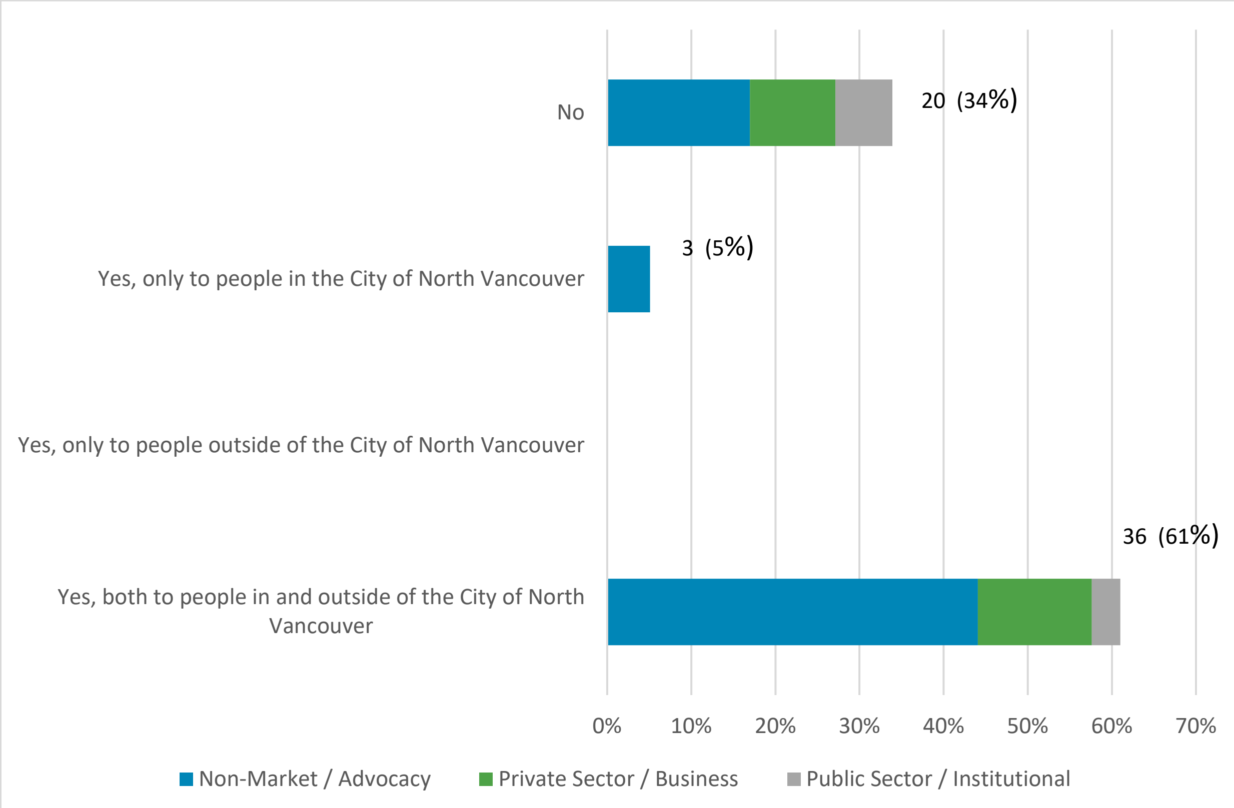


Types of Housing & Related Services Provided by Participating Organizations

Respondents were asked to indicate whether their organization currently provides housing or related services. Most respondents (66% or 39 respondents) indicated their organization provides services both to people in, and outside of the City of North Vancouver or only in the City of North Vancouver. Most of these respondents (44% or 26 respondents) are from organizations working in the Non-Market / Advocacy sector. Thirty-four percent (34%) or 20 respondents indicated their organization does not provide housing or related services and 5% or 3 respondents provide housing or services but only to people in the City of North Vancouver. There were no respondents who indicated their organization only provides services to people outside of the City of North Vancouver.

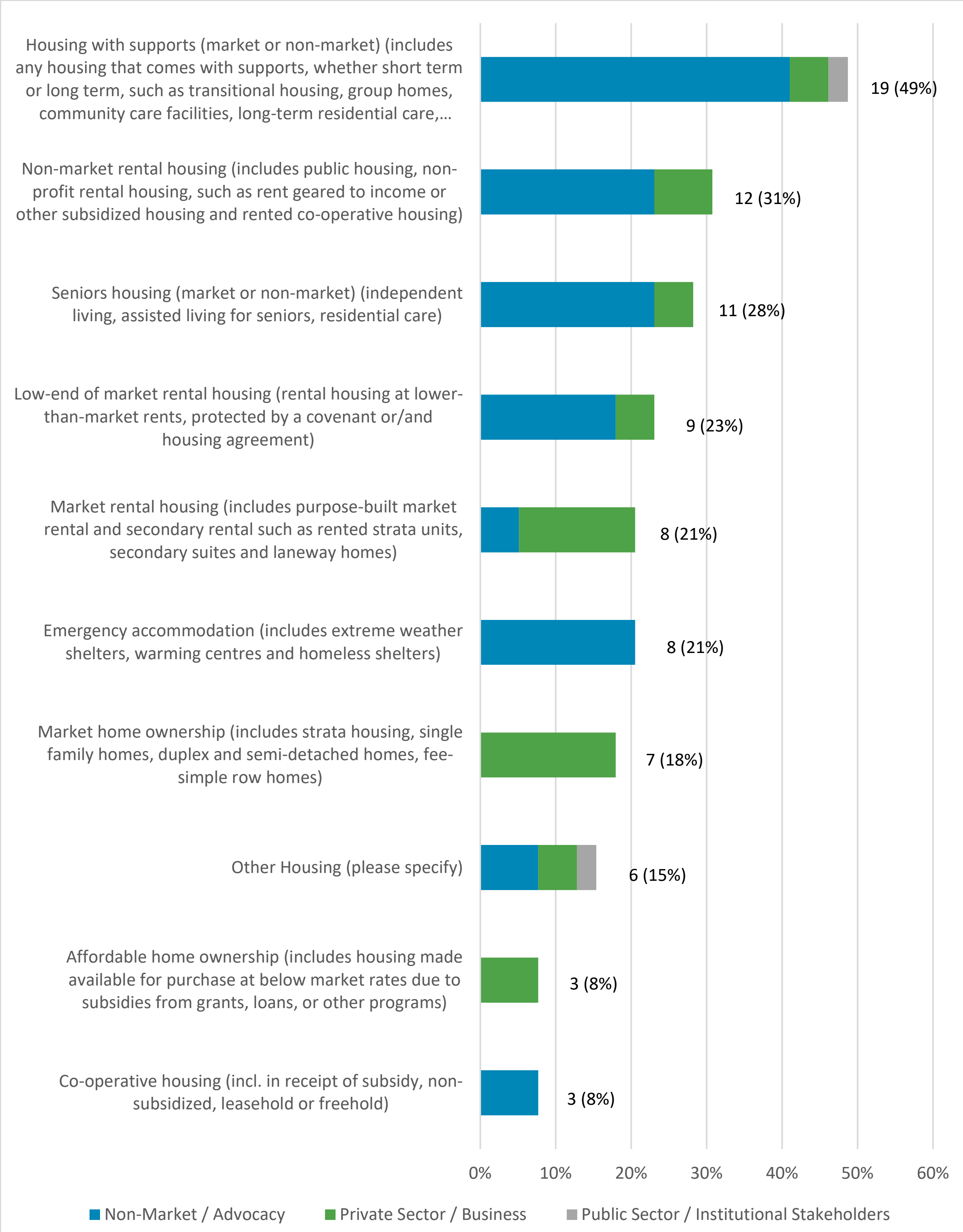
The full breakdown of responses by the type of organization the respondents were representing, is shown in Figure 2.

Figure 2: Does your organization provide housing or related services? (N=59)



Respondents were asked to specify what type of housing or supports their work involves. Only those who provide housing-related services (66%, or 39 out of 59 respondents) were asked to answer this question. **Most respondents indicated they provide market or non-market housing with short-term or long-term supports** (49% or 19 respondents), followed by non-market rental housing (31% or 12 respondents) and seniors housing (28% or 11 respondents). **The least common housing or support types provided by respondents were affordable home ownership** (8% or 3 respondents) **and co-operative housing** (8% or 3 respondents). The full breakdown of responses by the type of organization the respondents represented, is shown in Figure 3.

Figure 3: Which type(s) of housing or supports does your work involve? Please select all that apply. (N=39)



Respondents who selected "other housing" specified they work with the following housing or supports, organized by respondent category:

Non-Market / Advocacy

- We provide assistance and information to people looking for affordable rental accommodation on the North Shore and we assist those who are wanting to approach BC Housing
- Rental subsidies
- Research, education and advocacy regarding affordable housing.

Private Sector / Business

- Rent to Own
- Rent to Own and ownership sharing housing.

