

# Canada Community-Building Fund Questionnaire

District of West Vancouver | May 15, 2025

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**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.**

West Vancouver separated from North Vancouver and became incorporated as a Municipality in 1912. In the early days, it was primarily a vacation home community with rural summer cottages, with sparsely-populated development in neighbourhood clusters along the shoreline accessed by boat. Gradually, permanent settlers moved and began to form a residential community. To support increasing growth and much-needed infrastructure, the forested community required logging and building of roads, water lines and sanitary systems. West Vancouver then was a young community with a small tax base, facing mounting service costs.

The completion of the Lionsgate Bridge in 1938 was a major catalyst for growth, connecting the seaside community to Vancouver and the larger region. This facilitated the development of new single-family neighbourhoods by British Pacific Properties, which contributed significantly to the Lionsgate Bridge project. West Vancouver's Ambleside town centre area was rezoned for higher density apartments, which saw a boom of purpose-built rental apartment incentivized by federal funding through the 1960s and 70s. The Upper Levels Highway opened in 1964 and would also contribute to growth, moving traffic east to west at the 500 and 700-foot level, connecting the Horseshoe Bay Ferry Terminal (which opened in 1961) and Lions Gate Bridge onto the Trans-Canada Highway. Over the decades, land prices escalated and those who could afford them were generally older and had fewer children per family. While single-family housing continued to be the consistent primary form of residential development through the decades, apartment construction happened more sparsely, often through site-specific and/or neighbourhood-scale planning processes with high level of community involvement as participatory planning approaches rose to dominance in the 1970s. Meanwhile, the municipality continued to invest in necessary infrastructure and services, such as the West Vancouver Seniors' Centre, Gleneagle Community Centre, West Vancouver Community Centre, in addition to new parks and recreational spaces to service the community.

Today, West Vancouver's housing is primarily composed of single-family homes (62%) and some generally older apartment buildings located in and near commercial centres, with limited "missing middle" options such as duplex, triplex, and townhomes, which are generally located in pockets throughout the municipality. Only roughly 2% of lands are zoned for commercial use and West Vancouver has no industrial lands, therefore West Vancouver's residents will largely bear the tax and capital cost burdens of maintaining and supporting the community's wellbeing, such as infrastructure upgrades and climate change adaptation, unless external funding sources are provided.

West Vancouver's land value is significantly higher than the region's, which leads to higher housing costs regardless of housing type and tenure, compared to the rest of region (and most of Canada).

There is a high home-ownership rate of 71%. Vacancy rates are consistently low for purpose-built rental (0.9%), indicating a tight rental market that makes securing rental housing challenging. This is particularly challenging as much of West Vancouver's workforce commutes from outside of the community (70%), with limited options to live in the community. The community continues to trend older with the median age at 51. While the majority of housing consists of family-sized homes of three or more bedrooms, with an average household size of 2.5 people, many homes in West Vancouver likely have "unused" bedrooms. While there are varying opinions on growth and housing needs, there is a general trend in desires for the community to maintain "modest growth".

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

West Vancouver's 2018 OCP includes housing policies that provide a strong framework capable of supporting housing choice and mix. The complete list of policies can be found in [section 2A](#) of the OCP, which include:

- Regenerate primarily detached, single-family home-oriented neighbourhoods with sensitive infill options, such as smaller houses on smaller lots, coach houses and duplexes;
  - Amend neighbourhood subdivision standards to enable the development of smaller houses on smaller lots in existing detached residential areas (2.1.1)
  - Update zoning provisions to increase the supply of coach houses in existing detached residential areas (2.1.2)
  - Expand opportunities for duplex housing (2.1.3)
- Expand "missing middle" housing options, like triplex, townhouse, and mixed-use, in locations close to transit, shops, and amenities;
  - Increase "missing middle" housing options with ground-oriented multi-family on appropriate sites along the Marine Drive Transit Corridor (2.1.4)
  - Encourage mixed-use and live-work development on existing commercial use and marine commercial sites District-wide (2.1.5)
  - Prioritize community use and/or housing objectives when considering development proposals of institutional, public assembly or community use sites District-wide that provide an existing community or public use function (2.1.6)
  - Consider proposals within neighbourhoods for site-specific zoning changes that are not otherwise supported by policies in this plan only in limited circumstances (2.1.7)
- Respect neighbourhood character and encourage protection of valued heritage properties with stronger incentives;
  - Ensure that new single-family dwellings respect neighbourhood character (2.1.8)
  - Protect buildings, structures and landscapes on the District's Heritage Register (2.1.9)
  - Support the Lower Caulfield Heritage Conservation Area by reviewing proposals against neighbourhood built-form guidelines (2.1.10)

- Support the small island character of Eagle Island by continuing to prohibit subdivision and attached or detached secondary suites (2.1.11)
- Strengthen centres and key corridors through local area plans, with separate, detailed and collaborative planning processes to determine area-specific visions, objectives and suitable built-form, heights and densities; and
  - Implement the Marine Drive and Horseshoe Bay Local Area Plans (2.1.12)
  - Create capacity for an estimated 1,500 – 1,800 net new housing units through local area plans (2.1.13)
  - Prepare local area plans (2.1.14)
  - Prior to the adoption of a local area plan, consider proposal within the local area plan boundary specifically to address housing need (2.1.15)
- Advance housing affordability, accessibility and sustainability through available policy levers.
  - Support existing purpose-built rental housing stock and renter households (2.1.16)
  - Secure new purpose-built market and non-market rental, seniors and supportive housing units in appropriate locations close to transit and amenities (2.1.17)
  - Update and periodically review the District’s housing action plan to monitor local market conditions, respond to community housing priorities and needs, reflect changing household demographics, and update housing strategies as needed (2.1.18)
  - Work with non-profit housing groups and senior levels of government in the maintenance of existing and creation of new non-market rental, seniors or supportive housing, particularly in areas close to transit service (2.1.19)
  - Ensure that new multi-family and mixed-use housing development meets the community’s needs (2.1.20)
  - Use surplus District-owned lands to increase the availability of more diverse and affordable housing (2.1.21)
  - Create new regulations prior to 2022 that replace expiring Land Use Contracts, meet community housing needs, and respond to neighbourhood context and character (2.1.22)
  - Advance community energy efficiency and reduce GHG emissions (2.1.23)
  - Review regulations to advance climate adaptation measures in new housing and site design (2.1.24)

Areas-specific policies have been created for various neighbourhoods, development permit areas, including Area Plans for three local areas outlined below. These policies and guidelines are found in [Schedule ii](#) of the OCP. A few are highlighted below:

1. [Marine Drive Local Area Plan](#) was adopted in 2017 with a focus for transit-oriented development along the southeastern entry point of West Vancouver where Lions Gate Bridge, Park Royal Centre, and major bus connections are. The guiding policies are intended to complement the gateway area with broad use, tenure and affordability mix in large scale development that would include a variety of local and destination services, and

key public realm investment and community amenities to support high-quality transit and commercial activities.

2. The [Horseshoe Bay Local Area Plan](#) adopted in 2021 provides guiding policies which prioritized mixed-use apartment forms in the village core along with diverse tenure and unit sizes to enable flexibility and more housing choices. This expanded housing diversity supports different life-stages from single-level downsizing units to fee-simple family options with a strong emphasis on ground-oriented multifamily forms (i.e., infill, stacked townhouses and lock-off units for additional rental or home-based business opportunities) to transition to adjacent single-family neighbourhoods. Together these policies are intended to enhance Horseshoe Bay as a local destination and regional connector.
3. A [Local Area Plan for Ambleside](#) (recognized as the heart/centre of West Vancouver) is currently in progress through a three streamed approach addressing the apartment, commercial and neighbourhood areas. OCP & Zoning Bylaw amendments were adopted to guide redevelopment of housing in the Apartment areas in July 2024. The policies address a broad range of local needs such as new non-market rental, market rental, rent-to-own, co-op, seniors, strata apartment, and strata “missing-middle” housing.
4. Zoning bylaw amendments were adopted in August 2024 to comply with new [small-scale multi-unit housing](#) requirements under the Local Government Act (more commonly known as Bill 44). These changes increased unit density allowance and ground-oriented dwelling uses on properties defined as “Restricted Zones” in accordance with Provincial legislation.
5. The [Area Development Plan for Cypress Village and Eagleridge](#) was adopted in November 2025 to enable the development of a new, compact and sustainable urban community. The village will contain over 3,700 units comprising a range of housing types including family-friendly, single-level units, and missing-middle options. Over 700 purpose-built market and non-market rental units are part of this comprehensive area-wide development plan.
6. An OCP update is expected by the end of 2025 to meet the 20-year housing needs as identified in the most recent Interim Housing Needs Report. Consultation is currently underway.

#### Anticipated future major initiatives and policy updates:

1. The Commercial Areas “stream” of the Ambleside Local Area planning process is underway, with a focus on infill and mixed-use redevelopment opportunities to support a broad range of economic activities and increase the supply of family-friendly, age-friendly and accessible housing needs.
2. The Neighbourhood Areas “stream” of the Ambleside Local Area Planning process is expected to commence upon completion of the Commercial Areas stream and focus on increasing density and supply of diverse ground-oriented and infill housing forms.
3. In addition to the aforementioned initiatives above, the District’s OCP also calls for the preparation of the Taylor Way Local Area Plan. This project will commence upon Council direction and available resources.

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

#### Aging community:

West Vancouver's population has aged more rapidly than the region's. Seniors made up about one in five residents in 2001, and this age group has increased to nearly one in three residents in 2021. West Vancouver's median age reached 51 in 2021, which is a decade older than the regional median of 41. Based on current trends, the population is expected to age further over the next 20 years with limited growth among younger generations, which will increase the demand for housing suitable for seniors.

#### Declining workforce:

Since 2001, the number of working-age residents (25 – 64) has declined. Today, the District has fewer younger working adults aged 25 to 44 (16% of population) and slightly more older working adults aged 45 to 64 (29%) compared to the region. There is a trend of young adults leaving the community in their twenties, which may be influenced by the lack of housing that is suitable and affordable for young adults starting their careers. Smaller and relatively more affordable units may help attract and retain this younger population.

#### Smaller families with larger homes:

A majority (62%) of West Vancouver's housing consists of family-sized homes of three or more bedrooms, primarily in single-detached houses. The District has a higher proportion of homes with four or more bedrooms and fewer one- and two-bedroom homes compared to the region, where house size distribution is more balanced. With an average household size of 2.5 people, many homes in West Vancouver likely have "unused" bedrooms and are larger than what is necessary for the average West Vancouver household.

#### Wealthier but greater disparity:

West Vancouver's median household income is \$104,000, higher than the regional median of \$90,000. High-income households earning over \$200,000 make up 26% of households, meanwhile lower-income households earning under \$45,000 represent the next largest income group in West Vancouver (21%). A smaller portion of middle-income households live in West Vancouver.

#### Income and housing costs imbalance:

Housing costs have risen faster than incomes. While incomes increased by 38% over the past 20 years, single-family home prices grew by 400%, and rents by 180%.

#### Affordability challenge exists for both owners and renters:

While the proportion of renter households has increased by 5% over the last two decades, most West Vancouver residents still own their homes (71% in 2021). A higher percentage (56%) of West Vancouver homeowners live mortgage-free compared to the region (41%). In 2021, one third of owner households and over half of renter households in West Vancouver fell below the affordability standard. Aggregately, this represents 39% of all West Vancouver households are unable to find alternative housing that is affordable for them (less than 30% of income), regardless of their current tenure, compared to 29% regionally. Increasing land values and rising rent costs continue to pose affordability challenges for homeowners and renters alike.

Recent 5-year population growth has increased:

Between 2001 and 2021, the District's average five-year population growth rate was 1.5%, which was low compared to the region's average growth rate of 7.6% during the same period. The 2018 OCP anticipated steady but modest growth of 3.7% every five years to reach approximately 54,000 residents by 2041. This projection aligns closely with the actual 3.9% growth from 2016 to 2021 and is generally consistent with the Province's long-term population growth projected for the District. Over the next two decades, West Vancouver is expected to account for about 1% of total regional growth.

**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?**

West Vancouver's community is aging with a declining labour force participation rate (from 58% to 52%) over the past two decades. The working-age population (25 – 64 years) has also declined by approximately 750 individuals (a 6% decrease). Meanwhile, West Vancouver's unemployment rate increased by 4.1% to 9.4%, compared to a 1.4% rise in the regional rate to 8.6%. This shrinking workforce relates to hiring challenges for local small businesses and a contrast between local jobs and the skills of local residents.

West Vancouver's resident labour force also has a higher proportion of professionals with advanced education compared to the region. In 2021, the top three occupations among West Vancouver residents were in finance, law, and sales, whereas top local business categories are home services, contractors, and professional, retail and personal services serving local residents. As such, local residents typically commute out of West Vancouver for work while local businesses are reliant on finding workers residing elsewhere. The persistently low rental vacancy rate likely suggests that there is still demand for rental housing, but workers are often priced out of the local housing market.

**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.**

Seniors 65+:

Senior citizens are the majority demographic in West Vancouver, representing almost 1 in 3 residents. The median age is 51. Based on current trends, the population is expected to age further over the next 20 years, with limited growth among younger generations. There is limited housing options for seniors to downsize.

Currently, there are around 1,400 beds/units dedicated to seniors, including independent and assisted care at various affordability levels. Our seniors' population grew by 3,500 residents in the

last two decades, while 280 beds were lost due to the closures of West Van and Capilano Care Centres.

For seniors, there are limited accessible housing options in the community. Over the past six years, the number of households in West Vancouver waiting for social housing increased by 15.4%, from 104 in 2013 to 120 in 2019. Seniors represent the largest component of the social housing waitlist in West Vancouver in 2019 at 49% of households.

#### Young adults aged 18-29:

West Vancouver is an aging population and there are fewer younger working adults (25 to 44) than the region. Housing affordability is a challenge in West Vancouver, making it hard for young people to move out and stay in the community and for people who work in West Vancouver to live in West Vancouver, including those in essential community-serving jobs such as emergency services, health care, and education. Based on current trends, the population is expected to age further over the next 20 years, with limited growth among younger generations. High land value, housing prices, and lack of available and affordable rental housing stock will continue to pose challenges for young adults to find suitable housing in the community.

#### People with physical health or mobility challenges, or developmental disabilities:

For persons with physical disabilities, there are limited accessible housing options in the community. In 2025 the BC Building Code was updated in 2025 to require all new large condominium and apartment buildings to provide 100% adaptable suites.

As per BC Housing, “special needs housing” refers to housing for clients requiring access to affordable housing with support services. These clients include, for example, adults or youth with mental and/or physical disabilities. In 2020, there were only 5 non-market units of special needs housing units funded by BC Housing in West Vancouver, while there were 18 people with disabilities on the non-market housing waitlist.

Given the larger senior population in West Vancouver, more seniors housing will be required to accommodate seniors with mental and/or physical disabilities. Feedback during community engagement indicated that the turnover in special needs housing or accessible housing is extremely low, since those needing this type of housing are likely to require it for life. Housing for persons with disabilities and those with mental health needs continue to be in demand.

#### People experiencing homelessness:

Local homelessness data is not available for West Vancouver. A regional Metro Vancouver-wide homeless population count is conducted every three years with combined subregion-level data is available for the three North Shore municipalities<sup>1</sup>. The most recent published count is available for 2020, which shows that the number of recorded individuals experiencing homelessness grew by 34.4% in the North Shore and 67.2% in the Metro Vancouver region between 2005 and 2020. Recognizing that homeless individuals are typically not restricted to one municipality or another, resources to support people experiencing homelessness exist and is coordinated on a north shore wide basis.

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<sup>1</sup> District of West Vancouver, District of North Vancouver, and City of North Vancouver



### Women and their children fleeing domestic violence:

There is limited data available for this group due to safety and sensitivity. The North Shore Coordinating Committee to End Violence Against Women in Relationships has a tri-municipal report from 2022 titled [Strengthening Response to Domestic Violence and Sexual Assault on the North Shore](#). The findings show that there are a number of barriers that women face when trying to leave a violent home, including accessibility and cultural safety in transition houses and shelter, difficulties accessing safe long-term housing, and increased risk of elevated violence and even death after leaving a relationship. The existence of housing programs was identified as one component proven effective in preventing intimate partner violence. Additionally, the report showed that due to a shortage of resources, shelters, transition houses, and second stage housing serving women and families escaping violence can only facilitate stays for a limited period of time that can be too short for finding permanent housing.

### 2SLGBTQIA+ or Indigenous Peoples seeking shelter, and youth in recovery:

There is no known shelters specifically built for 2SLGBTQIA+ identifying persons, youth in recovery, or that have a cultural safety component for Indigenous peoples seeking shelter, in West Vancouver.

For the following priority populations, there is limited data available that pertain to housing needs and challenges:

- Veterans
- Racialized groups
- Recent immigrants (including refugees)
- Women-led households (especially single mothers)

**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.**

All engagements are designed to create an inclusive and safe environment for all community members, including the aforementioned priority populations. The level of engagement and thus specific engagement design and activities are determined based on the nature of each project. The below provides a non-exhaustive list about specific groups and typical engagement activities:

### Youth:

Youth are the future of the community, so engagement activities are typically held specifically to leverage youth voices and ensure that this demographic participated in shaping their future. Support is provided through the District's Youth Services Division to help organize and invite participants from a diverse range of committees and outreach clients (including at-risk youth, members of the 2SLGBTQIA+ community, youth with physical health or mobility challenges, or developmental disabilities, etc.). Engagement workshops or sessions involving youth are typically hosted at youth-centred spaces in the community (e.g., West Vancouver Community Centre's Youth Lounge and the Park Royal Youth Hub). Youth support workers are present at sessions to



provide extra support if and when necessary. Workshops typically feature a range of interactive activities with active listening, peer-to-peer dialogue, and inclusive feedback mechanisms and communication methods to accommodate various needs.

#### Young Adults (18 – 39):

The District's engagement with young adults are supported through the North Shore Young Civic Forum, an initiative of North Shore Community Resources' Democracy Café in collaboration with CityHive designed to address the barriers to participate in municipal processes amongst young adults on the North Shore. The forum is an avenue through which West Vancouver can specifically outreach and hear the needs, interests and preferences of residents in this specific age cohort.

#### Adults & Seniors:

Safe and accessible engagement activities and spaces (workshops, open houses, etc.) are designed to invite and support participation of all community members, including the priority populations. Both in-person and virtual options are typically available to minimize barriers for community members with diverse needs. In-person engagements are typically held in central locations that are accessible by public-transit, such as the Community Centre and Seniors' Activity Centre, and offered across various days and times of the week to enable broader participation. The spaces are always designed to accommodate those with mobility devices or challenges. Content of the sessions are designed to be engaging, simplified in a way that is easy to understand no matter age or ability, and invite active listening, participation, and opportunity to ask questions.

Outreach aim to reach all ages and demographics through digital and print advertising in English, and with additional promotion through Farsi and Chinese language ads for members of the community who may not speak or read English.

#### Persons with Health and Activity Limitations:

For over 30 years, the District has resourced the tri-municipal, Council-appointed, Accessibility Committee as a commitment to consult with local expertise in accessibility. The Committee regularly assesses early designs for capital projects and accessible housing units to identify and remove barriers to accessibility based on their lived experience and technical insights. This Committee often provides recommendations that go beyond existing standards and guidelines and encourages North Shore-wide collaboration and consistency.

#### Indigenous Peoples:

The District engages directly with Musqueam, Squamish, and Tsleil-Waututh Nations on projects, to capture input and perspectives from indigenous peoples in the community.

#### Advocates in Housing Affordability:

The District meets regularly with community advocates from the North Shore Community Resources Society's Community Housing Action Committee. This Committee's focus is to advocate for affordable housing for lower and moderate income, and vulnerable populations on the North Shore who have difficulty accessing affordable housing (e.g., single parent and young families, persons with disabilities, and low-income populations). The District's continual participation in this Committee's regular meetings helps to ensure this community group has access to local housing policy information and education.

#### North Shore Homelessness Task Force:

The North Shore Homelessness Task Force (NSHTF) works to promote access to safe, affordable housing that meets the diverse needs across the North Shore. Its mission is to advance collective action and advocacy to address the root causes of homelessness on the North Shore. NSHTF has led a number of key initiatives, including the creation of the Youth Safe House, the North Shore Housing Centre, the Health Connections Clinic, a local shower program, and the distribution of resource cards, among others. District staff regularly meets as part of the Task Force to collaborate with other important stakeholders, such as Vancouver Coastal Health (VCH), service providers.

#### North Shore Community Committee on Substance Use

The North Shore Community Committee on Substance Use (NSCCSU) serves as North Shore's venue for engagement, collaboration, and learning about substance use initiatives. The committee meets every two months (or as needed for working groups) with representatives from Musqueam Nation, Tsleil-Waututh Nation, Squamish Nation, VCH, the District and Municipalities of North and West Vancouver, multiple community non-profit organizations, and other community substance use service providers.

#### The North Shore Standing Committee on Substance Abuse

This Committee acts as a catalyst to bring together those in the community who are working to reduce the impact and incidence of substance abuse. It is a forum for exchanging ideas, coordinating efforts and supporting community-based initiatives. The Leaders that make up the North Shore Standing Committee on Substance Abuse recognize the opportunity and responsibility they have to advocate for solutions, and to raise community awareness and include community partners.

#### The North Shore Poverty Reduction Strategy

The District of West Vancouver, the City of North Vancouver, the District of North Vancouver, Squamish Nation, and Tsleil-Waututh Nation worked together to develop the Poverty Reduction Strategy for the North Shore, which was published in March 2023. This important initiative builds from TogetherBC, British Columbia's first Poverty Reduction Strategy, and guides future actions to enhance access to services, address the cost of living, reduce barriers, and provide equitable opportunities on the North Shore over the next 10 years.

#### North Shore Coordinating Committee to End Violence Against Women in Relationships (NS VAWIR Committee):

NS VAWIR Committee creates a forum across the North Shore for service providers and representatives from the many sectors involved in preventing and responding to violence against women to network and plan around the areas of service delivery, education, and systemic response. The Committee is hosted and supported through coordination and administration by the North Shore Women's Centre. The Committee includes representation from a wide range of community service providers involved in areas such as policing, probation, victim's services, crown counsel, health, First Nations, restorative justice, immigrant and multicultural services, counseling, advocacy, crisis and legal services.

#### North Shore Immigrant Inclusion Partnership – NSIIP:

NSIIP is a coalition of 30+ community agencies and institutions focused on improving the settlement outcomes of new immigrants. Through collaboration with partners, NSIIP supports initiatives and projects that aim to ensure all immigrants have opportunities to fully participate economically, socially, culturally, and civically in our North Shore communities

**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.).**

Factors contributing to homelessness can be linked to a number of systemic or societal barriers, a lack of affordable and appropriate housing, the individual/household's financial, mental, cognitive, behavioural, or physical challenges, and/or racism and discrimination. The homeless population on the North Shore is dispersed throughout the three municipalities, with notable concentrations in urban, semi-urban, parks, and deep woods locations. An increasing number of individuals living in vehicles and on boats has also been observed. The homeless population on the North Shore is not static, with many individuals regularly moving across jurisdictional boundaries to access services, income, food, and other necessities. While there are distinct issues within each jurisdiction, the majority of needs-serving organizations operate across the North Shore. For West Vancouver specifically, high costs of living, lack of affordable housing and supports are likely contributing factors.

COVID-19 had substantial negative implications for people experiencing homelessness on the North shore, with the closure of the majority of locations where the unsheltered homeless populations would regularly access services and resources as well as increased costs associated with mask use and other preventative measures. There was an increased fear of using the North Shore Shelter because of social distancing and increased vulnerability associated with the higher risks of contracting COVID-19 due to poor health conditions.

**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.**

Information pertaining to temporary and emergency relief resources available for individuals experiencing homelessness is available across the North Shore, not West Vancouver individually. As reported in the 2022 North Shore Homelessness Action Initiative Report, the following resources are available:

- Emergency Shelters
  - North Shore Shelter – 45 beds, co-ed
  - Covid/Temporary Shelter – 24 rooms
  - Seasonal EWR – 20 mats, co-ed
  - Youth Safe House – 4 beds
  - Seniors Safe House – 5 beds
  - Mental Health Emergency – 7 beds

- Traditional Housing (time-limited accommodation)
  - North Shore Housing Centre – 25 studios
  - SAGE Transition House – 18 beds, women
  - SAGE Second Stage Transition – 6 beds
  - HOPE's Second Stage Transition – 2 units
  - Youth Transition Houses – x4 with 12 beds
- Supportive Recovery Housing
  - Dovercourt Group Home – 20 beds
  - NS Men's Recovery House – 9 beds
  - NS Women's Recovery House – 9 beds
  - CMHA Group Homes – 6 homes
- Other supports
  - Shower Program at West Vancouver Community Centre
  - Harvest Project's 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

These shelters and temporary housing solutions have long waitlists or are often full. It is very common for folks to have to either find creative solutions or look elsewhere in other municipalities for help. Also, there are barriers for 2SLGBTQIA+ identifying folks, Indigenous Peoples, and youth in recovery because on the North Shore, there are not specific shelters for them that are built for specific safety (including cultural safety). Folks often have to travel into Vancouver or Surrey to find specific housing/support resources.

North Shore Emergency Management, the tri-municipal emergency management department, also provides a number of resources as they are responsible for north shore-wide emergency response.

**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.**

This data is unavailable. However, the District works with advocacy groups, task forces, and various other committees (as described above) who may have available data.

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

Housing costs have risen nationally (not just locally). West Vancouver's renters face higher monthly costs than owner households. In contrast, regional homeowners typically pay more in monthly shelter costs than renters.

While incomes increased by 38% over the past 20 years, rents have grown by 180%. The affordability gap may be linked to rising land costs and demographic trends, with fewer younger residents and families compared to 2001 and compared to the region today.

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

While West Vancouver's housing stock has increased by 9% and remained relatively static in the past two decades the District's average five-year population growth rate was 1.5%. The 2018 OCP anticipated steady but modest growth of 3.7% every five years to reach approximately 54,000 residents by 2041. This projection aligns closely with the actual 3.9% growth from 2016 to 2021 and is generally consistent with the Province's long-term population projection for the District.

In 2021, West Vancouver had 5,150 renter households, most of whom lived in apartments and single-family homes. Historically, West Vancouver has consistently low purpose-built rental vacancy rates (averaged 0.9%), indicating a tight rental market that makes securing rental housing challenging. Recent WV primary rental vacancy rates are healthier, in Oct 2024, a Vacancy Rate of 4.1% was observed which was the highest in the region (CMHC). This is likely attributed to the recent completion of roughly 350 rental units in 2022-24, which may have released some pressure on the local rental market.

While historic vacancy rates in the region have varied over the past 20 years, they have mostly remained well below the 3% that is considered to be a healthy rate and a sign of a balanced market. Overall, the total regional vacancy rate increased to 1.6% in 2024 from 0.9% in 2023.

Despite greater vacancy rates and potentially a reduction or slowed rent increases, there are many factors that influence vacancy rates, including long-term population growth expectations in West Vancouver and the region, changes to federal immigration policies, economic challenges affecting household incomes and the development/construction industries, it is challenging to ascertain longer term rental vacancy trends in West Vancouver and the region.

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

In 2016, a total of 2,432 West Vancouver households (30.7% of renters and 8.9% of owners) in West Vancouver experienced core housing need, as defined by Statistics Canada<sup>2</sup>. A slight increase was observed in 2021, with 2,475 households (31% of renters and 10% of owners) in West Vancouver experiencing core housing needs.

The demand for subsidized housing has grown with BC Housing's waitlist increasing by 75% in West Vancouver since 2016. In West Vancouver, 10% of renter household receive a housing subsidy, a proportion similar to the region (11%): West Vancouver has ~4,000 households earning less than \$45,000 and only 800 subsidized housing units – 98% of which are dedicated to seniors.

### **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.**

There are a number of affordable units for low and very low-income households built in the last 5-years:

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<sup>2</sup> A household is in core housing need if its housing falls below at least one of the adequacy, suitability, or affordability standards set by Statistics Canada, and would have to spend 30% or more of its total before-tax income to access acceptable housing.

723 Main St. – Gateway Residencies:

- A total of 298 units, with 138 permanent market rental, 57 20-year market rental & **11** permanent supportive units (transferred to District-ownership). Construction completed in 2022.

200 – 260 Klahanie Court:

- A total of 176 units, with 48 permanent secured rental units and **6** non-market, adaptable, passive townhouses. Construction completed in 2023.

2195 Gordon - Kiwanis Village West:

- A new purpose-built rental project to provide 156 non-market rental units for moderate-income families and those working in West Vancouver, with land contribution by the District. This project is under construction with Initial occupancy is expected by December 2025.

**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?**

**Affordable and community housing options:**

Seniors Housing:

Senior citizens are the majority demographic in West Vancouver, representing almost one in three residents. Currently, there are around 1,400 beds/units dedicated to seniors, including independent and assisted care at various affordability levels. These include 3 independent & assisted care facilities, 3 licensed care facilities, 6 rental towers apartments, and 2 co-op apartments.

Subsidized Housing:

In West Vancouver, 10% of renter households receive a housing subsidy, a proportion similar to the region (11%). West Vancouver has ~4,000 households earning less than \$45,000 and only 800 subsidized housing units – 98% of which are dedicated to seniors.

Purpose Built Rentals

As of 2024, there are roughly 2,100 purpose-built market rental units, 70 co-op units, and 50 non-market rental units (no age restrictions) in West Vancouver. Approximately 1,800 of these units were built prior to the 80s, most of them roughly 50-60 years old. It's expected that many of these older market rental units house long-term tenants and carry more affordable rents despite the lack of rental rate restrictions.

**Housing Assistance Policy:**

The District recently adopted the Rental Replacement and Tenant Assistance Policy. This policy supports maintaining the long-term supply of purpose-built market rental housing in the

community when existing rental buildings are proposed for redevelopment. It also supports existing tenants that may be displaced by the redevelopment by outlining an expectation for applicants to provide a range of relevant tenant assistance, such as financial assistance, tenant relocation, accessible needs, and right of first refusal at a monthly rate that is equivalent or comparable to the previous household monthly rent or the CMHC West Vancouver rental survey median.

**Needs or gaps:**

**Seniors Housing:**

While our seniors' population grew by 3,500 residents in the last two decades, 280 seniors care beds were lost due to the closures of West Van Care Centre (managed by Vancouver Coastal Health) and Capilano Care Centres (held and managed by private company Revera) in 2021-22. As the seniors' population continues to grow and existing buildings age, the demand for market and non-market seniors housing will likely increase.

**Core Housing Needs:**

Renters in West Vancouver are more likely to experience core housing need than both local homeowners and regional renters, suggesting a need to improve the availability of adequate, suitable and affordable rental housing.

**Subsidized Housing:**

The demand for subsidized housing has grown across the region, with BC Housing's waitlist increasing by 80% regionally and 75% in West Vancouver since 2016. This suggests a growing need for affordable non-market rental housing locally, on the North Shore and across the region.

**Relatively Affordable and Attainable Housing:**

In 2021, West Vancouver had 17,690 occupied private dwellings, with nearly two-thirds being single-detached homes – meaning there has been little change in overall housing composition. Meanwhile, housing costs have risen faster than incomes. While incomes increased by 38% over the past 20 years, single-family home prices grew by 400%, and rents by 180%. Locally, renters are often unable to “move-up” to purchase a home, even if desired, simply due to a gap of more affordable, smaller ownership options. Increasing housing diversity, particularly those of smaller, relatively more affordable units, could enable higher income renters to “move-up” and relieve the rental market in the long run.

**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 previous HNR informed implementation of the 2018 OCP (e.g., securing rental and below-market rental in applications, area-wide plans, etc.). The New HNR will also continue to influence ongoing projects and OCP updates.

The District's most recent HNR identified a 20-year housing need of 10,742 units. Preliminary analysis shows a OCP capacity gap of approximate 900 units. The District is undertaking an OCP update process to address this gap, with community engagement and input, to fulfill the provincially-mandated update to align the OCP's capacity to the HNR figure. Findings of the OCP housing policy engagement will help inform the updates to OCP housing policy by December 31, 2025. Of particular focus are ways to diversity and expand housing types and tenures, looking at a range of missing middle housing forms, rental tenure, and other affordable housing types.

Additionally, the Ambleside Local Area Plan is currently in progress, and is an opportunity to address the need for higher density, missing middle, and affordable housing options in the District's traditional town centre where shops, services and transit meet. The anticipated Taylor Way Local Area Plan would be an opportunity for focus primarily on transit-oriented development near major transportation corridors (Taylor Way, Marine Drive, Trans-Canada Highway, and the Lionsgate Bridge) and access to public transit at Park Royal.

**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?**

Housing needs reports can help strengthen the ability of local governments and its community in understanding current and long-term housing needs. The data collected in the HNR can help identify key trends that are being observed in the community and region over time to support informed public consultation and decision-making process during local planning exercises and housing policy development. In addition, long-term population projections and anticipated housing needs may also support long-range infrastructure planning exercises, both at the municipal and provincial levels. For instance, the availability of an HNR will hopefully support the Ministry of Education and School Districts to proactively fund new school acquisitions and expansions to ensure adequate student capacity are provided as population grows over the long term.

**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, Roads and Bridges**

Multiple transportation agencies have planning responsibilities for the multi-jurisdictional and multi-modal transportation network on the North Shore, including the CNV, DNV, DWV, Squamish Nation, Tsleil-Waututh Nation, TransLink and Ministry of Transportation and Infrastructure (MOTI), among others. Exploring opportunities for supporting infrastructure to alleviate road congestion and improve mobility and multimodal travel to, within, and through the District of West Vancouver will need to be considered to meet the needs of forecasted increases in population – this is not limited to the local road network, it includes interregional considerations and connections to support travel within Metro Vancouver and beyond. Improvements to sidewalks and lighting may need to be explored to better connect residential areas with recreational, educational, and social services facilities, supporting walkability and community safety.

**ii. Water/Wastewater Systems**

The system capacity to deliver sufficient volumes of water at acceptable pressures and fire flows at all locations to meet and future demands on the system due to increased population will need to be examined using a calibrated hydraulic water model. Taking into consideration the water system in present day and the effects of climate change, an increase in population and the associated demands will influence the long-term water supply strategy and may trigger infrastructure upgrades.

To achieve and maintain appropriate levels of service to accommodate growth and prevent adverse impact on health, property and the environment, evaluation of the hydraulic performance of these systems under revised future development conditions with increased population would need to be undertaken to identify and support short-term and long-term planning of these District's systems; infrastructure improvements and upgrades are likely to be triggered.

**iii. Schools, Parks, Community or Recreational Centres**

Several critical infrastructure gaps have been identified that may potentially limit West Vancouver's ability to absorb forecasted growth while maintaining quality of life, community resilience, and equitable access to vital services. These gaps span enabling infrastructure across recreational, social, educational, and natural systems. Some examples include:

- Recreational infrastructure, including the Aquatic Centre, Ice Area, Seniors' Activity Centre, sports gymnasiums, and health and fitness facilities, experience high usage and demand with programs and services often operating at or near full capacity. Investments in infrastructure may need to be explored to support the District's ability to accommodate forecasted growth.

- Community and cultural services programming is diverse, but expansion of existing services (including general, seniors, youth, and social services, arts and culture programming, and daycare spaces) may need to be explored further.
- West Vancouver's parks and outdoor recreation infrastructure is enjoyed by residents of West Vancouver, the North Shore, and beyond. Accommodating the forecasted growth may require further investment and exploration of opportunities for maintenance and expansion of accessible and safe sports and play infrastructure, trail and mountain bike infrastructure, community gardens, and cemeteries.
- Schools in West Vancouver may require the exploration of opportunities for further investment to upgrade aging educational facilities, ongoing maintenance, and potential expansion needed to accommodate the forecasted growth.

#### **iv. Climate Risks/Impacts**

The following climate risks/impacts may limit the ability of the District to support forecasted growth include:

- Loss of tree canopy and permeable areas due to more houses being built (influences communities natural resiliency to climate impacts – heat, rainwater management)
- Increased wildfire risk as new development encroach further into undeveloped/forested areas (new subdivisions)
- Spatial restrictions on extent of potential new development due to hazard prone areas (ocean and watercourse flood plain areas, steep slopes, and wildfire risk areas) may influence growth
- Electrical capacity need as new developments are required to be built to Energy Step Code and Zero Carbon Step Code requirements (and have EV charging station needs)
- Increased demolition waste of older homes to landfills to accommodate higher density housing
- Increased number of vehicles leading to more transportation emissions

The following are examples of enabling infrastructure to support housing growth:

- Hazard mapping to define areas where site vulnerabilities exist in accommodating more development
- Updated stormwater management permeable area requirements to accommodate new and more development
- Additional green infrastructure development requirements for stormwater management
- Engaging with BC Hydro early and often on capacity needs
- Pursuing other localized energy sources – solar, etc., to offset increasing need for electricity

- Focus on condensed high-density housing to minimize loss of trees and green space
- Increased number of recycling and reuse facilities for house materials to promote deconstruction over demolition
- Upgrades to active transportation infrastructure and transit routes/frequency