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TO: Ministry of Housing and Municipal Affairs

FROM: District of North Vancouver

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

Qualitative Questionnaire for BC Municipalities

- 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 demand in the District of North Vancouver has been shaped by forces such as economic development, population growth and transportation infrastructure. Before European settlement, the lands and waters of the North Shore and Burrard Inlet were the ancestral territory of the səliłwətał (Tsleil-Waututh), Skwxwú7mesh Úxwumixw (Squamish), and xʷməθkʷəy̓əm (Musqueam) and the Coast Salish peoples.

Following World War II, the North Shore experienced rapid suburban expansion as part of the Greater Vancouver urban sprawl. Key transportation projects including the construction of the Lions Gate Bridge (1938), Second Narrows Bridge (1960) and the Trans-Canada Highway, significantly improved access to the North Shore and facilitated new development. Suburban residential neighbourhoods such as Norgate, Highlands and Edgemont grew during this era. Economically, North Vancouver's shipyards reinforced the region's importance as a hub for trade in lumber, ore and grain.

In more recent decades, the District's economy has diversified with tourism, technology, and the film industry contributing to continued growth. However, housing development has not kept pace with the population increases. Affordability and housing diversity have become pressing issues. During the development of the 2011 Official Community Plan (OCP), demographic trends indicated a shift toward an aging population, with fewer children and young adults. At the time, approximately 70% of

housing consisted of single detached homes—typically the least affordable and least accessible form of housing for first-time buyers and renters¹.

The 2011 OCP aimed to address these issues by encouraging a broader mix of housing types, especially in designated Town and Village Centres. By 2021, Census data showed that single detached houses had declined to 49% of the housing stock—a significant shift toward greater housing diversity². Still, housing affordability remains a concern. Rental prices in the District have historically been much higher than those in Metro Vancouver. While low-income households have long struggled to find appropriate housing, now even middle- and higher-income residents face similar barriers, whether they are looking to rent or buy.

Efforts are underway to diversify housing, including recent amendments to the OCP and Zoning Bylaw that increased density across residential zones and in transit-oriented areas. As set out in the OCP, four growth centres – Lynn Valley, Lynn Creek, Maplewood and Lions Gate/Marine continue to be key locations for residential growth as they are proximate to transit, amenities, services and commercial needs.

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

Official Community Plan

The OCP sets the direction for future growth in the District through 2030, as guided by the community's vision. The OCP established the urban structure for the District - a network of Town and Village Centres where 75-90% of new residential units should be accommodated in the four key growth centres (Lions Gate, Lynn Valley, Lynn Creek and Maplewood).

Key housing policies in the OCP include:

Policy 7.1.1	Encourage and facilitate a broad range of market, non-market and supportive housing
Policy 7.2.3	Encourage the retention of existing, and the development of new, rental units through development, zoning and other incentives
Policy 7.3.3:	Apply incentives (including, but not limited to density bonusing, pre-zoning and reduced parking requirements) as appropriate, to encourage the development of affordable housing.

¹ [District of North Vancouver, Official Community Plan, 2011](#)

² Statistics provided in the questionnaire are from the [District of North Vancouver 2024 Housing Needs Report](#) unless otherwise specified.

- Policy 7.4.4: Consider the use of District land, where appropriate, to contribute towards and leverage other funding for the development of social and affordable housing.

Official Community Plan Review Action Plan, 2021-2030

In 2021, the District created the OCP Action Plan to help work towards achieving the vision in the 2011 OCP. The Action Plan re-affirmed the OCP vision of directing the majority of growth into key growth centres.

Key priority actions related to housing are outlined below:

- Priority Action 1:** Achieve Town and Village Centres that deliver low-carbon, compact, and diverse housing, transportation choices, and supportive public amenities and employment space.
- Priority Action 3:** Prioritize rental, social, and supportive housing projects to increase the range of housing options.
- Priority Action 5:** Increase housing diversity to support a range of incomes, household types, and accessibility needs within and close to Town and Village Centres.

Rental and Affordable Housing Strategy, 2016

The Rental and Affordable Housing Strategy helps guide developers, community members, Council, and staff toward meeting the estimated demand for rental and affordable housing in the District. It outlines objectives and actions to support the development of new rental units, protect existing rental stock, and facilitate affordable housing options for low- and moderate-income household.