Public Sector / Institutional

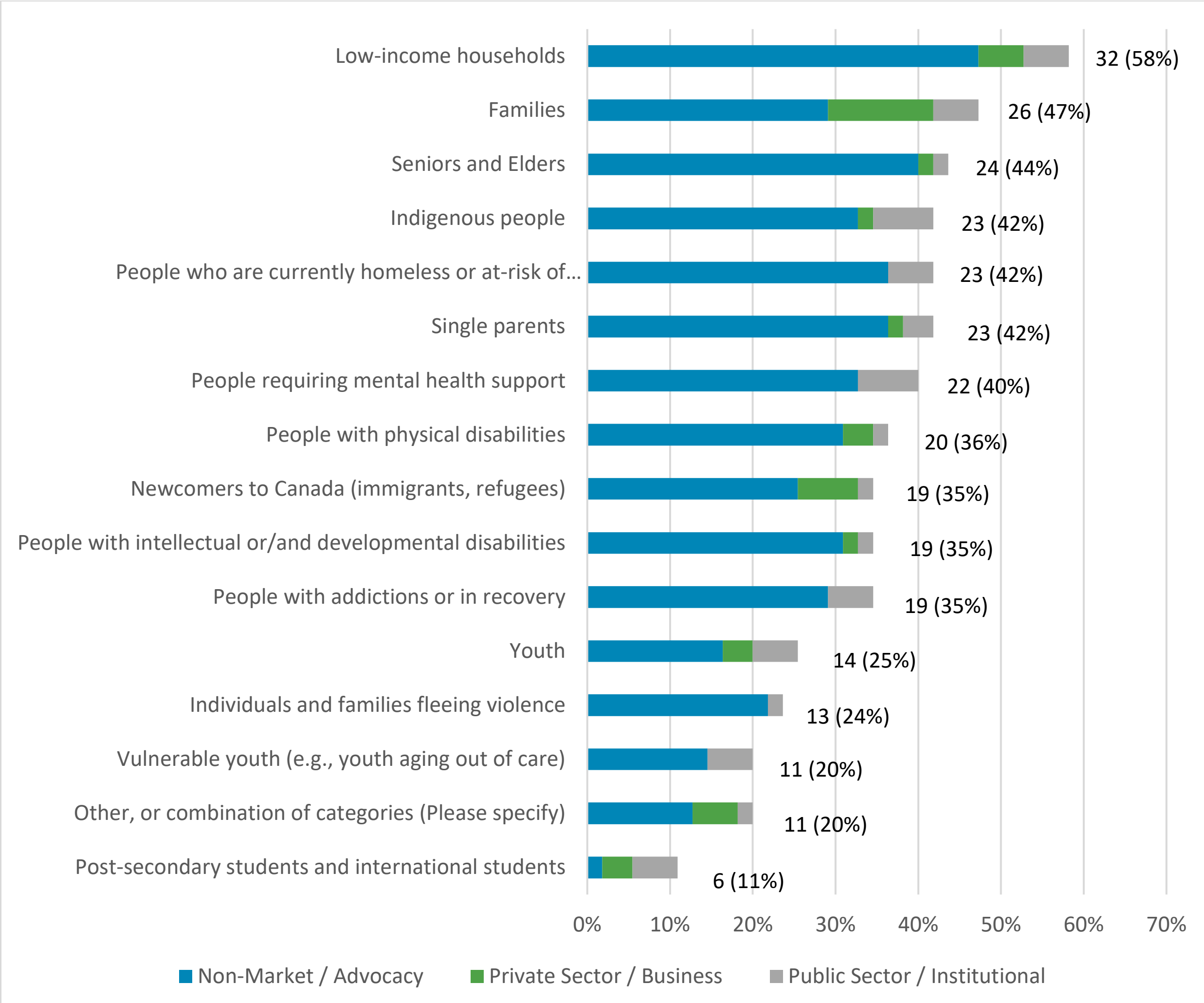
- Student housing

Types of Populations served by Participating Organizations

Respondents were asked to indicate which groups of people most closely represent the households they work with and to whom they provide housing or related services to. More than one response option was possible. The top three groups selected by all respondents are low-income households (58% or 32 respondents), families (47% or 26 respondents), and seniors and elders (44% or 24 respondents). The three **least common groups** were post-secondary students and international students (11% or 6 respondents), organizations representing vulnerable youth (20% or 11 respondents) and those supporting vulnerable individuals and families fleeing violence (24% or 13 respondents). While 42% (or 23 respondents) serve Indigenous people, no Indigenous-identified organization participated in the survey.

The full breakdown of responses by the type of organization the respondents were representing, is shown in Figure 4**.**

Figure 4: Which of the following groups most closely represent the households you work with? (People to whom you provide housing or related services). Please select all that apply. (N=55)



Respondents who indicated their work involves other groups, or a combination of the listed categories, wrote the following (applicable responses only):

Non-Market / Advocacy

- We represent service providers who provide service to a diverse variety of community members.
- Women and children fleeing violence
- our primary purpose is mental health care however our clients often include refugees, previous homeless, recovery in addictions, frail seniors, indigenous people- I would add adults with history of trauma, poverty and mental illness
- Primarily families and seniors, and some persons with disabilities
- Women and gender minorities
- Lookout Society offers a range of services and supports that often leads to a diverse array of service recipients, especially in our shelters.

Private Sector / Business

- Single people (not parents)
- Couples
- Short term accommodation (visitors)

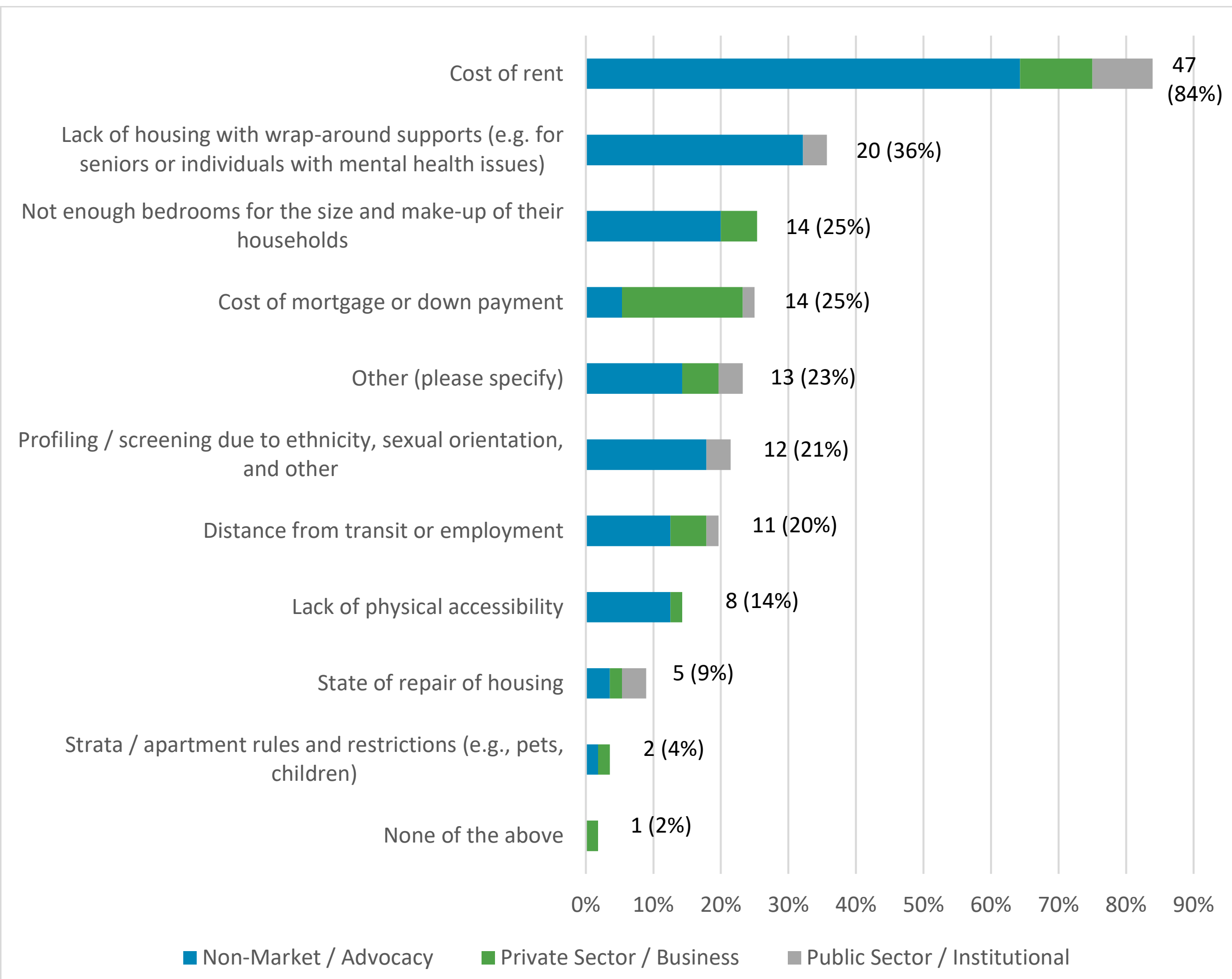
Population-Specific Needs in the City of North Vancouver

Common Barriers to Meet Housing Needs

Respondents were asked to **consider the households they work** with, selected in the previous question, and indicate the three most common barriers these households face in meeting their housing needs. The **cost of rent** was overwhelmingly the most popular answer with 84% or 47 respondents indicating it as the greatest barrier. The second most common barrier indicated by 36% or 20 respondents is **the lack of housing with wrap-around supports**. Not enough bedrooms for the size and make-up of households and the cost of a mortgage or down payment received an equal share of responses (25% or 14 respondents) – the latter notably from the Private Sector. Distance from transit or employment (20% or 11 respondents) and discriminatory profiling/screening (21% or 12 respondents) were also noted as issues.

The full breakdown of responses by the type of organization the respondents were representing, is shown in Figure 5**.**

Figure 5: Thinking about the households you work with (selected previously), what are the three most common barriers they face in meeting their housing needs in the City of North Vancouver? (N=56)



Twenty-three (23%) or 13 respondents indicated *other barriers*. Responses included the following:

Non-Market / Advocacy

- Lack of entry level ownership, Lack of smaller homes, Lack of choice in housing types
- Lack of supported housing, with accommodation for live-in caregivers, in an inclusive setting.
- There are simply too few vacancies.
- Availability of basic affordable housing
- Physical and Emotional Safety (partners, roommates, family, landlords, tenants, neighbours, guests, etc.)
- some of the persons in our service live independently with low incomes; as well as live in residential (group homes). - for those who live independently, the cost of rent limits their options for where they can live
- Landlords not following Residential Tenancy Action section 28 (tenant right to quiet enjoyment), as well as landlord use of property evictions

Private Sector / Business

- Shortage of housing Cost of ownership Ability to secure a mortgage
- Down payment to purchase.
- Cost of Construction whether it is a renovation or new build. Both Materials and Skilled Labour costs have been on a steady rise.

Public Sector / Institutional

- Distance from campus

Respondents were asked to comment on their selection of the most common barriers faced by the households they work with and provide services to. General themes from the 35 responses that were received are organized by the type of organization the respondents were representing.

Non-Market / Advocacy (27 respondents)

- The affordability of housing, specifically the high cost of rent, was the most common barrier reiterated by respondents working in the non-market/advocacy sector. The most affected demographic groups that were named as affected by a lack of housing affordability are **low-income residents; young adults; families; women fleeing violence; people with pets; seniors; and vulnerable individuals with mental health and substance abuse issues**. A lack of affordability affects both newcomers and long-time residents of the North Shore as well as people who are working on the North Shore but cannot afford to live there.
- Respondents commented on the shortage of an **affordable rental housing supply that is suitable to households' needs in relation to unit size, accessibility/adaptability, and that is safe and clean.** There is a lack of housing with wrap-around services but also housing that is near a variety of resources in the community that go beyond supportive housing. This includes proximity to grocery stores and the availability of capacity-building programs.
- **Other challenges experienced** by the households that respondents commented on include long waitlists for affordable/subsidized and low end of market housing; landlord issues (i.e. abuse of Residential Tenancy Act); stigma around homelessness and people with concurrent disorders; and discrimination/profiling.

Private Sector / Business (6 respondents)

- Respondents commented on the lack of affordability of housing for both purchasers and renters citing it as a barrier for the following demographic groups: people who work on the North Shore but who cannot afford to live there, especially workers in the tourism sector; first-time home buyers; and growing families.
- Respondents commented on the need for a better mix of housing unit sizes in new residential building developments to accommodate different household needs and sizes.
- A challenge for providing housing at a more affordable cost mentioned by some respondents is the cost associated with construction (due to limited skilled trade labour) and getting enough market density to support the cost of providing the required level of affordability.

Public Sector / Institutional (2 respondents)

- Respondents commented on the lack of housing types that are needed on the North Shore. One respondent mentioned that supportive housing models, specifically for harm reduction, are missing in the housing continuum. Another respondent mentioned that while much needed student housing is in development on the North Shore, it will be in the District of North Vancouver.

Housing Types Most Needed

Respondents were asked to indicate which housing types are most needed by the households they work with. Due to the skewed sample, the **most common housing type needed** indicated by 56% or 31 respondents is non-market rental housing, followed by market or non-market housing with supports indicated by 44% or 24 respondents, and low-end of market rental housing indicated by 36% or 20 respondents.

Due to the selective angle taken in the survey these responses were not considered in the summary of key statements.

