

District of North Vancouver

Housing Needs Report



2024

Prepared for

District of North Vancouver

355 West Queens Road

North Vancouver, BC V7N 4N5

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1. Introduction

In 2023, the Province announced changes to the *Local Government Act* requiring municipalities to prepare Interim Housing Needs Reports (HNR), which must include the following:

- The number of housing units required to meet current and anticipated need for the next five and 20 years, as calculated using the HNR Method provided in the Regulation;
- Updated statements of housing need, including a new statement about the need for housing near transportation infrastructure that supports walking, bicycling, public transit, or other alternative forms of transportation; and
- A description of the actions taken by the local government, since receiving the most recent HNR, to reduce housing needs.

By the end of 2025, the District is also required to review and update its Official Community Plan (OCP) and Zoning Bylaw to ensure there is enough capacity to accommodate the number of housing need identified in this Interim HNR.

This report satisfies the provincial requirements for an Interim HNR and includes additional housing needs data since the District's HNR was last updated in 2023.¹ The next regular HNR update will be required by 2028, and subsequent reports will be prepared in five-year intervals.

¹ The 2023 Housing Needs Report can be found on the [District's website](#).

This report is divided into four sections:

1. **Housing Need: 2021 - 2041** – This section outlines the number of housing units required to meet current and anticipated need for the next five and 20 years, as calculated using the Province's HNR Method. This section also includes additional tenure, affordability, and bedroom number projections to help further understand the District's five-year need.
2. **Housing Market Profile** – This section highlights additional data on the District's rental and ownership markets to help contextualize and provide a deeper understanding of the District's housing need beyond the Province's standardized methodology.
3. **Core Housing Need** – This section highlights the total number of households in core housing need and provides additional information about core housing need rates among specific populations.
4. **Statements of Need** – This section outlines the District's updated Statements of Need, which combine the analysis outlined in this report and the previous HNR to provide a clear picture of current and future housing needs to inform planning and policy decisions.

1.1 Summary of District's Actions on Housing

A key objective of the District's Official Community Plan is to maintain a healthy, diverse, and vibrant community by providing more diverse and affordable housing choices for people of different ages, incomes, abilities, and family sizes. Since the District presented the initial HNR to Council on December 13, 2021, the District has completed many initiatives that advanced this goal:

Expanding the Housing Supply

- Between December 1, 2021 and August 31, 2024: approved 1,988 net new housing units, and issued occupancy permits for 1,455 net new units². This includes approving 235 new social and supportive housing units on two additional District-owned sites - Lillooet Road (West) and 1200 Block of East Keith Road.

Collaborating with Partners to Advance Affordable Housing Projects and Initiatives

- Established partnerships and agreements to facilitate the development of social and supportive housing sites, collaborating with BC Housing, Lu'ma Native Housing Society, Vancouver Coastal Health, and More Than A Roof Housing Society.
- Collaborated with səliłwətał (Tsleil-Waututh Nation), Skwxwú7mesh Úxwumixw (Squamish Nation), the City of North Vancouver, the District of West Vancouver, and local MPs and MLAs on the North Shore Homelessness Action Initiative.
- Contributed to the development of the North Shore Poverty Reduction Strategy, and the Strengthening Communities' Services project, aimed at addressing homelessness on the North Shore.

2 Internal development data from the District of North Vancouver.

- Formalized an agreement with səliłwətał (Tsleil-Waututh Nation) to strengthen collaboration on shared interests, including community development, economic cooperation, and potential housing initiatives.
- Applied for the CMHC Housing Accelerator Fund (HAF) to support housing growth in the District; the application was not selected.

Enhancing Policies and Processes to Support Housing

- Amended the Zoning Bylaw to expand the District's coach house and secondary suite programs. Key changes include permitting larger secondary suites, allowing two storey coach houses through a more streamlined process, and allowing a coach house and secondary suite on the same lot.
- Approved bylaw amendments to delegate minor development variance permits to staff.
- Launched an end-to-end development approval process review (DAPR) focused on delivering excellent customer service and increasing the efficiency of development approval timelines through continuous process improvement.
- Supported the 2023 Make Housing Central Pledge asking elected officials to support affordable housing by addressing Indigenous housing needs, fast-tracking approvals, waiving fees, providing public land, and delegating non-profit and co-op housing approvals to staff.
- Adopted a new Corporate Plan (2023-2026), which includes a strategic goal to address the housing crisis and the community's housing needs.
- Received approval from the Ministry of Finance to allocate a portion of Municipal and Regional District Tax (MRDT) revenue from short-term rentals to the Housing Reserve Fund to fund on-site servicing and other costs for selected social and supportive housing on District-owned sites.

2. Housing Needs: 2021-2041

In June, 2024, the Province released a standardized methodology (HNR Method) that outlines how local governments must calculate their total housing need (outlined in **Table 1** below). By 2041, the District of North Vancouver will need 22,369 additional housing units to address both its underlying and future housing needs.

The HNR Method estimates the housing need in two parts:

- Estimating the existing gaps in current housing by combining components A, B,C,E, and F in **Table 1** below.
- Projecting future housing need based on household growth over the next five and 20 Years as shown in Component D of **Table 1**.

Comprehensive definitions and calculation methods for each of the components listed below are provided in the [HNR Method Technical Guidance](#). A brief summary of each component is outlined below:

- **Component A** refers to the number of housing units needed to address extreme core housing need, defined as households spending 50% or more of their total pre-tax income on housing.
- **Component B** represents the supply of permanent housing units needed to accommodate individuals currently experiencing homelessness.
- **Component C** captures the units needed to accommodate for households that were not able to form due to the constrained housing environment; for example, young people may have difficulty moving out of their parents' homes to form households of their own.
- **Component D** reflects the additional households needed to accommodate for the projected population growth over the twenty years. This component constitutes the largest share of the HNR Method projections.
- **Component E** refers to surplus rental units needed to restore local vacancy rates to levels representing a healthy and well-functioning rental housing market (3% - 5%).
- **Component F** represents the additional housing demand within a community that exceeds the minimum units needed to adequately house current and projected residents. It includes the number of units required to maintain a "healthy" market demand specific to each community.

The District's five-year housing need is calculated by combining a portion of the existing need and additional supply to meet household growth over the next five years. The District's 20-year housing need is calculated by addressing the total existing housing need as well as the supply of units to meet household growth over the next 20 years.

Table 1 below provides an overview of the District's housing needs between two periods, 2021-2026 and 2021-2041.³

Table 1. Total 5-Year and 20-Year Housing Need, District of North Vancouver

Source: Housing Assessment Resource Tools, 2024

	5-YEAR NEED	20-YEAR NEED
	2021-2026	2021-2041
Component A: Supply of Units to Reduce Extreme Core Housing Need	380	1,520
Component B: Supply of Units to Reduce Homelessness	191	382
Component C: Supply of Units to Reduce Suppressed Household Formation	367	1,468
Component D: Supply of Units to Meet Household Growth Over the Next 5 and 20 Years	5,436	14,796
Component E: Supply of Units Needed to Meet at Least a 3% Vacancy Rate	34	137
Component F: Supply of Units Needed to Meet Local Demand (Demand Buffer)	1,017	4,066
Total Units Needed	7,425	22,369

³ The HNR Method sets the starting year for the projection of five-year need in 2021, not the current year.

2.1 Understanding Housing Need by Tenure, Affordability Level, and Number of Bedrooms

As the District looks to meet its housing need of 22,369 units by 2041, it is considering the types of housing that will be needed by District residents.

The District has prepared additional projections that break down a portion of its five-year housing need into tenure type, affordability level, and number of bedrooms. These projections are based on household size, tenure, and income trends in the District and across the broader region. It should be noted that these projections only give an indication of what will be needed based on current trends, but they do not predict or dictate what will be built by housing developers. The District will use these projections to assess whether future housing developments align with community need.

From 2021 to 2026, it is estimated that the District will need at least 3,950 ownership units and 2,458 rental units (see **Table 2**)⁴. In the last five years, there were 2,103 unit completions for ownership and 1,108 unit completions for purpose-built for rental housing.

Table 2. Estimated Tenure Breakdown of Housing Need in the District of North Vancouver, 2021-2026
Source: Internal Calculations from Urban Matters

TOTAL HOUSING NEED 2021-2026	MINIMUM HOUSING NEED - OWNERSHIP	MINIMUM HOUSING NEED – RENTAL	ADDITIONAL HOUSING NEED – NO TENURE SPECIFIED
7,425 units	3,950 units	2,458 units	1,017 units
	53%	33%	14%

⁴ The District developed these projections to help contextualize its 5-year housing need, which is not required by the regulation. These projections are intended to estimate housing need based on current pressures in the market. These projections do not assign tenure breakdowns to Component F (Demand Buffer) as this component will be shaped by future buyers' and renters' preferences rather than by existing trends.

Table 3 below provides an overview of the projected need from 2021 to 2026, broken down by tenure and the number of bedrooms. Approximately 18% of those new rental units should have 3+ bedrooms compared to 33% of ownership units. This difference is due to the assumptions built into the analysis that renter households are, on average, smaller than owner households.

Table 3. Estimated Housing Need by Number of Bedrooms in the District of North Vancouver, 2021-2026
Source: Internal Calculations from Urban Matters

	STUDIO	1-BEDROOM	2-BEDROOM	3-BEDROOM	4-BEDROOM+	TOTAL
Owners	897	982	772	723	575	3,950
	23%	25%	20%	18%	15%	
Renters	1,126	424	456	278	174	2,458
	46%	17%	19%	11%	7%	



Table 4 below provides the estimated affordability breakdown of the District’s five-year housing need. The average rent of a vacant unit in the District is \$3,468⁵. When factoring in the costs of utilities and tenant insurance, more than 74% of the projected minimum rental demand over the next five years will come from households unable to afford the average rent of \$3,468 without allocating 30% or more of their income to shelter costs.

The average sales price of a home in the District was \$1,716,234⁶ in 2023. When including mortgage payments, property taxes, utilities, municipal services, and condo fees, at least 68% of the homes needed will be for households that can’t afford this price without spending 30% or more of their income on housing.

Table 4 below provides an overview of the projected need from 2021 to 2026, broken down by tenure and the maximum amount a household can afford to pay without spending 30% or more of their income on shelter costs.

Table 4. Estimated Affordability Needs by Tenure in the District of North Vancouver, 2021-2026
Source: Internal Calculations from Urban Matters

MAXIMUM MONTHLY SHELTER COSTS	OWNERS		RENTERS	
Under \$1,125	345	9%	613	25%
\$1,125 to \$1,750	201	5%	445	18%
\$1,750 to \$2,250	194	5%	315	13%
\$2,250 to \$3,125	548	14%	477	19%
\$3,125 to \$5,000	1,394	35%	470	19%
\$5,000 and over	1,269	32%	138	6%
Total	3,950		2,458	

5 Zonda Urban. (2024). NHS Live.
6 BC Assessment. (2024). Revised Housing Needs Report Data.

2.2 Meeting the Projected Need

To meet the 20-year projected housing need identified through the provincial HNR Method, the rate of housing development in the District would need to increase significantly.