Some key goals of the strategy related to housing supply include:

- Housing Goal 1:** Expand the supply and diversity of housing in key growth centres.
- Housing Goal 2:** Expand the supply of new rental and affordable housing.
- Housing Goal 6:** Partner with other agencies to help deliver affordable housing through strategic use of District-owned lands, which may involve a long term lease to leverage senior government funding.

Residential Tenant Relocation Assistance Policy

The Residential Tenant Relocation Assistance Policy has been in effect since 2016. It aims to address the needs of tenants displaced as a result of redevelopment. The

policy applies to all rezoning applications that require the demolition of a building or combination of buildings containing five or more rental units. The District evaluates the rezoning application based on compliance with this policy, and once the rezoning is approved, the District secures negotiated assistance measures through a legal agreement.

Responding to New Provincial Housing Legislation

In 2023 and 2024, the Province of British Columbia passed several amendments to the *Local Government Act* that introduced new requirements for Housing Needs Reports:

1. The District was required to prepare an Interim Housing Needs Report by January 1, 2025, that identifies the District's five- and 20-year housing need based on a methodology prescribed by the Province.

The Housing Needs Report found that the District will need 22,369 additional housing units by 2041 to address both its underlying and future housing needs.

2. OCP and Zoning Bylaw policies must ensure there is sufficient capacity to accommodate the 20-year housing need.

Work is underway on the District's OCP and Zoning Bylaw updates to ensure that the District complies with this requirement by December 31, 2025.

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

The District has a growing and aging population. According to Statistics Canada, the population of the District increased by 7.1% over the last 20 years. By comparison, the region grew by 33% over the same period³. What is most notable is the composition of this growth. The working-age population (ages 15–64) remained relatively stable, while the number of children aged 0–14 declined by 9.4% over the same period. Nearly all net growth in the District's population came from an increase in residents aged 65 and older⁴.

In 2021, households led by seniors aged 65 and older experienced a higher core housing need rate than the broader community. 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, enhancing accessible design guidelines to complement recent accessibility changes to the BC Building Code and prioritizing affordable seniors housing and supportive seniors housing to enable aging in place.

³ [District of North Vancouver, Economic Development Strategy: Employment Lands Analysis](#)

⁴ Ibid

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?

Steady job growth in the District continues to create demand for housing of all types. Emerging from the disruptions of the pandemic, the outlook for economic growth in the District remains strong. As businesses gradually bring workers back to the office and explore hybrid work opportunities, the total number of jobs tied to employment land in the District is projected to increase by over 11,000 between 2021 and 2051⁵.

Availability and affordability of housing, as well as overall cost of living, are making it increasingly difficult for workers to live in the District, causing employers to face difficulties in attracting and retaining employees. An accelerated supply of diverse housing types in the District is required to meet the needs of workers. Seasonal and temporary workers, such as those in the tourism and film sectors, require limited-time rental housing options. Highly skilled trades in the marine and construction sectors and institutional workers, such as nurses, require long-term and affordable rental options. Retail, service industry and gig workers require low-cost housing to sustain a living. Affordable home ownership is a critical need for workers across the demographic spectrum, as they navigate various stages of life, such as raising a family or downsizing into retirement. Diverse housing solutions must be a key area of focus to foster resilience and long-term sustainability in the District's diversified local economy.

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.

Housing Needs and Challenges of Priority Populations in the District

Housing needs vary across the District, with certain populations facing disproportionately high levels of core housing need. Refugee claimant-led households, single mother-led households, and seniors over age 85 are the groups with the highest levels of core housing needs. Understanding these disparities is essential to developing targeted housing solutions that respond to the lived experiences and systemic barriers of vulnerable groups. While market and social housing has expanded in recent years, it has not met the diverse and growing needs of the 13 priority

⁵ [District of North Vancouver, Economic Development Strategy, 2024](#)

populations identified by CMHC. Additional affordable rental housing, supportive housing options, and greater housing diversity are required. Further details on the housing needs of each priority group are provided below.

Women and Their Children Fleeing Domestic Violence

Women and their children fleeing violence face significant barriers to securing stable housing. Structural oppression and systemic inequities limit their access to safe, affordable homes. While some transitional housing exists, it is often time-limited and insufficient to meet demand. Re-entering the rental market after leaving transitional housing is particularly challenging due to rising rents and limited affordable options.

Women-Led Households (Especially Single Mothers)

Single-mother-led households face acute affordability challenges. Detached homes are generally out of reach, and average rents for vacant units exceed what many families can afford. According to 2021 data, 25% of single-mother-led households were in core housing need—more than double the community-wide rate of 12%. Stakeholder engagement has underscored the urgent need for both affordable rental and ownership options for families.