Housing Types in Need or Demand

Structural Housing Forms

Respondents were asked if there are structural housing forms that are not currently allowed or not frequently built in the City of North Vancouver that would benefit the households they work with. Answer options included laneway homes, apartment rentals, tiny homes, micro-suites, secondary suites in duplexes and apartments, live/work spaces, townhouses/rowhomes and other missing middle forms. Respondents were asked to comment on which housing forms are needed and why. Forty-two (42) respondents provided answers, as shown below:

Non-Market / Advocacy (31 respondents)

- Responses show that diverse housing forms and unit sizes are needed to meet the varied and diverse community needs.
- Many respondents simply commented on **the need for a consistent supply of a diverse mix of affordable housing options as only a significant supply increase will have an impact on housing affordability**.
    - Respondents mentioned the need for an increase in supply in the following housing forms:
    - Housing with supports that is accessible for seniors aging in place as well as individuals in recovery from addiction, including supportive group housing;
    - Transitional housing that offers an option in between a shelter and care home;
    - Non-profit housing or co-operative housing for individuals who are more independent and families, including single women;
    - Newer subsidized housing that offers clean and safe living conditions;
    - Housing that offers increased density such as secondary suites in duplexes, laneway homes, and other forms of flexible units;
    - Tiny homes and micro suites that could be more viable options for low-income individuals;
    - Low-cost rental housing, including apartments;
    - Townhomes and rowhomes as a more affordable option for families that also offers outdoor space.

Private Sector / Business (8 respondents)

- Most respondents commented on the need for the following housing forms: additional suites in the form of secondary suites, stratified laneway homes and micro suites to maximize the built footprint on a given property. Respondents commented that it is important for these forms to be available in the long-term (and not for short-term rentals) as ownership is desired and adding more stock to the market through these forms of housing will significantly reduce the barrier for entry into the ownership market.
- Some respondents mentioned that townhomes/freehold rowhomes continue to be underserved in the City of North Vancouver, noting that these are the most viable option for families who cannot afford single family homes.
- Respondents also mentioned the need for apartments and more family housing options.
- One respondent mentioned that the cost and real square footage available is more important than the actual form of housing as those are the factors that determine whether housing needs are met.

Public Sector / Institutional (3 respondents)

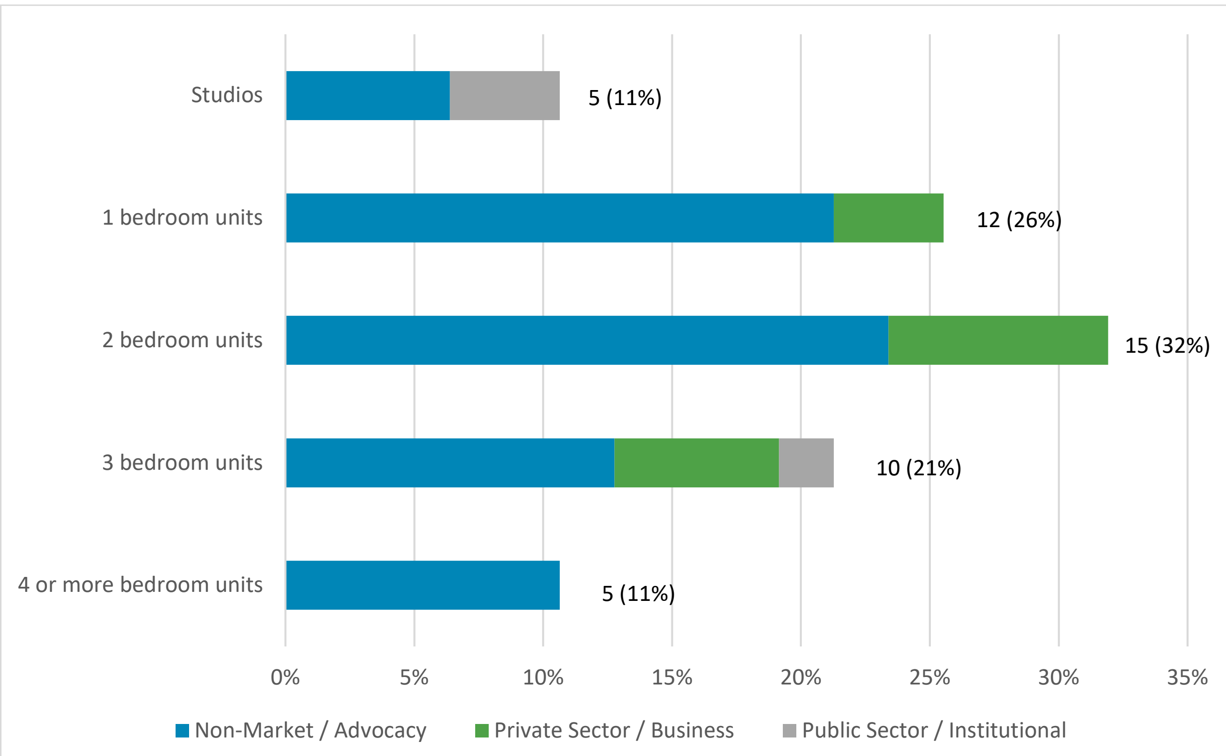
- Respondents generally commented on the need for diverse housing options to meet diverse population needs but some specified the need for laneway homes and low rental apartments.

Unit Sizes Needed

Respondents were asked which of the following unit sizes are most needed by the households they work with. The answer with the most responses was 2-bedroom units, indicated by 32% or 15 respondents, followed by 1-bedroom units indicated by 26% or 12 respondents.

The full breakdown of responses by the type of organization the respondents were representing, is shown in Figure 6.

Figure 6: Which of the following unit sizes are most needed by the households you work with? (N=47)



Respondents were asked to explain the reason for their answer in the previous question. 46 respondents provided responses, shown below:

Non-Market / Advocacy (34 respondents)

- Regarding **studios**, respondents mentioned they are the most affordable option and would meet the needs of most singles, seniors (especially women) and youth whom they work with. However, studios lack space and privacy when entertaining guests.
- Similar to studios, **1-bedroom** units would meet the needs of most individuals that service providers work with including youth, singles, and seniors and have the benefit of offering

additional space and privacy. One-bedroom units are also a more affordable option for couples and needed for those who wish to age in place but do not want to downsize to a studio unit.

- Units with multiple bedrooms (2-4 bedrooms) are important for couples, seniors ageing in place or families with children or who are taking care of aging parents. Two-bedroom units are the most needed units, as they are also the most flexible – able to accommodate 2-4 people.
- Respondents also mentioned that while lots of families would benefit from larger units (i.e., 4-bedroom), many stay in smaller unit sizes (2-bedroom) because it is a more affordable option.
- Several respondents commented on the need for community or group homes and supportive apartment living to support the needs of individuals with mental health issues or disabilities who require housing with wrap-around supports or live-in care.
- **Other respondents commented that a variety of affordable options are needed to meet the varied needs of different demographics in the community.**

Private Sector / Business (8 respondents)

- Respondents commented on the need for family-sized units (2-4 bedrooms). The availability of these units is important for families looking to enter the housing market, growing families who need additional storage space and to retain these families in the City of North Vancouver as many workers move when starting a family.
- Other respondents commented on the need for units that have the lowest price point with the most useable space or that the type of housing needs in based on individual needs, so variety is important.

Public Sector / Institutional (5 respondents)

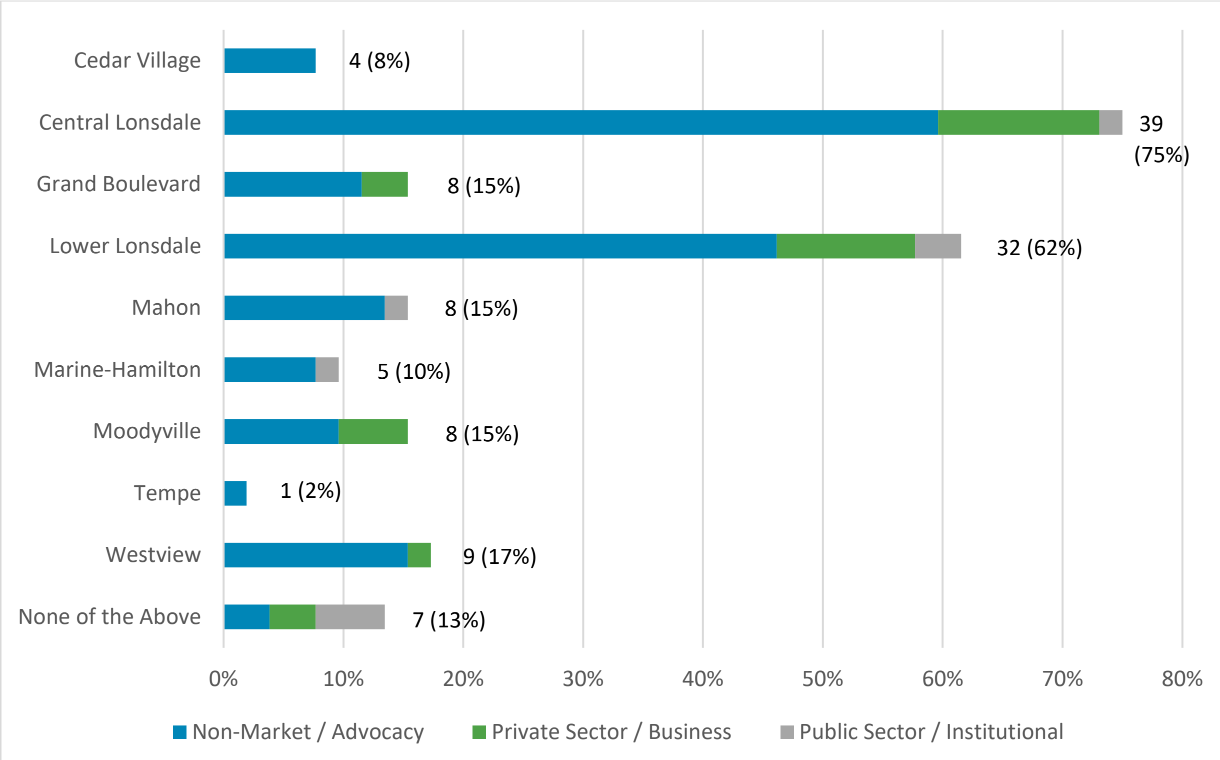
- Respondents commented on the need for more family-sized units to accommodate growing families. Respondents also commented on the need for a variety of options – studios because of their lower cost but also 1-2 bedrooms to accommodate families.

Geographic Locations where Housing is Needed

Respondents were asked where in the City of North Vancouver are housing options most needed by the households they work with. Most respondents, 75% or 39, indicated Central Lonsdale, followed by 62% or 32 respondents who indicated Lower Lonsdale. Most other neighbourhoods were identified to have a similar need for more housing options between 8% – 17% except for Tempe. Thirteen (13) percent or 7 respondents indicated “none of the above”.

The full breakdown of responses by the type of organization the respondents were representing, is shown in Figure 7

Figure 7: Where in the City of North Vancouver are housing options most needed by the households that you work with? Please select up to three neighbourhoods (N=52)



Amenities Needed

The City can encourage or require certain amenities in new multi-family buildings. Examples include showers and lockers to support cycling (encouraged in return for reduced parking requirements), or electric vehicle charging infrastructure (required in new buildings since 2018). Respondents were asked to consider the households they work with and indicate if there are any on-site amenities that should be encouraged or required to meet their needs.

Respondents were presented with a list of amenities and asked to indicate whether the amenity should be encouraged, required, or whether it is not needed. Respondents could only select one option per amenity but could skip responding to specific amenities if the amenity is not applicable to their work.