According to CMHC data from 2019-2023, an average of 642 new units have been completed annually, with a peak of 971 units in 2019.⁷ Approximately 1,145 completed units would be required annually to meet the District's 20-year housing need by 2041. There are many factors that can explain the gap between what is needed in a community and what is built. This includes factors such as development costs, supply chain issues, regulatory frameworks, financing availability, political will, economic trends, and more.

The District is committed to expanding the supply and diversity of housing, collaborating with partners to advance affordable housing projects and initiatives, and enhancing policies and processes to make it easier to build housing. See section 1.1, "Summary of District's Actions on Housing" for a more detailed list of actions.

Figure 1 below compares the District's five and 20-year housing need with how much housing has been completed, as well as how much housing would be built in the future if current development trends continue.

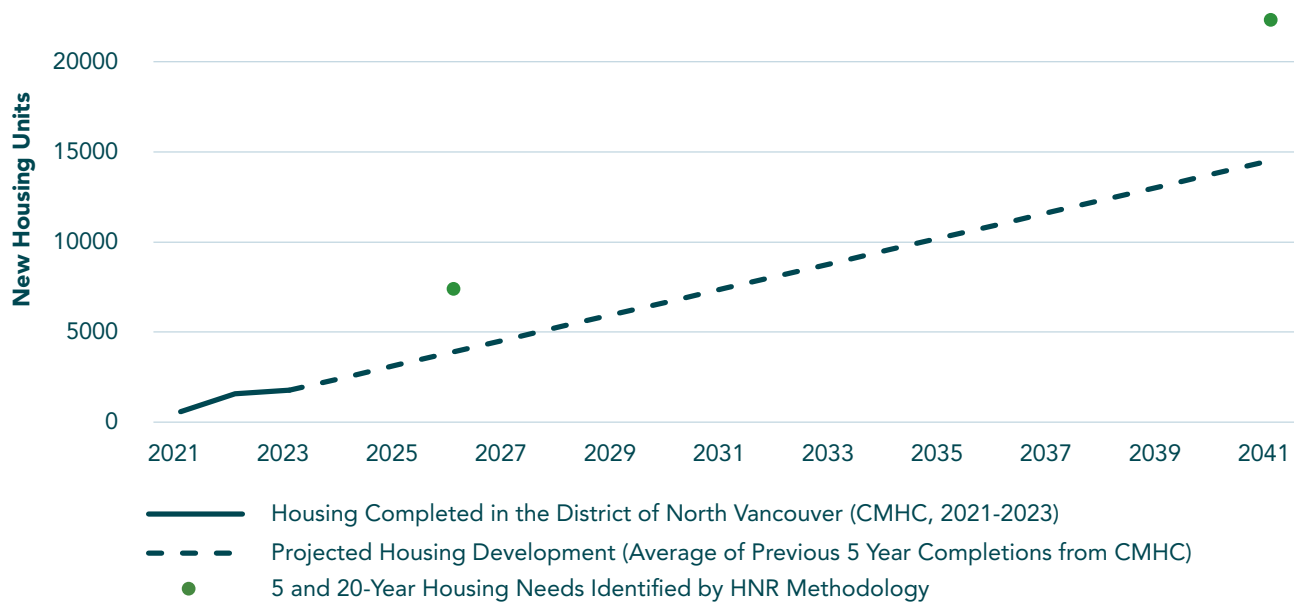


Figure 1. Comparing the District's Housing Need and Projected Housing Development, 2021-2041

Source: CMHC Housing Market Information Portal and Provincial HNR Method.

3. Housing Market Profile

3.1 Rental Market

3.1.1 RENT PRICES

Over the past decade, average rents have risen by \$931 (66%), increasing from \$1,401 to \$2,332, while median rents have escalated by \$1,028 (85%), rising from \$1,200 to \$2,228.

During this period, the median rent for studio units climbed by \$560, from \$900 to \$1,460. One-bedroom units saw a substantial increase of \$1,063, rising from \$1,100 to \$2,173. Two-bedroom units experienced a median rent increase of \$1,112, from \$1,300 to \$2,412. Additionally, the median rent for units with three or more bedrooms rose by \$605, from \$1,635 to \$2,240.

Figure 2 below shows the median rents in the District of North Vancouver from 2013 to 2023.

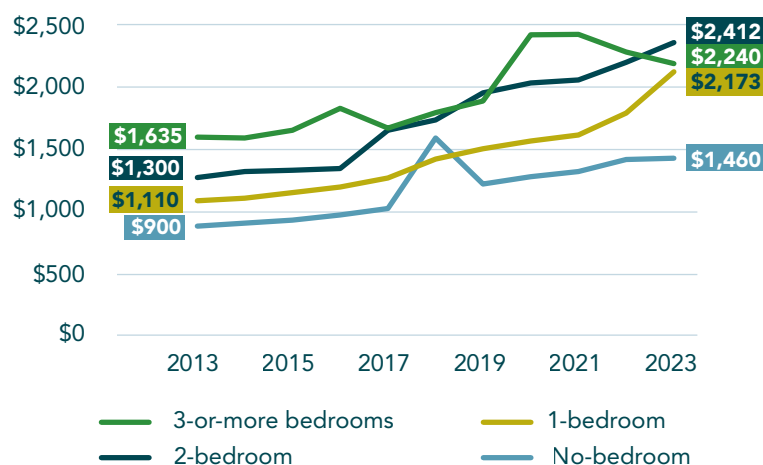


Figure 2. Median Rents in the District of North Vancouver by Number of Bedrooms, 2013-2023

Source: CMHC Rental Market Survey

The rental cost and vacancy data in this report are based on CMHC's Rental Market Survey, which includes data from both new and existing structures. The survey's average and median market rents are often below what is currently available on the market as it is composed primarily of older rental stock (which is less expensive than new stock) and reflect rents of long-term renters who may have secured their units at lower rates.

To illustrate the current status of the rental market, NHS Live data - a property data portal providing purpose-built rental project data, has been used. NHS Live data indicates that in August 2024, the average rent for vacant rental units was \$3,468 in the District. This is much higher than the average rent paid by renter households across the District but reflects the experiences of households looking for rental units right now.

3.1.2 VACANCY RATES

The District's vacancy rate was 2.8% in 2023. Vacancy rates in the District have stayed below the 3-5% range (generally considered a "Healthy" vacancy rate) since the District's vacancy rate was first measured and reported by CMHC in 1990.

Figure 3 below compares the District's vacancy rate from 2013 to 2023 with a "Healthy" vacancy rate.

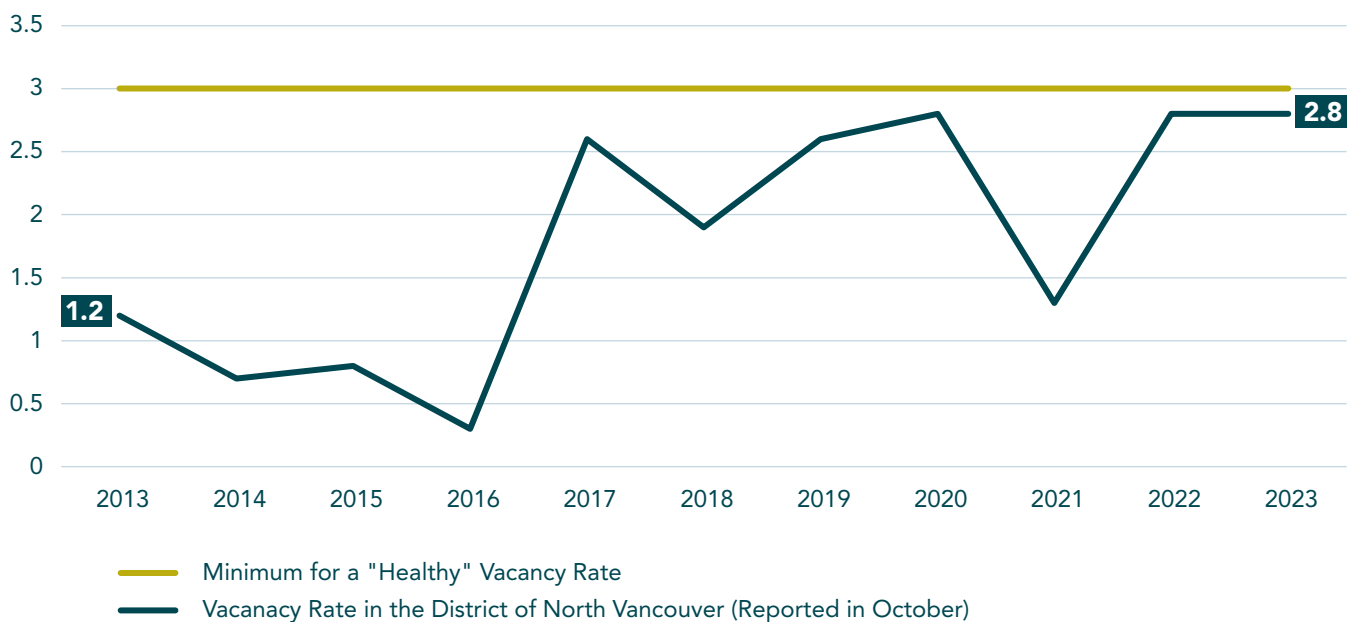


Figure 3. Vacancy Rate in the District of Vancouver, 2013-2023

Source: CMHC Rental Market Survey

3.1.3 DEVELOPMENT OF RENTAL UNITS

Until 2020, the size of the purpose-built rental stock in the District had stayed relatively stagnant and even saw some reduction since 1990. From 2020 to 2023, rental development in the District surged, increasing the number of the purpose-built rental units by over 44%.

Figure 4 below outlines the number of purpose-built rental units in the District from 1990 to 2023.