Seniors Aged 65+

Seniors aged 65 and over face growing housing challenges as the population in the District continues to age. In 2021, 15% of senior-led households were in core housing need. To support aging in place and maintain quality of life, the District requires a range of housing types, including smaller units for downsizing, non-market rentals for seniors on fixed incomes, and homes with accessible design and integrated care supports.

Young Adults Aged 18–29

Affordability barriers make it difficult for young adults to stay in the District and many are being priced out of their home communities. Participants in past engagements have expressed concerns about being unable to establish independence due to high rental costs (suppressed housing need). More studio and one-bedroom rental units are needed to support this group and encourage retention and growth of young people in the community. Similar housing units are also needed to support the student population in the community.

Indigenous Peoples

Indigenous households are disproportionately affected by housing insecurity. In 2021, 13% of Indigenous households were in core housing need compared to 12% in the broader community, with even higher rates among Indigenous renters (25%) and Indigenous single-parent households (29%). Indigenous people also make up 16% of those experiencing homelessness on the North Shore according to the 2020 extended point-in-time homelessness count. These disparities reflect long-standing systemic inequities and call for Indigenous-led housing and culturally safe supports.

People with Disabilities, Mental Health, or Addiction Issues

Households with physical, cognitive, or mental health–related disabilities experience higher rates of core housing need. In 2021, 10% of households with physical activity limitations and 9% with cognitive, mental, or addiction activity limitation were in core housing need. These populations require accessible units across the housing spectrum, including supportive housing for those with higher needs and deeply affordable units for those receiving Disability Assistance.

Veterans

Veterans—especially those experiencing cognitive or other behavioral health issues—often face unique challenges in securing and maintaining housing. They are at increased risk of homelessness compared to the general population. Veterans may require housing options that integrate mental and physical health supports, as well as accessible and stable accommodations to support reintegration into civilian life.

2SLGBTQIA+

Members of the 2SLGBTQIA+ community often experience housing discrimination and may face barriers to accessing inclusive, safe, and affirming living environments. In addition to affordability, 2SLGBTQIA+ individuals must consider whether housing enables access to supportive medical and social services and fosters community belonging.

Racialized Groups

Racialized households are more likely to experience core housing need. In 2021, 16% of visible minority households and 21% of Black-led households were in core housing need—higher than the community-wide rate. These disparities may stem from systemic discrimination, disparities in income, and other challenges accessing suitable and affordable housing.

Recent Immigrants (Including Refugees)

Newcomers and refugee households experienced some of the highest levels of core housing need—29% and 14% respectively in 2021. These households often require larger units to accommodate multigenerational families and benefit from proximity to settlement services, transit, and employment. Tailored supports are needed to ensure successful integration and long-term stability.

People Experiencing Homelessness

The number of people experiencing homelessness has increased across the North Shore in recent years. The March 2023 Point-in-Time homelessness count identified a minimum of 168 unique individuals experiencing homelessness on the North Shore compared to 121 individuals in 2020. However, the extended count for the North Shore—piloted in 2020 to more accurately reflect the number of people experiencing homelessness—identified 212 unique individuals. The extended pilot was not repeated in 2023.

Many of the priority populations discussed above—including Indigenous peoples, youth, people with disabilities, and 2SLGBTQIA+ individuals—are at heightened risk of homelessness. This underscores the urgent need for deeply affordable, transitional, and permanent supportive housing.

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.

During the development of the 2021 Housing Needs Report, the District completed engagement to document community, stakeholder and interested parties’ feedback on current and emerging housing needs in the community. The chart below details the engagement activities:

Engagement Type	Participating groups
Focus Groups	Four focus groups with 45 participants representing 28 organizations, including: <ul style="list-style-type: none">• Social service providers• Homelessness service providers• Rental housing providers• Developers and real estate community• Large institutions• Business community and employers
Interviews	Ten representatives from: <ul style="list-style-type: none">• Tsleil-Waututh Nation• Squamish Nation• District of West Vancouver• City of North Vancouver• District of North Vancouver Rental, Social, and Affordable Housing Task Force• North Shore Advisory Committee on Disability Issues
Interviews with people with lived experience of housing vulnerability who are typically underrepresented in engagement	Five people, representing the following characteristics: <ul style="list-style-type: none">• Individuals with experience of homelessness• Individuals with disabilities• Individuals escaping violence• Single parents• Youth aging out of care• Long-term immigrants• Low-income seniors

The intent of the various engagement methods was to learn about the housing needs of individuals of all ages and life circumstances, with a particular focus on community members who are struggling or unable to meet their housing needs independently or through options available in the housing market. Generally, equity-seeking groups are people who have been systemically disadvantaged and excluded.