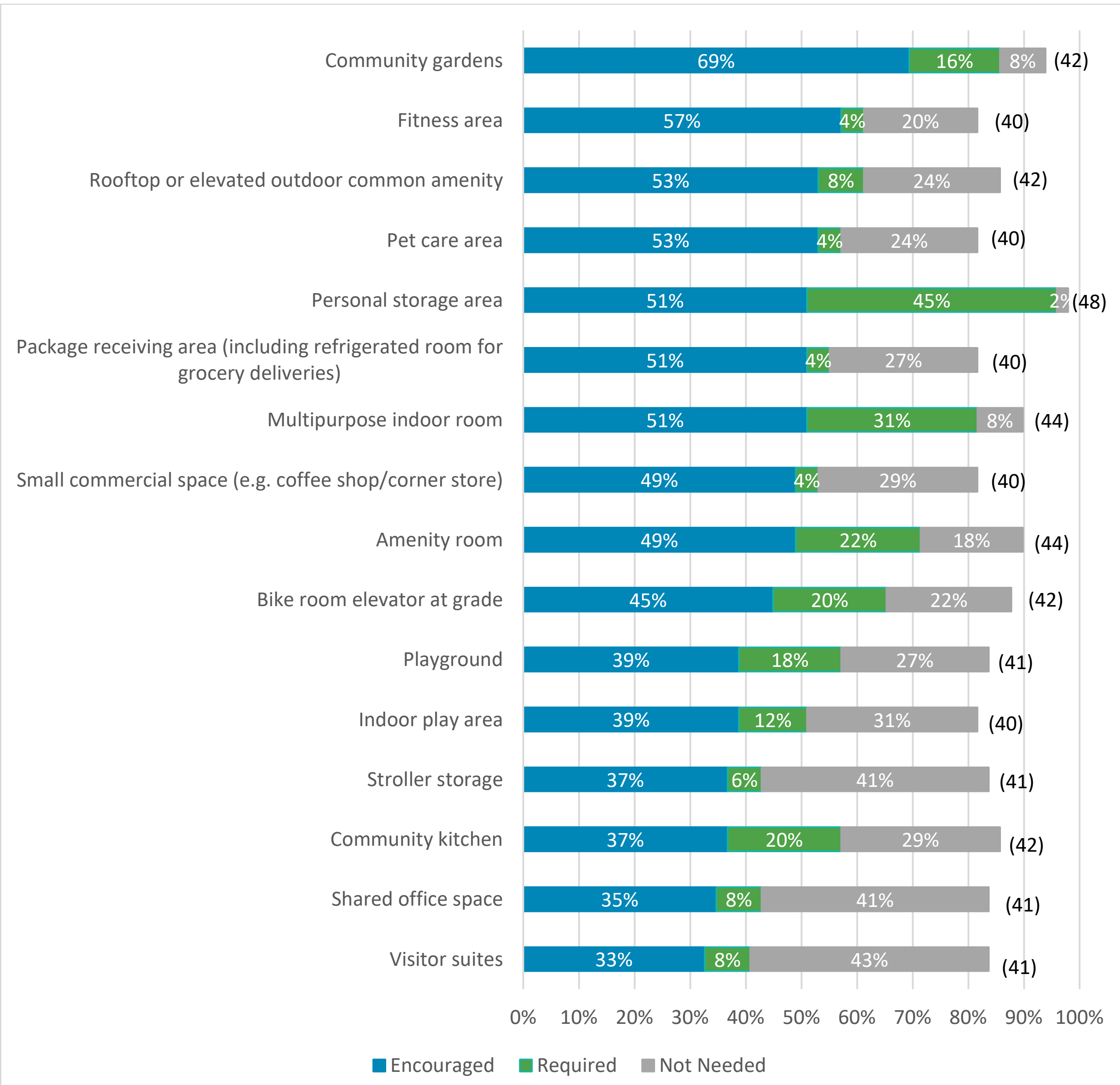
The full breakdown of the responses is shown in Figure 8. Responses were sorted by the amenities that were most encouraged by respondents.

Notably, the background or perspective respondents have when answering the question (i.e. considering the types of people the respondents serve) directly impacts the type of response provided.

The following information needs to be considered in that light and is not universally applicable to all housing types.

- The top **four *encouraged*** amenities are community gardens, indicated by 69% or 34 respondents, fitness areas (57% or 28 respondents), rooftop or elevated outdoor community amenities (53% or 26 respondents) and pet care (53% or 26 respondents).
- The **top three amenities that should be *required*** are personal storage areas, indicated by 45% or 22 respondents, multipurpose indoor rooms (31% or 15 respondents), and amenity rooms (22% or 11 respondents).
- The top four amenities **that are *not needed*** are visitor suites, indicated by 43% or 21 respondents, shared office space (41% or 20 respondents) and stroller storage space (41% or 20 respondents), and indoor play areas (31% or 15 respondents).

Figure 8: On-site amenities that should be encouraged or required to meet the needs of households respondents work with (N=49)



Respondents were asked if there are any other amenities that are needed by the households they work with. 31 respondents answered the question with the following responses:

Non-Market / Advocacy (21 respondents)

- Outdoor community gathering spaces, yard
- Childcare facilities and play areas
- Community kitchen
- Clinical resource areas, support staff office
- Laundry
- Larger family or dining rooms in homes
- Accessibility features that follow universal access design and elevators
- Parking, specifically for clients and staff
- Wi-Fi access
- Separate visitor areas, adequate air circulation un units and hallways, smoke and heat abatement infrastructure to manage the spread of viruses
- One respondent mentioned the challenge of providing these additional amenities as they contribute to the cost of housing

Private Sector / Business (5 respondents)

- Outdoor community gathering space
- Proximity to community amenities, employment and transit on the North Shore
- E-bike and electric car charging stations
- Solar panel infrastructure
- Parking areas for larger vehicles

Public Sector / Institutional (3 respondents)

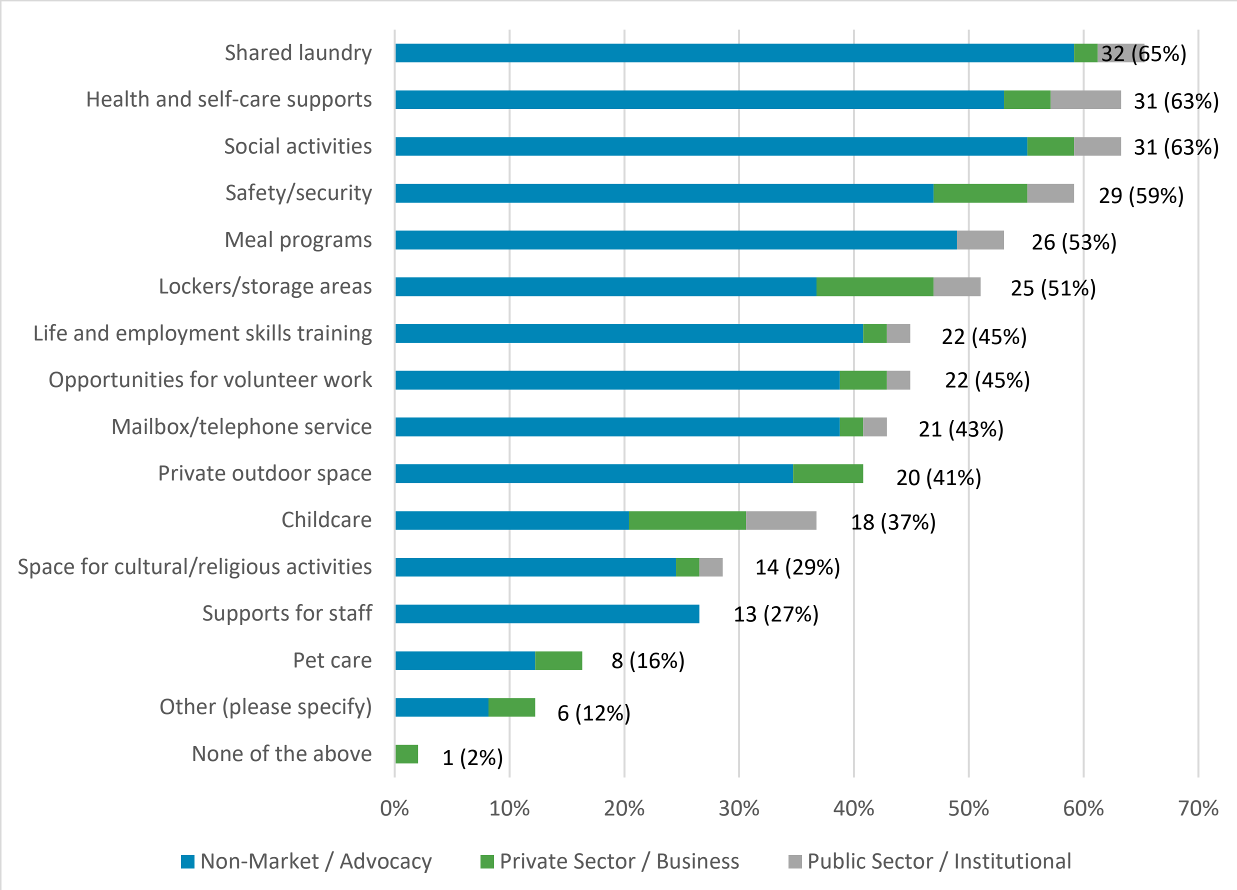
- Overdose prevention or safe use sites
- Parking, noting that it cannot be limited to the point that it is pushed onto streets or expensive public lots

On-site supports needed

Housing for vulnerable populations often provides on-site supports for residents. Respondents were asked to think about the households they work with and indicate what on-site supports they need. Respondents could select all that apply. The most common on-site supports needed as indicated by 49 respondents are shared laundry (65% or 32 respondents), health and self-care supports (63% or 31 respondents), and social activities (63% or 31 respondents).

The full breakdown of responses by the type of organization the respondents were representing, is shown in Figure 9.

Figure 9: On-site supports needed by vulnerable populations in households respondents work with. (N=49)



Relevant responses in the "other" category included the following:

Non-Market / Advocacy

- All of the above
- Children's outdoor play space
- Light housekeeping
- Heat and smoke abatement; accessible build; outside covered visitors area

Private Sector / Business

- Good, affordable broadband for all

Respondents were asked to comment on why these supports are needed. 24 respondents provided the following answers:

Non-Market / Advocacy (20 respondents)

- Meal programs, laundry and phone service would not otherwise be available to many low-income households that respondents work with.
- Affordable childcare is essential for single-parent families and families with both

parents working. Accessing it can be a huge barrier for some households.

- Safety and security are critical for those fleeing violence
- Access to storage space is helpful for families and newcomers as the units they live in are often too small to accommodate their needs.
- Space for cultural and religious activities is important for recognizing the diverse demographic living on the North Shore.
- Access to skills training would be extremely helpful to individuals who have aged out of care or are transitioning off the street as they may not have the skills to adapt to independent living.
- These amenities are important for building a sense of community and ensuring that individuals and families, particularly those are low income and vulnerable, have access to the resources and services they need to be healthy and live productive lives.