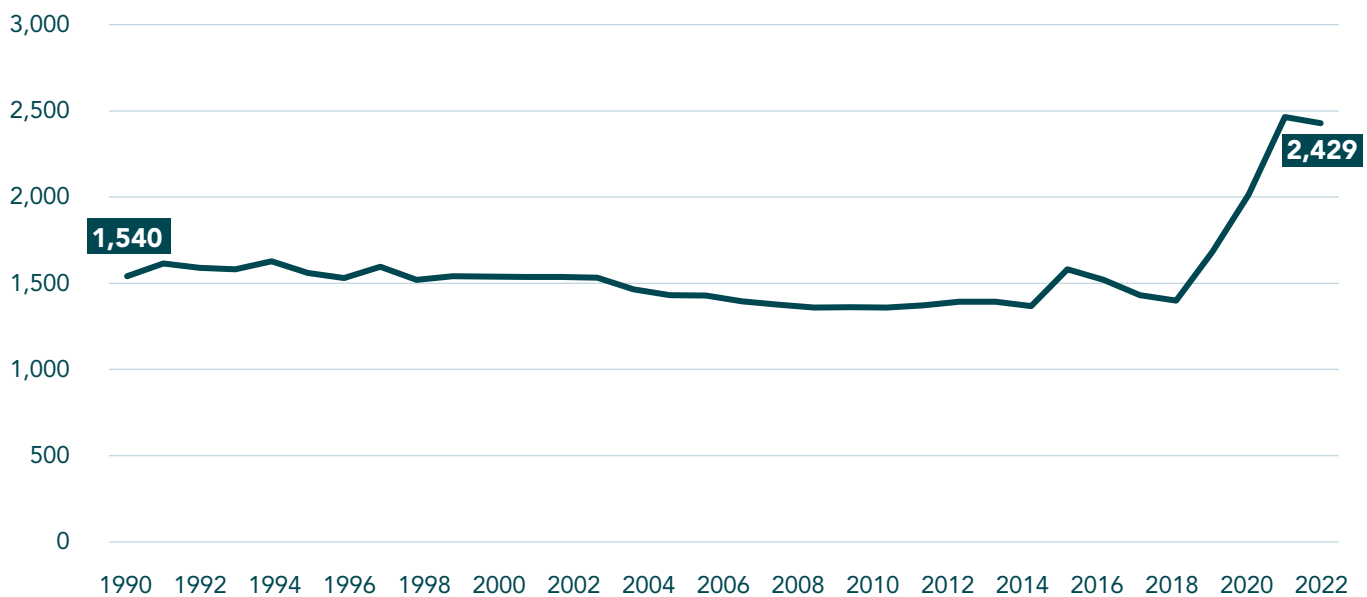


Figure 4. Number of Purpose-Built Rental Units in the District of North Vancouver, 1990-2024

Source: CMHC Rental Market Survey

In the last four years, much of the growth in the rental stock has been driven by two-bedroom units (approximately 55%). From 2022 to 2023, there was a slight decrease in studio, one-bedroom, and two-bedroom units, likely due to recent redevelopment of older rental housing sites and was partially offset by an increase in the number of three-bedroom units.

Figure 5 below outlines the number of purpose-built rental units by bedroom size, from 2013 to 2023.

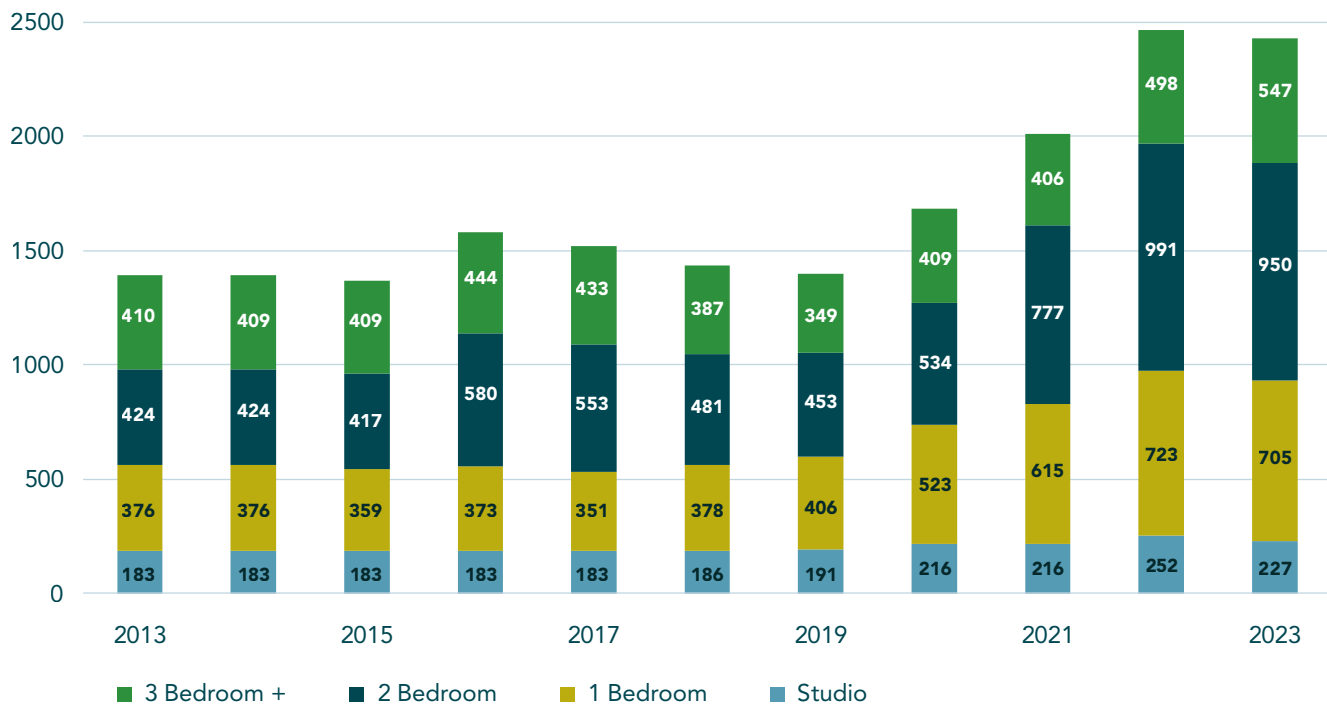


Figure 5. Primary Rental Stock by Number of Bedrooms in the District of North Vancouver, 2013-2023

Source: CMHC Rental Market Survey

It should be noted that this data does not include the secondary rental market. In 2021, approximately 76%⁸ of renter households in the District were in the secondary rental market⁹. Secondary rental units are provided by many different types of households including owners in the District looking to offset mortgage costs by renting units or owners who bought a property solely as an investment.

⁸ CMHC Primary Rental Market Survey, Granicus.

⁹ The secondary rental market encompasses all rental housing units that are not purpose-built rentals, including rented houses, condominiums, basement suites, and other privately-owned properties that were not originally constructed as rental accommodations.

3.1.4 AFFORDABILITY OF RENTAL UNITS

Table 5 below provides an analysis of renter household incomes and average rental prices. This information helps to demonstrate if local households can afford to rent a home in the current market.

The values highlighted in **green**, **orange**, and **red** are the percentage of income that renter household types would have to spend on shelter costs for different sized units. Green cells indicate the household is spending less than 30% of monthly household income on shelter costs; orange indicates it is spending 30 – 49%, and red indicates it is spending 50% or more. This analysis factors in estimates for utilities and tenant insurance.

Across the number of bedrooms, median prices exceed what lone parents and individuals living alone or with roommates can afford without paying 30% or more of their income on shelter costs. Almost all households (excluding other census families¹⁰), would have to pay 30% or more of their income on shelter costs if they were looking to rent a unit currently vacant.

Table 5. Rental Affordability Analysis for the District of North Vancouver, 2024

Source: Household Income Data Derived from Projected Household Income for 2024; Median Rent Price for Studio, 1-3 Bedroom Derived from CMHC Rental Market Survey (2023); Average Rent of Vacant Rental Unit Derived from NHS Live (2024)

PROPORTION OF INCOME SPENT ON SHELTER COSTS							
Household Type	Median Renter Household Income ¹¹	Affordable Monthly Shelter Costs ¹²	Median Studio Rent (\$1,460)	Median 1-Bedroom Rent (\$2,173)	Median 2-Bedroom Rent (\$2,412)	Median 3-Bedroom Rent (\$2,240)	Average Rent for Vacant Unit (\$3,468)
Couples without children	\$88,621	\$2,216	21%	31%	34%	32%	49%
Couples with children	\$116,409	\$2,910	23%	26%	26%	24%	37%
Lone-parent families	\$60,833	\$1,521	49%	45%	49%	47%	71%
Other census families	\$148,704	\$3,718	19%	18%	20%	19%	29%
Individuals living alone or with roommates	\$42,959	\$1,074	66%	63%	70%	66%	100%

10 The term “other census families” describe households with more complex living arrangements that don’t fit into the standard nuclear family mode. This can include census-family households with additional persons who is not a part of that family or where two or more census families live together in the same dwelling.

11 Adjusted for 2024 from 2021 data based on previous household income growth trends.

12 Affordable monthly shelter cost reflects the maximum amount a household could spend without exceeding 30% of their total income.

3.2 Ownership Market

3.2.1 HOME SALES PRICES

Housing prices in the District have continued to grow. From 2013-2023, the average home sales price increased by 87%, rising from \$918,862 to \$1,716,234. Dwellings with suites experienced the largest percentage increase in sales prices, rising by 126%, from \$1,157,634 to \$2,614,759.

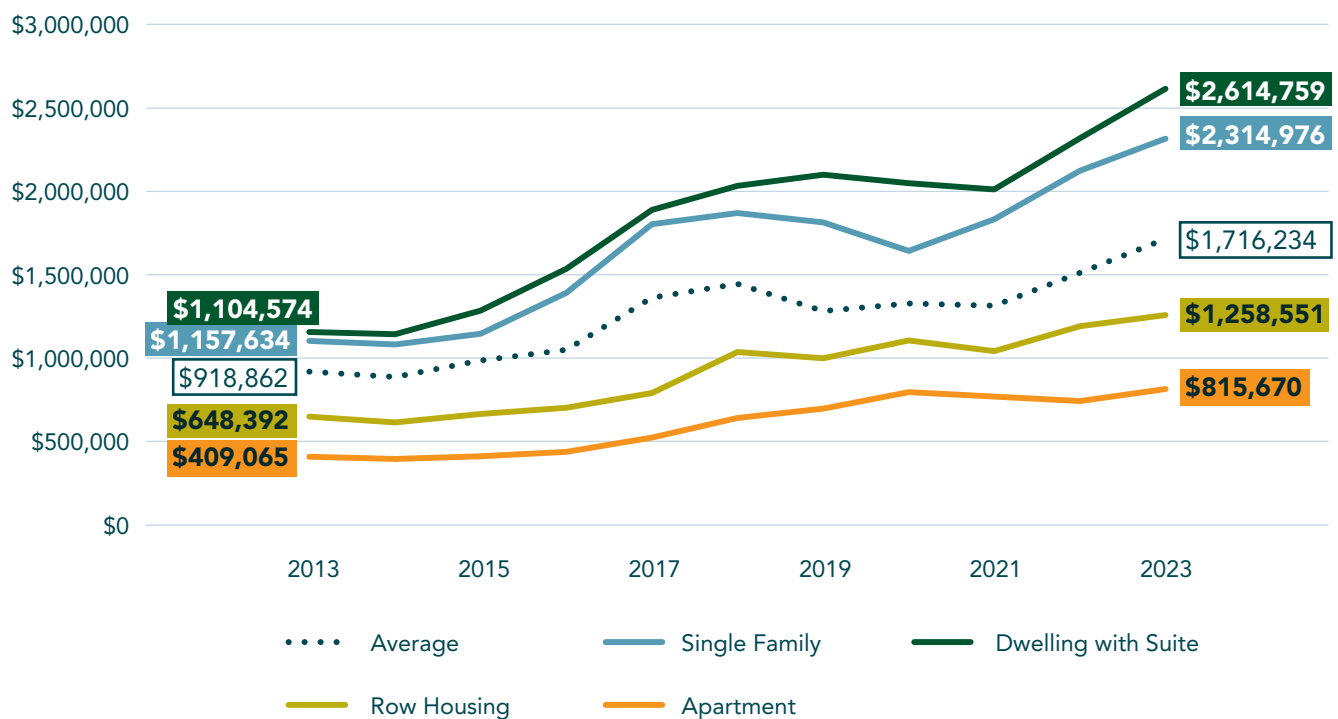


Figure 6. Average Assessed Sales Prices by Structure Type, 2013-2023

Source: BC Assessment Housing Needs Report Data (2013-2023)

3.2.2 AFFORDABILITY OF HOME SALES

Table 6 provides an analysis of owner household incomes and average sales prices. This information helps to demonstrate if local households can afford to buy a home in the current market, assuming they don't have other assets to leverage.

