

May 14, 2025

Brian Bedford, Executive Director, Local Government Infrastructure & Finance
Jessica Brooks, Executive Director, Planning and Land Use Management
Ministry of Housing and Municipal Affairs

PLUM@gov.bc.ca

Dear Brian and Jessica:

RE: Canada Community-Building Fund Requirements: Housing Needs Assessments for Municipalities

Please find attached the City of North Vancouver's completed response to the qualitative Housing Needs Assessment requirements under the Canada Community-Building Fund. Links to the City's 2024 and 2021 Housing Needs Reports are included at the end of the attached questionnaire.

If you have any questions or require additional information, please do not hesitate to contact me at sgalloway@cnv.org or 604-982-3936.

Sincerely,



Sean Galloway, MCIP, RPP
Director, Planning and Development

cc: Mike Friesen, Manager, Planning (Urban Regeneration & Analytics), CNV

Attached: Completed Questionnaire
Links to CNV's 2024 and 2021 Housing Needs Reports

Canada Community Building Fund Questionnaire: Qualitative Questions

- 1) Please provide a brief history of how housing in the community has been shaped by forces such as employment growth and economic development, transportation, and migration. Please include any long-term housing challenges the community has faced.

Housing in the City of North Vancouver has been shaped by waves of migration, employment growth, transportation, and broader economic trends. The first major population and housing boom followed the City's incorporation in 1907, driven by economic activity such as logging and a corresponding land rush. A second surge occurred during and after World War II, when employment in the shipyards attracted an influx of workers and their families. During this time, the newly built Lions Gate Bridge also brought growth on the North Shore, and contributed to the growing need for housing in the City of North Vancouver. This period saw the expansion of multi-family and rental housing that still forms the spine of Lonsdale Avenue today, helping to establish the City's role as the North Shore's urban core. Growth then slowed between the 1970s and early 2000s, but picked up again following the 2008 financial crisis and the 2010 Winter Olympics, as reduced interest rates and renewed investment sparked another wave of development and population growth. From 2011 to 2021, the City saw its largest single-decade population increase, growing from 49,551 people in 2011 to 60,949 in 2021 – an increase of more than 11,000 people – largely due to high levels of migration¹. To accommodate this growth, the City's housing stock has shifted towards a greater number of multi-family developments. Between 2006 and 2021, the proportion of apartments increased from 61% to 67%, with most of the growth concentrated in buildings five storeys or higher². Like much of Metro Vancouver, the City is facing a housing crisis with long-term housing challenges including escalating home prices, low rental vacancy rates, and long waitlists for non-market housing. Housing affordability continues to be a significant issue facing the community, with one in five residents in Core Housing Need in 2021. The cost of both ownership and rental housing has increased significantly in recent years. Rental housing remains a more viable option than ownership for many families, and increasing rents are also outpacing increases to median-income levels in the City. Homelessness also continues to be a growing issue as the delivery of non-market housing is not keeping pace with demand. These pressures are further exacerbated by the City's constrained land base and may have profound long-term impacts on the local community, its people, and socio-economic development.

- 2) Please detail the existing municipal housing policy and regulatory context, including approved housing strategies, action plans and policies within Official Community Plans (OCPs).

The City of North Vancouver adopted its OCP in 2014, establishing a vision to pursue attainable housing that meets the needs of its diverse community. Since then, the City has developed a comprehensive suite of housing strategies focused on increasing supply, enhancing affordability, and promoting diversity across housing types and tenures. Key strategies include:

- **Housing Action Plan (2016):** This plan identifies 6 goals, 11 strategies, and over 30 actions to facilitate the delivery of housing in the City.
- **Community Wellbeing Strategy (2024):** A 10-year action plan to improve housing quality and affordability through six strategic pathways: Complete Communities, Housing for All, Accessibility, Diversity, Poverty Reduction, and Partnerships.
- **Interim Housing Needs Report (2024):** In line with provincial legislation, the report projects a need for 21,301 new housing units over the next 20 years to address growth and demographic shifts.