Private Sector / Business (4 respondents)

- Childcare services allow parents to work
- Reliable access to Internet should be universal
- Security, storage, and private outdoor space is important for families

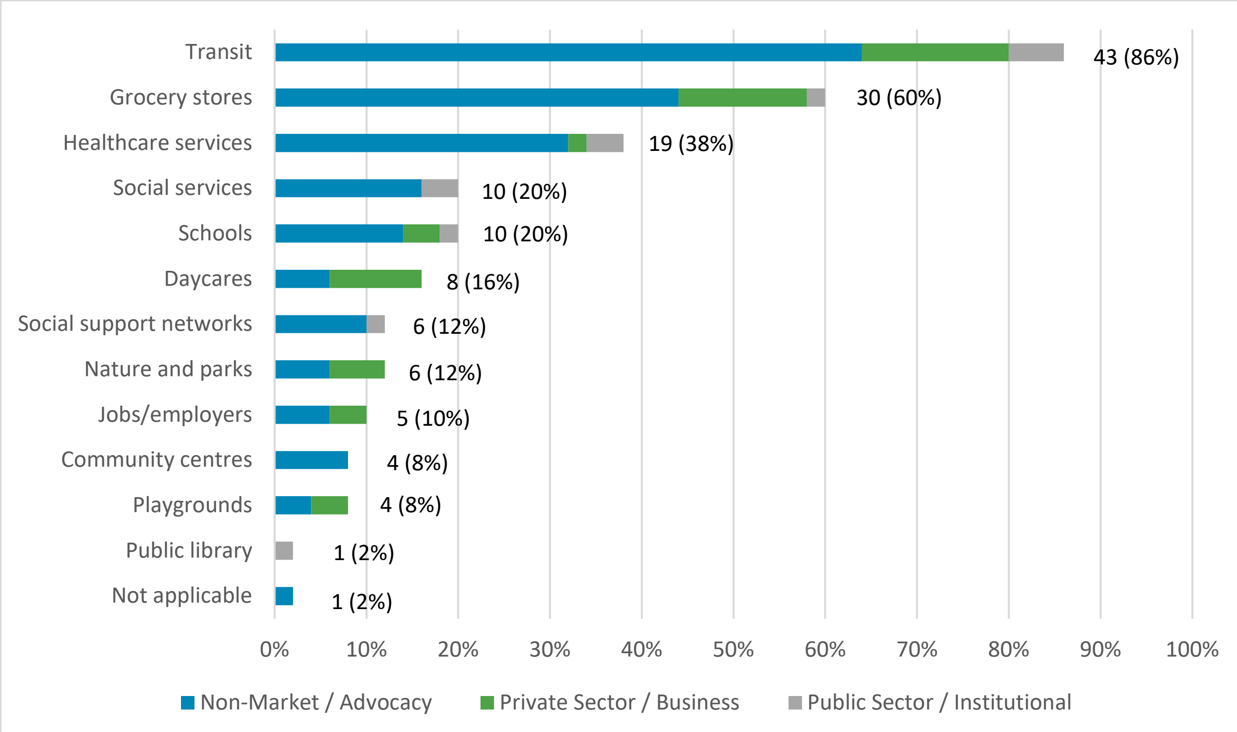
Services or Amenities Needed Within a 15-Minute Walk

Access to off-site services and amenities is a key consideration for housing. Respondents were asked to think about the households they work with and indicate which services or amenities they would need within a 15-minute walk. Respondents were **asked to select the top three most important factors**.

Access to transit was the most important factor, indicated by 86% or 43 respondents, followed by grocery stores (60% or 30 respondents), and healthcare services (38% or 19 respondents). Shopping and entertainment were not considered to be an important factor and did not receive any responses It is therefore excluded from Figure 10 below.

The full breakdown of responses by the type of organization the respondents were representing, is shown in Figure 10**.**

Figure 10: Services or amenities needed within a 15-minute walk (N=50)



Other Important Neighbourhood Characteristics

Respondents were asked if there are any other important neighbourhood characteristics that should be taken into consideration. 30 respondents provided the following responses:

Non-Market / Advocacy (24 respondents)

- Respondents commented on the need for the following to support the creation of healthy and complete communities:
- Proximity to indoor and outdoor recreation spaces (i.e., community centres, pools, parks)
- Affordable and culturally specific grocery stores
- Access to transit and amenities
- School and religious spaces
- Spaces and programming for seniors
- Ensuring the community is walkable, safe and that services and amenities are accessible is essential.
- Several respondents commented that a range of community services offered in one location (library, social services, healthcare services, childcare) would be beneficial.

Private Sector / Business (5 respondents)

- Respondents commented on the need for a diverse mix of businesses, services and activities to support diverse residents; transit that connects residential areas to areas of employment; better active transportation infrastructure (i.e., safe bike lanes); and parks.

Public Sector / Institutional (1 respondent)

- A respondent commented on the need for an overuse prevention or safe use site

Improving Housing Resiliency and Adaptability

Over time, various social, economic and environmental factors influence the way in which we live. Threats to our health and economy can have a significant impact on our lives, including our homes. Respondents were asked to think about the households they work with and indicate any recommendations for making the City of North Vancouver's housing more resilient and adaptive. 36 respondents provided the following responses:

Non-Market / Advocacy (29 respondents)

- Several respondents believe **that a massive increase in the supply of affordable rental units** would be the most impactful in addressing housing affordability on the North Shore. The City cannot reduce land costs but can influence the cost of development. The City should make it more viable to bring new entry-level units to the market.
- Increasing the **stock of non-market housing with wrap-around supports** is equally critical. This includes housing models such as co-operative housing and supported community living for people who are semi-independent and need access to care, including seniors.
- Overall, **a diverse range of housing types and tenures should be offered** to meet diverse community needs. Respondents mentioned the need for secondary suites, more units below market rate in new developments, rent-geared to income options, more opportunities for aging in place, and gentle densification in single family neighbourhoods through infill.
- Other important considerations include **working with landlords to support the upkeep of their properties to ensure a longer lifespan; promotion of universal design, walkability, accessibility; and the integration of community development opportunities in housing models** through access to community gardens and support infrastructure.

Private Sector / Business (5 respondents)

- Developers need to be encouraged to provide more innovative types of homeownership and rental products to the market (i.e., rent-to-own, shared equity)
- Increased density around public transit to connect residents to areas of employment
- Storage space because many individuals and families choose to live on the North Shore due to its proximity to nature
- Promotion of sustainable building design and construction (wood buildings, net-zero homes with on-site renewable energy generation)
- Diversity of multi-family housing types and sizes

Public Sector / Institutional (2 respondents)

- Respondents commented on the need for shared housing models and non-profit daycare

8. APPENDIX

List of Participating Organizations

The following organizations participated in a Stakeholder Survey, Focus Group or Stakeholder Interview during the public engagement process. It is included to inform the public whose perspectives were represented. All information shared is only included in an aggregated way in this report.

- Adera Development Corporation
- Affordable Housing Societies
- ANAVETS Senior Citizens' Housing Society
- Anthem Properties
- Arc Construction
- Bill Curtis & Associates Design Ltd.
- Canadian Mental Health Association
- Capilano University
- Cascadia Green Development
- Cascadia Society for Social Working
- Chard Developments
- City of North Vancouver Bylaws
- City of North Vancouver Fire Department
- District of North Vancouver Fire and Rescue Services
- CMHA - North & West Vancouver Branch
- Colliers International
- Community Housing Action Committee
- Creekside Housing Co-op
- Darwin
- Deep Cove Kayak and Deep Cove Outdoors
- Entre Nous Femmes Housing Society
- Family Services of the North Shore
- Foundry North Shore - Youth Urgent Response Team
- Goldcon Construction
- Harvest Project
- Hollyburn Family Services Society
- Homebuilders' Association of Vancouver (HAVAN)
- ICBC
- Intracorp
- Kiwanis North Shore Housing Society
- Landlord BC
- Lookout Housing and Health Society
- Lower Lonsdale BIA
- Marineview Housing Society
- Metro Vancouver Housing
- MyOwnSpace Housing Society
- Naikoon Contracting Ltd
- New Chelsea Society
- North Shore Alliance Church
- North Shore Community Resources Society
- North Shore ConneXions Society
- North Shore Crisis Services Society
- North Shore Multicultural Society
- North Shore Neighbourhood House
- North Shore Rent Bank
- North Shore Rent Bank - Harvest Project
- North Shore Table Matters
- North Shore Women's Centre
- North Vancouver Chamber of Commerce
- North Vancouver RCMP
- North Vancouver School District
- Parkgate Community Services Society
- Polygon
- PossAbilities
- Seaspan
- Seaspan ULC
- Smallworks BC
- Sprucehill Contracting Inc.
- St. Andrew's United Church
- North Shore Homelessness Task Force
- Strive Living Society
- The Salvation Army
- Three Shores Development
- Turning Point Recovery Society and Turning Point Housing Society
- Urban Development Institute
- Vancouver Coastal Health
- Vancouver Coastal Health - HealthConnection Clinic
- Vancouver's North Shore Tourism Association
- Western Stevedoring Company Limited
- WorkBC North Vancouver
- YWCA Metro Vancouver

APPENDIX B

Data

Geography: City of North Vancouver

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

	2006	2011	2016
Population	45,165	48,196	52,898

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

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

	2006	2011	2016
Average	39.7	40.7	41.8
Median	40.1	41.2	42.2

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

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

	2006		2011		2016	
	#	%	#	%	#	%
Total	45,175	100%	48,200	100%	52,900	100%
0 to 14 years	6,300	14%	6,530	14%	7,085	13%
15 to 19 years	2,290	5%	2,355	5%	2,465	5%
20 to 24 years	3,035	7%	2,975	6%	3,000	6%
25 to 64 years	27,475	61%	29,615	61%	31,830	60%
65 to 84 years	5,210	12%	5,700	12%	7,385	14%
85 years and over	865	2%	1,025	2%	1,135	2%

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

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

	2006	2011	2016
Households	21,345	22,790	24,645

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	2.1	2.1	2.1

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

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

	2006		2011		2016	
	#	%	#	%	#	%
Total	21,345	100%	22,790	100%	24,645	100%
1-person	8,260	39%	8,905	39%	9,390	38%
2-person	7,030	33%	7,390	32%	8,060	33%
3-person	2,900	14%	3,175	14%	3,570	14%
4-person	2,250	11%	2,440	11%	2,605	11%
5-or-more-person	895	4%	880	4%	1,020	4%

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

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

	2006		2011		2016	
	#	%	#	%	#	%
Total	21,350	100%	22,790	100%	24,645	100%
Owner	11,515	54%	12,385	54%	13,030	53%
Renter	9,835	46%	10,405	46%	11,615	47%
Other (Band Housing)			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	9,835	100%	10,400	100%	11,615	100%
Renter households in subsidized housing	N/A		1,120	11%	1,210	10%

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	44,450	47,140	51,755
Mover	8,930	8,070	8,315
Migrant	4,170	2,955	3,545
Non-migrant	4,755	5,120	4,770
Non-mover	35,525	39,065	43,440

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 (#)	862	3,031	4,702
Percentage Growth (%)	1.9%	6.7%	9.8%

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

	Year
Students	N/A

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

3(2)(a) Anticipated Population

	2020	2021	2022	2023	2024	2025
Anticipated population	58,982	59,789	60,747	61,854	63,045	63,817

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

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

	2020	2021	2022	2023	2024	2025
Anticipated growth (#)	58982	807	958	1107	1191	772
Anticipated percentage growth (%)		1%	2%	2%	2%	1%

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

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

	2020	2021	2022	2023	2024	2025
Anticipated average age	42.0	42.2	42.4	42.5	42.6	42.8
Anticipated median age	41.5	41.6	41.8	41.9	42	42.2