The values highlighted in **green**, **orange**, and **red** are the percentage of income that owner households would have to spend on shelter costs for different housing types. Green cells indicate the household is spending less than 30% of monthly household income on shelter costs; orange indicates it is spending 30 – 49%, and red indicates it is spending 50% or more. This analysis factors in estimates for property taxes, utilities and other municipal fees, mortgage payments¹³, and condo fees for multi-family forms. This analysis assumes that purchasers do not have an existing asset in the market and are earning a median income.

Across structure types, average prices exceed what lone parents, individuals living alone or with roommates, and couples without children can afford without paying 30% or more of their income on shelter costs. All tested households would have to pay 50% or more of their income on shelter costs if they were looking to buy a single-detached dwelling. Apartments are, on average, the most affordable housing type.

Table 6. Ownership Affordability Analysis for the District of North Vancouver, 2024¹⁴

Source: Household Income Data Derived from Projected Household Income for 2024; Sales Price from BC Assessment (2023)

PROPORTION OF INCOME SPENT ON SHELTER COSTS							
Household Type	Median Renter Household Income ¹⁵	Affordable Monthly Shelter Costs ¹⁶	Median Studio Rent (\$1,460)	Median 1-Bedroom Rent (\$2,173)	Median 2-Bedroom Rent (\$2,412)	Median 3-Bedroom Rent (\$2,240)	Average Rent for Vacant Unit (\$3,468)
Couples without children	\$156,195	\$3,905	88%	43%	33%	59%	58%
Couples with children	\$205,171	\$5,129	67%	33%	25%	45%	44%
Lone-parent families	\$107,219	\$2,680	128%	63%	47%	87%	84%
Other census families	\$262,090	\$6,552	52%	26%	19%	35%	34%
Individuals living alone or with roommates	\$75,715	\$1,893	181%	89%	67%	123%	119%

13 Assuming five-year fixed rate mortgage at 4.84% with a 25-year amortization period and minimum downpayment.

14 This analysis uses average sales prices instead of median sales prices because median sales prices were not available.

15 Adjusted for 2024 from 2021 Census data based on previous household income growth trends.

16 Affordable monthly shelter cost reflects the maximum amount a household could spend without exceeding 30% of their total income.

4. Core Housing Need and Extreme Core Housing Need

A household is said to be in 'core housing need' if it would have to spend 30% or more of its total before-tax income to pay for alternative local housing in their community and its current housing falls below at least one of the following standards:

- **Adequacy:** Housing is considered adequate when it isn't in need of major repairs.
- **Affordability:** Housing is considered to be affordable when housing costs are less than 30% of before-tax household income.
- **Suitability:** Housing is considered suitable when there are enough bedrooms for the size and make-up of resident households, according to National Occupancy Standard (NOS) requirements.

A household is said to be in "extreme core housing need" if it would have to spend 50% or more of its total before-tax income on shelter costs and cannot afford alternative local housing.

In 2021, just under a quarter of renter households (22%) in the District (1,660 households) were in core housing need. This increased from 1,610 households in 2016, which represented 27% of renter households at the time. By comparison, only 8% of owner households (1,940 households) were in core housing need in 2021, an increase of about 440 households since 2016.

In 2021, 9% of renter households (720 households) were in extreme core housing need. This decreased from 730 households in 2016, which represented 12% of renter households at the time. Only 3% of owner households (860 households) were in extreme core housing need in 2021.

The 2021 core housing need and extreme core housing need data was collected during a time when many temporary COVID-19 benefits were available to households. As a result, the 2021 data may underestimate the true extent of core housing need and extreme core housing need.

Figure 7 below compares core housing need and extreme core housing need in the District between 2016 and 2021.

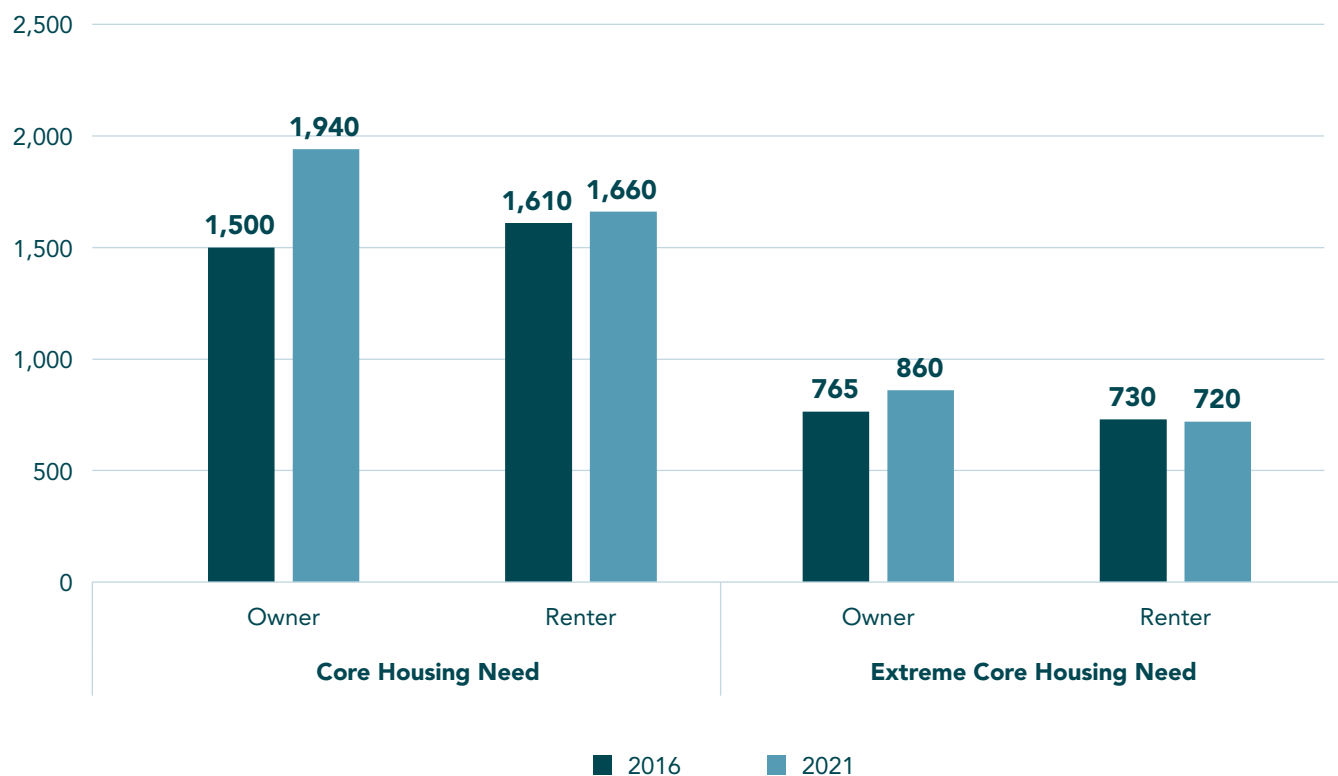


Figure 7. Total Households in Core Housing Need and Extreme Core Housing Need, District of North Vancouver, 2016 to 2021
Source: Statistics Canada Census of Population 2016, 2021

Populations across the District experience varying rates of housing need (see **Figure 8**). Refugee claimant-led households, single mother led households, and household heads over 85 years of age are groups with the highest levels of core housing need. Understanding these disparities can help tailor solutions and address the specific needs of vulnerable populations.

Figure 8 below compares core housing rates of specific populations in the District with the District as a whole.

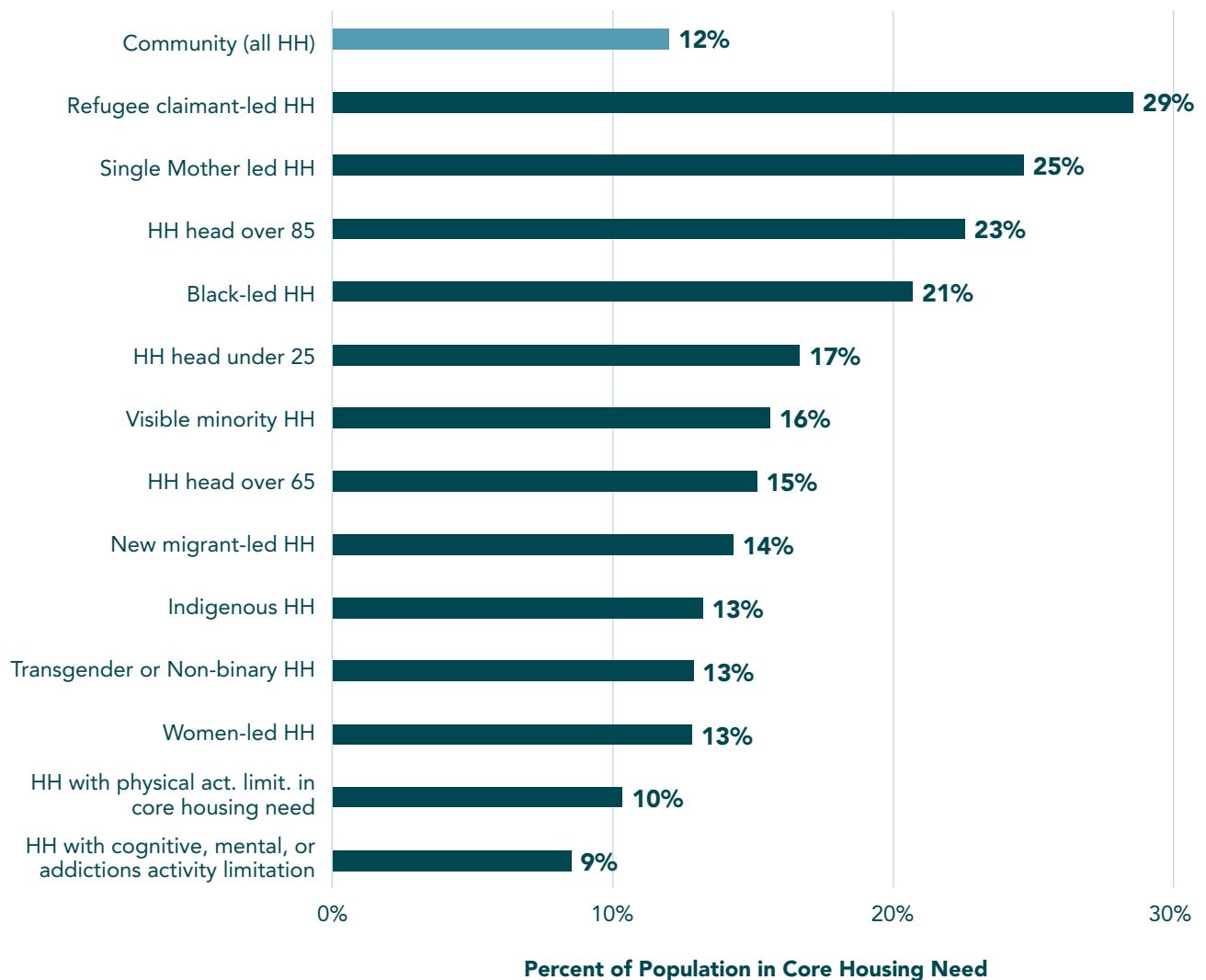


Figure 8. Core Housing Need by Population, District of North Vancouver, 2021

Source: Housing Assessment Resource Tools, 2024

5. Statements of Need

The following statements of need draw upon data from the District's initial 2021 HNR and include updated data where available.

5.1 Affordable Housing

The cost of home ownership in the District has risen significantly in recent years. Between 2013 and 2023 the average home sales price increased by 87%. The affordability gap analyses showed that ownership of a single-detached home is out of reach for most households earning the median income. This includes couples with children who generally earn higher incomes than other household types. These findings align with stakeholder input from the 2021 HNR which indicated that housing costs were rising, and an increasing number of households were unable to afford the transition into entry-level home ownership.

As of 2023, there were 1,022 households on the BC Housing waitlist for the District and the City of North Vancouver, an increase of 33% since 2021. This includes 260 family households, 97 single person households, 490 senior households, 153 households of person with disabilities, and 22 households in need of a wheelchair accessible unit.

In 2021, the District had an estimated 720 renter households in extreme core housing need and 860 owner households in extreme core housing need. Based on the provincial HNR Method, the District will need 1,520 units by 2041 to reduce extreme core housing need.

5.2 Rental Housing

The District's rental vacancy rate is currently at 2.8%, which falls below the 3% to 5% range typically considered healthy for a balanced rental market. The lack of rental market housing puts pressure on the low-end of market rental housing as more households seek affordable options. In engagement for the 2021 HNR, stakeholders emphasized that households who do not qualify for rent-geared-to-income housing programs because their incomes are too high, but still cannot afford market rental rates, are left without alternative housing options and can become vulnerable to homelessness. Stakeholders also noted that

the City of North Vancouver has more dense housing, with lower costs of rent as compared to the District, which is largely comprised of more expensive single-family housing (49% of housing stock in the District is single-family according to the 2021 Census, down from 52% in 2016).

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

Based on the HNR Method, between 2021-2026, an estimated 2,458 new rental units will be needed in the District between 2021 and 2026 - about 491 units per year. The District saw the development of 220 purpose-built rental units annually between 2019 and 2023. Notably, at least 74% of the anticipated rental demand over the next five-year period must be affordable for households who cannot afford current market rents for newly constructed units. This indicates a significant need for more below-market rental housing.

5.3 Homelessness

The March 2023 Point-in-Time count identified a minimum of 168 unique individuals experiencing homelessness on the North Shore. In 2023, there were at least 51 individuals who were emergency sheltered and 117 provisionally accommodated in transitional housing by BC Housing. These numbers should be viewed as the minimum number of people experiencing homelessness as they are a snapshot of a 24-period and often misses many individuals. In 2020, the Point-in-Time count identified 121 homeless individuals. However, the extended count for the North Shore which was piloted in 2020 to more accurately reflect the number of people experiencing homeless - identified 212 unique individuals. (The extended pilot was not replicated in 2023.)

The Province estimates the number of people experiencing homelessness in the District in 2024 could be closer to 382 people.¹⁷ This number includes people that could be experiencing hidden homelessness, which refers to someone temporarily accommodation (i.e. staying with relatives, friends, or in their car) due to having no other place to live. North Vancouver's Community Snapshot¹⁸ highlighted that people with intellectual and development disabilities were at increased risk of homelessness.

Engagement during the previous the 2021 HNR as well as the recent decommissioning of Travelodge temporary housing (which was repurposed to assist unhoused individuals on the North Shore during the COVID-19 pandemic) speaks to the urgent need for housing options to accommodate people who experiencing homelessness, particularly youth, women fleeing violence, and seniors.

Based on the provincial HNR Method, the District will need 382 units by 2041 to reduce homelessness. The District is supporting several initiatives to support people experiencing homelessness and help address the current housing unit need, including the approval of 125 supportive units that are expected to be ready for occupancy by approximately early 2027.

5.4 Diversity in Housing

Housing stock in the District is comprised largely of single-family homes (49%). This larger form of housing stock may not adequately serve the aging population within the District. A greater diversity in housing options will facilitate aging in place, enabling seniors to remain in their communities. Efforts are underway to diversify housing, including recent amendments to the Zoning Bylaw that increased density across residential zones and targeted higher densities in transit-oriented areas. As set out in the OCP, the District's Town and Village Centres continue to be key locations for residential growth.

17 This estimate comes from the Province's Integrated Data Project (IDP). IDP data considers an individual to have experienced homelessness if they:

- Spent three consecutive months on social assistance with a No Fixed Address (NFA) flag;
- Stayed one night in a BC Housing-affiliated shelter; or
- Had both experiences.

18 Inclusion BC. (2024). Inclusive Housing Initiative. North Vancouver District Community Snapshot.

Between 2019 and 2023, the District saw an average of 642 completions a year, reaching a high in 2022 with 971 completions. Approximately 35% of completions were market or non-market purpose-built rental units and between 65% were market ownership units.

Between 2021 and 2026, there is an estimated demand for 3,950 units ownership housing units and 2,458 new rental units for a diversity of household sizes. A majority of this demand is for units lower than current ownership and rental market rates.

This Housing Needs Report is not intended as a prescriptive decision-making tool, but rather serves as a projection based on historical trends. Future decision-making will be guided by current and emerging policies, a thorough analysis of community needs, and anticipated housing requirements. Furthermore, strategies such as inclusionary zoning and residential rental tenure zoning could play a key role in advancing housing development, particularly for rental and below-market units, thus ensuring a more equitable housing landscape for residents.

5.5 Emerging Housing Issues

5.5.1 SENIORS

In 2021, households led by seniors aged 65 and older experienced a core housing need rate of 15%, exceeding the broader community's rate of 12%. Furthermore, as the population continues to age, a diverse array of housing options—both market and non-market—will be essential to support this demographic. These options include smaller housing units to facilitate downsizing, more affordable rental properties tailored for seniors, and enhanced care support services.

5.5.2 NEWCOMERS

In 2021, approximately 29% of refugee-led households and 14% of new-immigrant-led households were in core housing need, which is higher than the broader community rate of 12%. These households often have different housing needs, such as larger homes to accommodate

intergenerational families¹⁹. Additionally, they might benefit from accessible integration services that can support their transition and settlement in the community.

5.5.3 FAMILIES

There is a need for increased affordable housing options for families. Single-detached homes are largely out of reach for all family types, while the average rent for a vacant unit is unaffordable for couples, both with and without children, as well as for lone parents. The need for both affordable ownership and affordable rental options is apparent from both the affordability analysis and engagement with key stakeholders and partners in 2021. Single-mother led households, in particular, had a substantially higher rate of core housing need (25%) compared to the broader community (12%).

5.5.4 HOUSING FOR INDIGENOUS PEOPLE

Indigenous persons are in a greater housing crisis per capita compared to the broader community. Indigenous persons represent a significant portion of those experiencing homelessness on the North Shore, accounting for 16% of the population based on the 2020 extended homeless count. There are also a slightly higher percentage of Indigenous households in core housing need (13%) compared to the broader community (12%). Specific groups of Indigenous people experience higher rates of core housing need, including 25% of Indigenous renters and 29% of Indigenous single-parent households.

5.5.5 ACCESSIBLE HOUSING

During the development of the 2021 HNR, stakeholders emphasized the need for accessible housing options throughout the District. In 2021, approximately 10% of households with a physical activity limitation and 9% of households with a cognitive, mental, or addictions activity limitation were in core housing need. Accessible units are essential across the housing continuum to support people with disabilities, including affordable options for those on Disability Assistance and units with varying levels of support.

19 CMHC. (2019). Literature Reviews on Housing Needs: Newcomers, 2019. https://publications.gc.ca/collections/collection_2021/schl-cmhc/nh18-33/NH18-33-51-2021-eng.pdf

North Vancouver's Community Snapshot²⁰ estimated at least 1,1014 people in the District have intellectual and development disabilities. Of these, 66 prefer living with family, 77 would choose home-sharing, 144 prefer a group setting, 287 prefer independent living with live-in support, 397 prefer independent living with drop-in support, and 132 need more information to decide.

The District has been taking steps to address accessibility barriers including implementing its Accessible Design Policy for Multi-Family Housing and developing an Accessibility Plan required under the *Accessible British Columbia Act*. This plan includes goals to improve the physical accessibility of public infrastructure and spaces within the community. This work is also being supported by the new 2024 BC Building Code accessibility requirements that help make new buildings more accessible for all people.

5.5.6 HOUSING NEAR TRANSIT AND ACTIVE TRANSPORTATION INFRASTRUCTURE

The District's Rental and Affordable Housing Strategy aims to situate affordable rental units in central areas within walking distance to frequent transit, offering diverse transportation options and reducing transportation costs for renters. Similarly, the 2021-2030 OCP Action Plan emphasizes creating compact, diverse housing in town and village centers near transit to minimize car dependency and support future rapid transit expansion.