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.).

Lack of affordable housing and poverty are two local factors contributing to homelessness. On the North Shore, 10.4% of the population (19,545 people) live below the poverty line compared to 10.8% in B.C.⁶ People living with low incomes struggle to afford escalating market rents, and there is increasing demand for social and supportive housing options. As of 2023, there were 1,022 households on the BC Housing waitlist for the District and City of North Vancouver - an increase of 32% since 2021.

Recently, a former hotel that had been temporarily used as shelter housing was decommissioned due to property redevelopment. The hotel was first repurposed to support unhoused individuals during the COVID-19 pandemic. The 61 rooms provided support for people experiencing homelessness or at risk of homelessness and were funded by BC Housing. Despite efforts to find occupants alternative suitable housing, the loss of this temporary shelter means fewer facilities to assist people experiencing homelessness.

Through stakeholder engagement as part of the previous 2011 Housing Needs Report, participants emphasized there are also households who do not qualify for rent-gear-to-income housing programs because their incomes are too high, yet they still cannot afford market rental rates. These households are left without alternative housing options and can also become vulnerable to homelessness.

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.

The North Shore has one emergency shelter with 45 year-round beds and 25 Emergency Weather Response spaces at a secondary location. The shelter has limited wheelchair accessibility and storage for personal belongings. Service providers have shared that having one shelter is convenient from an operational perspective, but it limits choice for people who rely on shelters, and it would be beneficial to have more

⁶ Statistics Canada. 2022. (table). Census Profile. 2021 Census of Population. Statistics Canada Catalogue no. 98-316-X2021001. Ottawa. Released November 30, 2022

options that cater to specific populations such as women and children. According to shelter operators, the facility frequently exceeds capacity, underscoring the need for more available spaces.

In addition, the District has several safe houses and transitional housing facilities catering to groups such as youth, women fleeing violence, seniors, and individuals in recovery. Approximately 110 supportive housing beds are available across the District. However, the limited supportive housing spaces can contribute to the demand on the emergency shelter as people stay for extended periods of time.

The District supports two core funded social service agencies that provide temporary and emergency relief resources for people experiencing homelessness. The Solutions Navigator Program, based at the North Shore Neighbourhood House, assists clients in identifying their needs and goals, and helps connect them with community resources and existing service providers. The most frequent request the navigators receive is assistance in finding suitable housing. Meanwhile, the Lookout Housing and Health Society outreach team offers support to individuals experiencing absolute or chronic homelessness, helping them navigate complex systems to access income assistance, health services, and safe, affordable housing.

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.

The District works closely with Capilano University to understand the housing needs of their students. The University, which enrolls approximately 12,700 students each year, has off-campus student housing for about 290 students. A new on-campus student housing building for more than 350 students is scheduled for occupancy in 2025. A nearby private development, in its final stages of permitting, is expected to provide 303 rental units targeted at students, faculty, and staff of Capilano University.

The District does not have data about groups such as temporary foreign workers or those in congregate housing that may be excluded from public core housing need data. There is an opportunity to engage with these groups in future housing needs reports.

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

In October 2024, the average rent in the District was \$2,474, which represents a 6.1% (or \$142) increase since October 2023. Between 2014 and 2024, the average rent

increased by \$1,074, or 76.7%⁷. Further information on the local rental market can be found in the District's [Summary of the CMHC Rental Report](#).

In 2021, approximately 76% of renter households in the District were in the secondary rental market. The secondary market provides less security of tenure and fewer renter protections than the primary rental market.

There are a number of local factors contributing to rising rents including insufficient rental supply, pent-up demand due to several decades of low purpose-built rental construction, loss of older affordable rentals to redevelopment, high demand for a desirable area, and expensive home ownership keeping people in their rentals for longer.

Regionally, rents and home prices have increased much faster than wages or inflation. More recently, changing migration patterns and a weakening job market have contributed to a slightly lower demand for rentals in Metro Vancouver. Some young people are finding it too costly to move out on their own, which contributes to suppressed housing demand.