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Other Recent Initiatives:

- **Strengthening Communities Grant (2021–2024):** Address homelessness recovery.
- **Short-Term Rentals Regulation (2024):** Amend bylaws to regulate STRs in alignment with provincial standards.

¹ Statistics Canada Censuses of Population 1921-1991;

² City of North Vancouver 2024, Interim Housing Needs Report 2024, p. 21

- **Housing Accelerator Fund (2024):** An \$18.6 million federal grant supporting nine initiatives to enhance housing diversity and affordability.
- **Poverty Reduction Strategy (2023):** Develop a 10-year action plan to reduce poverty and improve housing access.
- **Zoning Updates:** Streamlined approvals for small lot rezoning and coach house developments.
- **Mid-Market Rental Policy Update (2022):** Added tenant eligibility criteria to improve transparency and prioritize tenants displaced by redevelopment and those living or working in the city.
- **Streamlining Accessory Coach House Development (2022):** Simplified permit guidelines to accelerate approval for coach house developments.
- **RS-2 Small Lot Rezoning Simplification (2022):** Reduced requirements for small lot rezonings to decrease barriers and increase small-scale housing supply.

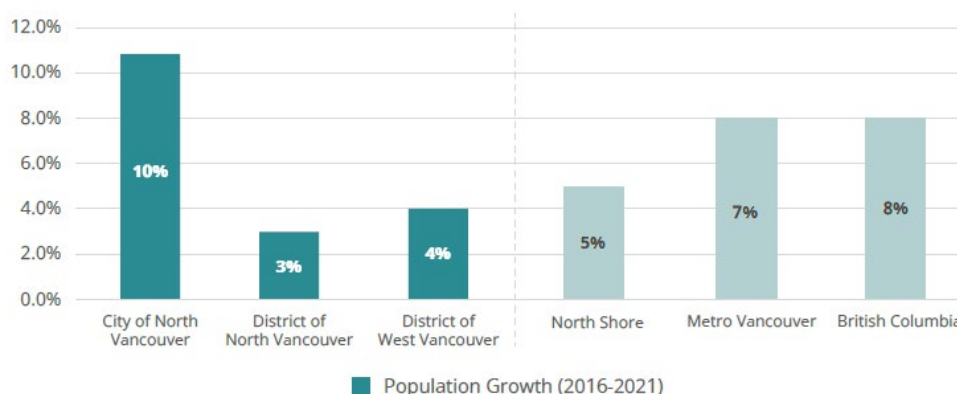
3) How have population changes in your community impacted your housing market?

Population growth in the City has had a significant impact on the housing market, increasing demand for diverse housing options. This growth has been accompanied by demographic changes, including an increasing seniors population, up from 14% of the population in 2006 to 20% in 2021, and a strong presence of families with children, who now make up over a quarter of households³. Additionally, immigrants have consistently represented over one-third of the population since 2006, though the City has seen a smaller share of new immigrants in the last 5 years⁴. These demographic shifts have shaped housing needs, driving demand for aging-in-place options, multi-bedroom units for families, and a range of rental and ownership choices.

City of North Vancouver Housing Needs Report Figure 2 on Rate of Population Growth

Figure 2: Rate of Population Growth, North Shore Communities and Metro Vancouver, 2016-2021

Source: Statistics Canada, Census Profiles for North Shore Communities, Metro Vancouver, 2016, 2021



4) How have employment and labour conditions (e.g., prevalence of precarious employment, temporary or seasonal workforces, reliance on less predictable sectors such as natural resources, agriculture, tourism, etc.) in your community impacted housing supply and demand?

In 2012, there were 2,895 City of North Vancouver residents employed in casual, seasonal, or short-term positions of less than one year⁵. This is approximately 8% of the labour force aged 15 years and over at the time. These residents may face additional challenges accessing housing with seasonal and less predictable employment contributing to housing insecurity.

³ City of North Vancouver 2024, Interim Housing Needs Report 2024, p. 14

⁴ City of North Vancouver 2024, Interim Housing Needs Report 2024, p. 16

⁵ Statistics Canada 2021, Census Profile 2021 Census of Population

Access to quality, affordable housing is critical for the City's economy. Approximately one third (36%) of residents were employed locally in 2021⁶. With a regional lack of housing options, many workers are reliant on daily transportation in and out of the City, adding to congestion. The City is developing an approach to deliver more opportunities for middle income housing that contributes to the attraction and retention of employees in core economic industries⁷.