As required by Bill 47, the District has designated two Transit-Oriented Areas (TOAs) around Capilano University and Phibbs Exchange to support higher densities near transit hubs. Additionally, the proposed Burrard Inlet Rapid Transit (BIRT) route is expected to create more opportunities for housing development close to rapid transit infrastructure. As part of the OCP update, land use designations will be revised to reflect the prescribed minimum densities and heights for TOAs, which, along with town and village centers, will play a key role in accommodating housing growth over the next 20 years.

20 Inclusion BC. (2024). Inclusive Housing Initiative. North Vancouver District Community Snapshot.



Appendices

Appendix A

Overview

This Interim 2024 Housing Needs Report (HNR) includes updated data where available, building on the initial 2021 HNR and the 2023 HNR update. Since much of the previous reports were based on the 2016 and 2021 Census and no more recent Census data is available, the 2021 Census data remains the most current information. The Interim HNR includes the following updated data outlined in the sections below:

- A new total housing need based on the number of housing units required to meet current and anticipated need for the next 5 and 20 years;
- Updated rental price, vacancy, development, and affordability data;
- Updated ownership price, development, and affordability data; and
- More detailed core housing need data by population.

Required Data for Housing Needs Reports

1 – Housing Units Needed Based on the HNR Method²¹

Table 1a. 5- and 20-Year Projections

Source: BC Housing Analytics and Research Tool (HART), 2021

COMPONENT	5 YEAR NEED	20 YEAR NEED
A. Extreme Core Housing Need	380	1,520
B. Persons Experiencing Homelessness	191	382
C. Suppressed Household Formation	367	1,468
D. Anticipated Growth	5,436	14,796
E. Rental Vacancy Rate Adjustment	34	137
F. Additional Local Demand	1,017	4,066
Total New Units – 5 years	7,425	
Total New Units – 20 years		22,369

Table 1b. Supply of Units to Reduce Extreme Core Housing Need

Source: BC Housing Analytics and Research Tool (HART), 2021

TOTAL HOUSEHOLDS	2021 HOUSEHOLDS	AVERAGE ECHN RATE	HOUSEHOLDS IN ECHN
Owners	24,995	0.0282	705
Renters	7,710	0.1057	815
Total New Units to Meet ECHN - 20 years			1,520

²¹ All calculations are aligned with the [UBC HNR Calculator](#).

Table 1c. Supply of Units to Reduce Homelessness

Source: BC Housing Analytics and Research Tool (HART), 2021

REGIONAL POPULATION	LOCAL POPULATION	LOCAL POPULATION (% OF REGION)	REGIONAL PEH	PROPORTIONAL LOCAL PEH
2,607,015	87,385	3.35%	11,392	382
Total New Units to Homelessness Needs - 20 years				382

Table 1d. Supply of Units to Address Suppressed Household Information

Source: BC Housing Analytics and Research Tool (HART), 2021

AGE CATEGORIES – HOUSEHOLD MAINTAINERS	2021 POTENTIAL HOUSEHOLDS OWNER	2021 POTENTIAL HOUSEHOLDS RENTER	2021 HOUSEHOLDS OWNER	2021 HOUSEHOLDS RENTER	2021 SUPPRESSED HOUSEHOLDS OWNER	2021 SUPPRESSED HOUSEHOLDS RENTER	2021 SUPPRESSED HOUSEHOLDS TOTAL
15 to 24 years	74	163	45	260	29	-97	0
25 to 34 years	1,631	1,097	1,080	1,435	551	-338	213
35 to 44 years	4,311	1,320	3,620	1,765	691	-445	247
45 to 54 years	6,005	1,242	5,350	1,790	655	-548	107
55 to 64 years	6,871	836	6,185	1,085	686	-249	437
65 to 74 years	5,109	641	4,560	725	549	-84	465
75 years and over	4,026	716	4,150	650	-124	66	0
Total New Units to Meet Suppressed Housing Need - 20 years							1,468

Table 1e. Supply of Units Needed to Meet Household Growth Over the Next 5 or 20 Years

Source: BC Housing Analytics and Research Tool (HART), 2021

GROWTH SCENARIOS	REGIONAL GROWTH RATE	HOUSEHOLDS 2021	HOUSEHOLDS 2041	NEW UNITS
Local Household Growth	n/a	32,700	45,447	12,747
Regionally Based Household Growth	52%	32,700	49,544	16,844
Scenario Average				14,796
Total New Units to Meet Household Growth Needs - 20 years				14,796

Table 1f. Supply of Units Needed to Meet at Least a 3% Vacancy Rate

Source: BC Housing Analytics and Research Tool (HART), 2021

	VACANCY RATE	OCCUPIED RATE	RENTER HOUSEHOLDS	ESTIMATED NUMBER OF UNITS
Target Vacancy Rate	3%	97%	7,710	7,949
Local Vacancy Rate	1%	99%	7,710	7,812
Total New Units to Achieve 3% Vacancy Rate - 20 years				137

Table 1g. Supply of Units Needed to Meet Local Demand

Source: BC Housing Analytics and Research Tool (HART), 2021

Demand Factor	1.16
Total New Units to Address Demand Buffer - 20 years	4,066

2 – Households in Core Housing Need

Table 2a. Core Housing Need, Overall and Breakdown by Tenure [# and %]

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

	2006		2011		2016		2021	
	#	%	#	%	#	%	#	%
Total Households	28,325	100%	28,910	100%	29,500	100%	32,700	100%
Owner	23,365	82%	23,665	82%	23,505	80%	24,995	77%
Renter	4,955	17%	5,250	18%	5,995	20%	7,710	24%
Total Households in Core Housing	2,700	10%	3,320	11%	3,105	11%	3,605	11%
Owner	1,460	5%	1,835	6%	1,500	5%	1,940	6%
Renter	1,245	4%	1,490	5%	1,610	5%	1,660	5%

Table 2b. Extreme Core Housing Need, Overall and Breakdown by Tenure [# and %]

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

	2006		2011		2016		2021	
	#	%	#	%	#	%	#	%
Total Households	28,325	100%	28,910	100%	29,500	100%	32,700	100%
Owner	23,365	82%	23,665	82%	23,505	80%	24,995	77%
Renter	4,955	17%	5,250	18%	5,995	20%	7,710	24%
Total households in extreme core housing need	1,280	5%	1,520	5%	1,495	5%	1,585	5%
Owner	725	3%	840	3%	765	3%	860	3%
Renter	560	2%	680	2%	730	2%	720	2%

3 – Population

Table 3a. Total Population

Source: Statistics Canada, Census of Population, 2006, 2011, 2016, 2021

	2006	2011	2016	2021
District of North Vancouver	82,562	84,412	85,649	88,168

Table 3b. Age - Average and Median Age

Source: Statistics Canada, Census of Population, 2006, 2011, 2016, 2021

MEDIAN AGE	2006	2011	2016	2021
DNV	42	43	44	44
Metro Vancouver	39	40	41	41
BC	41	42	43	43

Source: Statistics Canada, Census of Population, 2006, 2011, 2016, 2021

AVERAGE AGE	2006	2011	2016	2021
DNV	39	41	42	43
BC	n/a	n/a	42	43

Table 3c. Mobility – # Non-Movers, Non-Migrants, Migrants

Mobility Status 5 Years Ago, District of North Vancouver

Source: Statistics Canada, Census of Population, 2011, 2016, 2021

MOBILITY STATUS	2011		2016		2021	
Non-movers	n/a	n/a	52,460	65%	53,190	64%
Non-migrants	n/a	n/a	16,095	20%	9,730	12%
Migrants	n/a	n/a	12,275	15%	20,660	25%
Total	n/a	n/a	80,830	100%	83,585	100%

Table 3d. Number of Students Enrolled in Post-Secondary Institutions*Source: BC Ministry of Advanced Education, Skills and Training*

	2009/ 2010	2010/ 2011	2011/ 2012	2012/ 2013	2013/ 2014	2014/ 2015	2015/ 2016	2016/ 2017	2017/ 2018	2018/ 2019	2019/ 2020	2020/ 2021	2021/ 2022
# of Students	5,350	5,461	5,519	5,620	5,209	4,789	4,372	4,161	4,055	3,886	3,787	3,814	3,759

4 – Household

Table 4a. Total Number of Households*Source: Statistics Canada, Census of Population, 2006, 2011, 2016, 2021*

TOTAL HOUSEHOLDS	2006	2011	2016	2021
District of North Vancouver	29,745	30,550	31,115	32,700
Metro Vancouver	817,033	891,335	960,895	1,043,320

Table 4b. Average Household Size*Source: Statistics Canada, Census of Population, 2006, 2011, 2016, 2021*

AVERAGE HOUSEHOLD SIZE	2006	2011	2016	2021
District of North Vancouver	2.8	2.7	2.7	2.7
Metro Vancouver	2.6	2.6	2.5	2.5
BC	2.5	2.5	2.4	2.4

Table 4c. Breakdown of Households by Size (1, 2, 3, 4, 5+ people) [# and %]*Source: Statistics Canada, Census of Population, 2006, 2011, 2016, 2021*

HOUSEHOLD SIZE	2006		2011		2016		2021	
1 Person	5,755	19%	6,040	20%	6,140	20%	6,745	21%
2 Persons	9,210	31%	9,520	31%	9,765	31%	10,625	32%
3 Persons	5,275	18%	5,465	18%	5,705	18%	5,970	18%
4 Persons	6,555	22%	6,655	22%	6,620	21%	6,545	20%
5 or More Persons	2,950	10%	2,880	9%	2,885	9%	2,815	9%
Total	29,750	100%	30,555	100%	31,115	100%	32,700	100%

Table 4d. Renter and Owner Households [# and %]*Source: Statistics Canada, Census of Population, 2006, 2011, 2016, 2021*

TENURE	2006		2011		2016		2021	
Owner Households	24,270	82%	24,765	81%	24,465	79%	24,990	76%
Renter Households	5,475	18%	5,790	19%	6,650	21%	7,710	23%
Total	29,750	100%	30,555	100%	31,115	100%	32,700	100%

Table 4e. Renter Households in Subsidized Housing [# and %]*Source: Statistics Canada, Census of Population, 2006, 2011, 2016, 2021*

SUBSIDIZED RENTER HOUSEHOLDS (ESTIMATE)	2006		2011		2016		2021	
Renter Households With Subsidy	n/a	n/a	920	16%	950	14%	849	11%
Renter Households	5,480	100%	5,790	100%	6,650	100%	7,715	100%
Total	29,750	100%	30,555	100%	31,115	100%	32,700	100%

5 – Household Income

Table 5a. Average and Median Household Income Before-Tax (If Available)

Source: Statistics Canada, Census of Population, 2011, 2016, 2021

	2011	2016	2021
Average	\$126,894	\$144,432	\$170,200
Median	\$94,903	\$103,889	\$123,000

Table 5b. Renter Household Income Before-Tax – Average and Median (If Available)

Source: Statistics Canada, Census of Population, 2006, 2011, 2016, 2021

	2006	2011	2016	2021
Average Renter	\$69,305	\$83,614	\$78,533	\$102,700
Median Renter	\$52,273	\$56,301	\$59,344	\$80,000