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

3(2)(e) Anticipated Age Group Distribution

	2020		2021		2022		2023		2024		2025	
	#	%	#	%	#	%	#	%	#	%	#	%
Anticipated total	58865	100%	59789	100%	60747	100%	61854	100%	63082	100%	63817	100%
0 to 14 years	7,910	13%	8,036	13%	8,108	13%	8,256	13%	8,428	13%	8,500	13%
15 to 19 years	2,679	5%	2,679	4%	2,706	4%	2,724	4%	2,703	4%	2,757	4%
20 to 24 years	3,496	6%	3,539	6%	3,535	6%	3,467	6%	3,467	5%	3,300	5%
25 to 64 years	35,029	60%	35,417	59%	35,885	59%	36,506	59%	37,234	59%	37,629	59%
65 to 84 years	8,405	14%	8,720	15%	9,090	15%	9,426	15%	9,745	15%	10,078	16%
85 years and over	1,346	2%	1,398	2%	1,424	2%	1,474	2%	1,504	2%	1,552	2%

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

3(2)(f) Anticipated Households

	2020	2021	2022	2023	2024	2025
Anticipated households	27,043	27,495	28,033	28,628	29260	29732

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

3(2)(g) Anticipated Average Household Size

	2020	2021	2022	2023	2024	2025
Anticipated average household size	2.2	2.2	2.2	2.2	2.2	2.1

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	$73,493	$82,484	$88,248
Median	$58,510	$64,493	$66,966

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

	2006		2011		2016	
	#	%	#	%	#	%
Total	21,350	100%	22,790	100%	24,645	100%
$0-$4,999	625	3%	820	4%	585	2%
$5,000-$9,999	460	2%	385	2%	420	2%
$10,000-$14,999	650	3%	695	3%	700	3%
$15,000-$19,999	995	5%	1,045	5%	1,055	4%
$20,000-$24,999	1,070	5%	995	4%	1,105	4%
$25,000-$29,999	945	4%	845	4%	1,000	4%
$30,000-$34,999	1,050	5%	865	4%	1,020	4%
$35,000-$39,999	1,160	5%	1,090	5%	1,110	5%
$40,000-$44,999	1,040	5%	985	4%	1,115	5%
$45,000-$49,999	1,175	6%	1,170	5%	1,060	4%
$50,000-$59,999	1,795	8%	1,825	8%	1,830	7%
$60,000-$69,999	1,715	8%	1,620	7%	1,825	7%
$70,000-$79,999	1,610	8%	1,520	7%	1,655	7%
$80,000-$89,999	1,310	6%	1,345	6%	1,380	6%
$90,000-$99,999	1,025	5%	1,065	5%	1,215	5%
$100,000-$124,999	1,690	8%	2,260	10%	2,425	10%
$125,000-$149,999	1,105	5%	1,385	6%	1,585	6%
$150,000-$199,999	1,150	5%	1,560	7%	1,905	8%
$200,000 and over	775	4%	1,320	6%	1,660	7%

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

	2006		2011		2016	
	#	%	#	%	#	%
Total	9,830	100%	10,405	100%	11,615	100%
$0-$4,999	415	4%	575	6%	400	3%
$5,000-$9,999	340	3%	255	2%	270	2%
$10,000-$14,999	465	5%	510	5%	520	4%
$15,000-$19,999	700	7%	680	7%	780	7%
$20,000-$24,999	665	7%	645	6%	705	6%
$25,000-$29,999	470	5%	530	5%	575	5%
$30,000-$34,999	630	6%	450	4%	570	5%
$35,000-$39,999	665	7%	715	7%	700	6%
$40,000-$44,999	610	6%	490	5%	635	5%
$45,000-$49,999	675	7%	590	6%	610	5%
$50,000-$59,999	890	9%	885	9%	935	8%
$60,000-$69,999	765	8%	755	7%	885	8%
$70,000-$79,999	685	7%	635	6%	815	7%
$80,000-$89,999	465	5%	540	5%	645	6%
$90,000-$99,999	350	4%	475	5%	495	4%
$100,000-$124,999	490	5%	805	8%	905	8%
$125,000-$149,999	290	3%	325	3%	455	4%
$150,000-$199,999	155	2%	370	4%	480	4%
$200,000 and over	110	1%	175	2%	230	2%

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

	2006		2011		2016	
	#	%	#	%	#	%
Total	11,515	100%	12,390	100%	13,030	100%
$0-$4,999	205	2%	250	2%	185	1%
$5,000-$9,999	120	1%	130	1%	155	1%
$10,000-$14,999	185	2%	185	1%	180	1%
$15,000-$19,999	290	3%	365	3%	275	2%
$20,000-$24,999	410	4%	345	3%	400	3%
$25,000-$29,999	475	4%	320	3%	425	3%
$30,000-$34,999	425	4%	420	3%	445	3%
$35,000-$39,999	495	4%	375	3%	410	3%
$40,000-$44,999	430	4%	495	4%	480	4%
$45,000-$49,999	500	4%	575	5%	450	3%
$50,000-$59,999	910	8%	940	8%	895	7%
$60,000-$69,999	945	8%	860	7%	940	7%
$70,000-$79,999	935	8%	885	7%	840	6%
$80,000-$89,999	840	7%	805	6%	730	6%
$90,000-$99,999	675	6%	585	5%	715	5%
$100,000-$124,999	1,200	10%	1,460	12%	1,525	12%
$125,000-$149,999	815	7%	1,055	9%	1,130	9%
$150,000-$199,999	995	9%	1,185	10%	1,420	11%
$200,000 and over	660	6%	1,145	9%	1,430	11%

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	$73,493	$82,484	$88,248
Owner	$90,689	$101,346	$109,725
Renter	$53,359	$60,025	$64,155
Median	$58,510	$64,493	$66,966
Owner	$73,114	$80,392	$85,991
Renter	$44,826	$47,762	$50,398

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	27,320	29,415	31,740

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

	2006		2011		2016	
	#	%	#	%	#	%
Total	27,320	100%	29,415	100%	31,735	100%
All Categories	26,965	99%	28,935	98%	31,330	99%
11 Agriculture, forestry, fishing and hunting	70	0%	100	0%	85	0%
21 Mining, quarrying, and oil and gas extraction	120	0%	185	1%	135	0%
22 Utilities	170	1%	185	1%	135	0%
23 Construction	1,550	6%	1,900	6%	2,120	7%
31-33 Manufacturing	1,350	5%	1,080	4%	1,280	4%
41 Wholesale trade	1,060	4%	830	3%	970	3%
44-45 Retail trade	3,150	12%	3,475	12%	3,775	12%
48-49 Transportation and warehousing	1,175	4%	970	3%	1,120	4%
51 Information and cultural industries	1,290	5%	1,160	4%	1,335	4%
52 Finance and insurance	1,605	6%	1,670	6%	1,635	5%
53 Real estate and rental and leasing	730	3%	845	3%	895	3%
54 Professional, scientific and technical services	2,935	11%	3,615	12%	3,905	12%
55 Management of companies and enterprises	10	0%	55	0%	120	0%
56 Administrative and support, waste management and remediation services	1,485	5%	1,630	6%	1,470	5%
61 Educational services	1,765	6%	2,015	7%	2,250	7%
62 Health care and social assistance	2,965	11%	3,285	11%	3,560	11%
71 Arts, entertainment and recreation	720	3%	890	3%	965	3%
72 Accommodation and food services	2,170	8%	2,210	8%	2,655	8%
81 Other services (except public administration)	1,490	5%	1,475	5%	1,635	5%
91 Public administration	1,145	4%	1,350	5%	1,280	4%
Not Applicable	350	1%	485	2%	405	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	24,645

Source: Statistics Canada Census Program, Census Profiles 2016

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

	2016	
	#	%
Total	24,645	100%
Single-detached house	2,955	12%
Apartment in a building that has five or more storeys	5,690	23%
Other attached dwelling	15,970	65%
Semi-detached house	890	4%
Row house	1,955	8%
Apartment or flat in a duplex	2,895	12%
Apartment in a building that has fewer than five storeys	10,205	41%
Other single-attached house	20	0%
Movable dwelling	30	0%

Source: Statistics Canada Census Program, Census Profiles 2016

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

	2016
Total	24,645
No-bedroom	470
1-bedroom	8,510
2-bedroom	8,345
3-bedroom	4,235
4-or-more-bedroom	3,080

Source: Statistics Canada Census Program, Census Profiles 2016

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

	2016	
	#	%
Total	24,645	100%
1960 or earlier	4,120	17%
1961-1980	8,585	35%
1981-1990	3,425	14%
1991-2000	3,040	12%
2001-2010	1,315	5%
2011-2016	1,915	8%

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	2014	2015	2016	2017	2018	2019	2020
Average	$420,228	$471,739	$548,465	$546,428	$535,645	$590,924	$609,894	$616,032	$609,890	$627,171	$697,402	$934,084	$1,002,180	$1,040,267	$944,942
Median								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	$420,228	$471,739	$548,465	$546,428	$535,645	$590,924	$609,894	$616,032	$609,890	$627,171	$697,402	$934,084	$1,002,180	$1,040,267	$944,942
Single Family	$585,798	$667,551	$759,737	$761,417	$744,033	$808,384	$853,980	$882,438	$882,334	$940,046	$1,121,094	$1,569,827	$1,417,017	$1,554,599	$1,387,230
Dwelling with Suite	$681,021	$789,422	$894,095	$897,603	$897,694	$856,982	$911,357	$946,551	$967,136	$1,035,825	$1,244,917	$1,728,803	$1,798,623	$1,765,674	$1,605,245
Duplex, Triplex, Fourplex, etc.	$479,631	$562,892	$647,619	$654,671	$634,733	$737,994	$761,546	$787,236	$816,352	$861,537	$938,723	$1,352,575	$1,402,828	$1,457,756	$1,329,826
Row Housing	$403,721	$468,794	$531,769	$533,551	$510,650	$557,186	$558,483	$583,752	$572,393	$587,830	$640,559	$828,518	$917,718	$990,143	$902,888
Apartment	$264,981	$308,237	$346,036	$360,104	$362,220	$410,533	$411,392	$415,567	$407,703	$409,092	$425,619	$547,984	$669,704	$728,760	$680,360
Manufactured Home								N/A							
Seasonal Dwelling															
Other*	$568,876	$665,249	$720,282	$730,677	$727,642	$787,388	$841,519	$859,735	$871,904	$914,663	$1,110,015	$1,579,229	$1,615,187	$1,603,553	$1,414,783
2 Acres or More (Single Family Dwelling, Duplex)								N/A							
2 Acres or More (Manufactured Home)															
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							
1	$212,417	$245,815	$280,372	$285,818	$283,674	$314,317	$314,724	$317,748	$311,429	$310,777	$324,791	$415,973	$507,706	$555,149	$511,760
2	$329,541	$380,787	$454,053	$459,536	$457,421	$507,430	$512,993	$512,511	$502,657	$508,962	$542,515	$702,565	$816,270	$865,134	$792,613
3+	$513,555	$579,976	$726,409	$728,240	$712,943	$788,733	$827,454	$850,033	$854,726	$904,437	$1,053,839	$1,453,104	$1,437,922	$1,513,273	$1,372,025
Median Assessed Value by Number of Bedrooms															
0															
1								N/A							
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	$369,077	$450,105	$510,763	$534,301	$530,009	$577,248	$590,174	$587,219	$593,871	$590,624	$683,273	$862,630	$817,906	$981,681	$921,427
Median								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 Sales Price by Structure Type	$369,077	$450,105	$510,763	$534,301	$530,009	$577,248	$590,174	$587,219	$593,871	$590,624	$683,273	$862,630	$817,906	$981,681	$921,427
Single Family	$602,570	$691,350	$805,289	$874,961	$809,563	$833,694	$896,637	$931,727	$869,982	$1,042,697	$1,242,877	$1,570,050	$1,357,132	$1,658,642	$1,434,774
Dwelling with Suite	$639,350	$794,363	$862,518	$754,238	$1,114,139	$940,187	$941,612	$1,005,014	$1,078,162	$1,135,634	$1,371,792	$1,750,907	$1,902,843	$2,008,913	$1,836,343
Duplex, Triplex, Fourplex, etc.	$522,601	$604,573	$705,822	$765,099	$719,010	$786,083	$777,198	$895,967	$921,059	$879,229	$1,004,997	$1,356,485	$1,493,486	$1,566,045	$1,431,307
Row Housing	$417,967	$485,784	$548,507	$615,613	$540,083	$562,414	$583,074	$616,291	$619,962	$620,762	$684,838	$857,825	$987,310	$1,034,905	$966,898
Apartment	$264,400	$316,078	$356,436	$427,401	$439,794	$468,625	$410,345	$432,630	$423,922	$458,131	$446,470	$579,513	$614,364	$766,501	$759,351
Manufactured Home															
Seasonal Dwelling															
Other*								N/A							
2 Acres or More (Single Family Dwelling, Duplex)															
2 Acres or More (Manufactured Home)															
Median Sales Price by Structure 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 Sales Price by Number of Bedrooms															
0								N/A							
1	$201,370	$257,351	$284,968	$323,395	$317,229	$338,376	$317,903	$326,504	$339,744	$329,991	$332,461	$406,489	$474,658	$564,636	$558,753
2	$292,859	$371,708	$448,651	$494,115	$526,633	$521,232	$496,373	$505,621	$513,526	$540,136	$564,091	$703,969	$719,281	$842,635	$815,307
3+	$475,304	$568,630	$756,801	$810,873	$751,825	$852,604	$850,155	$891,708	$899,823	$970,512	$1,134,080	#DIV/0!	$1,410,856	$1,621,286	$1,572,500
Median Sales Price by Number of Bedrooms															
0															
1								N/A							
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	$842	$860	$898	$927	$961	$976	$1,006	$1,027	$1,073	$1,098	$1,163	$1,249	$1,337	$1,428	$1,548	$1,548
Median	$800	$830	$850	$900	$940	$950	$958	$975	$1,039	$1,035	$1,100	$1,200	$1,260	$1,388	$1,450	$1,450