5) Please describe the housing needs and challenges of priority populations in your community, specifically for the 13 groups identified by CMHC: women and their children fleeing domestic violence; women-led households (especially single mothers); seniors 65+; young adults aged 18-29; Indigenous peoples; people with physical health or mobility challenges; people with developmental disabilities; people dealing with mental health and addiction issues; veterans; 2SLGBTQIA+; racialized groups; recent immigrants (including refugees); and people experiencing homelessness.

Women and children fleeing domestic violence: There is a lack of long-term housing options (e.g., secondary and tertiary housing) for women fleeing domestic violence, highlighting the need for more family-sized units and enhanced supports for vulnerable families. Women in these situations face a high risk of homelessness and displacement, emphasizing the urgent need for supportive housing and wrap-around services. Access to transition houses is critical, but must be complemented by stable, longer-term housing solutions to ensure safety, stability, and recovery.

Women-led households (especially single mothers): According to the 2021 Census, 45% of renter households led by single mothers were in core housing need, compared to 21% of similar owner households⁸, highlighting a significant disparity in housing stability for this group based on tenure. Affordability is a major challenge for lone-parent families, who often rely on a single income and face a shortage of family-sized rentals, forcing them to spend well above the recommended 30% of income on housing and increasing financial strain.

Seniors (65+): The City of North Vancouver is experiencing a growing need for age-friendly housing options, as the senior population has increased from 14% in 2006 to 20% today. Seniors aged 65 and over represented the highest proportion of renters in core housing need as of 2016, and this trend has continued. By 2021, 50% of senior renter households were in core housing need, rising to 61% among those aged 85 and older. Senior renters are particularly vulnerable to displacement, especially when older, affordable rental housing is redeveloped. To support aging in place, seniors require more adaptable and accessible housing options, including features such as universal design and in-home health services. Additionally, supportive housing and wrap-around services are essential to assist with daily living and health-related needs.

Young adults aged 18-29: In 2021, young people aged 15 to 24 accounted for 10% of the City's overall population, a small decline from 12% in 2016. Engagement conducted as part of the 2021 HNR found that many young people continue to be pushed out of their communities across the North Shore due to challenges with affording rent locally. For those who are able to remain in the City, young renters face a similar levels of core housing need to the broader City of North Vancouver community at 28%. Young owners, however, face higher levels of core housing need than the city average, with one quarter (25%) of owner households with a household head under 25 facing core housing need compared with 10% of the overall owner population.

Indigenous peoples: As of 2021, 2.1%, or 1,230, of City residents identified as Indigenous, according to the Census. Nearly two-thirds (65%) of Indigenous households in the City were renters, and 27% of these renter households were in core housing need. The 2021 HNR highlighted the need for more housing options both on and off reserve for neighbouring Tsleil-Waututh and Squamish Nations. Engagement from

⁶ Ibid

⁷ City of North Vancouver 2024, Economic Strategy, p. 26

⁸ City of North Vancouver 2024, Interim Housing Needs Report 2024, p. 37

2021 also revealed Indigenous persons make up a large portion of individuals experiencing homelessness. Recently, the local Nations have increased their capacity and ability to deliver housing on reserve and municipal land⁹. 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.

People with developmental disabilities: Options for individuals on Disability Assistance are extremely limited due to the high cost of housing and a lack of affordable units. The City needs more affordable housing options for residents requiring short- or long-term supports. 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 is of great importance.

People dealing with mental health and addiction issues: In 2021, 23% of renter households with cognitive, mental health, or addiction-related disabilities were in core housing need, more than double the rate for similar owner households (11%). The 2021 HNR engagement identified individuals dealing with mental health and addiction issues as priority populations. Specifically, men aged 25 to 40 who are experiencing homelessness and have complex needs often face challenges transitioning from shelters to permanent housing due to a lack of supportive environments tailored to their circumstances. These individuals require specialized housing with wrap-around supports, such as on-site staff, access to care, and food services. However, such options are limited on the North Shore.