Table 5c. Owner Household Income Before-Tax – Average and Median (If Available)

Source: Statistics Canada, Census of Population, 2006, 2011, 2016, 2021

	2006	2011	2016	2021
Average Owner	\$131,287	\$137,011	\$162,344	\$191,000
Median Owner	\$102,883	\$106,217	\$119,465	\$141,000

6 – Housing Units – Currently Occupied

Table 6a. Total Number of Housing Units

Source: Statistics Canada, Census of Population, 2016, 2021

	2016	2021
Housing Units	31,115	32,700

Table 6b. Breakdown by Structural Type of Units [# And %]

Source: Statistics Canada, Census of Population, 2016, 2021

	2016		2021	
	#	%	#	%
Total	31,115	100%	32,700	100%
Single-Detached House	16,200	52%	16,115	49%
Apartment in a Building That Has Five or More Storeys	2,015	6%	2,865	9%
Other Attached Dwelling	12,895	41%	13,715	42%
Semi-Detached House	520	2%	515	2%
Row House	2,825	9%	2,895	9%
Apartment or Flat in a Duplex	5,510	18%	5,850	18%
Apartment in a Building That Has Fewer Than Five Storeys	4,030	13%	4,445	14%
Other Single-Attached House	5	0%	10	0%
Movable Dwelling	5	0%	10	0%

Table 6c. Breakdown by Size (# of Bedrooms)*Source: Statistics Canada, Census of Population, 2016, 2021*

	2016	2021
Total	31,115	32,700
No-Bedroom	145	270
1-Bedroom	2,960	3,520
2-Bedroom	6,115	6,860
3-Bedroom	9,005	9,125
4-or-More-Bedroom	12,880	12,920

Table 6d. Breakdown by Date Built (Pre-1960; 1961-80; 1981-90; 1991-00; 2001-10; 2011-15; 2016-21) [# and %]*Source: Statistics Canada, Census of Population, 2016, 2021*

	2016		2021	
	#	%	#	%
Total	31,115	100%	32,700	100%
1960 or Earlier	7,465	24%	7,020	22%
1961-1980	12,285	39%	11,890	36%
1981-1990	4,480	14%	4,470	14%
1991-2000	3,060	10%	3,030	9%
2001-2010	1,010	3%	2,075	6%
2011-2015	1,070	3%	1,610	5%
2016-2021	n/a	n/a	2,615	8%

Table 6e. Subsidized Housing Units

Table 6e(i). Emergency Shelter and Housing for the Homeless
Source: BC Housing Unit Count Reporting Model, March 31, 2024

LOCAL GOVERNMENT	EMERGENCY SHELTER AND HOUSING FOR THE HOMELESS			
	Homeless Housed	Homeless Rent Supplements	Homeless Shelters	Service Allocation Group Subtotal
District of North Vancouver	61	0	0	61
Metro Vancouver	9,063	1,835	1,991	12,889

Table 6e(ii). Transitional Supported and Assisted Living
Source: BC Housing Unit Count Reporting Model, March 31, 2024

LOCAL GOVERNMENT	TRANSITIONAL SUPPORTED AND ASSISTED LIVING			
	Supportive Seniors Housing	Special Needs	Women and Children Fleeing Violence	Service Allocation Group Subtotal
District of North Vancouver	91	105	0	196
Metro Vancouver	5,729	3,353	438	9,520

Table 6e(iii). Independent Social Housing
Source: BC Housing Unit Count Reporting Model, March 31, 2024

LOCAL GOVERNMENT	INDEPENDENT SOCIAL HOUSING		
	Low Income Families	Independent Seniors	Service Allocation Group Subtotal
District of North Vancouver	232	523	755
Metro Vancouver	12,361	13,028	25,389

Table 6e(iv). Rent Assistance in Private Market

Source: BC Housing Unit Count Reporting Model, March 31, 2024

LOCAL GOVERNMENT	RENT ASSISTANCE IN PRIVATE MARKET				
	Rent Assist Families	Rent Assist Seniors	Canada Housing Benefit	Supported Rent Supplement Program	Service Allocation Group Subtotal
District of North Vancouver	n/a	n/a	n/a	0	300
Metro Vancouver	2,247	11,240	1,361	123	14,848

Table 6e(v). Local Government Total (Rent Supplements and Total Units)

Source: BC Housing Unit Count Reporting Model, March 31, 2023

LOCAL GOVERNMENT	LOCAL GOVERNMENT TYPE	LOCAL GOVERNMENT TOTAL
North Vancouver	City & District municipality	1,312
Metro Vancouver	Regional District	62,646

Table 6f. Rental Vacancy Rate – Overall and for Each Type of Unit (If Available)

Source: CMHC Rental Market Survey

YEAR	BACHELOR	1 BEDROOM	2 BEDROOM	3 BEDROOM +	TOTAL
2005	0.6%	1.1%	0%	0%	0.4%
2006	0%	0.3%	0.7%	0%	0.3%
2007	0.6%	0.3%	0.2%	0.5%	0.4%
2008	0.5%	0%	0.2%	0.5%	0.3%
2009	0.6%	0.9%	1.2%	1.2%	1%
2010	0%	2.2%	2.1%	0.5%	1.4%
2011	0.5%	0.6%	0.3%	0.5%	0.4%

YEAR	BACHELOR	1 BEDROOM	2 BEDROOM	3 BEDROOM +	TOTAL
2012	0.5%	1.1%	0.9%	0.5%	0.8%
2013	0%	0%	2.2%	1.7%	1.2%
2014	0%	0.3%	1%	1.2%	0.7%
2015	0%	0.8%	0.8%	1.1%	0.8%
2016	0%	0%	0.5%	0.4%	0.3%
2017	0%	0%	4.4%	3.5%	2.6%
2018	0%	0.8%	2.6%	2.9%	1.9%
2019	0.5%	0.7%	1.9%	n/a	2.6%
2020	2.1%	2.2%	3.8%	2.5%	2.8%
2021	n/a	0.5%	1.8%	2.1%	1.3%
2022	n/a	0.7%	5.1%	2.2%	2.8%
2023	n/a	1.8%	4.5%	2.7%	2.8%

Table 6g. Number of Primary and Secondary Rental Units (If Available)

Source: CMHC Primary Rental Market Survey (RMS), Statistics Canada Census Program, Census Profiles 2016, 2021, Granicus

	UNITS	DATE	UNITS	DATE
Primarily Rental Market	1,682	October 2020	2,464	October 2022 (CMHC RMS)
Secondary Rental Market	4,967	May 2021	6,082	October 2022 (CMHC RMS), Census Profile 2021

Table 6h. Number of Short-Term Rental Units

Source: Granicus, 2021

	08/18/2017	04/11/2019	11/16/2019	06/11/2020	06/21/2021
Number of Short-Term Rentals	526	732	960	850	525

Table 6i. Number of Units in Cooperative Housing (If Applicable)

Source: Co-operative Housing Federation of BC

	2019	2022
Units in Housing Cooperatives	288	343

7 – Change in Housing Stock (Past 10 years)

Table 7a. Demolitions - By type and Tenure (when available)

Source: Metro Vancouver Housing Data Book

STRUCTURE TYPE	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Ground Oriented	127	152	152	163	111	128	152	56	59	54
Apartment	0	0	2	2	0	5	123	28	18	0
Total	2,275	2,823	3,444	3,894	3,904	3,662	3,270	2,567	3,856	2,371

Table 7b. Substantially Completed - By Structure Type and Tenure

Table 7b(i). By Housing Typology

Source: CMHC Housing Market Information Portal

	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	5 YEAR AVERAGE	10 YEAR AVERAGE
Single Detached	90	97	149	122	152	131	124	89	54	45	52	73	100
Semi-Detached	0	0	0	0	0	6	0	2	4	0	2	2	1

	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	5 YEAR AVERAGE	10 YEAR AVERAGE
Row	37	0	46	100	0	28	25	54	72	16	17	37	36
Apartment	185	41	412	302	88	587	455	694	456	910	140	531	388
Total	312	138	607	524	240	752	604	839	586	971	211	642	526

Table 7b(ii). By Tenure

Source: CMHC Housing Market Information Portal

	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	5 YEAR AVERAGE	10 YEAR AVERAGE
Homeowner	98	97	149	120	147	129	121	87	50	41	51	70	99
Rental	45	41	70	229	93	71	284	381	212	199	32	221	151
Condo	169	0	388	175	0	552	199	371	324	731	128	350	276
Co-Op	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	312	138	607	524	240	752	604	839	586	971	211	642	526

8 – Rent Prices

Table 8a. Rental Prices – Average and Median for All Units and for Unit Size (# of Bedrooms) (If Available)

Source: CMHC Primary Rental Market Survey

	AVERAGE \$	STUDIO	1-BED	2-BED	3-OR MORE BED	MEDIAN	STUDIO	1-BED	2-BED	3-OR MORE BED
2023	\$2,332	\$1,526	\$2,046	\$2,677	\$2,418	\$2,228	\$1,460	\$2,173	\$2,412	\$2,240
2022	\$2,238	\$1,455	\$1,885	\$1,885	\$2,743	\$2,028	\$1,450	\$1,830	\$2,250	\$2,334
2021	\$1,982	\$1,292	\$1,669	\$2,155	\$2,544	\$1,825	\$1,348	\$1,650	\$2,104	\$2,480

	AVERAGE \$	STUDIO	1-BED	2-BED	3-OR MORE BED	MEDIAN	STUDIO	1-BED	2-BED	3-OR MORE BED
2020	\$1,958	\$1,281	\$1,589	\$2,112	\$2,455	\$1,785	\$1,309	\$1,600	\$2,080	\$2,475
2019	\$1,881	\$1,240	\$1,556	\$2,032	\$2,398	\$1,707	\$1,248	\$1,538	\$2,000	\$1,931
2018	\$1,680	\$1,160	\$1,448	\$1,812	\$1,973	\$1,625	\$1,625	\$1,451	\$1,775	\$1,835
2017	\$1,650	\$1,087	\$1,306	\$1,737	\$2,044	\$1,510	\$1,045	\$1,296	\$1,690	\$1,709
2016	\$1,517	\$1,011	\$1,222	\$1,488	\$1,968	\$1,375	\$991	\$1,223	\$1,375	\$1,870
2015	\$1,462	\$956	\$1,144	\$1,487	\$1,914	\$1,300	\$950	\$1,175	\$1,361	\$1,690
2014	\$1,400	\$924	\$1,075	\$1,450	\$1,875	\$1,262	\$923	\$1,130	\$1,350	\$1,625
2013	\$1,401	\$905	\$1,068	\$1,418	\$1,890	\$1,200	\$900	\$1,110	\$1,300	\$1,635
2012	\$1,294	\$880	\$1,021	\$1,291	\$1,720	\$1,175	\$885	\$1,066	\$1,200	\$1,625
2011	\$1,227	\$853	\$988	\$1,259	\$1,570	\$1,150	\$855	\$1,020	\$1,200	\$1,470
2010	\$1,210	\$842	\$969	\$1,235	\$1,588	\$1,120	\$845	\$981	\$1,225	\$1,490
2009	\$1,174	\$821	\$957	\$1,223	\$1,499	\$1,150	\$825	\$950	\$1,200	\$1,400
2008	\$1,174	\$797	\$940	\$1,160	\$1,523	\$1,050	\$800	\$925	\$1,125	\$1,450
2007	\$1,147	\$763	\$864	\$1,177	\$1,514	\$1,040	\$750	\$863	\$1,156	\$1,420
2006	\$1,080	\$673	\$826	\$1,078	\$1,456	\$995	\$660	\$850	\$1,010	\$1,375
2005	\$1,045	\$683	\$801	\$1,052	\$1,394	\$978	\$670	\$782	\$985	\$1,320
2004	\$1,012	\$564	\$783	\$1,034	\$1,364	\$950	\$670	\$810	\$960	\$1,280
2003	\$1,010	\$656	\$768	\$1,023	\$1,314	\$995	\$660	\$850	\$1,010	\$1,375

9 – Households in Core Housing Need

Table 9a. Affordability – Households Spending 30% or more of Income on Shelter Costs

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

	2006		2011		2016		2021	
	#	%	#	%	#	%	#	%
Total - Private Households	28,320	100%	28,910	100%	29,500	100%	32,700	100%
Owner Households	23,360	82%	23,665	82%	23,500	80%	24,990	76%
Renter Households	4,960	18%	5,245	18%	5,995	20%	7,710	23%
Total households in unaffordable housing	6,680	24%	7,075	24%	6,710	23%	8,565	26%

Table 9b. Affordability by Tenure – Households Spending 30% or more of Income on Shelter Costs

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

	2006		2011		2016		2021	
	#	%	#	%	#	%	#	%
Owner households in unaffordable housing	4,940	17%	5,155	18%	4,445	15%	5,335	16%
Renter households in unaffordable housing	1,745	6%	1,925	7%	2,260	8%	3,230	10%

Table 9c. Adequacy – Households in Dwellings Requiring Major Repairs (Overall # and % of Households)

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

	2006		2011		2016		2021	
	#	%	#	%	#	%	#	%
Total Households	28,320	100%	28,910	100%	29,500	100%	32,700	100%
Owner	23,360	82%	23,665	82%	23,500	80%	24,990	77%
Renter	4,960	18%	5,245	18%	5,995	20%	7,710	24%
Total Households in inadequate housing	1,705	6%	1,785	6%	1,760	6%	2,010	6%
Owner	1,285	5%	1,355	5%	1,305	4%	1,480	5%
Renter	420	1%	430	1%	455	2%	530	2%

Table 9d. Adequacy – Households in Dwellings Requiring Major Repairs (# and % of Renter and Owner Households)

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

	2006		2011		2016		2021	
	#	%	#	%	#	%	#	%
Owner households in inadequate housing	1,285	5%	1,355	5%	1,305	4%	1,480	5%
Renter households in inadequate housing	420	1%	430	1%	455	2%	530	2%

Table 9e. Suitability – Households in Overcrowded Dwellings (Overall # and % of Households)

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

	2006		2011		2016		2021	
	#	%	#	%	#	%	#	%
Total Households	28,320	100%	28,910	100%	29,500	100%	32,700	100%
Owner	23,360	82%	23,665	82%	23,500	80%	24,990	77%
Renter	4,960	18%	5,245	18%	5,995	20%	7,710	24%
Total Households in inadequate housing	1,330	5%	1,280	4%	1,035	4%	1,305	4%

Table 9f. Suitability – Households in Overcrowded Dwellings (# and % of Renter and Owner Households)

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

	2006		2011		2016		2021	
	#	%	#	%	#	%	#	%
Owners in unsuitable housing	665	2%	720	2%	385	1%	575	2%
Renters in unsuitable housing	665	2%	555	2%	650	2%	730	2%

Supplemental Data

Table a. Core Housing Need by Priority Populations

Source: BC Housing Analytics and Research Tool (HART), 2021

	PERCENT OF POPULATION IN CORE HOUSING NEED (2021)
HH with cognitive, mental, or addictions activity limitation	9%
HH with physical act. limit. in core housing need	10%
Women-led HH	13%
Transgender or Non-binary HH	13%
Indigenous HH	13%
New migrant-led HH	14%
HH head over 65	15%
Visible minority HH	16%
HH head under 25	17%
Black-led HH	21%
HH head over 85	23%
Single Mother led HH	25%
Refugee claimant-led HH	29%
Community (all HH)	12%

Table b. Homeless Count for Metro Vancouver

Source: BC Non-Profit Housing Association, 2023 Homeless Count in Metro Vancouver Final Report.

MEMBER JURISDICTION	NORTH SHORE			METRO VANCOUVER		
	Unsheltered	Sheltered	Total	Unsheltered	Sheltered	Total
2002	n/a	n/a	47	333	788	1,121
2005	27	58	90	1,127	1,047	2,174
2008	67	60	127	1,574	1,086	2,660
2011	55	67	122	758	1,892	2,650
2014	60	54	119	957	1,820	2,777
2017	11	77	100	1,032	2,573	3,605
2020	46	75	121	1,029	2,605	3,634
2023	51	117	168	1,461	3,360	4,821

Table c. BC Housing Waitlist

Table c(i). Total Waitlist

Source: BC Housing (July 2013, June 2014, June 2015, June 2016, June 2017, July 2018-2019, June 2020-2022, September 2023)

GEOGRAPHIC AREA	WAIT LIST - TOTAL							
	2016	2017	2018	2019	2020	2021	2022	2023
North Vancouver	615	610	671	722	709	773	773	1,022
Metro Vancouver	10,496	11,007	12,286	13,058	12,939	14,552	14,857	18,865

Table c(ii). Family Households

Source: BC Housing (July 2013, June 2014, June 2015, June 2016, June 2017, July 2018-2019, June 2020-2022, September 2023)

GEOGRAPHIC AREA	FAMILY HOUSEHOLDS							
	2016	2017	2018	2019	2020	2021	2022	2023
North Vancouver	211	176	200	200	191	202	208	260
Metro Vancouver	3,509	3,674	4,142	4,434	4,343	4,933	5,107	6,757

Table c(iii). Single Person Households

Source: BC Housing (July 2013, June 2014, June 2015, June 2016, June 2017, July 2018-2019, June 2020-2022, September 2023)

GEOGRAPHIC AREA	SINGLE PERSON HOUSEHOLDS							
	2016	2017	2018	2019	2020	2021	2022	2023
North Vancouver	25	32	40	54	51	53	59	97
Metro Vancouver	815	831	1,069	1,122	1,097	1,317	1,328	2,099

Table c(iv). Seniors

Source: BC Housing (July 2013, June 2014, June 2015, June 2016, June 2017, July 2018-2019, June 2020-2022, September 2023)

GEOGRAPHIC AREA	SENIORS							
	2016	2017	2018	2019	2020	2021	2022	2023
North Vancouver	263	273	294	330	323	371	372	490
Metro Vancouver	3,617	3,969	4,416	4,878	4,970	5,527	5,692	7,013

Source: BC Housing (July 2013, June 2014, June 2015, June 2016, June 2017, July 2018-2019, June 2020-2022, September 2023)

Geographic Area	Persons with Disabilities							
	2016	2017	2018	2019	2020	2021	2022	2023
North Vancouver	103	116	119	113	125	122	110	153
Metro Vancouver	2,162	2,131	2,172	2,120	2,035	2,200	2,161	2,330

Source: BC Housing (July 2013, June 2014, June 2015, June 2016, June 2017, July 2018-2019, June 2020-2022, September 2023)

Geographic Area	Wheelchair Accessible Unit							
	2016	2017	2018	2019	2020	2021	2022	2023
North Vancouver	13	13	18	25	19	25	24	22
Metro Vancouver	393	402	487	491	494	575	569	666

Source: BC Assessment

[illegible]

Source: BC Assessment

Table c(vi)(c). Assessed values - Average and Median by Unit Size (0, 1, 2, 3+ Bedrooms)

Table c(vi)(d). Sale Prices – Average and Median for All Units and for Each Structural Type

[illegible]

Table c(vi)(e). Sale Prices – Average and Median by Structural Type (e.g. Single Detached, Apartment, etc.)

Source: BC Assessment

	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Average	\$918,862	\$887,313	\$986,731	\$1,051,146	\$1,361,725	\$1,446,559	\$1,281,650	\$1,328,233	\$1,314,918	\$1,511,057	\$1,716,234
Single Detached	\$1,104,574	\$1,081,678	\$1,145,451	\$1,392,007	\$1,803,309	\$1,870,518	\$1,814,997	\$1,643,355	\$1,831,690	\$2,122,424	\$2,314,976
Dwelling w/ Suite	\$1,157,634	\$1,142,926	\$1,286,165	\$1,535,317	\$1,888,189	\$2,032,698	\$2,098,517	\$2,049,008	\$2,012,387	\$2,318,455	\$2,614,759
Duplex, Triplex, Fourplex, etc.	n/a	\$842,500	n/a	\$1,217,927	n/a	\$1,545,000	n/a	n/a	n/a	\$1,450,000	\$1,766,000
Row Housing	\$648,392	\$615,109	\$664,616	\$703,875	\$790,123	\$1,036,006	\$999,743	\$1,105,402	\$1,041,348	\$1,192,509	\$1,258,551
Apartment	\$409,065	\$396,150	\$411,922	\$439,183	\$523,766	\$640,672	\$696,686	\$797,054	\$768,407	\$741,762	\$815,670

Table c(vi)(f). Sale Prices - Average and Median by Unit Size (0, 1, 2, 3+ Bedrooms)

Source: BC Assessment

	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Average	\$918,862	\$887,313.19	\$986,731	\$1,051,146	\$1,361,725	\$1,446,559	\$1,281,650	\$1,328,233	\$1,314,918	\$1,511,057	\$1,716,234
1-Bed	\$340,130	\$333,995.71	\$351,453	\$352,432	\$425,210	\$514,305	\$468,965	\$524,693	\$528,206	\$558,463	\$593,986
2-Bed	\$558,052	\$538,347.75	\$576,856	\$589,181	\$765,653	\$842,914	\$830,174	\$856,293	\$850,004	\$882,387	\$1,038,995
3+-Bed	\$1,075,080	\$1,046,618	\$1,144,852	\$1,330,129	n/a	\$1,784,230	\$1,775,661	\$1,659,648	\$1,762,167	\$1,977,087	\$2,186,371