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	$842	$860	$898	$927	$961	$976	$1,006	$1,027	$1,073	$1,098	$1,163	$1,249	$1,337	$1,428	$1,548	$1,548
No-bedroom	$666	$702	$737	$761	$799	$812	$828	$831	$848	$876	$921	$1,001	$1,018	$1,143	$1,195	$1,242
1-bedroom	$702	$802	$835	$869	$899	$923	$943	$957	$1,005	$1,024	$1,084	$1,176	$1,220	$1,333	$1,382	$1,444
2-bedroom	$737	$1,010	$1,046	$1,082	$1,116	$1,140	$1,172	$1,225	$1,255	$1,286	$1,374	$1,439	$1,589	$1,649	$1,704	$1,762
3-or-more bedrooms	$761	$1,250	$1,330	$1,406	$1,475	$1,525	$1,462	$1,537	$1,598	$1,607	$1,672	$1,818	$2,019	$2,325	$2,496	$2,972
Median	$800	$830	$850	$900	$940	$950	$958	$975	$1,039	$1,035	$1,100	$1,200	$1,260	$1,388	$1,450	$1,450
No-bedroom	$675	$700	$725	$749	$800	$820	$813	$850	$850	$865	$900	$980	$966	$1,075	$1,125	$1,225
1-bedroom	$770	$800	$815	$860	$900	$900	$925	$950	$970	$981	$1,020	$1,115	$1,175	$1,298	$1,350	$1,400
2-bedroom	$950	$970	$1,000	$1,037	$1,100	$1,100	$1,150	$1,200	$1,200	$1,250	$1,300	$1,385	$1,479	$1,585	$1,650	$1,650
3-or-more-bedrooms	$1,290	$1,300	$1,400	$1,450	$1,575	$1,650	$1,375	$1,700	$1,650	$1,680	$1,700	$1,900	$2,000	$2,200	$2,500	$3,000

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	60.0%	60.0%	10.0%	10.0%	90.0%	140.0%	40.0%	60.0%	70.0%	40.0%	50.0%	30.0%	120.0%	60.0%	200.0%	**
No-bedroom	40.0%	80.0%	150.0%	0.0%	90.0%	40.0%	90.0%	40.0%	40.0%	20.0%	0.0%	60.0%	90.0%	50.0%	270.0%	0.0%
1-bedroom	70.0%	40.0%	20.0%	20.0%	70.0%	100.0%	50.0%	110.0%	120.0%	60.0%	40.0%	30.0%	140.0%	100.0%	40.0%	230.0%
2-bedroom	60.0%	60.0%	10.0%	10.0%	90.0%	140.0%	40.0%	60.0%	70.0%	40.0%	50.0%	30.0%	120.0%	60.0%	80.0%	200.0%
3-or more bedroom	**	0.0%	0.0%	**	**	**	0.0%	0.0%	0.0%	160.0%	160.0%	0.0%	**	170.0%	0.0%	**

Source: CMHC Primary Rental Market Survey

6(1)(k)(i),(ii),(iii)

Rental Housing Units by Market

	Units	Date
Primary rental market	6361	2020 October
Secondary rental market	N/A	
Short-term rental market	232	2021 May

Source: CMHC Primary Rental Market Survey, AirDNA

6(1)(l)

Units in Housing Cooperatives

	2019
Units in housing cooperatives	465

Source: Co-operative Housing Federation of BC

6(1)(m)(i)

Housing Units Demolished

	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Number of units demolished					N/A					

6(1)(m)(ii)

Housing Units Demolished by Structure Type

	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Total										
Structure Type 1					N/A					
Structure Type 2										
Structure Type 3										

6(1)(m)(iii)

Housing Units Demolished by Tenure

	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Total										
Owner					N/A					
Renter										
Other (Band Housing)										

6(1)(m)(iv)

Housing Units Demolished by Number of Bedrooms

	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Total										
No-bedroom										
1-bedroom					N/A					
2-bedroom										
3-or-more bedrooms										

6(1)(n)(i)

Housing Units Substantially Completed

	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Housing units completed	N/A		270	506	480	585	450	343	692	865	632

6(1)(n)(ii)

Housing Units Substantially Completed by Structure Type

	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Total			270	506	480	585	450	343	692	865	632
Secondary Suite			16	39	31	23	26	27	37	51	*
Single Detached	N/A		33	62	48	48	46	46	54	71	45
Semi-Detached			8	30	16	6	18	8	28	28	14
Row House			20	11	23	4	24	0	18	18	15
Apartment			193	364	362	504	336	262	555	697	558

6(1)(n)(iii)

Housing Units Substantially Completed by Tenure

	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Total										
Owner					N/A					
Renter										
Other (Band Housing)										

6(1)(n)(iv)

Housing Units Substantially Completed by Number of Bedrooms

	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Total										
No-bedroom										
1-bedroom						N/A				
2-bedroom										
3-bedroom										

6(1)(o)

Number of Beds Provided for Students by Post-Secondary Institutions in the Area

	Year
Number of beds	N/A

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	N/A
Beds for individuals at risk of experiencing homelessness	

6(3)(a)

New Homes Registered

	2016	2017	2018	2019	2020
New homes registered	1166	2482	1571	1249	554

Source: BC Housing

6(3)(b)

New Homes Registered by Structure Type

	2016	2017	2018	2019	2020
Total	1166	2482	1571	1249	554
Single-detached house	254	218	142	87	129
Multi-family unit	772	1283	1365	519	301
Purpose-built rental	140	981	64	643	124

Source: BC Housing

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

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	19,860	100%	100%	21,110	100%	100%	23,030	100%	100%
Owner	10,905	55%	100%	11,780	56%	100%	12,445	54%	100%
Renter	8,950	45%	100%	9,330	44%	100%	10,580	46%	100%
Total households in unaffordable housing	6,260	32%	32%	6,240	30%	30%	7,245	31%	31%
Owner	2,950	15%	27%	2,750	13%	23%	2,930	13%	24%
Renter	3,315	17%	37%	3,490	17%	37%	4,315	19%	41%

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	19,860	100%	100%	21,110	100%	100%	23,030	100%	100%
Owner	10,905	55%	100%	11,780	56%	100%	12,445	54%	100%
Renter	8,950	45%	100%	9,330	44%	100%	10,580	46%	100%
Total households in inadequate housing	1,535	8%	8%	1,645	8%	8%	1,355	6%	6%
Owner	795	4%	7%	1,030	5%	9%	670	3%	5%
Renter	745	4%	8%	615	3%	7%	685	3%	6%

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	19,860	100%	100%	21,110	100%	100%	23,030	100%	100%
Owner	10,905	55%	100%	11,780	56%	100%	12,445	54%	100%
Renter	8,950	45%	100%	9,330	44%	100%	10,580	46%	100%
Total households in unsuitable housing	2,050	10%	10%	2,100	10%	10%	1,920	8%	8%
Owner	600	3%	6%	645	3%	5%	555	2%	4%
Renter	1,455	7%	16%	1,455	7%	16%	1,365	6%	13%

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	5.0%
Participation rate	70.3%

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	23,820	100%
Commute within CSD	6,675	28%
Commute to different CSD within CD	16,840	71%
Commute to different CD within BC	200	1%
Commute to different province	110	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	19,855	100%	100%	21,115	100%	100%	23,030	100%	100%
Owner	10,905	55%	100%	11,780	56%	100%	12,445	54%	100%
Renter	8,950	45%	100%	9,325	44%	100%	10,585	46%	100%
Total in core housing need	3,875	20%	20%	3,660	17%	17%	4,540	20%	20%
Owner	1,085	5%	10%	1,105	5%	9%	1,295	6%	10%
Renter	2,790	14%	31%	2,555	12%	27%	3,250	14%	31%

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	19,855	100%	100%	21,115	100%	100%	23,030	100%	100%
Owner	10,905	55%	100%	11,780	56%	100%	12,445	54%	100%
Renter	8,950	45%	100%	9,325	44%	100%	10,585	46%	100%
Total in extreme core housing need	1,735	9%	9%	1,790	8%	8%	2,235	10%	10%
Owner	535	3%	5%	605	3%	5%	650	3%	5%
Renter	1,200	6%	13%	1,180	6%	13%	1,585	7%	15%

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

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APPENDIX C

Stakeholder Surveys

City of North Vancouver: Housing and Homelessness Needs Report
(Survey for Organizations)

INTRODUCTION

The City of North Vancouver is creating a Housing Needs Report that identifies current and future housing needs within the City. This is done through data analysis and by providing opportunities for stakeholders to share experiences and perspectives on housing needs this spring/early summer. The Report will be used to inform future planning work in the City.

To support the preparation of the Report, the City has developed this survey specifically for organizations who have an interest in housing in the City of North Vancouver.

Please answer the questions in the survey based on the perspective of your organization. The survey will be open until June 30, 2021 and should take 15-20 minutes to complete. You can exit the survey and then return to complete it as long as you have not finished it.

We appreciate you taking your valuable time to complete the survey. Your input is important to us.