People with physical health or mobility challenges: People with physical health or mobility challenges, particularly seniors aged 65 and older face high rates of core housing need. Key challenges include a lack of adaptable housing, in-home health and support services, supportive and affordable housing options, and long-term care facilities.

Veterans: While detailed municipal-level data on veteran housing needs and challenges is not available, national and regional counts indicate that veterans are overrepresented among those experiencing homelessness in Canada. In the 2023 Greater Vancouver Homeless Count, 141 individuals reported prior service in the Canadian Forces¹⁰, and nationally, veteran respondents were more likely than non-veterans to report relying on social assistance or disability benefits, and to experience physical limitations or medical conditions, highlighting the need for targeted, accessible, and health-informed housing supports¹¹.

2SLGBTQIA+ Community: There is limited data available on 2SLGBTQIA+ communities and their experiences of housing at the City level. However, regional and national data reveal that 2SLGBTQIA+ individuals are disproportionately affected by homelessness. The national *Everyone Counts* survey found that 13% of respondents experiencing homelessness identified as 2SLGBTQIA+, despite only representing 4% of the general population¹². LGBTQIA+ respondents cited mental health issues (15%) and having a conflict with a parent or guardian (12%) as reasons for housing loss. According to the CMHC, people who identify as 2SLGBTQIA+ have housing needs that are different from those of other Canadians, including their need to consider how their housing will affect their access to social or medical services and allow them to be part of an inclusive and welcoming community.

Racialized groups and recent immigrants (including refugees): The community is diverse, with immigrants consistently comprising over one-third of the population since 2006. Racialized persons, including many refugees and new immigrants, may face distinct housing challenges driven by barriers such as racism, language barriers, and specific demographic needs. Engagement conducted by the City in 2021 found that racialized persons face challenges in accessing housing due to discrimination. Refugee claimants and new immigrants may also have trouble accessing housing due to lack of references, in

⁹ City of North Vancouver 2024, Interim Housing Needs Report 2024, p. 41

¹⁰ 2023 Homeless Count in Greater Vancouver

¹¹ Statistics Canada 2024, *Everyone Counts 2020-2022*

¹² Statistics Canada 2024, *Everyone Counts 2020-2022*

addition to the high cost of housing. Findings show that recent and/or senior (older-aged) newcomers are at more of a disadvantage when trying to find housing¹³.

First-generation immigrant households often have larger or multigenerational family structures, meaning they need bigger housing units than what is typically available. However, the current housing supply often prioritizes smaller units, such as one- or two-bedroom apartments, which do not meet the space requirements of these families.

People experiencing homelessness: People experiencing homelessness in the City of North Vancouver face growing challenges due to limited housing options, rising costs, and insufficient support services. Between 2020 and 2023, homelessness increased by 39%, from 121 to 168 individuals, though actual numbers may be higher due to hidden homelessness¹⁴. Engagement undertaken as a part of the City's 2021 HNR identified challenges for this priority population including complex needs (e.g., struggling with substance use disorders and more severe mental health challenges), high numbers of youth experiencing homelessness, Indigenous persons making up a large portion of individuals experiencing homelessness, and an increase in people living out of their vehicles.

6) How has your community engaged with priority populations? Please provide an overview of the methodology and assumptions used to conduct engagement with priority groups. Please provide a description of who was engaged, the type of engagement that took place, and the nature of the engagement (e.g. interviews, consultations). If a private individual has been engaged, please anonymize and remove any identifying features from the narrative.

The City regularly engages with the community on municipal projects, initiatives and decisions. Two key engagement opportunities have focused on engagement with priority populations on the topic of housing: The 2021 Housing Needs Report and the 2024 Community Wellbeing Strategy. These engagements employed a wide variety of engagement methods and strategies focused on reaching a diverse range of stakeholders and creating space for seldom-heard voices to be meaningfully included in the planning process. The following groups were actively engaged as a part of these processes: newcomers and refugees, persons with physical disabilities, persons with intellectual disabilities, individuals with addictions or in recovery, people and/or families experiencing homelessness, youth, low-income renters, low-income seniors, and other special interest groups facing housing insecurity.

The following engagement methods were used across these engagements:

- **Focus groups** with non-market housing providers, social service providers, and the homeless-serving sector;
- **Interviews with key informants** with representatives from the Squamish and Tsleil-Waututh First Nations, non-profit organizations serving women, immigrants, and refugees, as well as emergency and medical services;
- **Lived experience interviews** with residents facing housing insecurity, selected to reflect diverse personal backgrounds and experiences;
- **Listening sessions** with participants who typically have not engaged in planning processes due barriers - such as vulnerable populations, specific household characteristics, and language translation requirements;
- **Secondary school outreach** to gather high-level feedback on areas students considered important to their wellbeing;
- **Targeted outreach with groups** such as immigrants and newcomers at Impact North Shore, Tween Advisory Group, North Shore Women's Centre, North Shore Shelter & Housing Centre, Food Bank, and the North Shore Neighbourhood House;
- **Targeted online stakeholder surveys** with non-market housing and advocacy groups and public sector / institutional stakeholders; and,

¹³ City of North Vancouver 2024, Interim Housing Needs Report 2024, p.16

¹⁴ City of North Vancouver 2024, Interim Housing Needs Report 2024, p. 34

- **Online surveys available in several languages** (via a Google Translation feature) and an accompanying information available in top languages in the City in addition to English - Farsi, Simplified Chinese, and Tagalog.

Further information on these engagements is available in the City's *What We Heard* Reports, including for the Community Wellbeing Strategy and the 2021 Housing Needs Report.

7) Please describe local factors that are believed to contribute to homelessness in your community (e.g., the closing of a mental health facility, high numbers of refugee claimants, etc.).

In the City of North Vancouver, homelessness is shaped by a range of local and regional factors. The number of individuals experiencing homelessness has increased in recent years, rising by 39% between 2020 and 2023 from 121 to 168 people according to the most recent Point-in-Time Count from 2023¹⁵. Several local and regional factors contribute to this situation:

- **Housing affordability:** Escalating housing costs in the region have made it increasingly difficult for low, moderate, and even median-income earners to secure and maintain stable housing.
- **Cost of living:** Cost of living on the North Shore is becoming increasingly unaffordable, which may be contributing to the increase in homelessness. In 2021, the median total income for the City of North Vancouver was substantially lower than the rest of the North Shore, and likewise below the Metro Vancouver average¹⁶.
- **Complex needs:** 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 shelters into a safe home.
- **Service gaps:** 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.
- **Vehicle dwellers:** There has been an increase in people living out of their vehicles across the North Shore.

8) Please identify temporary and emergency relief resources available for individuals experiencing homelessness in your community (e.g., number of shelter beds, resource centres, transitional beds available). If possible, please indicate whether capacity levels are commensurate with need.

According to data from BC housing, there were 400 total units of housing focused on ending homelessness in the City and District of North Vancouver¹⁷. The majority (83%) of this housing is transitional, supported, and assisted living, while the remainder is focused on emergency shelter. Additionally, in 2024 there were 1,580 residents in the City and District of North Vancouver accessing rent supplements, 50 of which were accessing homelessness rent supplements according to BC Housing Non-Market Housing Data for 2024.

Despite these resources, Point-in-Time (PiT) count data indicates that homelessness in the City of North Vancouver increased by 39% between 2020 and 2023, while resources for addressing homelessness – such as shelter beds, supportive housing, and rent supplements – have not increased at a rate that addresses the growing need¹⁸.

Additional available resources for people experiencing homelessness include:

- An Extreme Weather Response (EWR) program operates from November 1st to March 31st during extreme weather nights. There is capacity for 40 emergency weather response beds in the City.

¹⁵ City of North Vancouver 2024, Interim Housing Needs Report 2024, p. 34

¹⁶ North Shore Poverty Reduction Strategy 2023, p. 12

¹⁷ City of North Vancouver 2024, Interim Housing Needs Report 2024, p. 32

¹⁸ City of North Vancouver 2024, Interim Housing Needs Report 2024, p. 34

- The City has partnered with the North Shore Neighbourhood House to create a Solutions Navigator position to help those in need access community resources and supports on the North Shore. The Navigators provide support to low-income residents on matters ranging from housing, mental health, childcare, settlement services, and more.
- A North Shore Youth Safe House located in the District is operated by Hollyburn serving the entire North Shore.
- Sage Transition House is the only Transition House on the North Shore, offering a short-term transition house for women and their children leaving domestic violence on the North Shore.

9) Some groups, including students, those in congregate housing, and temporary foreign workers, may be excluded from publicly available core housing need data sources. Communities are encouraged to use this section to describe the housing needs of these respective populations to ensure that all groups are represented in their HNR.

Some groups in the City of North Vancouver may be underrepresented in publicly available housing data, including students, those living in congregate housing, and temporary foreign workers. Stakeholder engagement from the City's 2021 Housing Needs Report¹⁹ highlighted distinct housing challenges for these groups:

- Students and young people: Engagement with post-secondary and international students was limited, with only 6 respondents working with this population on their housing needs. This is likely due to the absence of post-secondary institutions and dedicated student housing in the City. In general, students may face challenges finding appropriate housing near their studies due to high rent and limited income.
- Residents in congregate housing: Engagement in 2021 identified 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. As of 2024, BC housing reports 91 non-market supportive senior units and 217 non-market special needs assisted living units in the City and District of North Vancouver²⁰.
- Temporary foreign workers: In 2021, the Census recorded 2,405 non-permanent residents, accounting for 4% of the City's population²¹. This was an increase from 2% in 2016. Engagement findings indicate that new immigrants, including non-permanent residents, may face barriers to housing due to lack of references and the high cost of housing.

10) How have average rents changed over time in your community? What factors (economic, social, national, local, etc.) have influenced these changes?

Amidst low rental vacancy rates, high population growth, and rental development that has not been able to meet demand, the cost of rental housing has substantially increased from 2016 to 2023. In this time period, average rents across all unit types increased by 50%²². While increasing rents have had the greatest impact on two-bedroom units, rents increased for all rental unit types:

- Rental cost for bachelor units increased 43%;
- Rental cost for one-bedroom units increased 48%;
- Rental cost for two-bedroom units increased 56%; and,
- Rental cost for three or more bedroom units increased 47%.

¹⁹ City of North Vancouver 2021, Housing Needs Report 2021, p. 99-176

²⁰ City of North Vancouver 2024, Interim Housing Needs Report 2024, p. 32

²¹ City of North Vancouver 2024, Interim Housing Needs Report 2024, p. 16; Statistics Canada 2021, Census Profile 2021 Census of Population

²² City of North Vancouver 2024, Interim Housing Needs Report 2024, p. 27

11) How have vacancy rates changed over time? What factors have influenced this change?

Over the past decade (2014–2024), the City of North Vancouver maintained a notably tight rental market, with an average vacancy rate of 0.9%, compared to the Metro Vancouver average of 1.1%²³. In the most recent five-year period (2020–2024), the City's average vacancy rate was 1.1%, again slightly below the regional five-year average of 1.3%.

A healthy vacancy rate is generally considered to be between 3% and 5%, which provides existing residents with options to relocate, while also providing availability for new residents. Since 2010, overall rental vacancy has remained below 1.5%, except in 2020 when it briefly jumped to 2.6%, likely due to market uncertainty during the Covid-19 pandemic.

12) How have trends in core housing need changed over time between both tenant and owner-occupied households?

In 2021, 19% of households in the City faced core housing need²⁴. Affordability was the biggest challenge, with 33% of households living in unaffordable housing, while 9% experienced overcrowding, and 6% were living in a unit that required major repairs.

The proportion of households in core housing need in the City has remained relatively stable since 2006, with a slight decline from 20% to 19% between 2016 and 2021. This small change may be attributed to the impact of the CERB, which provided significant support to low and very-low income households in 2020 and 2021. It is unlikely that the decline in core housing need reflects an improvement in housing affordability, and instead is likely a reflection of point-in-time income interventions from senior government.

Renter households have consistently made up a higher proportion of households in core housing need. In 2021, renters in the City were more than three times as likely to be in core housing need (29.1%), as compared to owner households (10.4%). The number of renter households in core housing need has steadily increased, growing from 2,790 renter households in 2006 to 3,445 in 2021. Renter households are also more likely to fall into extreme core housing need. Rates of core housing need among owners remain substantially lower than for renters, and have increased modestly over time from 1,085 owner households in 2006 to 1,460 in 2021. Despite these lower rates, owners are also feeling affordability pressures.

13) In the last five years, how many affordable units for low and very low-income households have been built, and how many have been lost? If data is not available, please describe how the loss of affordable housing units may have impacted your community.

Since 2020, 10 affordable units for low and very low-income households have been built in the City of North Vancouver, measured as units achieving occupancy. No secured affordable units were demolished in this time.

In addition to these 24 units, there are currently 81 affordable units under construction as a part of the North Shore Neighbourhood House Hub redevelopment.

²³ Metro Vancouver Housing Data Book February 25, p. 141

²⁴ City of North Vancouver 2024, Interim Housing Needs Report 2024, p. 35; City of North Vancouver 2021, Housing Needs Report 2021, p. 40-41

- 14) Please describe available affordable and community housing options and needs/gaps currently in your community. Examples can include:**
- a) Are any of these affordable housing units accessible or specifically designed for seniors, including long-term care and assisted living?**
 - b) Does your municipality provide rent supplements or other assistance programs that deepen affordability for households?**
 - c) Is your community in need of supportive housing units with wrap-around supports, such as for those with disabilities?**

In 2024, the City reported 1,193 non-market housing units²⁵. Among these, non-market rental units constitute the largest segment, with 867 units, followed by 177 housing co-op units and 141 Mid-Market Rental (MMR) units.

Despite a growing supply of housing in the City of North Vancouver, affordability and suitability remain critical challenges, especially for vulnerable populations such as seniors, renters, and individuals with special needs. The following outlines the affordable housing options currently available in the City, along with identified gaps and needs.

- a) Housing for seniors: According to BC Housing, there are currently 91 non-market supportive units specifically to support seniors in the City and District of North Vancouver. The City recognizes the need for housing that includes adaptable and accessible design, alongside wrap-around supports such as healthcare and daily living services. With seniors now representing 20% of the City's population, demand for age-friendly and supportive housing is growing.
- b) Rent supplements and other assistance programs: In 2021 the City provided a one-time investment to the existing North Shore Rent Bank. The North Shore Rent Bank is a community service offered by Harvest Project, a non-profit organization on the north shore. The Rent Bank offers no-interest loans to those who are at risk of eviction or essential utility disconnection due to a temporary shortage of funds. The Rent Bank can also provide first month's rent and security deposits if current housing is deemed unsafe or if it becomes necessary to move to different housing for other reasons.
- c) Supportive housing with wrap-around supports: According to BC Housing, there are currently 217 non-market special needs assisted living units in the City and District of North Vancouver²⁶. There is an ongoing need for supportive housing that integrates wrap-around services to support people with disabilities, seniors with declining mobility, individuals experiencing or at risk of homelessness, young people ageing out of care, and people with mental health or addiction challenges.

- 15) This final section aims to determine how your community anticipates using the results and findings captured in the HNR to inform long-term planning, as well as concrete actions that can address identified needs. Please use the following questions to describe how those linkages will be made.**

- a) How will this HNR inform your OCP, housing policies and/or actions going forward? For example, if the HNR identifies specific needs in your community across the housing spectrum - such as housing needed for priority populations, units for large households in denser form factors, more diverse structural types such as missing middle housing, or more affordable and higher-density housing near transit - how could actions and changes in policy and planning help address those needs?**

The HNR will inform many aspects of the City's OCP, housing policies, and other actions going forward. Several key considerations include:

- Updating the City's OCP and Zoning Bylaw capacity to accommodate the projected 20-year housing need and typologies identified in the HNR;

²⁵ City of North Vancouver 2024, Interim Housing Needs Report 2024, p. 32

²⁶ City of North Vancouver 2024, Interim Housing Needs Report 2024, p. 32

- Amending the OCP to establish DPAs and DAI requirements to mitigate tenant housing displacement during the redevelopment process;
- Prioritizing affordable housing projects and land acquisition;
- Improving transparency by sharing information through accessible public platforms;
- Addressing priority populations by advancing housing for special needs and equity groups; and,
- Aligning housing development with transit-oriented planning by guiding policies that enable more diverse, affordable, and family-sized housing near frequent transit (e.g., Lonsdale Quay, Burrard Inlet Rapid Transit, and implementation of Bill 44, by enabling small-scale multi-unit housing near frequent bus service).

b) How will data collected through the HNR help direct those plans and policies as they aim to improve housing locally and regionally, and how will this intersect with major development patterns, growth management strategies, as well as master plans and capital plans that guide infrastructure investments?

Data collated through the Housing Needs Report (HNR) will form a baseline from which the City can monitor and evaluate the effectiveness of key plans and policies aimed at improving housing outcomes both locally and regionally. This foundation will enable the City to track progress, refine strategies, and inform future planning activities. Key activities will include:

- Utilizing 5-yearly census data to evaluate long-term policy impacts, while leveraging interim data sources to identify emerging housing needs between census cycles;
- Tracking housing starts and completions, including housing type and tenure, affordability, and proximity to transport;
- Tracking housing outcomes for priority populations to ensure housing policies meet the needs of vulnerable groups;
- Monitoring construction trends and developer feedback to understand market conditions and development feasibility;
- Integrating community engagement and lived experience data to complement quantitative metrics and provide a holistic understanding of housing challenges and opportunities; and,
- Considering housing need data alongside infrastructure and amenity capacity to guide investments.

c) Based on the findings of this HNR, and particularly the projected housing needs, please describe any infrastructure gaps that may potentially limit the ability of your community to support forecasted growth unless they are addressed, or that could facilitate more complete and resilient communities. This can relate to any type of enabling infrastructure needed for housing, including fixed and non-fixed assets, as well as social, community or natural infrastructure. Communities are encouraged to illustrate how infrastructure gaps impact their housing systems and growth. Examples of types of enabling infrastructure may include:

- i) **Public Transit**
- ii) **Water/Wastewater Systems**
- iii) **Roads and Bridges**
- iv) **Schools, Parks, Community or Recreational Centres**
- v) **Broadband Service and Access**
- vi) **Climate Risks/Impacts**

As identified in the City's 2024 HNR, over the next 20 years, the City will need 21,301 additional housing units to address both its underlying and future housing needs. As the City continues to grow over the next 20 years, it is essential that infrastructure keep pace with housing and population growth to ensure livability, resilience, and equitable access to services.

The City faces several existing infrastructure gaps and challenges that may potentially limit the City's ability to support forecasted growth. These include:

- Aging storm, sewer and water infrastructure throughout the City that require ongoing assessment, monitoring and asset planning management, as well as capacity upgrades to accommodate additional density.
- Delays and funding gaps associated with the North Shore Wastewater Treatment Plant. Issues and delays are currently being addressed through Metro Vancouver's Capital Program.
- Transit on the North Shore: TransLink is facing ongoing financial challenges, despite the trend of transit ridership increasing throughout the region and North Shore. Capital funding from senior levels of government is required to expand the existing BRT system and to connect the North Shore to the region's rapid transit network.

In addition to existing gaps, other key infrastructure and amenities must also keep up with growth. Key considerations include parks and open space, schools, childcare, healthcare, recreation facilities, and community services and social infrastructure, among others. The City's role for the delivery of these other infrastructure and amenity considerations varies considerably based on the assets that are to be delivered, but may include: direct investment of public funds, partnerships with other organizations to deliver the infrastructure, advocacy to senior levels of government for other funding and supports, and to secure assets and funds through regulatory and development processes.

Coordinated planning and investment in both housing and supporting infrastructure will be fundamental to achieving inclusive, complete, and sustainable communities.

Links to current and previous HNRs:

[2024 Interim Housing Needs Report](#)

[2021 Housing Needs Report](#)