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

In October 2024, the vacancy rate in the District was 2.9%. Vacancy rates have stayed between 2.8% and 2.9% since October 2022. The vacancy rate varies by bedroom size, with 3-bedroom units with the lowest vacancy rate (1.3%) followed by 3.5% for 2-bedroom units, 3.3% for 1-bedroom units, and 3.6% for studio units⁸. The vacancy rate in the District is higher than Metro Vancouver (1.6%) and British Columbia (1.9%).

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 Canada Mortgage and Housing Corporation in 1990. Improved vacancy rates in recent years align with the surge in purpose-built rentals (44% increase in units from 2020-2023).

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

An increasing number of tenant and owner-occupied household in the District are experiencing core housing need. In 2021, just under a quarter of renter households (23%) 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

⁷ Canada Mortgage Housing Corporation, [Fall 2024 Rental Market Report](#)

⁸ Ibid

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.

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.

In the last five years, the District has provided District-owned lands for the construction of 90 social housing units (Salal Apartments). Seventy-two of these units are for low to very-low income households. Another social housing project on District lands has achieved occupancy and is nearly complete. It will provide 86 units of social housing.

Some older purpose-built rentals have been lost to redevelopment. For example, the recent approval of the Maplewood Gardens Project led to the demolition of 58 older, and thus more affordable, rental units. If a development is subject to a rezoning, the District may negotiate replacement units and Residential Tenant Relocation Assistance Policy ensures relocation assistance to displaced tenants.

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?**

There are an increasing number of affordable and community housing options in the District with a total of 1,847 units of social, supportive, and co-op housing. There are more social and supportive housing units in progress. The District has 2,178 purpose-built rentals distributed across 34 properties. While the newer market rentals may not be affordable right now, they help boost supply and are expected to become more affordable as the housing stock ages. The District does not currently have an in-house program to provide rent supplements that deepen affordability for households; however, it partially funds the Solutions Navigator Program, which occasionally provides clients with rent supports on an as-needed basis.

Accessible or adaptive design for new multi-family units is secured through the District's Accessible Design Policy for Multi-Family Housing and requirements of the current BC Building Code. The District has committed to investigate existing accessible

housing inventories in the community and work with these organizations to update these inventories as new accessible units are constructed in the District.

Despite progress, there is still need for more affordable, social, supportive and accessible housing. 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. 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 affordable rental housing.

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?**
- 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?**
- 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:**

- **Public Transit**
- **Water/Wastewater Systems**
- **Roads and Bridges**
- **Schools, Parks, Community or Recreational Centres**
- **Broadband Service and Access**
- **Climate Risks/Impacts**

In British Columbia, municipalities are required to update their Official Community Plan and Zoning Bylaw by December 31, 2025 to accommodate the 20-year housing need (2021-2041) identified in their Housing Needs Report. The District developed three conceptual scenarios to accommodate this growth considering factors such as housing diversity, transportation and existing infrastructure capacity. A refined scenario will be developed based on community, stakeholder and Council feedback. Other provincial tools to improve housing affordability such as inclusionary zoning and tenant protection bylaws are also being explored.

Data collected for the Housing Needs Report will be used to inform decisions related to the policy projects mentioned above. The data is expected to also be used to inform the District's social and supportive housing projects, development application review, transportation planning, infrastructure planning and community amenity planning.

Infrastructure Gaps

Housing growth will require upgrades to the District's existing municipal infrastructure including facilities, roads, parks, utilities, community and recreation centres, climate adaptation and mitigation infrastructure and other community amenities. Upgrades to enabling infrastructure managed by other agencies will be required to support the housing and population growth, including public transit, schools, highways, roads, bridges, health care centres and services including hospitals, water/wastewater systems, and plans and infrastructure to respond to climate change. Staff are engaging with other levels of government and relevant partners (e.g. Metro Vancouver, TransLink, Ministry of Transportation and Transit, Vancouver Coastal Health and School District) to ensure long-term strategies are created to accommodate the planned increase in the District's population and to secure funding from other levels of government.

If 75-90% of growth continues to be focused in four key growth centres as stipulated by the urban structure in the 2011 OCP, infrastructure upgrades are expected to be less extensive in the near term. The District has planned and implemented the OCP vision over the past 10-15 years, including the supporting infrastructure needs. Substantial

infrastructure upgrades are likely necessary to realize the housing need of approximately 22,400 units by 2041. While enabling policy and zoning will be in place to accommodate this growth, market and general economic conditions will influence the actual timing of the growth and required infrastructure upgrades.