This survey is administered by Urban Matters CCC on behalf of the City of North Vancouver. Personal information collected and used for the purpose of undertaking the Housing Needs Report will be managed in accordance with s. 26 (c) of the Freedom of Information and Protection of Privacy Act. All personal information collected through this survey will remain confidential and de-identified when shared with the public. For questions regarding the collection of Personal Information and receipt of electronic messages please contact: Peer-Daniel Krause at pkrause@urbanmatters.ca.

City of North Vancouver: Housing and Homelessness Needs Report
(Survey for Organizations)

QUESTIONS FOR ORGANIZATIONS

* 1. Please indicate whether you are responding to this survey as an **individual** or as a **representative** of an organization.

- ○ Individual
- ○ Representative of an organization

City of North Vancouver: Housing and Homelessness Needs Report
(Survey for Organizations)

RESPONDING AS AN INDIVIDUAL

2. Thank you for your interest in this survey. The full survey is only to be completed on behalf of **organizations** serving people in the City of North Vancouver. If there is anything specific you would like to share with the City of North Vancouver regarding its housing needs, please provide your comments in the text box below:

City of North Vancouver: Housing and Homelessness Needs Report
(Survey for Organizations)

QUESTIONS ABOUT YOUR ORGANIZATION

* 3. What is the name of the organization you are responding on behalf of?

4. What is your name and role at the organization?

Your full name:

Your role or title:

City of North Vancouver: Housing and Homelessness Needs Report
(Survey for Organizations)

5. Which of the following **best** describes your organization?

- Development sector, for-profit
- Development sector, non-profit
- Education sector (includes School Board, Schools and Post-Secondary Institutions)
- First Nations government or Indigenous organization
- Federal, provincial, regional, or local government
- Health care sector
- Service provider, for-profit
- Service provider, non-profit
- Other, or combination of above. Please specify

City of North Vancouver: Housing and Homelessness Needs Report
(Survey for Organizations)

6. Does your organization **currently** provide housing, or related services?

- ◯ No
- ◯ Yes, only to people **in** the City of North Vancouver
- ◯ Yes, only to people **outside** of the City of North Vancouver
- ◯ Yes, both to people in **and** outside of the City of North Vancouver

City of North Vancouver: Housing and Homelessness Needs Report
(Survey for Organizations)

7. Which type(s) of housing or supports does your work involve? *Please select all that apply.*

- ☐ **Emergency accommodation** (includes extreme weather shelters, warming centres and homeless shelters)
- ☐ **Housing with supports** (market or non-market) (includes any housing that comes with supports, whether short term or long term, such as transitional housing, group homes, community care facilities, long-term residential care, assisted living and supportive housing)
- ☐ **Seniors housing** (market or non-market) (independent living, assisted living for seniors, residential care)
- ☐ **Non-market rental housing** (includes public housing, non-profit rental housing, such as rent geared to income or other subsidized housing and rented co-operative housing)
- ☐ **Co-operative housing** (incl. in receipt of subsidy, non-subsidized, leasehold or freehold)
- ☐ **Low-end of market rental housing** (rental housing at lower-than-market rents, protected by a covenant or/and housing agreement)
- ☐ **Market rental housing** (includes purpose-built market rental and secondary rental such as rented strata units, secondary suites and laneway homes)
- ☐ **Affordable home ownership** (includes housing made available for purchase at below market rates due to subsidies from grants, loans, or other programs)
- ☐ **Market home ownership** (includes strata housing, single family homes, duplex and semi-detached homes, fee-simple row homes)
- ☐ Other Housing (please specify)

City of North Vancouver: Housing and Homelessness Needs Report
(Survey for Organizations)

8. Which of the following groups most closely represents the households you work with? (People to whom you provide housing or related services) *Please select all that apply.*

- [ ] Families
- [ ] Indigenous people
- [ ] People who are currently homeless or at-risk of homelessness
- [ ] Low-income households
- [ ] Newcomers to Canada (immigrants, refugees)
- [ ] People with physical disabilities
- [ ] People with intellectual or/and developmental disabilities
- [ ] People requiring mental health support
- [ ] People with addictions or in recovery
- [ ] Seniors and Elders
- [ ] Single parents
- [ ] Postsecondary students and international students
- [ ] Youth
- [ ] Vulnerable youth (e.g., youth aging out of care)
- [ ] Individuals and families fleeing violence
- [ ] Other, or combination of categories (please specify)

City of North Vancouver: Housing and Homelessness Needs Report
(Survey for Organizations)

HOUSING NEEDS

As a representative of an organization, please answer the following questions based on your professional experience, and on behalf of the housing needs of the households you work with. Please draw from your experiences in the City of North Vancouver.

* 9. Thinking about the households you work with (selected previously), what are the **three** most common barriers they face in meeting their housing needs in the City of North Vancouver?

- [ ] Not enough bedrooms for the size and make-up of their households
- [ ] Cost of rent
- [ ] Cost of mortgage or down payment
- [ ] State of repair of housing
- [ ] Strata / apartment rules and restrictions (e.g., pets, children)
- [ ] Lack of physical accessibility
- [ ] Distance from transit or employment
- [ ] Lack of housing with wrap around supports (e.g. for seniors or individuals with mental health issues).
- [ ] Profiling / screening due to ethnicity, sexual orientation, and other
- [ ] None of the Above
- [ ] Other (please specify)

10. Please comment on your answer.

City of North Vancouver: Housing and Homelessness Needs Report
(Survey for Organizations)

* 11. Housing types: Which of the following housing types are **most needed** by the households you work with? *Select up to three options.*

- ☐ **Emergency accommodation** (includes extreme weather shelters, warming centres and homeless shelters)
- ☐ **Housing with supports** (market or non-market) (includes any housing that comes with supports, whether short term or long term, such as transitional housing, group homes, community care facilities, long-term residential care, assisted living and supportive housing)
- ☐ **Seniors housing** (market or non-market) (independent living, assisted living for seniors, residential care)
- ☐ **Non-market rental housing** (includes public housing, non-profit rental housing, such as rent geared to income or other subsidized housing and rented co-operative housing)
- ☐ **Co-operative housing** (incl. in receipt of subsidy, non-subsidized, leasehold or freehold)
- ☐ **Low-end of market rental housing** (rental housing at lower-than-market rents, protected by a covenant or/and housing agreement)
- ☐ **Market rental housing** (includes purpose-built market rental and secondary rental such as rented strata units, secondary suites and laneway homes)
- ☐ **Affordable home ownership** (includes housing made available for purchase at below market rates due to subsidies from grants, loans, or other programs)
- ☐ **Market home ownership** (includes strata/condo housing, single family homes, townhouses, duplex and semi-detached homes, fee-simple row homes)
- ☐ Other (please specify)

12. Please comment on **why** these housing types are needed.

City of North Vancouver: Housing and Homelessness Needs Report
(Survey for Organizations)

UNIT TYPES

13. Are there structural housing forms that are not currently allowed or not frequently built in the City of North Vancouver that would benefit the households you work with? (E.g., laneway homes, apartment rentals, tiny homes, micro-suites, secondary suites in duplexes and apartments, live/ workspaces, townhouses/rowhomes and other missing middle forms, etc.)

*Please comment on which **housing forms** are needed and why.*

City of North Vancouver: Housing and Homelessness Needs Report
(Survey for Organizations)

14. Which of the following unit sizes are most needed by the households you work with?

- Studios
- 1 bedroom units
- 2 bedroom units
- 3 bedroom units
- 4 or more bedroom units

15. Please explain the reason for your answer

City of North Vancouver: Housing and Homelessness Needs Report
(Survey for Organizations)

* 16. Where in the City of North Vancouver are housing options most needed by the households that you work with? *Please select up to **three** neighbourhoods.*

- [ ] Cedar Village
- [ ] Central Lonsdale
- [ ] Grand Boulevard
- [ ] Lower Lonsdale
- [ ] Mahon
- [ ] Marine-Hamilton
- [ ] Moodyville
- [ ] Tempe
- [ ] Westview
- [ ] None of the Above

City of North Vancouver: Housing and Homelessness Needs Report
(Survey for Organizations)

17. The City can encourage or require certain amenities in new multi-family buildings. Examples include showers and lockers to support cycling (encouraged in return for reduced parking requirements), or electric vehicle charging infrastructure (required in new buildings since 2018).

Thinking about the households you work with, are there any on-site amenities that you think should be **encouraged** or **required** to meet their needs?

	Encourage	Require	Not Needed
Amenity room	○	○	○
Bike room elevator at grade	○	○	○
Community gardens	○	○	○
Community kitchen	○	○	○
Fitness area	○	○	○
Indoor play area	○	○	○
Multipurpose indoor room	○	○	○
Package receiving area (including refrigerated room for grocery deliveries)	○	○	○
Personal storage area	○	○	○
Pet care area	○	○	○
Playground	○	○	○
Rooftop or elevated outdoor common amenity	○	○	○
Shared office space	○	○	○
Small commercial space (e.g. coffee shop/corner store)	○	○	○
Stroller storage	○	○	○
Visitor suites	○	○	○

18. Are there any other amenities you think are needed by this group?

City of North Vancouver: Housing and Homelessness Needs Report
(Survey for Organizations)

19. Housing for vulnerable populations often provide on-site supports for residents. ***Thinking about the households you work with***, what on-site supports do they need? *Please select all that apply.*

- ☐ Meal programs
- ☐ Health and self-care supports
- ☐ Lockers/storage areas
- ☐ Shared laundry
- ☐ Life and employment skills training
- ☐ Social activities
- ☐ Opportunities for volunteer work
- ☐ Pet care
- ☐ Other (please specify)
- ☐ Safety/security
- ☐ Mailbox/telephone service
- ☐ Childcare
- ☐ Private outdoor space
- ☐ Space for cultural/religious activities
- ☐ Supports for staff
- ☐ None of the Above

20. Please comment on why these supports are needed.

City of North Vancouver: Housing and Homelessness Needs Report
(Survey for Organizations)

* 21. Access to off-site services and amenities is a key consideration for housing. ***Thinking about the households you work with***, which services or amenities would they need within a 15-minute walk?

*Please select the top **three** most important factors.*

- [ ] Not applicable
- [ ] Transit
- [ ] Healthcare services
- [ ] Social services
- [ ] Community centres
- [ ] Public library
- [ ] Schools
- [ ] Grocery stores
- [ ] Jobs/employers
- [ ] Shopping and entertainment
- [ ] Daycares
- [ ] Playgrounds
- [ ] Nature and parks
- [ ] Social support networks

22. Are there any other important neighbourhood characteristics that should be taken into consideration?

City of North Vancouver: Housing and Homelessness Needs Report
(Survey for Organizations)

23. Over time, various social, economic and environmental factors influence the way in which we live. Threats to our health and economy can have a significant impact on our lives, including our homes.

Thinking about the households you work with, do you have any recommendations for making the City of North Vancouver's housing more resilient and adaptive?

City of North Vancouver: Housing and Homelessness Needs Report
(Survey for Organizations)

Thank you very much for completing this survey!

If you would like to be notified by email when the Housing Needs Report is available, please provide your contact information below. The report will be available to everyone on the City of North Vancouver website.

24. Do you consent to providing your personal information below?

- ○ Yes, I consent to providing my personal information and to be contacted by the City of North Vancouver.
- ○ No, I do not consent to providing my personal information.

25. Personal and Contact Information

Name:

Organization Name:

Email: