

**METRO VANCOUVER REGIONAL DISTRICT  
HOUSING COMMITTEE**

**MEETING**

**Wednesday, June 4, 2025**

**1:00 pm**

**28<sup>th</sup> Floor Committee Room, 4515 Central Boulevard, Burnaby, British Columbia**

**Webstream available at <https://www.metrovancover.org>**

**A G E N D A**

**A. ADOPTION OF THE AGENDA**

**1. June 4, 2025 Meeting Agenda**

That the Housing Committee adopt the agenda for its meeting scheduled for June 4, 2025 as circulated.

**B. ADOPTION OF THE MINUTES**

**1. May 7, 2025 Meeting Minutes**

That the Housing Committee adopt the minutes of its meeting held May 7, 2025 as circulated.

*pg. 4*

**C. DELEGATIONS**

**D. INVITED PRESENTATIONS**

**E. REPORTS FROM COMMITTEE OR CHIEF ADMINISTRATIVE OFFICER**

**1. Metro Vancouver Housing 10-Year Plan Update – Preliminary Strategic Directions** *pg. 8*

**Executive Summary**

With many actions and targets in the *Metro Vancouver Housing 10-Year Plan* accomplished or well underway, Metro Vancouver Housing is undertaking an update to the plan. The update will result in refreshed targets, key performance indicators, and actions under each of the four goal areas to reflect changing contexts and progress made since 2019. To begin engagement with the Housing Committee on the update, initial input was gathered through an online survey that identified areas for further discussion. This report outlines areas of focus to support the Committee's discussion of preliminary strategic directions for the update to the *Metro Vancouver Housing 10-Year Plan* including:

- approaches to the pace and focus of MVH development activities;
- types of development partnerships being pursued;
- approach to unit mix and affordability targets;
- regional distribution of housing, and
- types of tenant programs and services.

Feedback is being sought from the Housing Committee to inform further work on the update. This work will also support Metro Vancouver Housing's preparation for any new policies and programs from other levels of government aimed at expanding public housing on public lands.

**Recommendation**

That the MVHC Board receive for information the report dated May 14, 2025, titled "Metro Vancouver Housing 10-Year Plan Update – Preliminary Strategic Directions".

**2. Manager's Report** *pg. 17*

**Recommendation**

That the Housing Committee receive for information the report dated May 16, 2025, titled "Manager's Report".

**F. INFORMATION ITEMS**

**G. OTHER BUSINESS**

**H. RESOLUTION TO CLOSE MEETING**

*Note: The Committee must state by resolution the basis under section 90 of the Community Charter on which the meeting is being closed. If a member wishes to add an item, the basis must be included below.*

That the Housing Committee close its meeting scheduled for June 4, 2025 pursuant to section 226 (1) (a) of the *Local Government Act* and the *Community Charter* provisions as follows:

- 90 (1) A part of a council meeting may be closed to the public if the subject matter being considered relates to or is one or more of the following:
- (b) personal information about an identifiable individual who is being considered for a municipal award or honour, or who has offered to provide a gift to the municipality on condition of anonymity.

**I. ADJOURNMENT**

That the Housing Committee adjourn its meeting of June 4, 2025.

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Membership:

Ruimy, Dan (C) – Maple Ridge  
Towner, Teri (VC) – Coquitlam  
Binder, Rod – Delta  
Buchanan, Linda –North Vancouver City

Campbell, Ruby – New Westminster  
Hepner, Gordon – Surrey  
McNulty, Bill – Richmond  
Meiszner, Peter – Vancouver

Pollock, Glenn – Port Coquitlam  
Pratt, Michael – Langley Township  
Tetrault, Daniel – Burnaby



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**METRO VANCOUVER REGIONAL DISTRICT  
HOUSING COMMITTEE**

Minutes of the Regular Meeting of the Metro Vancouver Regional District (MVRD) Housing Committee held at 1:00 pm on Wednesday, May 7, 2025 in the 28<sup>th</sup> Floor Committee Room, 4515 Central Boulevard, Burnaby, British Columbia.

**MEMBERS PRESENT:**

Chair, Director Dan Ruimy, Maple Ridge  
Vice Chair, Director Teri Towner, Coquitlam  
Director Rod Binder, Delta\*  
Director Linda Buchanan, North Vancouver City\*  
Councillor Ruby Campbell, New Westminster  
Director Gordon Hepner, Surrey (arrived at 1:01 pm)  
Director Bill McNulty, Richmond  
Director Peter Meiszner, Vancouver\*  
Councillor Glenn Pollock, Port Coquitlam  
Councillor Michael Pratt, Langley Township  
Councillor Daniel Tetrault, Burnaby

\*denotes electronic meeting participation as authorized by the *Procedure Bylaw*

**STAFF PRESENT:**

Heather McNell, Deputy Chief Administrative Officer, Policy and Planning  
Michael Epp, Director, Housing Planning and Development, Metro Vancouver Housing  
Hadir Ali, Legislative Services Coordinator, Board and Information Services  
Jade Hume, Division Manager, Housing Construction, Metro Vancouver Housing  
Jag Gill Klair, Director, Housing Operations, Metro Vancouver Housing  
Joanna Kolakowska, Housing Construction Manager, Metro Vancouver Housing

**A. ADOPTION OF THE AGENDA****1. May 7, 2025 Meeting Agenda****It was MOVED and SECONDED**

That the Housing Committee adopt the agenda for its meeting scheduled for May 7, 2025 as circulated.

**CARRIED**

1:01 pm Director Hepner arrived at the meeting.



**B. ADOPTION OF THE MINUTES****1. November 8, 2024 Meeting Minutes****It was MOVED and SECONDED**

That the Housing Committee adopt the minutes of its meeting held November 8, 2024 as circulated.

**CARRIED**

**2. March 5, 2025 Meeting Minutes****It was MOVED and SECONDED**

That the Housing Committee adopt the minutes of its meeting held March 5, 2025 as circulated.

**CARRIED**

**C. DELEGATIONS**

No items presented.

**D. INVITED PRESENTATIONS**

No items presented.

**E. REPORTS FROM COMMITTEE OR CHIEF ADMINISTRATIVE OFFICER****1. Riverside Drive Affordable Housing Project – DASH Feasibility**

Report dated April 15, 2025 from Joanna Kolakowska, Housing Construction Manager, Metro Vancouver Housing (MVH) reporting back on the results of an exploration of the Digitally Accelerated Standardized Housing (DASH) system and to seek Board direction to designate the Riverside Drive project as a pilot for the DASH system and proceed with its implementation.

Joanna Kolakowska informed the committee that the Riverside Drive Affordable Housing Project is currently in the design phase with considerations being given to implementing DASH in the design to support potential time savings in the construction phase.

**It was MOVED and SECONDED**

That the MVHC Board direct staff to proceed with integrating the Digitally Accelerated Standardized Housing (DASH) system into the design and construction of the District of North Vancouver Riverside Drive Metro Vancouver Housing project.

**CARRIED**

**2. 2025 Update on Regional District Sustainability Innovation Fund Projects – Housing**

Report dated April 10, 2025 from Jade Hume, Division Manager, Housing Construction, MVH, providing an update on the Metro Vancouver Housing Regional District Sustainability Innovation Fund (SIF) approved projects that are currently in progress since the last annual update to the designated Standing Committee.

Jade Hume provided the committee with a presentation titled "2025 Update on Regional District Sustainability Innovation Fund Projects – Housing" providing an overview of all SIF - Housing projects, noting there are currently seven projects underway. Members were provided with an overview of the projects and were informed that SIF projects aim to provide continuous improvements while leveraging external funding and industry partnerships.

**It was MOVED and SECONDED**

That the MVRD Board receive for information the report titled "2025 Update on Regional District Sustainability Innovation Fund Projects – Housing", dated April 10, 2025.

**CARRIED****3. Manager's Report**

Report dated April 25, 2025, from Michael Epp, Director, Housing Planning and Development, Metro Vancouver Housing providing the committee with an update on MVH development projects and MVH operations. Members were informed that currently the vacancy rate across the MVH portfolio is 0.2%.

Jag Gill Klair, Director, Housing Operations, MVH provided the committee with a presentation titled "2025 Tenant Programs & Services Update" highlighting the tenant programs and services offered by MVH in Quarter 1. Members were informed that programming offered was modified to reflect resident feedback which included the addition of nutrition-based programming.

Jade Hume provided the committee with a presentation titled "Capital Project Updates" providing a status update on ongoing housing redevelopments and new build projects.

**It was MOVED and SECONDED**

That the Housing Committee receive for information the report dated April 25, 2025, titled "Manager's Report".

**CARRIED****F. INFORMATION ITEMS**

No items presented.

**G. OTHER BUSINESS**

No items presented.

**H. RESOLUTION TO CLOSE MEETING****It was MOVED and SECONDED**

That the Housing Committee close its meeting scheduled for May 7, 2025 pursuant to section 226 (1) (a) of the *Local Government Act* and the *Community Charter* provisions as follows:

90 (1) A part of a council meeting may be closed to the public if the subject matter being considered relates to or is one or more of the following:

- (e) the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality.

**CARRIED**

**I. ADJOURNMENT****It was MOVED and SECONDED**

That the Housing Committee adjourn its meeting of May 7, 2025.

**CARRIED**

(Time: 1:57 pm)

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Hadir Ali,  
Legislative Services Coordinator

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Dan Ruimy,  
Chair

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To: Housing Committee

From: Jessica Hayes, Manager, Housing Policy and Planning, Metro Vancouver Housing  
Marina Jozipovic, Senior Planner, Housing Policy and Planning

Date: May 14, 2025

Meeting Date: June 4, 2025

Subject: **Metro Vancouver Housing 10-Year Plan Update – Preliminary Strategic Directions**

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### RECOMMENDATION

That the MVHC Board receive for information the report dated May 14, 2025, titled “Metro Vancouver Housing 10-Year Plan Update – Preliminary Strategic Directions”.

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### EXECUTIVE SUMMARY

With many actions and targets in the *Metro Vancouver Housing 10-Year Plan* accomplished or well underway, Metro Vancouver Housing is undertaking an update to the plan. The update will result in refreshed targets, key performance indicators, and actions under each of the four goal areas to reflect changing contexts and progress made since 2019. To begin engagement with the Housing Committee on the update, initial input was gathered through an online survey that identified areas for further discussion. This report outlines areas of focus to support the Committee’s discussion of preliminary strategic directions for the update to the *Metro Vancouver Housing 10-Year Plan* including:

- approaches to the pace and focus of MVH development activities;
- types of development partnerships being pursued;
- approach to unit mix and affordability targets;
- regional distribution of housing, and
- types of tenant programs and services.

Feedback is being sought from the Housing Committee to inform further work on the update. This work will also support Metro Vancouver Housing’s preparation for any new policies and programs from other levels of government aimed at expanding public housing on public lands.

### PURPOSE

To outline key areas of focus for the update to the *Metro Vancouver Housing 10-Year Plan* and support a discussion to review and refine strategic directions.

### BACKGROUND

In April 2024, the Scope of Work for an update to the *Metro Vancouver Housing 10-Year Plan* was endorsed by the Housing Committee and MVHC Board (Reference 1). At its March 5, 2025, Housing Committee members received a presentation titled “Metro Vancouver Housing 10-Year Plan Update – Project Scope and Timeline” and were subsequently invited to share their initial priorities and feedback on directions for the 10-Year Plan update through an online survey.

This report outlines key areas of focus for the update to the *Metro Vancouver Housing 10-Year Plan* to support the review and refinement of Metro Vancouver Housing’s strategic directions moving forward.

## CONTEXT

In November 2019, the MVHC Board approved the *Metro Vancouver Housing 10-Year Plan*, which sets a vision, targets, and goals for Metro Vancouver Housing (MVH), including how MVH will provide, preserve, and expand its housing portfolio. To date, MVH has made significant progress and is on track to exceed its target of adding 1,350 new and redeveloped units over 10 years and anticipates being able to deliver 2,000+ units. MVH is also on target to meet its 2030 energy and greenhouse gas emissions reductions targets and has expanded the Tenant Programs and Services function.

In addition, many factors including portfolio funding under a Memorandum of Understanding with BC Housing, changes to planning legislation in BC, emerging partnership opportunities, and an evolving political and economic climate have contributed to changing contexts for MVH activities. With some targets accomplished and many others well underway, MVH is undertaking an update to the 10-Year Plan, to refresh actions and targets and ensure continued success.

## Focus of the 10-Year Plan Update

The focus of the 10-Year Plan update will be on refreshing the targets, key performance indicators, and actions under each of the existing four goal areas to reflect changing opportunities in federal and provincial funding and in local government policy and regulatory environments, as well as to ensure operations continue to reflect the needs of a growing organization.

The 10-Year Plan’s vision, guiding principles, and goals (summarized in Table 1) continue to align with regional housing priorities and offer valuable direction for the expansion, preservation, and operation of MVH. As such, they are not proposed for change. The current 10-Year Plan outlines MVH’s core business and operational model, including the target populations it serves, its emphasis on independent living, and its role in delivering affordable rental housing through a self-sustaining mixed-income approach. While there may be opportunities to improve efficiency or enhance value within these areas, MVH is not currently looking to revisit or revise its overall mandate.

**Table 1: Metro Vancouver Housing 10-Year Plan – Vision, Guiding Principles, and Goals**

Vision	Guiding Principles	Goals
Metro Vancouver Housing is a leader in providing safe, affordable rental housing to support healthy, engaged communities across the region.	<p><b>Social:</b> Support tenant well-being through quality housing and community building</p> <p><b>Financial:</b> Ensure long-term affordability through financial sustainability</p>	<p><b>Goal 1:</b> Support healthy, engaged communities</p> <p><b>Goal 2:</b> Preserve and renew existing housing to maintain affordability, improve sustainability and accessibility</p>

**Metro Vancouver Housing 10-Year Plan Update – Preliminary Strategic Directions**

Housing Committee Regular Meeting Date: June 4, 2025

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	<b>Environmental:</b> Strive to enhance environmental and energy sustainability	<b>Goal 3:</b> Grow strategically through redevelopment and expansion  <b>Goal 4:</b> Develop partnerships to expand affordable rental housing across the region
<b>What We Do</b>	<ul style="list-style-type: none"> <li>• <b>Target populations:</b> We provide affordable rental homes primarily for families, seniors, and people with disabilities with low to moderate incomes.</li> <li>• <b>Independent living:</b> All of our housing is for people who live independently, meaning we don't provide full-time supportive or social services.</li> <li>• <b>Affordable rental housing:</b> As a non-market housing provider, all our rental homes provide some level of affordability based on our self-sustaining mixed-income model.</li> </ul>	

The 10-Year Plan update will also introduce a standalone development and expansion strategy, building on the success of MVH's initial phases of redevelopment and expansion. This strategy will be based on the goals and objectives in the longer-term plan and will complement the plan with a more detailed outline of MVH's development priorities and approach to expansion on existing MVH sites and other opportunities. A companion strategy to guide development and expansion can be updated more frequently than the long-term plan to provide greater flexibility in responding to changing factors that affect MVH development and redevelopment projects.

### PRELIMINARY STRATEGIC DIRECTIONS

The 10-Year Plan update provides an opportunity for the Committee and Board to reaffirm or adjust strategic directions based on current priorities and insights gained from the implementation of the plan since 2019. To inform the review of preliminary strategic directions, staff are gathering input from the Housing Committee through a survey and workshop-style discussions. Housing Committee members were invited to share their priorities and feedback through an online survey. The survey input collected has helped to inform areas for further discussion and confirmation. Staff are seeking input on the potential directions below through discussion and will be utilizing Mentimeter to guide the discussion.

### Topics for Discussion

The topics in this section are areas where MVH may wish to strategically evolve to respond to changing needs and conditions. Potential directions across five themes are identified below for discussion with current conditions and strategic considerations identified for each theme. These potential directions are intended to support dialogue—input from the Committee will help inform the next stages of work which will include financial modelling to assess the viability of the preferred directions within MVH's mixed-income model and to return for Committee and Board consideration.

## 1. Growth and Expansion

Existing Target (2019): 1,350 new and redeveloped units over 10 years

Current State (2025): 2,000+ new and redeveloped units underway, Memorandum of Understanding with BC Housing, with potential for ongoing and expanded partnerships with senior government. Existing housing stock is aging and many MVH sites are nearing their functional end of life.

### **Potential Direction 1A – Current trajectory**

In this scenario, MVH would aim to continue its current growth trajectory, with a planned pace of over 200 units per year. This pace of development is ambitious, and has driven the organization since 2019. Continuing with this pace of development is only possible with continued and renewed senior government support through capital grants and favourable financing conditions. Under this strategic direction, MVH would continue to explore the most promising opportunities to redevelop existing housing sites and would pursue expansion through new development and partnerships.

### **Potential Direction 1B – Focus on redevelopment of existing sites**

In this scenario, MVH would focus on operational excellence and maintaining current housing and levels of affordability, through redevelopment of existing sites that are nearing the end of their lifecycle. With 50% of MVH sites nearing functional end of life, the pace of growth would remain ambitious. In this scenario, MVH would focus on opportunities within the existing portfolio with less focus on expansion on new sites or through other partnerships and acquisitions.

### **Potential Direction 1C – Accelerated Development**

Delivering beyond the current pace of approximately 200 homes per year would require new delivery models and/or increased resources and capacity and new senior government commitments. In this scenario, MVH would explore and establish new funding mechanisms, partnerships and other strategies to maximally leverage resources to more aggressively seek new opportunities for growth and expansion when available. In this scenario, MVH would seek to deliver approximately 300 new homes annually and would advocate for continued and enhanced senior government funding, expanding on the current portfolio funding approach.

## 2. Development Partnerships

### Existing Target (2019):

Of the 1,350 new and redeveloped units targeted over 10 years:

- 350 units acquired or managed through inclusionary housing
- 500 units through new development on member lands (\$4M annual tax requisition to support new housing on member lands)

Current State (2025): There is existing direction within the 10-Year Plan to seek partnership opportunities, both with member jurisdictions and with the private sector.

Of the 2,000+ new and redeveloped units underway:

- Over 450 are planned in new projects on member lands
- Approximately 300 are planned for delivery through partnerships with private sector

### **Potential Direction 2A – Partnerships with member jurisdictions and private sector**

This option would maintain MVH's current approach to partnerships, where opportunities to acquire or manage new units (e.g. inclusionary housing) are evaluated on a case-by-case basis, and MVH would continue to invite periodic Expressions of Interest to develop new affordable rental housing on lands owned by or leased from member jurisdictions. In this scenario, \$4M per year received through a tax requisition would continue to be leveraged to support expansion on new sites through both development partnerships with member jurisdictions and potential acquisition of inclusionary units.

### **Potential Direction 2B – Focus on market partnerships**

In this scenario, MVH would continue to explore opportunities beyond existing MVH sites, with a focus on adding new units through market-based partnerships. This could include acquiring non-market buildings or units within larger development projects or other partnership approaches with the private sector. This approach could have the benefit of expediting unit delivery with the purchase of buildings that are already under construction, but could limit MVH's ability to expand into new areas of the region as partnerships would be limited to existing redevelopment sites and location/availability of inclusionary units built by the private sector. It may also be more challenging to apply senior government funding as the projects may not be designed to comply with funding requirements.

## 3. Affordability and Housing Diversity

### Existing Target (2019):

- Maintain at least 30% of portfolio as Rent-Geared-to-Income
- Maintain at least 70% of portfolio as 2-bedroom units or larger

### Current State (2025):

- Meeting or exceeding affordability target portfolio-wide, and commonly achieving 70% Low-End-of-Market, 15% Rent-Geared-to-Income, and 15% Deeply Affordable on a per project basis



- Some projects have received additional funding to deepen levels of affordability or have ongoing operating funding.
- For Phase 1 projects, the average unit mix was 57% family units and 12% 3- or 4-bedroom units.

***Potential Direction 3A – Current portfolio-wide targets for affordability and housing diversity***

This option would maintain adherence to current portfolio-wide targets for affordability and unit mix with the recognition that the targets may be difficult to achieve depending on funding availability and individual project feasibility analyses. MVH would continue to strive to achieve the targets on a portfolio basis.

***Potential Direction 3B – Flex with funding***

This option would set minimum targets for family units and affordability for new developments, but would enable greater flexibility in affordability and unit mix, based on funding availability, identified local housing needs, or other factors. As a non-profit affordable rental housing provider that is self-funded primarily through tenant rents, MVH balances its commitment to delivering mixed-income affordability and a unit mix that supports a diversity of households with achieving viable projects. Minimum affordability levels are generally part of external funding requirements, however, long-term trends in grant funding are unknown and create uncertainty for planning future capital projects. Where available funding is reduced or increased, MVH could explore options to adjust levels of affordability (+/-) and unit diversity in individual projects.

#### 4. Regional Distribution of Housing

**Current State (2025):**

MVH's current distribution of housing across the region is shown in Table 2.

***Table 2: Current MVH Portfolio by Sub-Region***

Sub-Region	Number of Units	2021 Census (Regional Population Projections)	Units Per 1,000 Population	Population Per Unit
Burrard Peninsula	1,554	1,074,800	1.4	692
North Shore	219	210,300	1.0	960
Northeast	1,032	258,100	4.0	250
Ridge Meadows	163	115,300	1.4	707
South of Fraser – East	798	789,300	1.0	989
South of Fraser – West	725	336,600	2.2	464
<b>Total</b>	<b>4,491*</b>	<b>2,784,400</b>	<b>1.6</b>	<b>677</b>

\*Includes under construction and planned units at Heather Place B, Heron's Nest, Kingston Gardens, Riverside Drive, Salal Landing, The Connection, and The Steller.

Some sub-regions have a higher total number of MVH units, or higher number of units per share of the population. These distributions are the result of several factors, primarily municipal lands offered for lease to MVH for regional housing in the 1970s and 80s. MVH includes regional distribution in its evaluation of new site opportunities on member jurisdiction lands, and in its portfolio assessment criteria for prioritization of redevelopment sites. MVH redevelopments are enabled by operational surpluses. While historical factors have resulted in more MVH units in some jurisdictions, operational surpluses from existing housing sites fund MVH expansion region-wide. Significant growth potential exists on existing MVH sites in most sub-regions.

***Potential Direction 4A – Prioritize development opportunities portfolio-wide***

In this scenario, MVH would continue its current approach of evaluating redevelopment opportunities on a portfolio-wide basis and prioritize new projects where there is significant density potential and where the greatest number of units can be achieved at the lowest cost per unit. While regional distribution would remain a factor in evaluating sites, factors such as building condition, availability of municipal incentives, development potential, and proximity to transit and amenities would continue to be key drivers for prioritization of opportunities using a comprehensive multi-criteria ranking system for each site.

***Potential Direction 4B – Prioritize development opportunities sub-regionally***

In this scenario, MVH would prioritize redevelopment or new development sites in each sub-region with an explicit goal of increasing areas served by MVH and working to equalize the proportion of MVH units within each of the sub-regions. MVH would identify top redevelopment or new development opportunities in each sub-region, ensuring each of the opportunities is also assessed against other criteria and is viable. Preliminary portfolio assessment has indicated there are significant redevelopment opportunities in most sub-regions served by existing MVH sites, though the sub-regions with the greatest potential to add new units are Burrard Peninsula and South of Fraser – East. Prioritizing regional distribution will likely result in an overall reduced number of units delivered.

## 5. Tenant Programs and Services

**Current state (2025):**

MVH offers a robust set of high-quality programs and services for tenants. In 2023, a new framework for MVH tenant programs and services that advances five pillars for community development (fostering joy, kindness, support, youth social capital, and poverty alleviation) was introduced. Since then, MVH's Tenant Programs and Services budget has increased by approximately 50% to support the community development approach, representing 1.91% of MVH's overall operating budget. MVH has a small number of existing partnerships with external service providers and evaluates these on a case-by-case basis.

**Potential Direction 5A – Continue focus on MVH-led programs and services**

In this scenario, MVH would continue to build on the success of its existing tenant programs and services (e.g. free food program, community gardens, spring flower program, seniors week, health and finance workshops, housing bursary program), offering tenants programs and services based on annual and quarterly planning, and ongoing assessment of current needs in the tenant community. Enhanced tenant programs that build community and benefit residents at MVH sites would continue to be offered and would continue to be balanced with operational cost considerations.

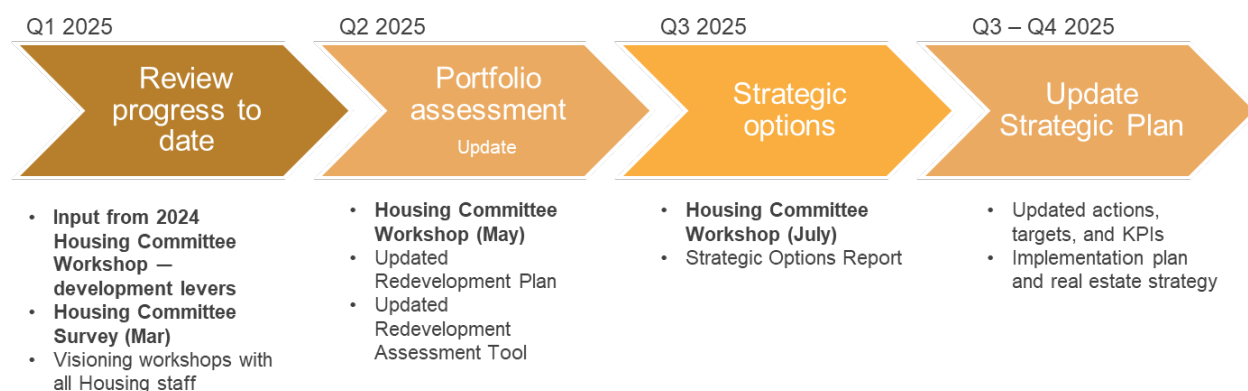
**Potential Direction 5B – Increase supports through partnerships with service providers**

When developing new buildings, there are opportunities to explore increased supports for tenants through service and/or sub-leasing agreements with external providers (e.g. child care, support services for seniors and people with disabilities, mental health supports). Partnerships may begin to increase MVH's scope beyond the provision of independent living housing, which has to date remained its core mandate. The provision of certain support services, such as child care, may impact of cost or the number of units provided in a project. Some partnerships could result in increased risk for MVH, with reduced ability for MVH to control units, and potential exposure if issues were to arise with the service partner or tenants of the sub-lessee.

**NEXT STEPS**

Figure 1 outlines the process and timeline for updating the *Metro Vancouver Housing 10-Year Plan*. The next milestone and touch point with the Committee and Board will be a Strategic Options Report that will propose options for new targets, key performance indicators, and actions for MVH's long-term plan and development and expansion strategy based on the preliminary directions received to date.

**Figure 1: Scope and Timeline for Metro Vancouver Housing 10-Year Plan Update**

**ALTERNATIVES**

This is an information report. No alternatives are presented.

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**FINANCIAL IMPLICATIONS**

The update to the *Metro Vancouver Housing 10-Year Plan* will have significant financial implications as it will direct MVH's future investments. All financial decisions including individual project budgets resulting from the updated 10-Year Plan will be brought forward to the Committee and Board for approval.

**CONCLUSION**

Metro Vancouver Housing is updating the *Metro Vancouver Housing 10-Year Plan* to reflect changing contexts and progress made since 2019. This report outlines key areas of focus for the update, and topics for discussion to support preliminary strategic directions. Input from engagement with Housing staff, the Housing Committee, and MVHC Board, as well as from the MVH Portfolio Assessment will inform a Strategic Options Report that proposes options for new targets, key performance indicators, and actions for MVH's long-term plan and development and expansion strategy. This work will also support Metro Vancouver Housing's preparation for any new policies and programs from other levels of government aimed at expanding public housing on public lands.

**REFERENCES**

1. Hayes, J. (2024). *Metro Vancouver Housing 10-Year Plan Update – Scope of Work*. Retrieved from <https://metrovancover.org/boards/Housing/HOU-2024-04-05-AGE.pdf#page=10>. Last accessed 2025, May 6.

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To: Housing Committee

From: Michael Epp, Director, Housing Planning and Development,  
Metro Vancouver Housing

Date: May 16, 2025

Meeting Date: June 4, 2025

Subject: **Manager's Report**

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### **RECOMMENDATION**

That the Housing Committee receive for information the report dated May 16, 2025, titled "Manager's Report".

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### **HOUSING COMMITTEE 2025 WORK PLAN**

The Housing Committee's Work Plan for 2025 is attached to this report (Attachment 1). The status of work program elements is indicated as pending, in progress, ongoing or complete. The listing is updated as needed to include new issues that arise, items requested by the Committee, and changes to the schedule.

### **FEDERAL HOUSING POLICY PLATFORM**

Following the federal election, the Liberal Party of Canada formed a minority government and introduced the *Building Canada Strong Housing Plan*, which sets a target of constructing 500,000 new homes annually. This plan builds on existing strategies—such as funding for non-market housing through CMHC, with \$10 billion in low-cost financing committed, and the continued rollout of the Housing Accelerator Fund—and introduces new initiatives including expanded use of prefabricated construction technologies and the creation of a federal agency, *Build Canada Homes*, to deliver housing at scale on public lands (Reference 1).

These policy directions present several key opportunities for enhanced federal collaboration:

#### **1. Sustainable Financing and Support**

Metro Vancouver Housing (MVH) projects have historically relied on a combination of provincial capital grants and federal financing. Renewed federal investment in affordable housing programs is critical to sustaining this model and enabling the delivery of future projects.

#### **2. Public Land Development Partnerships**

The proposed federal approach to large-scale housing delivery on public land aligns with MVH's capacity and land holdings. MVH currently holds over 165 acres of well-located freehold and leased land, with an estimated potential to deliver over 14,000 new affordable homes. This presents a strong foundation for multi-site federal funding partnerships or joint development initiatives.

### 3. Prefabrication and Construction Innovation

Metro Vancouver is actively piloting two projects through MVH using a scalable, prefabricated building solution developed with BC Housing ("DASH"). Increased federal investment in prefabrication could accelerate the scale-up of this model, enhance construction efficiencies, and support the growth of a local manufacturing base for housing components in British Columbia.

MVH continues to build its position as a key partner in delivering on national housing objectives, particularly in areas of funding, innovation, and public land development. Strengthened alignment with federal priorities presents a timely opportunity to advance MVH's long-term mandate to deliver equitable, resilient, and affordable housing across the region.

### REGIONAL HOUSING NEEDS REPORT

The attached report dated March 2, 2025 and titled "Housing 2050: Regional Housing Needs Report" (Attachment 2) was presented to the Regional Planning Committee at its April 3, 2025 meeting and was received for information by the MVRD Board at its April 25, 2025 meeting. The information in this report is relevant to the work of the Housing Committee as it provides context on overall regional housing need, which can in-turn inform MVH's development projects and long-term strategies. The report is being forwarded to the Housing Committee for information. It is important to note that this is a regional compilation of all municipal housing needs reports using the provincial methodology that defines 'housing need' as more of an ideal state where all existing or pent up demand for housing is alleviated and where all future residents are adequately housed.

### HOUSING OPERATIONS UPDATE

Outdoor maintenance work, such as fence repairs and the annual dryer duct cleaning, has begun. Capital renewal work is underway at Minato West, Tivoli Gardens and Strathearn Court, as well as many smaller projects throughout the portfolio. Tenant Programs and Services busiest season has begun with the delivery of flowering plants to avid gardeners across the portfolio and assessing the many applications received from aspiring students for MVH bursaries.

Marketing of units at Kingston Gardens and Heather Place B are now underway as staff make preparations for the forthcoming rent-up phase at both properties. Finance staff have been working on adding the new buildings into our property management software, reviewing rents, and ensuring the units are listed on the provincial Housing Registry.

### ATTACHMENTS

1. Housing Committee 2025 Work Plan.
2. "Housing 2050: Regional Housing Needs Report", dated April 4, 2025.

### REFERENCES

1. Liberal Party of Canada, (2025). Building Canada Strong. Retrieved from: <https://liberal.ca/housing-plan/>. Last accessed 2025, May 16.

## Housing Committee 2025 Work Plan

Report Date: May 12, 2025

### Priorities

<b>1<sup>st</sup> Quarter</b>	<b>Status</b>
Housing Committee 2025 Work Plan - Adopt	Completed
MVHC Subsidy Program Update	Completed
Tenant Programs & Services Update	Completed
Capital Rehabilitation Projects Update	Completed
Capital Development & Redevelopment Projects Update	Completed
Malaspina Village Phase I – Stage Gate Review	Deferred to Q2
Partnership Approach - Direction	In progress
MVH 10-Year Plan – Strategic Options / Redevelopment Plan – Scope	In progress
<b>2<sup>nd</sup> Quarter</b>	<b>Status</b>
MVH 10-Year Plan – Strategic Options and Redevelopment Plan – Direction and Workshop	In Progress
Moray Place Concept – Stage Gate Review	Completed
MVHC Subsidy Program Update	Pending
Tenant Programs & Services Update	Pending
Capital Rehabilitation Projects Update	Pending
Capital Development & Redevelopment Projects Update	Pending
<b>3<sup>rd</sup> Quarter</b>	<b>Status</b>
MVH 10 Year Plan – Review Draft	Pending
MVHC Subsidy Program Update	Pending
Tenant Programs & Services Update	Pending
Capital Rehabilitation Projects Update	Pending
Capital Development & Redevelopment Projects Update	Pending
<b>4<sup>th</sup> Quarter</b>	<b>Status</b>
MVH 10-Year Plan - Approve	Pending
2026 Work Plan Strategic Session	Pending
2026 Budget and 5-year Financial Plan	Pending
Partnership Approach – Approve	Pending
MVHC Subsidy Program Update	Pending
Tenant Programs & Services Update	Pending
Capital Rehabilitation Projects Update	Pending
Capital Development & Redevelopment Projects Update	Pending



To: MVRD Board of Directors

From: Jessica Hayes, Program Manager, Housing Policy and Planning, and  
Marina Jozipovic, Senior Planner, Regional Planning and Housing Services

Date: April 4, 2025

Meeting Date: April 25, 2025

Subject: **Housing 2050: Regional Housing Needs Report**

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### **EXECUTIVE SUMMARY**

This cover report provides additional context to the Board for the attached report titled “Housing 2050: Regional Housing Needs Report” in response to questions raised by the Regional Planning Committee at its April 3, 2025 meeting.

### **STANDARDIZED METHODOLOGY**

When the Province of BC first introduced Housing Needs Report (HNR) requirements in 2019, the methodology was at the discretion of individual local governments, resulting in inconsistent approaches that were not directly comparable and could not be consolidated at the regional or provincial level. At the March 10, 2023 Regional Planning Committee meeting, Metro Vancouver presented feedback from member jurisdictions that included a recommendation to the Province for a standardized methodology for future HNRs (Reference 1). The Metro Vancouver Board adopted a resolution at its March 31, 2023 meeting to share this feedback with the Minister of Housing (Reference 2). In June 2024, the Province of BC introduced the HNR Method to support a consistent HNR approach across local governments after significant input from municipalities and regional districts (Reference 3). The HNR Method is an estimate of additional homes needed to address underlying housing need, pent-up demand, and anticipated population growth. It is not a target but a guide for long-term planning.

### **SCALE OF THE HOUSING CHALLENGE**

Housing Need in the HNRs reflects an ideal state where enough housing is coming into the community to effectively house both existing (pent up demand) and future households over the relevant time period. The Regional Housing Needs Report consolidates the findings of the HNRs prepared individually by all member jurisdictions to illustrate aggregated housing needs. While local governments play an important role in regulating land use and creating supportive local housing policy, responding to the scale of the housing challenge requires significant investment from federal and provincial government in infrastructure, affordable housing, schools, health care, amenities, and other services.

### **HOUSING NEEDS IN RELATION TO HOUSING TARGET ORDERS**

Though they are derived from similar methodology, HNRs are not equivalent to Housing Target Orders and these tools have been implemented for different purposes. While all local governments in BC are required to complete HNRs, only a small subset have received Housing Target Orders.

Metro Vancouver plays a critical role in supporting advocacy to other levels of government. The Regional HNR provides a cohesive framework for understanding the scale of the region’s housing



challenges and supports re-engaging federal and provincial governments on housing. Upcoming work on *Housing 2050* will provide a set of proposed policy responses for local governments to draw on for their ongoing advocacy. Staff will also be addressing the committee's request for a clearer understanding of the interdependency between future infrastructure needs and housing development.

This matter is now before the Board for its consideration.

#### **ATTACHMENTS**

1. "Housing 2050: Regional Housing Needs Report", dated March 2, 2025.

#### **REFERENCES**

1. Hayes, J. (2023). *Housing Needs Reports – Lessons Learned from Metro Vancouver Member Jurisdictions*. Retrieved from [https://metrovancover.org/boards/RegionalPlanning/RPL\\_2023-Mar-10\\_AGE.pdf#page=100](https://metrovancover.org/boards/RegionalPlanning/RPL_2023-Mar-10_AGE.pdf#page=100). Last accessed 2025, April 4.
2. Metro Vancouver Regional District. (2023). *Minutes of the Regular Meeting of the Metro Vancouver Regional District (MVRD) Board of Directors held on Friday, March 31, 2023*. Retrieved from [https://metrovancover.org/boards/GVRD/RD\\_2023-Mar-31\\_MIN.pdf#page=6](https://metrovancover.org/boards/GVRD/RD_2023-Mar-31_MIN.pdf#page=6). Last accessed 2025, April 7.
3. Province of BC. (2025). *Housing Needs Reports*. Retrieved from <https://www2.gov.bc.ca/gov/content/housing-tenancy/local-governments-and-housing/policy-and-planning-tools-for-housing/housing-needs-reports>. Last accessed 2025, April 4.

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**metrovancouver**  
SERVICES AND SOLUTIONS FOR A LIVABLE REGION

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To: Regional Planning Committee

From: Marina Jozipovic, Senior Regional Planner, and Diana Jeliaskova, Regional Planner,  
Regional Planning and Housing Services

Date: March 3, 2025 Meeting Date: April 3, 2025

Subject: **Housing 2050: Regional Housing Needs Report**

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### **RECOMMENDATION**

That the MVRD Board receive for information the report dated March 3, 2025, titled “Housing 2050: Regional Housing Needs Report”.

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### **EXECUTIVE SUMMARY**

This report provides the Task 1 deliverable for *Housing 2050: A Roadmap to Implement Metro 2050’s Housing Goal*, the Regional Housing Needs Report, and an overview of upcoming project milestones.

Metro Vancouver provides ongoing data assistance to member jurisdictions to prepare Housing Needs Reports (HNR), including, in 2024, preparing HNR calculations using the Province’s HNR Method.

The Regional HNR is inclusive of all 23 member jurisdictions and highlights regional housing needs:

1. Overall annual housing completions need to increase from the current average of 23,424 completions per year to an average of 37,757 completions per year.
2. Increasing average annual affordable housing completions from the current 433 per year to the needed 11,400 requires sustained investment and support from all levels of government.
3. More purpose-built rental is needed to meet the needs of renters and provide meaningful security of tenure. Most new rental housing is in the secondary rental market (rented condominiums, secondary suites, laneway homes).

Each member jurisdiction’s individual HNR is the best resource to understand local housing needs.

### **PURPOSE**

To present the Regional Housing Needs Report to the Regional Planning Committee and MVRD Board, and an overview of upcoming tasks related to the development of *Housing 2050: A Roadmap to Implement Metro 2050’s Housing Goal*.

### **BACKGROUND**

At its April 5, 2024, meeting, the MVRD Board approved the Scope of Work for *Housing 2050: A Roadmap to Implement Metro 2050’s Housing Goal* (“Housing 2050”) (Reference 1). *Housing 2050* is intended to be an action-oriented roadmap and collective advocacy tool to support the

implementation of Goal 4 of *Metro 2050*, the regional growth strategy, and is part of the Board-approved Housing Policy and Planning budget and work plan.

This report provides Task 1 deliverable for *Housing 2050*, the Regional Housing Needs Report, as well as an overview of upcoming milestones related to the project.

### **HOUSING 2050 PROJECT CONTEXT**

*Housing 2050: A Roadmap to Implement Metro 2050's Housing Goal* will be a roadmap to support the implementation of *Metro 2050* Goal 4, "Provide Diverse and Affordable Housing Choices", with a focus on actions and advocacy to increase the supply of affordable rental housing. This project has four key objectives:

1. Increase the delivery of non-market/below market rental housing;
2. Better advocate for increased affordable housing funding and support for the region;
3. Enhance regional coordination on affordable rental housing (e.g., policy alignment, partnerships, public land, simplification of regulations, centralized/supportive roles); and
4. Advance the 15 percent regional affordable rental housing target (*Metro 2050* Policies 4.2.3 and 4.2.7 a).

### **REGIONAL HOUSING NEEDS REPORT**

In 2019, the Province of British Columbia (BC) introduced legislative requirements for local governments to produce Housing Needs Reports (HNR) following prescribed guidelines, and to update these reports at least every five years. In 2024, new requirements were introduced and local governments prepared Interim Housing Needs Reports to align with these requirements. Metro Vancouver has provided ongoing data and information collection assistance to member jurisdictions since the introduction of new HNR requirements, including preparing HNR calculations using the Province's HNR Method and making these available to member jurisdictions.

The *Regional Housing Needs Report* ("Regional HNR") is a compilation of the most recent Metro Vancouver member jurisdiction HNRs using the new required methodology, along with supplementary information to support regional understanding and analysis. It supports a shared understanding of housing need at the regional and sub-regional levels to better understand overall housing pressures that affect all member jurisdictions, or certain areas of the region, as these affect the broader housing system and households. Given that housing needs are not limited to jurisdictional boundaries, and housing pressures can impact adjacent communities, aggregated estimates of current and future housing need are beneficial for regional coordination and collaboration on housing action.

### **Regional Housing Needs Report – Methodology**

The Regional HNR methodology is consistent with the Province of BC's "HNR Method" which outlines the requirements that local governments must follow in completing their Housing Needs Reports.<sup>1</sup>

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<sup>1</sup> A description of the methodology can be found here: [Housing Needs Reports - Province of British Columbia \(gov.bc.ca\)](https://www2.gov.bc.ca/gov2/housing_needs_reports).

The HNR Method uses community-level data to identify housing needs over five-year (2022 to 2026) and 20-year (2022 to 2041) periods. Total housing need includes underlying need - meaning the unmet housing needs of individuals and households who already live in the community, and anticipated housing need - meaning housing needed to keep up with population growth. Based on the assumptions of the HNR Method, the average annual housing need is higher in the 2022 to 2026 period because 1) the population growth rate is expected to be higher over this period, and 2) greater urgency is placed on addressing the housing needs for those experiencing homelessness.

The HNR Method is comprised of six components:

1. **Component A: Extreme Core Housing Need** – units to support households currently spending 50 percent or more on shelter and unable to afford more appropriate housing in the same community;
2. **Component B: Homelessness** – units needed to provide housing for those experiencing homelessness;
3. **Component C: Suppressed Household Formation** – units needed to enable more typical rates of household formation among age groups;
4. **Component D: Anticipated Household Growth** – units needed to keep up with expected population growth<sup>2</sup>;
5. **Component E: Rental Vacancy Rate** – rental units needed to enable a healthy vacancy rate of percent, all else being equal; and
6. **Component F: Demand Buffer** – units needed to meet additional demand from diverse household preferences, based on an additional assessment of unmet market demand.

The Regional HNR is inclusive of all 23 member jurisdictions in Metro Vancouver and summarizes housing needs by *Metro 2050* sub-regions to better understand overall housing pressures that affect all member jurisdictions, or certain areas of the region, as these affect the broader housing system and households. Each Metro Vancouver member jurisdiction's individual HNR is the best resource to understand local housing needs, and these reports will guide local priorities and policy making.

The housing needs of First Nations in the region, save for Tsawwassen First Nation, are not reflected in the Regional HNR and should be considered in addition to the housing need shown in this document.

### **Affordable Rental Housing – Definition**

The *Regional Affordable Rental Housing Target: Metro 2050 Implementation Guide* uses an income distribution similar to BC Housing's Housing Income Limits (HILs) and this definition is used in the Regional Housing Needs Report to estimate affordable rental housing needed. Corresponding affordable rent thresholds are based on households at HILs spending no more than 30% of gross

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<sup>2</sup> Note that the HNR Method uses BC Stats projections which are slightly higher than the Metro Vancouver projections medium-growth scenario.

household income on rent (Table 1). Note that the threshold represents an upper limit based on maximum income to qualify for affordable housing, but that many households require rents at much lower levels based on their incomes.

**Table 1: Affordable Rental Housing Definition – BC Housing 2023 Housing Income Limits**

	Studio / 1 Bedroom	2 Bedrooms	3 Bedrooms	4+ Bedrooms
Metro Vancouver Area Housing Income Limits (HILs)	\$58,000	\$72,000	\$86,000	\$107,500
Corresponding affordable rent (upper limit)	\$1,450	\$1,800	\$2,150	\$2,688

### Regional Housing Needs Report – Total Housing Need

Table 2 summarizes the components of regional housing need based on the HNR Method. The Metro Vancouver region is estimated to need 755,144 dwelling units over the 20-year period between 2022 and 2041. In the shorter term, between 2022 and 2026, the estimated housing need is 230,457 dwelling units.

**Table 2: Components of Regional Housing Need, Metro Vancouver, 2022 to 2041**

Components of Housing Need	2022 to 2026 (5 years)	2022 to 2041 (20 years)
Component A: Extreme Core Housing Need	16,155	64,622
Component B: Homelessness	5,677	11,354
Component C: Suppressed Household Formation	9,110	36,440
Component D: Anticipated Household Growth	170,354	526,083
Component E: Rental Vacancy Rate	1,871	7,484
Component F: Demand Buffer	27,290	109,161
<b>Metro Vancouver Total – Dwelling Units</b>	<b>230,457</b>	<b>755,144</b>

Table 3 shows housing needs results summarized by *Metro 2050* sub-regions (shown in Figure 1). Regional and sub-regional housing needs are the sum of individual HNRs from Metro Vancouver's member jurisdictions.

**Table 3: Regional Housing Need by Sub-Regions, Metro Vancouver, 2022 to 2041**

Total Housing Need	2022 to 2026 (5 years)	2022 to 2041 (20 years)
Burrard Peninsula Sub-Region*	81,096	281,417
North Shore Sub-Region*	18,029	56,322
Northeast Sub-Region*	21,443	69,420
Ridge Meadows Sub-Region	10,232	32,972
South of Fraser - East Sub-Region*	73,703	231,574
South of Fraser - West Sub-Region	25,953	83,436
<b>Metro Vancouver Total – Dwelling Units</b>	<b>230,457</b>	<b>755,144</b>

\*Electoral Area A (EEA) estimates were entirely allocated to Burrard Peninsula Sub-Region as 98% of EAA dwellings are located in this Sub-Region. While EAA dwellings are distributed across other subregions, the projected growth in these EAA areas outside UBC and UEL is negligible.

**Figure 1: Map of Metro 2050 Sub-Regions**



### **Regional Housing Needs Report – Additional Findings**

The Regional HNR also provides a breakdown of housing need by tenure, as well as affordable rental need by bedroom count for the 2022 to 2026 period.

#### Housing Need by Tenure (2022 to 2026)

- 96,803 units for renters (42 percent of total housing need)
- 106,364 units for owners (46 percent of total housing need)
- 27,289 units – tenure based on additional market demand (12 percent of total housing need)

#### Affordable Rental Housing Need (defined by BC Housing’s 2023 Housing Income Limits – HILS) (2022 to 2026)

- 33,400 studio or one-bedroom units (\$1,450 maximum rent / \$58,000 maximum income)
- 11,300 two-bedroom units (\$1,800 maximum rent / \$72,000 maximum income)
- 7,300 three-bedroom units (\$2,150 maximum rent / \$86,000 maximum income)
- 5,000 four+ bedroom units (\$2,688 maximum rent / \$107,500 maximum income)

HILs income thresholds<sup>3</sup> represent an upper limit based on maximum income to qualify for affordable housing, however, many households will require rents at much lower levels based on their incomes.

### **Comparison of Housing Needs and Recent Development Trends**

Although housing development has increased in recent years, the region as a whole continues to face a significant annual shortfall in housing supply compared to housing need.

#### Overall Supply

Housing completions would need to double in the short term to catch up with regional housing needs (Table 4).

**Table 4: Overall Housing Need and Development Trends**

Average annual housing need	46,092 dwellings per year from 2022 to 2026
Current average annual completions	23,424 housing units per year between 2020 to 2024 (CMHC)
Housing supply gap (housing need vs. average annual completions)	22,668 units per year

On a per capita basis, the Metro Vancouver region is currently achieving an annual average of 8 housing completions per 1,000 population, based on data from 2020 to 2024. To address housing needs over the 2022 to 2041 period, the average annual per capital completions would need to be 11 completions per 1,000 population. <sup>4</sup>

<sup>3</sup> BC Housing, 2023 Housing Income Limits (HILs). [bchousing.org/sites/default/files/media/documents/2023-Housing-Income-Limits-HILS-Effective-January-1-2023.pdf](https://bchousing.org/sites/default/files/media/documents/2023-Housing-Income-Limits-HILS-Effective-January-1-2023.pdf)

<sup>4</sup> Calculated using BC Stats population projections 2024-2041: [Population Projections - Province of British Columbia](https://www25.statcan.gc.ca/n1/pub/92-62-x/2024001/article/00001-eng.htm)

The region has historically achieved much higher rates of per capita housing completions, including an annual high of 14 completions per 1,000 population in 1973 and 1974. Between 1970 and 2024, there were 16 years during which completions reached or surpassed 11 completions per 1,000 population, which is the level of completions required to meet housing need over the 20-year period from 2022 to 2041.

#### Rental Housing

The distribution of housing completions by tenure has changed over the past 10 years. Purpose-built rental housing development has recovered from years of historic lows to reach 5,389 completions in 2024, accounting for approximately one-fifth of all housing completions in the region and 44 percent of completions in the rental market, which includes both primary and secondary rental. A significant source of new rental (an estimated 56 percent in 2024) is in the secondary rental market, including rented condominiums, secondary suites, and laneway homes.

Annual rental completions would need to nearly double in the short term to meet rental housing need (Table 5).

**Table 5: Rental Housing Need and Development Trends (Purpose-Built and Secondary Rental)**

Average annual rental need	19,361 rental units per year between 2022 and 2026
Current average annual completions (purpose-built and secondary rental)	10,864 rental units per year between 2020 and 2024
Rental housing supply gap (purpose-built and secondary rental)	8,497 rental units per year

The shortfall is more significant if only purpose-built rental is considered (Table 6).

**Table 6: Rental Housing Need and Development Trends (Purpose-Built Only)**

Average annual rental need	19,361 rental units per year between 2022 and 2026
Current average annual completions (purpose-built and secondary rental)	4,125 purpose-built rental units per year between 2020 and 2024
Rental housing supply gap (purpose-built rental only)	15,226 purpose-built rental units per year

#### Affordable Rental Housing

Affordable rental housing is defined as housing that is affordable to households earning up to BC Housing's 2023 Housing Income Limits (HILs), shown in Table 1. The estimated need for affordable rental housing between 2022 and 2026 is approximately 57,000 units across the region, which translates to an average of 11,400 affordable rental units per year. Between 2018 and 2023, approximately 433 newly completed affordable rental units came online per year in the region. An



additional 10,967 affordable rental units per year are needed to address affordable housing needs in the region.

### Summary of Key Findings

The key findings from data and information that has been compiled as part of the Regional HNR is summarized below:

1. Housing development levels need to double to address regional housing pressures. While the shortfall of homes needed is significant, historical data shows that the region has successfully achieved higher development levels in past years.
2. Sustained investment and support for affordable rental housing is needed. Current levels of affordable rental housing development are only meeting a fraction of the regional need for this type of housing. Provincial and federal funding is critical for enabling this type of housing.
3. More purpose-built rental supply is needed. More than half of new rental units in the region are provided through the secondary rental market (rented condominiums, secondary suites, laneway homes). These are an important source of housing, but do not provide the long-term security of tenure needed by the growing population of renter households.

### NEXT STEPS

The development of *Housing 2050: A Roadmap to Implement Metro 2050's Housing Goal* includes four tasks and is expected to be completed by the end of 2025.

TASK	DESCRIPTION
<b>1) Regional Housing Needs Report</b>	<p>The Regional Housing Needs Report ("Regional HNR") consolidates housing needs report results from all member jurisdictions to provide a regional and sub-regional summary of housing needs. The Regional HNR does not replicate existing locally specific HNRs. It is intended to provide a shared, consolidated framework for understanding housing needs in the region, and will be the basis for discussions around regional housing actions and advocacy as part of <i>Housing 2050: A Roadmap to Implement Metro 2050's Housing Goal</i>.</p> <p><i>*This is the deliverable presented within this report.</i></p>
<b>2) Affordable Housing Gap Analysis</b>	<p>The affordable housing supply gap analysis will quantify the gap between current development trends (i.e. anticipated units expected to be realized under current conditions, funded programs, development pipelines, etc.) and the regional target for affordable rental housing, as well as the level of effort and investment required to close the gap and meet the region's estimated housing needs, accounting for both future housing need based on growth, as well as existing unmet housing need.</p>
<b>3) Housing Policy Alternatives</b>	<p>The review of housing policy alternatives will explore how the region can build on recent progress to close the affordable housing gap. It will also</p>

TASK	DESCRIPTION
	include engagement with and advocacy to federal and provincial government. The intent of this task is not to add additional responsibilities to local governments but rather to envision the evolution of housing policy in Metro Vancouver in coming years building on recent progress and to identify strategic advocacy to ensure that sufficient and proportionate federal and provincial housing funding is directed to this region. It is intended to be forward-thinking and innovative, building off the significant work completed in recent years.
<b>4) <i>Housing 2050: A Roadmap to Implement Metro 2050's Housing Goal</i></b>	<i>Housing 2050</i> will clearly define Metro Vancouver's roles and responsibilities in regional housing policy and identify regional coordination and advocacy actions in the coming years. <i>Housing 2050</i> will work to quantify costs and timelines to close the region's affordable housing gap and identify a monitoring and reporting strategy to integrate with established monitoring of <i>Metro 2050</i> progress and the Metro Vancouver Housing Data Book. It will also identify connection points with the Metro Vancouver Housing (MVH) 10-Year Plan, including where MVH can support regional housing objectives.

The Regional Planning Committee and Board will receive regular updates and deliverables related to each of the tasks outlined above. Engagement with member jurisdictions, other levels of government including First Nations, and housing partners is key to the success of this project.

#### **ALTERNATIVES**

This is an information report. No alternatives are presented.

#### **FINANCIAL IMPLICATIONS**

The Board-approved 2025 Housing Policy and Planning budget includes \$100,000 to support the components of *Housing 2050: A Roadmap to Implement Metro 2050's Housing Goal*, and ongoing implementation. The Regional HNR was completed through a mix of in-house staff time and additional consultant support totaling \$5,500 for data analysis and visualization.

#### **CONCLUSION**

The Regional HNR provides a high-level understanding of housing needs in Metro Vancouver, using the most recently available data. Consolidating available information on housing supply and affordability supports a shared understanding of regional housing need and will help identify existing and projected gaps in housing supply as part of *Housing 2050: A Roadmap to Implement Metro 2050's Housing Goal*. This report provides an overview of the high-level findings contained within the Regional HNR, and upcoming milestones in the *Housing 2050* project.

#### **ATTACHMENTS**

1. Regional Housing Needs Report, February 2025.
2. Presentation re: Housing 2050: Regional Housing Needs Report.

## REFERENCES

1. Hayes, J. (2024). [\*Regional Affordable Housing Strategy Update \(Housing 2050: A Roadmap to Implement Metro 2050's Housing Goal\) – Scope of Work\*](#). Commissioned by Metro Vancouver. Burnaby, BC: Metro Vancouver.

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# Regional Housing Needs Report



**HOUSING  
2050**

A Roadmap to Implement  
Metro 2050's Housing Goal

Metro Vancouver acknowledges that the region's residents live, work, and learn on the shared territories of many Indigenous peoples, including 10 local First Nations: ḱíćá'y (Katzie), ḱʷɑ:ḱʷəḱ (Kwantlen), kʷikʷəḱəm (Kwikwetlem), máthxwi (Matsqui), xʷməθkʷəy̓əm (Musqueam), qiqéyt (Qayqayt), Semiahmoo, Skwxwú7mesh Úxwumixw (Squamish), scə́wəθən məsteyəxʷ (Tsawwassen), and sə́lilwətał (Tseil-Waututh).

Metro Vancouver respects the diverse and distinct histories, languages, and cultures of First Nations, Métis, and Inuit, which collectively enrich our lives and the region.



A Roadmap to Implement  
Metro 2050's Housing Goal

*Regional Housing Needs Report* | February 2025

Metrotower III  
4515 Central Blvd  
Burnaby, BC, V5H 0C6  
[metrovancover.org](http://metrovancover.org)

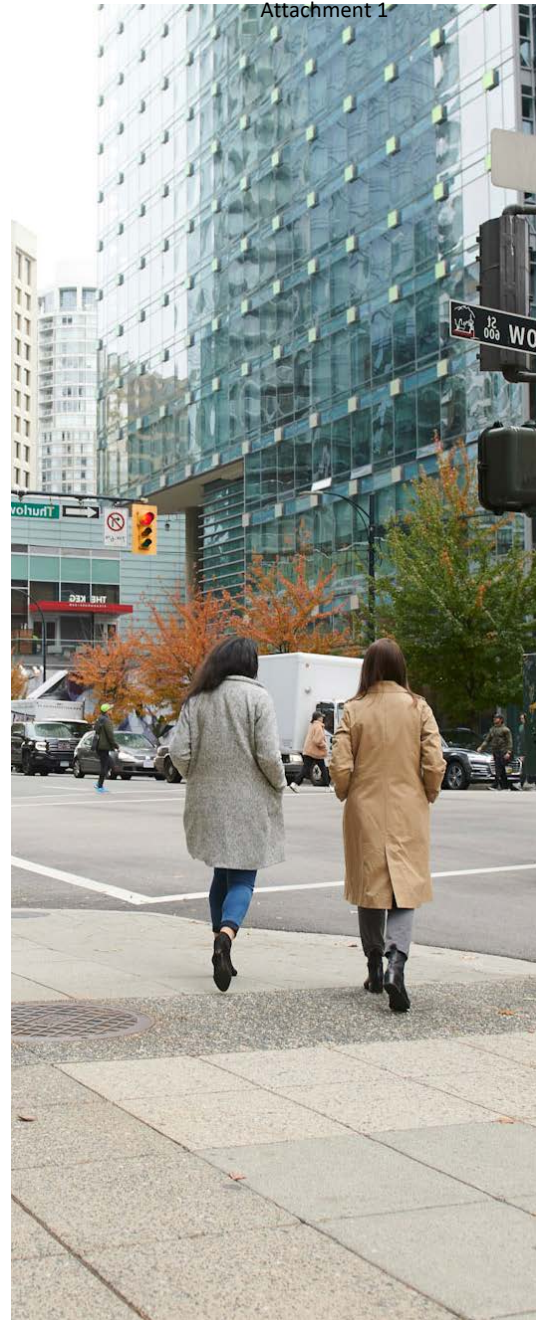
Front Cover: A Transit-Oriented Development, a Townhouse Complex and a Mid-Rise Apartment in Metro Vancouver.



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## SUMMARY SHEET

# Regional Housing Need

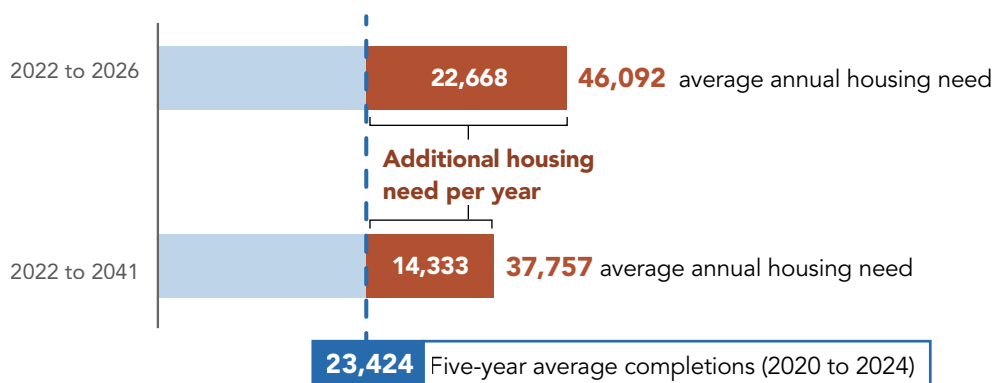
The *Regional Housing Needs Report* ("Regional HNR") provides a high-level understanding of housing needs in Metro Vancouver, using the most recently available data. Given that housing needs are not limited to jurisdictional boundaries, consolidating available information on housing supply and affordability supports a shared understanding of regional and sub-regional housing needs. This will help identify existing and projected gaps in housing supply as part of *Housing 2050: A Roadmap to Implement Metro 2050's Housing Goal*. This document is aligned with the Housing Needs Reports of Metro Vancouver member jurisdictions and the Province of BC's HNR Method.

## Key Findings

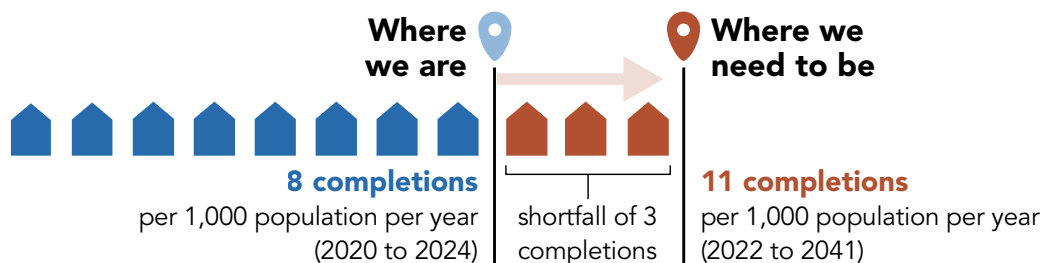
**Housing development needs to double to address regional housing pressures.**

Housing need exceeds current development levels. While the shortfall of homes needed is significant, historical data shows that the region has successfully achieved higher completions<sup>1</sup> in past years.

### Annual Housing Supply Gap



### Per Capita Rate of Housing Completions



**HOUSING  
2050**

A Roadmap to Implement  
Metro 2050's Housing Goal

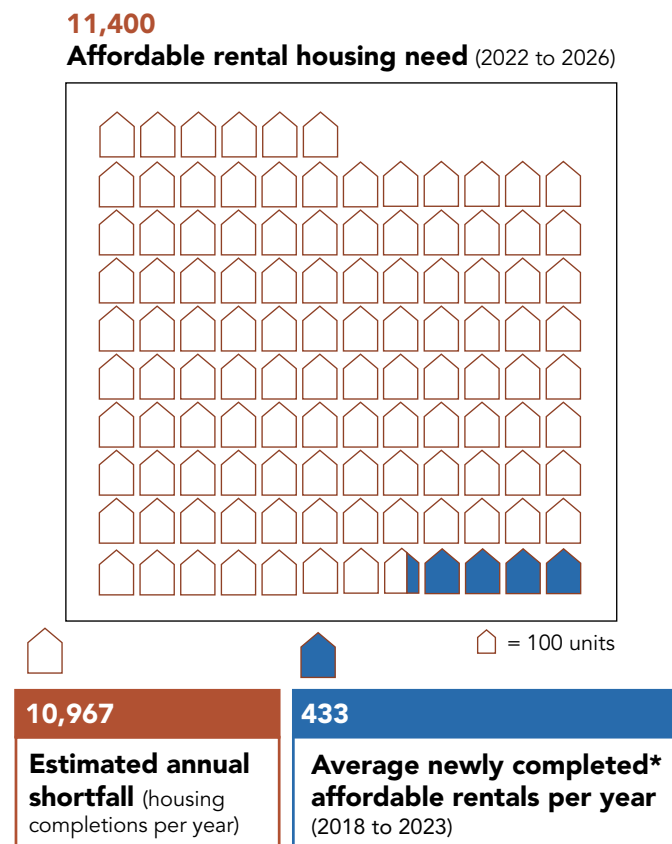
<sup>1</sup> Housing needs estimates are based on the number of dwelling units needed in that year. Housing completions data is the indicator used in this report as it reflects the number of homes that came online in that particular year.



## Sustained investment and support for affordable rental housing is needed.

This report uses BC Housing's Housing Income Limits for 2023 to define affordable rental housing. Current levels of affordable rental housing development are only meeting a fraction of the regional need for this type of housing. It is critical that all levels of government continue to build on the significant efforts and resources that have been directed toward this type of housing in recent years.

### Estimated Annual Shortfall in Newly Completed Affordable Rental Housing, Metro Vancouver Region, 2022 to 2026

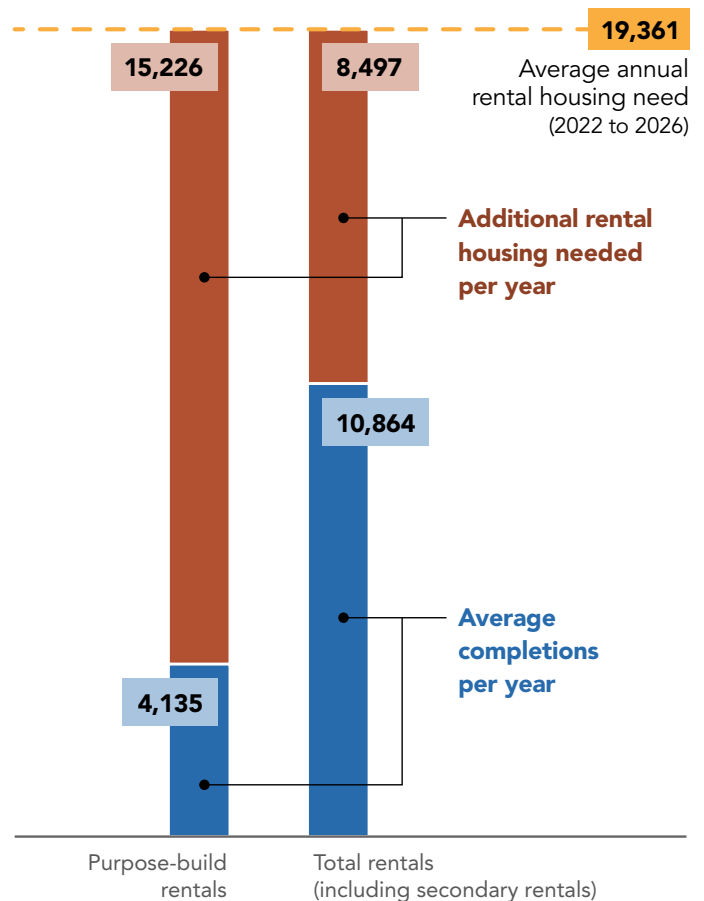


\* "Newly completed" refers units that are completed and occupied.

## There is a significant need for purpose-built rental housing.

More than half of new rental units in the region are provided through the secondary rental market (rented condominiums, secondary suites, laneway homes). These are an important source of housing, but do not provide the long-term security of tenure needed by the growing population of renter households.

### Estimated Annual Shortfall in Rental Housing Completions





# 1

# Introduction





# 1.1 Problem Statement

Communities across Metro Vancouver are experiencing significant housing pressures:

- Housing costs in both the ownership and rental markets have been rising faster than incomes for decades, and this trend has worsened in recent years.
- Housing development has not kept pace with population growth, a challenge across Canada but particularly acute in this region.
- The current supply of affordable non-market rental housing is only meeting a fraction of the total need for this type of housing.
- Rental vacancy rates are far below what would be considered healthy for both renters and landlords.





## 1.2 Purpose

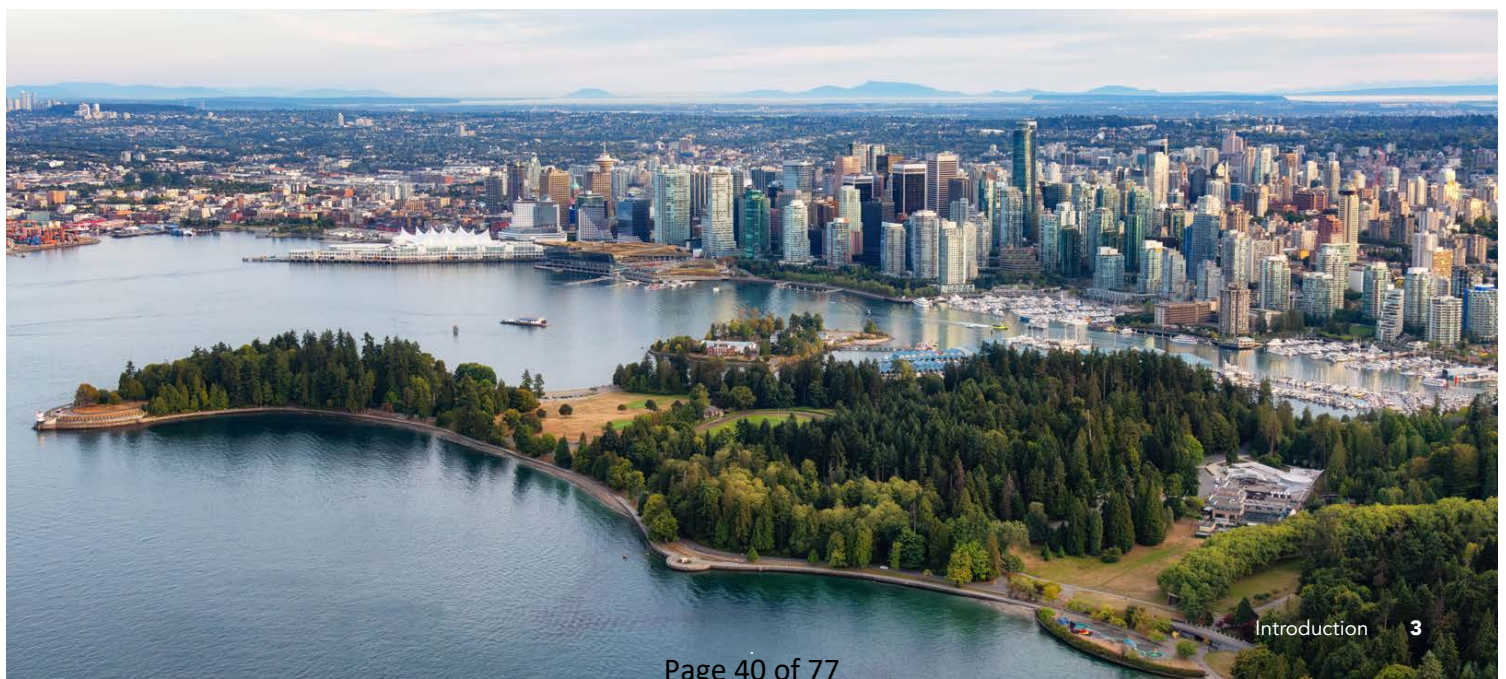
In 2019, the Province of British Columbia (BC) introduced legislative requirements for local governments to produce Housing Needs Reports (HNR) for their communities following prescribed guidelines, and to update these reports at least every five years. This requirement was introduced to ensure that planning, policy development, and development approvals are informed by the latest available data and information on current and future housing needs. These reports play an important role in understanding local conditions and are critical to developing housing strategies or action plans.

As a region with a growing population, strong economy, and a constrained land base, thoughtful and collaborative regional planning has been important in Metro Vancouver for many decades. One of Metro Vancouver's core services is to plan for regional growth that recognizes that the healthy growth and development of the region requires coordination across member jurisdictions. Many goals can be achieved collectively, and many challenges cross jurisdictional boundaries.

The purpose of this document, the *Regional Housing Needs Report* (Regional HNR) is to communicate aggregated data on housing needs across the region. This supports a shared understanding of regional housing needs and helps to identify existing and projected gaps in housing supply based on data and analysis of local and regional trends.

The Regional HNR provides a snapshot of the regional housing system, and in relation to the regional housing objectives outlined in *Metro 2050*, the regional growth strategy. Housing needs on First Nations reserve lands are not included in the Regional HNR and will be explored through future engagement.

The Regional HNR also provides the basis for quantifying the housing gap in Metro Vancouver, as part of *Housing 2050: A Roadmap to Implement Metro 2050's Housing Goal*.



## 1.3 Approach

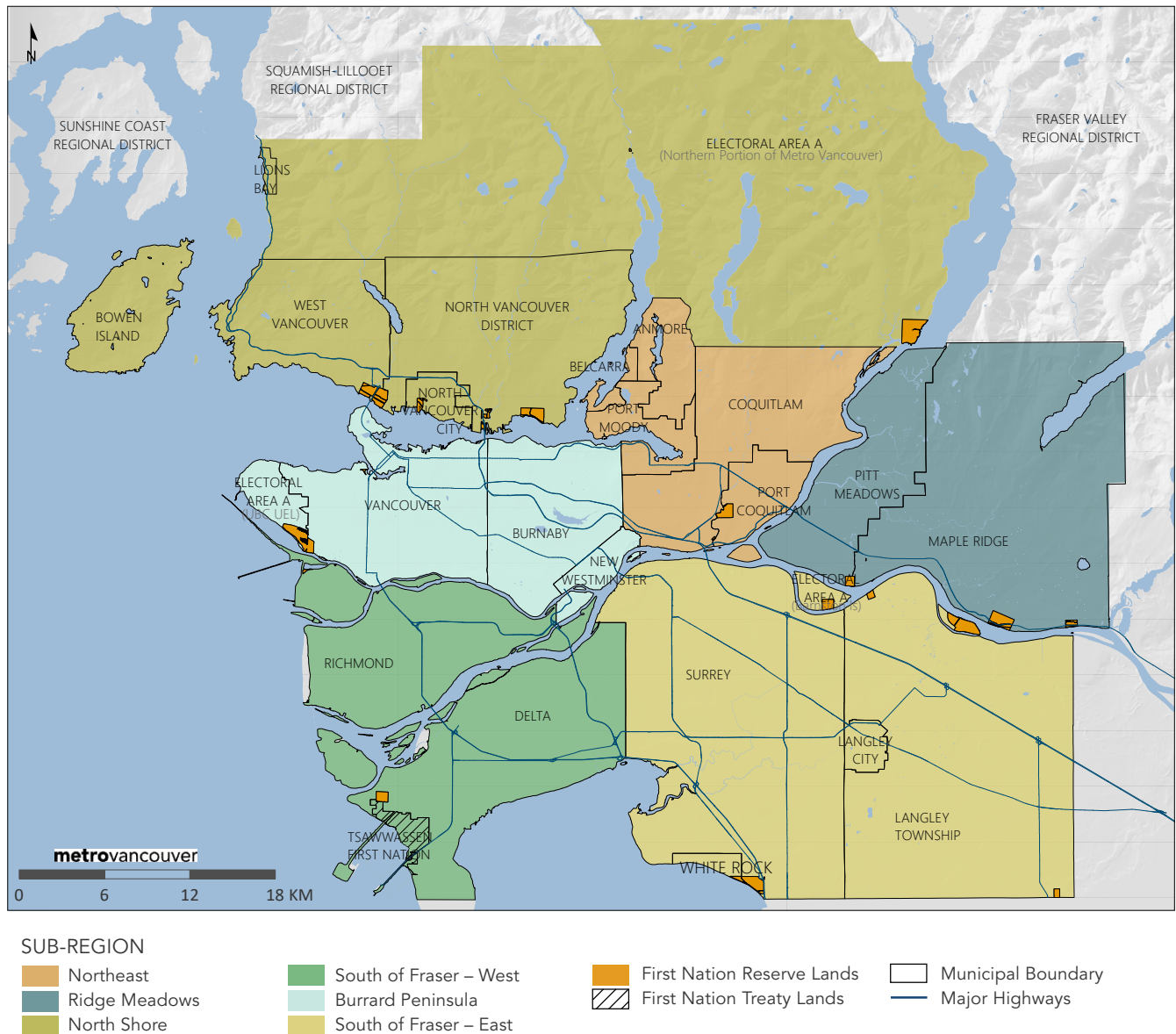
The Regional HNR is a compilation of all Metro Vancouver member jurisdiction Housing Needs Reports (HNRs), along with supplementary information to support regional understanding and analysis. In Section 2, the Regional HNR provides an estimate of housing need by tenure, an estimate of affordable rental housing need by bedroom count, and Indigenous housing context. Section 3 provides a look at recent development trends in relation to housing need.

The Regional HNR summarizes housing need by *Metro 2050* sub-regions (Figure 1). Each Metro Vancouver member jurisdiction's individual HNR is the best resource to understand local housing needs, and these reports will guide local priorities and policy making. The Regional HNR provides an understanding of housing need at the regional and sub-regional levels to better understand overall housing pressures that affect all member jurisdictions, or certain areas of the region, as these affect the broader housing system and households. Given that housing needs are not limited to jurisdictional boundaries, and housing pressures can impact adjacent communities, aggregated estimates of current and future housing need are beneficial for regional coordination and collaboration on housing action.





Figure 1. Metro Vancouver Member Jurisdictions by Sub-Regions, as Shown in *Metro 2050*



The methodology used to develop the Regional HNR is consistent with the Province of BC's "HNR Method" that outlines the requirements that local governments must follow in completing their Housing Needs Reports.<sup>1</sup> The HNR Method primarily relies on the following data sources: Statistics Canada census data on household characteristics and trends, BC Stats population projections, the Province's Integrated Data Project on homelessness, and CMHC housing market data. The Regional HNR also draws on housing market information from CMHC to understand development trends in relation to housing need.

<sup>1</sup> A description of the methodology can be found here: [Housing Needs Reports - Province of British Columbia \(gov.bc.ca\)](https://www.gov.bc.ca/housing-needs-reports/).

The Regional HNR is inclusive of all 23 member jurisdictions in Metro Vancouver (Figure 2).

Figure 2. Metro Vancouver Member Jurisdictions and Sub-Regions



<sup>2</sup> The provincial HNR requirements only apply to municipalities. scəwáθən məsteyəx<sup>w</sup> is not required to use the HNR method. An estimate was prepared for scəwáθən məsteyəx<sup>w</sup> using the HNR method for the purposes of estimating a total housing need inclusive of all member jurisdictions.”

## 1.4 Limitations

Population and household projections represent estimates based on the best available information at the time they are completed and include inherent limitations. Each set of projections should be considered one possible scenario.

The HNR Method uses household projections from BC Stats which are different than those produced by Metro Vancouver for regional planning purposes. For example, Metro Vancouver projections account for out-migrations and inter-municipal migrations (migrations between municipalities within the region). BC Stats projections are higher than the Metro Vancouver medium-growth scenario, which is the default scenario used by Metro Vancouver. The Regional HNR is an aggregation of each member jurisdictions results using the HNR Method and the household growth component is based on BC Stats.

Housing and population growth are intertwined. While population growth may continue in the absence of housing development through larger household sizes, subdivision of properties, and suppressed household formation, a lack of housing development will suppress population and household growth compared to what it may otherwise be as households leave the region or choose not to move to the region due to the cost of housing or lack of housing options. A lack of housing development in one community or region in an overall growth context (i.e. where the population of the broader society is growing) will create housing pressures in the community or region through increased demand on scarce supply, reducing availability and increasing prices. In this way, housing supply and population growth are dynamic and interactive.





## 1.5 Definitions

The following is a list of key words and phrases that are relevant for understanding the Regional HNR.

### DEFINITION

#### What do we mean by affordable housing?

In Canada, a general measure of housing affordability is the shelter-cost-to-income ratio, where no more than 30% of a household's gross income is spent on housing (including all housing-related costs like utilities).

*Metro 2050* defines affordable housing as appropriately-sized housing that is affordable to households earning up to 120% of the Regional Median Household Income.<sup>3</sup> According to the 2021 census, the Regional Median Household Income was \$90,000 for the Metro Vancouver region (Vancouver CMA).

The Regional HNR breaks down affordable rental housing need using BC Housing's Housing Income Limits (HILs). Corresponding affordable rent thresholds are based on households at HILs spending no more than 30% of gross household income on rent. HILs are used as a reference for consistency with provincial measures. See Section 2.2.2 for more information.

These definitions represent a wide range of affordability, from deeply affordable, shelter rate housing for households on Income Assistance or Persons with Disabilities Assistance to moderately affordable housing for individuals and households who otherwise may earn a good income but who are unable to find market housing solutions. When it comes to new housing in Metro Vancouver, this level of affordability is provided almost exclusively by the non-market housing sector, though a small proportion is provided by the private rental market in some lower-priced markets.

Notably, affordable housing data has many limitations due to the varying definitions and types of data that are collected by sources such as CMHC and BC Housing.

<sup>3</sup> The median total household income of all households living in the Metro Vancouver region based on census data. As defined by Statistics Canada, the median divides the region's households into two equal groups: half having an income above that amount, and half having an income below that amount. It differs from the mean (or average) income.

## DEFINITION

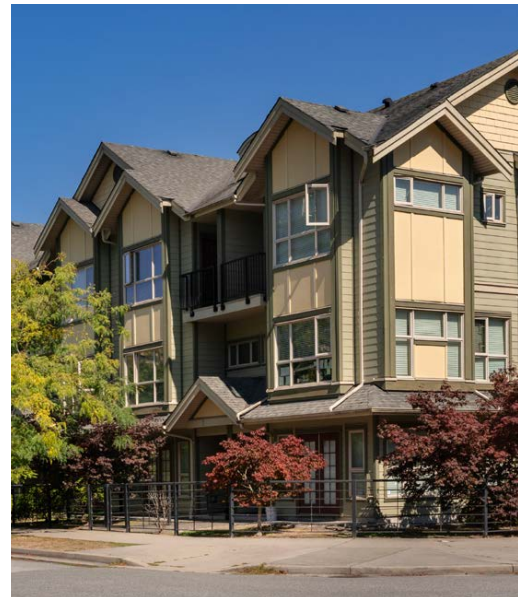
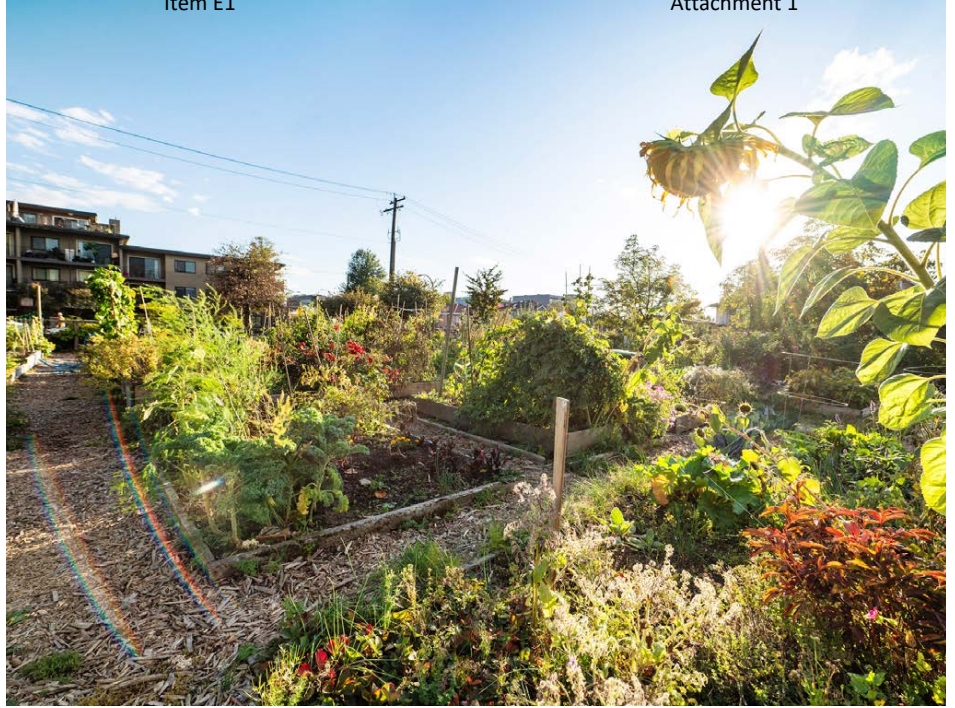
### What do we mean by housing need?

As per the HNR Method, housing need is based on two factors:

- **Underlying need** describes the number of units, tenure, and—in the case of affordable rental housing—level of affordability, required to address unmet need and pent-up demand in a particular community. Unmet need captures households experiencing significant housing challenges, ranging for homelessness to unaffordability, who are not able to find more appropriate housing in the community they live in. Pent-up demand refers to demand for housing in the private market beyond what the current housing market is able to supply. *Underlying need represents housing that is needed immediately.*
- **Anticipated need** describes the number of units, tenure, and—in the case of affordable rental housing—level of affordability, required to keep up with population growth. *Anticipated need represents housing that is needed over time.*

These two concepts are used together to understand the overall housing need in a community. They are interrelated because when there is not enough housing, new households, often with higher incomes, compete with existing households in the housing marketplace.







# 2

## Housing Need

This section summarizes regional housing need by sub-region, tenure, and affordability, and provides Indigenous housing context.



## 2.1 Number of Dwellings

Figure 3 summarizes the components of regional housing need based on the provincial HNR Method.<sup>4</sup> The HNR Method estimates anticipated housing need over a 20-year period (2022 to 2041). It assumes that underlying housing need—unmet housing needs of households already living in the region—will be progressively addressed over this 20-year period, with greater urgency for those experiencing homelessness. This recognizes that even with increased levels of housing development, it will take time for new housing to be realized to meet the levels required, especially for households requiring affordable rents.

Figure 3. Components of Regional Housing Need, Metro Vancouver, 2022 to 2041

Components of Housing Need	2022 to 2026 (5 years)	2022 to 2041 (20 years)
Component A: Extreme Core Housing Need	16,155	64,622
Component B: Homelessness	5,677	11,354
Component C: Suppressed Household Formation	9,110	36,440
Component D: Anticipated Household Growth	170,354	526,083
Component E: Rental Vacancy Rate	1,871	7,484
Component F: Demand Buffer	27,290	109,161
<b>Metro Vancouver Total</b>	<b>230,457</b>	<b>755,144</b>

<sup>4</sup> Province of BC, Guidelines for Housing Needs Reports – HNR Method Technical Guidance, 2024.  
[https://www2.gov.bc.ca/assets/gov/housing-and-tenancy/tools-for-government/uploads/hnr\\_method\\_technical\\_guidelines.pdf](https://www2.gov.bc.ca/assets/gov/housing-and-tenancy/tools-for-government/uploads/hnr_method_technical_guidelines.pdf)

Figure 4 summarizes housing need in Metro Vancouver by *Metro 2050* sub-region. Regional and sub-regional housing needs are the sum of individual HNRs from Metro Vancouver's member jurisdictions. A table of all member jurisdiction HNR results can be found in Figure 5.

### Urban Indigenous Housing

The housing needs of urban Indigenous households living in Metro Vancouver are included in the total housing needs. Urban Indigenous households do not include Indigenous households on First Nation reserve land. For more context, see Section 2.3.

Figure 4. Regional Housing Need by Sub-Region, Metro Vancouver, 2022 to 2041

Total Housing Need	2022 to 2026 (5 years)	2022 to 2041 (20 years)
Burrard Peninsula Sub-Region*	81,096	281,417
North Shore Sub-Region*	18,029	56,322
Northeast Sub-Region*	21,443	69,420
Ridge Meadows Sub-Region	10,232	32,972
South of Fraser - East Sub-Region*	73,703	231,574
South of Fraser - West Sub-Region	25,953	83,436
<b>Metro Vancouver Total</b>	<b>230,456</b>	<b>755,141</b>

\* Electoral Area A (EAA) estimates were entirely allocated to Burrard Peninsula Sub-Region as 98% of EAA dwellings are located in this Sub-Region. While EAA dwellings are distributed across other sub-regions, the projected growth in these EAA areas outside UBC and UEL is negligible.

Figure 5. Housing Needs Report Results – by Member Jurisdiction

Geography	Estimated Number of Dwellings Needed	
	2022 to 2026 (5 years)	2022 to 2041 (20 years)
Burnaby	22,724	74,051
New Westminster	8,137	27,523
Vancouver	47,650	170,155
Electoral Area A*	2,585	9,688
<b>Burrard Peninsula Sub-Region*</b>	<b>81,096</b>	<b>281,417</b>
Bowen Island	403	1,457
North Vancouver City	6,606	21,301
North Vancouver District	7,425	22,368
West Vancouver	3,458	10,742
Lions Bay	137	454
<b>North Shore Sub-Region*</b>	<b>18,029</b>	<b>56,322</b>
Coquitlam	13,336	43,253
Port Coquitlam	4,727	15,249
Port Moody	3,063	9,796
Anmore	215	756
Belcarra	102	366
<b>Northeast Sub-Region*</b>	<b>21,443</b>	<b>69,420</b>
Maple Ridge	8,711	27,777
Pitt Meadows	1,521	5,195
<b>Ridge Meadows Sub-Region</b>	<b>10,232</b>	<b>32,972</b>

Geography	Estimated Number of Dwellings Needed	
	2022 to 2026 (5 years)	2022 to 2041 (20 years)
Langley City	3,691	10,499
Surrey	53,111	169,220
White Rock	2,780	8,816
Langley Township	14,121	43,039
<b>South of Fraser – East Sub-Region*</b>	<b>73,703</b>	<b>231,574</b>
Delta	9,788	29,457
Richmond	15,527	51,982
scə́waθən məsteyəx <sup>w</sup>	638	1,997
<b>South of Fraser – West Sub-Region</b>	<b>25,953</b>	<b>83,436</b>
<b>TOTAL – METRO VANCOUVER MEMBER JURISDICTIONS **</b>	<b>230,456</b>	<b>755,141</b>

\* Electoral Area A (EAA) estimates were entirely allocated to Burrard Peninsula Sub-Region as 98% of EAA dwellings are located in this Sub-Region. While EAA dwellings are distributed across other sub-regions, the projected growth in these EAA areas outside UBC and UEL is negligible.

\*\* The housing needs of First Nations with reserve lands in the Metro Vancouver region are not included in this table and would be additional to the estimates shown here.



## 2.1.1 Average Annual Need

Figure 6 shows the average number of dwellings needed on an annual basis to keep up with anticipated population growth and progressively address underlying housing need. The average number of dwellings needed is highest in the first five-year period of these estimates for two reasons: 1) population growth estimates are higher between 2022 and 2026 before declining slightly between 2027 and 2041, and 2) the HNR Method prioritizes addressing housing for those experiencing homelessness earlier in the 20-year period of these estimates.

Figure 6. Average Annual Number of Dwellings Needed, Metro Vancouver, 2022 to 2041

Average Annual Number of Dwellings Needed	2022 to 2026 (5 years)	2022 to 2041 (20 years)
Burrard Peninsula Sub-Region	16,219	14,071
North Shore Sub-Region	3,606	2,816
Northeast Sub-Region	4,289	3,471
Ridge Meadows Sub-Region	2,046	1,649
South of Fraser - East Sub-Region	14,741	11,579
South of Fraser - West Sub-Region	5,191	4,172
<b>Metro Vancouver Total</b>	<b>46,092</b>	<b>37,757</b>

## 2.2 Dwelling Characteristics

In addition to the total number of dwellings needed, a breakdown of dwellings needed by tenure, bedroom count, and affordability can further support policy development and monitoring of progress. This section provides guidance on the characteristics needed in new housing development to reflect the needs of regional households. These estimates are based on simple assumptions about household composition and income, as reflected in the past two censuses for Metro Vancouver. They are not meant to be exact measures, but overall guidance to ensure that the diversity of household types in the region is reflected in housing policy and planning.

The following estimates are provided for five-year housing need:

- Total housing need by tenure
- Estimate of affordable rental need by level of affordability and bedroom count

Over the long-term, different configurations will be needed to respond to changes in household formation, income growth, and housing preferences, and detailed estimates should be updated every five years, or whenever new information is available.

### Assumptions

- Of total housing need, the number of dwellings needed for owner and renter households is based on tenure trends shown in recent census data for Metro Vancouver. These estimates assume recent trends continue.
- Bedroom count estimates are based on recent trends in household typologies and provide the minimum number of bedrooms required to meet the *National Occupancy Standard*.<sup>5</sup> Household preferences vary, and it is common for additional bedrooms to serve as a home office, guest bedrooms, storage, etc.
- All dwellings for owner households are assumed to be provided by the private market. Affordability and bedroom count estimates are not provided.
- Affordability levels and bedroom count for needed affordable rental housing are based on recent trends in household income as shown in census data for Metro Vancouver. BC Housing's Housing Income Limits are used to determine households that require affordable rental rates; this represents a diverse range of affordability levels as this is an upper threshold. The method used here makes simple assumptions about how household income is distributed across household sizes that may not reflect real households. This is intended only as a guideline to reflect the diversity of households who require affordable rental options.

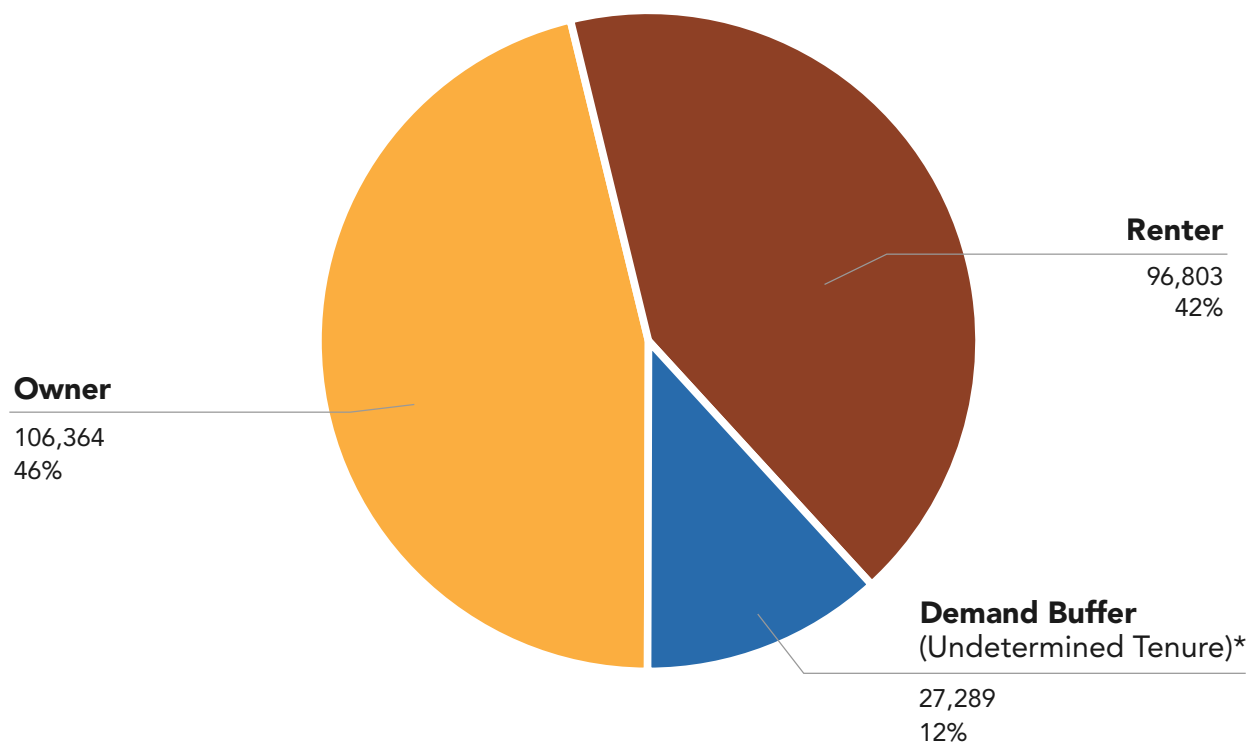
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<sup>5</sup> CMHC, National Occupancy Standard, 2022. [National Occupancy Standard | CMHC](#)

## 2.2.1 Dwellings by Tenure

The HNR Method results are primarily derived from demographic data of individuals and households in Metro Vancouver member jurisdictions. As such, recent trends in the tenure of households can be used to approximate the proportions of renter and owner households that could be expected among housing need comprised of Components A to E (Figure 7). The Demand Buffer (Component F, see Figure 3 may be owner or renter housing and is determined by market demand rather than household demographics.

Figure 7. Regional Housing Need by Estimated Tenure, Metro Vancouver, 2022 to 2026



\* The number and proportion of owner and renter households are approximate based on recent trends reflected in census data for the region. Component F: Demand Buffer of the HNR Method is based on a theoretical assessment of unmet market demand. It is not based on tenure or affordability assumptions.

## 2.2.2 Dwellings by Affordability

Using simple assumptions based on recent trends in household typologies and income levels, Figure 8 shows the approximate number of affordable units needed by bedroom size, based on BC Housing's Housing Income Limits (HILs). Note that the threshold represents an upper limit based on maximum income to qualify for affordable housing, but that many households require rents at much lower levels based on their incomes.

Figure 8. Estimated Units Needed by Metro Vancouver Affordable Rents, 2022 to 2026 (5-Year Housing Need)

	<b>Studio / 1 Bedroom</b>	<b>2 Bedrooms</b>	<b>3 Bedrooms</b>	<b>4+ Bedrooms</b>	
<b>METRO VANCOUVER AREA HOUSING INCOME LIMITS (HILS) (2023)</b>	<b>\$58,000</b>	<b>\$72,000</b>	<b>\$86,000</b>	<b>\$107,500</b>	
Corresponding affordable rent	\$1,450	\$1,800	\$2,150	\$2,688	<b>Total</b>
Approximate Number of Units Needed (rounded) <sup>6</sup>	33,400	11,300	7,300	5,000	<b>57,000</b>

<sup>6</sup> These estimates are based on high-level estimates using recent trends in household size and household income reported in the 2021 Census. Income categories in the census do not correspond exactly with income categories used in BC Housing's Housing Income Limits (HILs) and therefore the figures shown in this table are approximate.



### 2.3.1 Local First Nations Housing Context

Metro Vancouver will continue to engage with local First Nations to better understand their housing needs within the regional context.

- qíćǎy' (Katzie First Nation)
- q'wɑ:ńǎń (Kwantlen First Nation)
- k'wík'wǎǎm (Kwkwetlem First Nation)
- máthxwí (Matsqui First Nation)
- x'wǎǎθk'wǎyǎm (Musqueam Indian Band)
- Semiahmoo First Nation
- Skwxwú7mesh Úxwumixw (Squamish Nation)
- səlilwətał (Tsleil-Waututh Nation)

For the purposes of establishing a consistent housing need estimate inclusive of all member jurisdictions, an estimate using the HNR Method was prepared for scə́waθən məsteyəxʷ (Tsawwassen First Nation) but may not accurately reflect the extent of community housing need or development plans. scə́waθən məsteyəxʷ is not required to use the HNR Method.

◀ Image: West Wind building at Cedar Walk Ielərñ, a community of apartments and townhouses by x<sup>w</sup>məθk<sup>w</sup>əyəm and Polygon.

## 2.3.1 Urban Indigenous Housing Needs

The Aboriginal Housing Management Association (AHMA) has called attention to the importance of including information on Indigenous housing needs in HNRs given the disproportionate number of Indigenous people experiencing homelessness or living in unsuitable housing. AHMA reports that high rates of Indigenous homelessness “are attributed to the lack of affordable safe, and accessible housing and intergenerational trauma resulting from colonization, cultural genocide and policies that activity sought to dismantle Indigenous culture, families and communities.”<sup>78</sup>

There are 63,345 Indigenous people living in the Metro Vancouver region according to the 2021 census, including an estimated 3,760 people that live on First Nation Treaty or reserve lands representing 6% of Indigenous people in the region. This report uses the phrase “urban Indigenous” to mean the 94% of Indigenous people in the region that live in municipalities (not on First Nations Treaty or reserve lands). Urban Indigenous households are diverse, including those who are connected to local First Nations and those who may trace their roots to other Indigenous communities beyond the region. The data below highlights key housing concerns experienced by Indigenous households in the region.

- Indigenous households are much more likely to be renters (58%) than non-Indigenous households (37%).
- Indigenous renter households are more likely to be in core housing need (27.9%) than non-Indigenous renter households (22.9%).
- Indigenous renter households are more than twice as likely to live in housing that requires major repairs (13.6% as non-Indigenous households (6.1%).
- Indigenous households are more likely to live in subsidized housing (17.9%) than non-Indigenous households (10.7%).
- The 2023 Homeless Count for Greater Vancouver reported that 33% of respondents identified as Indigenous, only 2% of the total regional population identified as Indigenous, according to the census.<sup>9</sup>

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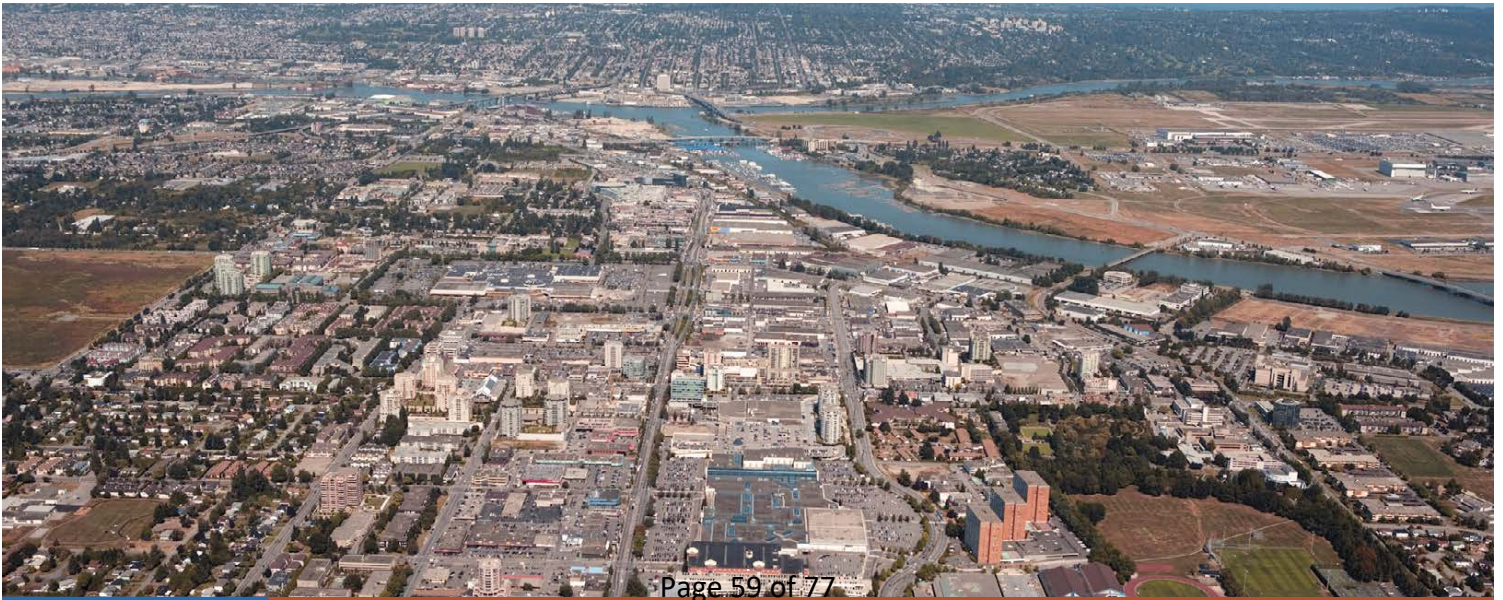
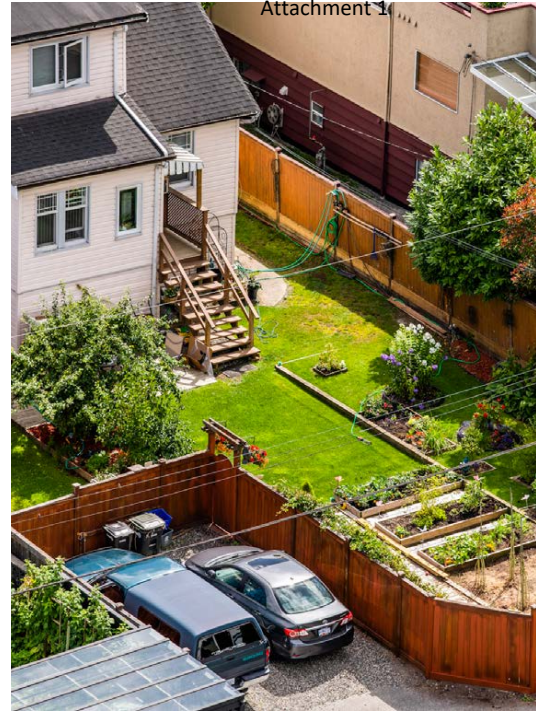
7 AHMA, Indigenous Housing Needs Data Resources Library, N.D.

[Indigenous Housing Needs Data Resource Library – Aboriginal Housing Management Association \(ahma-bc.org\)](https://www.ahma-bc.org/indigenous-housing-needs-data-resource-library)

8 AHMA's Urban, Rural, and Northern Indigenous Housing Strategy for BC identifies needed Indigenous-led housing in urban areas in the province. AHMA, British Columbia Urban, Rural, and Northern Indigenous Housing Strategy, 2024. [AHMA\\_BCURNI\\_Housing\\_Strategy\\_Report\\_December2024.pdf](#)

9 Homelessness Services Association of BC for Reaching Home's Community Entity for Greater Vancouver, 2023 Homeless Count in Greater Vancouver, 2023. [2023\\_Homeless\\_Count\\_for\\_Greater\\_Vancouver.pdf \(hsa-bc.ca\)](#)







# 3

## Development Trends

This section reflects on housing need estimates in the context of recent development trends.



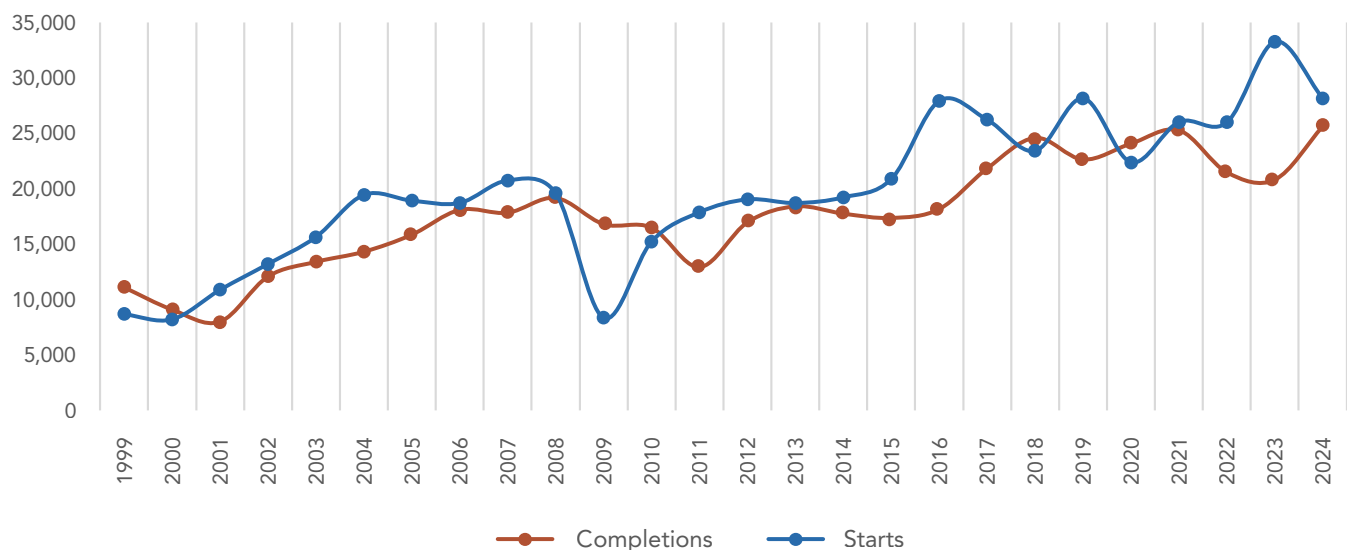


## 3.1 Overall Supply

Section 2 reported that an average 46,092 dwellings are needed in the Metro Vancouver region per year between 2022 and 2026. Over the 20-year period of the housing needs estimates, 2022 to 2041, the average is slightly lower at 37,757 dwellings per year. Figure 9 shows that while both housing starts and completions are generally trending upward, the region as a whole continues to face a significant annual shortfall in housing supply compared to housing need.

Recent progress reflects how a supportive policy environment can positively impact housing supply. There is also a significant number of planning approvals for new development in the region that, due to recent unfavourable economic conditions, have not yet translated to housing starts. Changing economic conditions, such as decreasing interest rates, are expected to support continued housing starts in the private sector.

Figure 9. Housing Starts and Completions, Metro Vancouver Region, 2005 to 2024



Source: CMHC Starts and Completions Survey, via Metro Vancouver Housing Data Book

Figure 10 shows the annual shortfall in housing completions in relation to regional housing need. Housing completions will need to double in the short term to catch up with regional housing need.

Figure 10. Housing Supply Gap, Metro Vancouver Region, 2022 to 2041

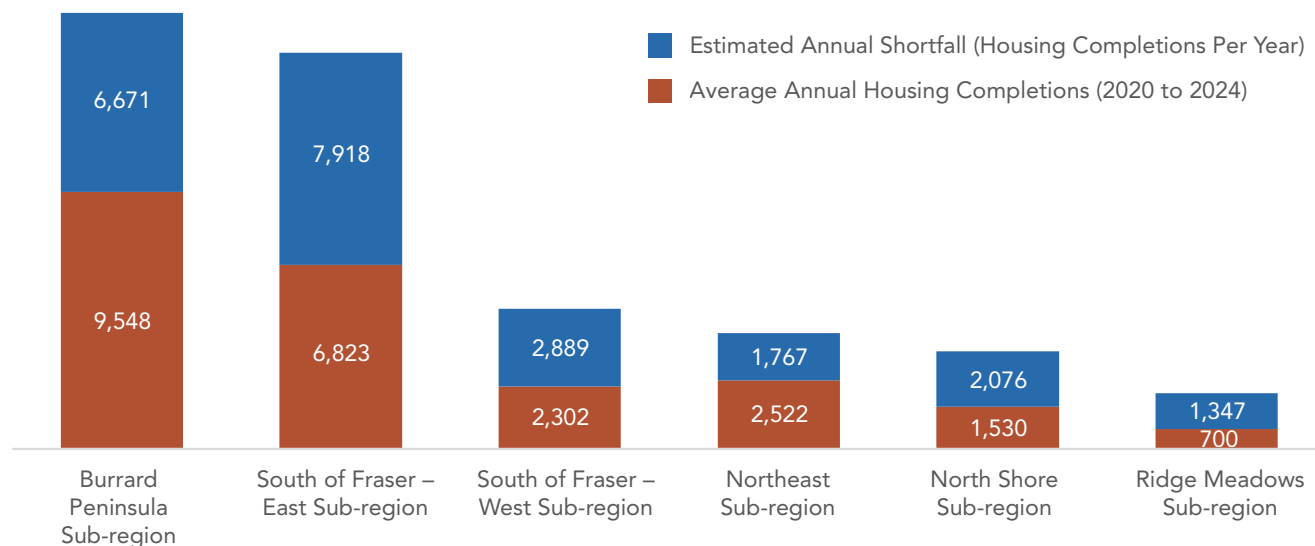
	2022 to 2026	2022 to 2041
Average Annual Housing Need	46,092	37,757
Five-Year Average Completions (2020 to 2024)*	23,424	
<b>Additional Housing Needed per Year**</b>	<b>(22,668)</b>	<b>(14,333)</b>

\* Source: CMHC Starts and Completions Survey

\*\* scəwəθən məsteyəx\* is included in the regional housing need total. The housing needs of other local First Nations are in addition to the shortfall shown here.

Figure 11 shows average annual housing completions in relation to housing need at the sub-regional level to highlight how much additional housing is needed per year to address housing needs. The Burrard Peninsula and South of Fraser – East sub-regions have the largest populations in the region and face the greatest housing needs based on their population growth and the existing housing contexts of those communities.

Figure 11. Estimated Annual Shortfall in Housing Completions, Metro Vancouver Sub-Regions, 2022 to 2026

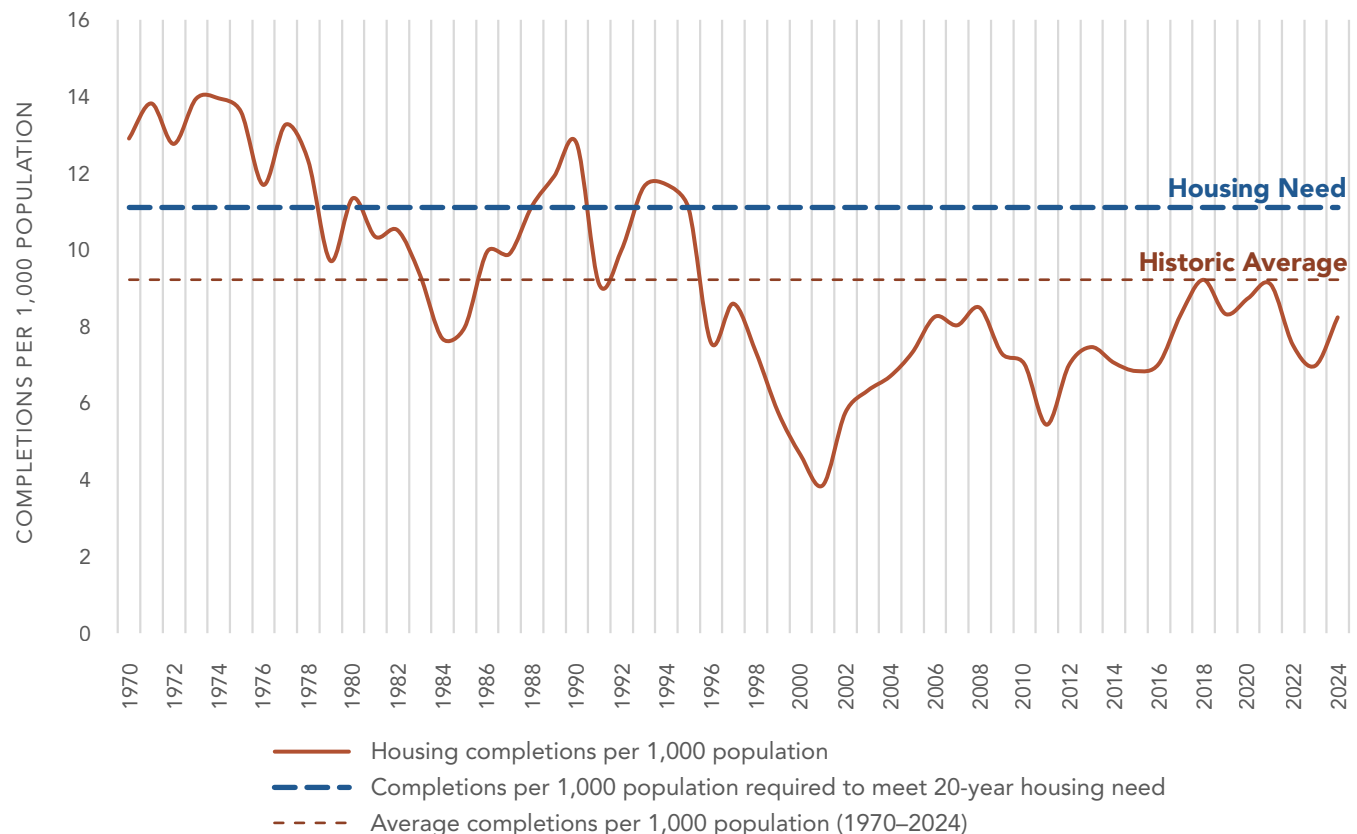


Source: CMHC Starts and Completions Survey

While housing starts provide an earlier indication of where housing development trends are going, housing completions are most important for understanding the housing supply gap, as housing needs estimates are based on the number of dwelling units needed in that year to meet the actual needs of the population.

Historic trends in housing completions indicate that higher rates of development are possible (Figure 12). While recent years have seen an increase in housing development, per capita housing completions were historically much higher. To address housing need, average annual completions per 1,000 population would need to be 15 per year over the 5-year period (2022–2026) and 11 per year over the 20-year period of the housing needs estimates (2022 to 2041).<sup>10</sup> The Metro Vancouver region is currently achieving an annual average of 8 housing completions per 1,000 population, based on data from 2020 to 2024. However, the region achieved much higher rates of per capita housing completions in the 1970s, 1980s and early 1990s, including an annual high of 14 completions per 1,000 population in 1973 and 1974. Between 1970 and 2024, there were 16 years during which completions reached or surpassed 11 completions per 1,000 population.

Figure 12. Housing Completions per 1,000 Population, (1970 to 2024) and Required Level of Completions to Meet 20-Year Housing Need (2022 to 2041), Metro Vancouver Region



Source: Statistics Canada, CMHC Starts and Completions Survey, via Metro Vancouver Housing Data Book

<sup>10</sup> Calculated using BC Stats population projections 2024-2041: [Population Projections - Province of British Columbia](#)

Figure 13 shows average annual per capita completions by sub-region. Figure 14 shows average starts and completions data for each member jurisdiction.

Figure 13. Average Annual Per Capita Completions by Sub-Region, 2020 to 2024

	<b>Average Annual Housing Completions (2020 to 2024)</b>	<b>Average Annual Completions per 1,000 Population<sup>11</sup> (2020 to 2024)</b>
Burrard Peninsula Sub-Region	9,548	8.3
North Shore Sub-Region	1,530	7.0
Northeast Sub-Region	2,522	8.9
Ridge Meadows Sub-Region	700	5.5
South of Fraser – East Sub-Region	6,823	7.7
South of Fraser – West Sub-Region	2,302	6.4
<b>Metro Vancouver</b>	<b>23,424</b>	<b>7.7</b>

Source: CMHC Starts and Completions Survey, BC Stats Population Projections

Figure 14. Five-Year Average Housing Starts and Completions – by Member Jurisdiction

<b>Geography</b>	<b>2020 to 2024 Average Starts*</b>	<b>2020 to 2024 Average Completions*</b>
Burnaby	3,707	3,644
New Westminster	813	545
Vancouver	5,921	5,035
Electoral Area A*	380	358
<b>Burrard Peninsula Sub-Region*</b>	<b>10,821</b>	<b>9,582</b>

11 Population estimates up to 2023 and population projections for 2024 obtained from BC Stats Population Projections Application: [Population Projections – Province of British Columbia](#).

Geography	2020 to 2024 Average Starts*	2020 to 2024 Average Completions*
Bowen Island	38	31
North Vancouver City	682	628
North Vancouver District	525	630
West Vancouver	194	228
Lions Bay	1	1
<b>North Shore Sub-Region*</b>	<b>1,440</b>	<b>1,518</b>
Coquitlam	2,886	1,797
Port Coquitlam	280	276
Port Moody	440	398
Anmore	8	7
Belcarra	2	3
<b>Northeast Sub-Region*</b>	<b>3,616</b>	<b>2,481</b>
Maple Ridge	600	642
Pitt Meadows	45	58
<b>Ridge Meadows Sub-Region</b>	<b>645</b>	<b>700</b>
Langley City	463	393
Surrey	5,516	4,239
White Rock	209	246
Langley Township	1,995	1,944
<b>South of Fraser – East Sub-Region*</b>	<b>8,183</b>	<b>6,822</b>

Geography	2020 to 2024 Average Starts*	2020 to 2024 Average Completions*
Delta	454	459
Richmond	1,536	1,684
scə́waθən məsteyəx <sup>w</sup>	**	**
<b>South of Fraser – West Sub-Region</b>	<b>1,990</b>	<b>2,143</b>
<b>FIRST NATIONS TOTAL**</b>	<b>451</b>	<b>172</b>
<b>TOTAL – METRO VANCOUVER</b>	<b>27,146</b>	<b>23,418</b>

Source: CMHC, Starts and Completions Survey, accessed via the CMHC Housing Market Information Portal.

\* This data represents total starts and completions and does not account for demolitions and conversions. Actual net starts and completions may be slightly lower than shown in this table.

\*\* First Nations data are grouped together by CMHC and are not allocated to the sub-regions where the First Nations are located. This data is not available at the individual First Nation level. An aggregate total of starts and completions for all local First Nations with Treaty or reserve lands in the Metro Vancouver region is provided here, including scə́waθən məsteyəx<sup>w</sup>.

### 3.1.1 Supply in Transit-Oriented Geographies

*Metro 2050* sets a target that 68% of housing development in the region should be in transit-oriented geographies (40% in Urban Centres (UCs) and 28% in Frequent Transit Development Areas (FTDAs)). Major Transit Growth Corridors (MTGCs) are also considered in this target as they represent potential future FTDAs. Figure 15 shows the average annual housing completions in these areas between 2020 and 2023. When compared with total average completions in Figure 10, the recent average completions data shows that 68% of new housing has been built in transit-oriented geographies.

Figure 15. Average Annual Completions, Metro Vancouver Urban Centres and Frequent Transit Development Areas, 2020 to 2023

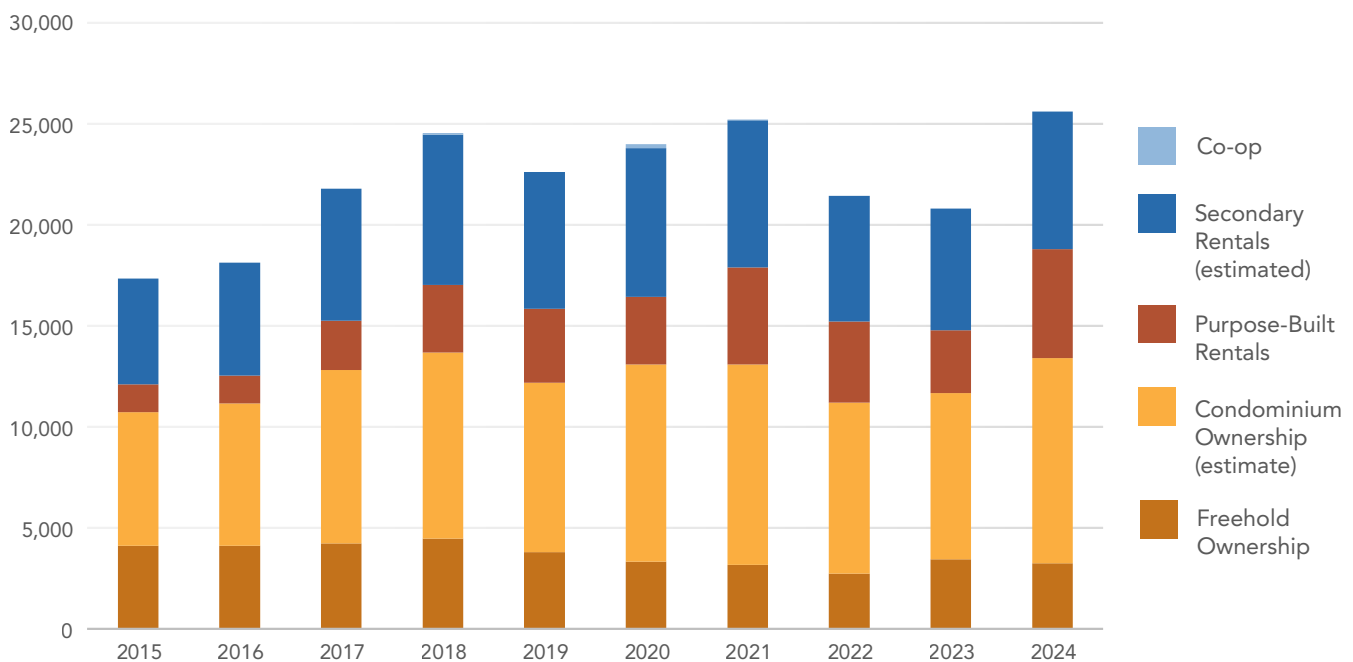
	Average Annual Housing Completions (2020 to 2023)
Urban Centres, Frequent Transit Development Areas, and Major Transit Growth Corridors	15,917

Source: CMHC custom data from the Starts and Completions Survey

## 3.2 Supply by Tenure

The distribution of housing completions by tenure has changed over the past 10 years (Figure 16). Purpose-built rental housing development has recovered from years of historic lows to reach 5,389 rental completions in 2024, accounting for approximately one-fifth of all housing completions in the region and 44% of housing completions for the rental market (including primary and secondary rental). A significant source of new rental (an estimated 56% in 2024) is in the secondary rental market, including rented condominiums, secondary suites, and laneway homes.

Figure 16. Housing Completions by Tenure, Metro Vancouver, 2015 to 2024\*



Source: CMHC custom data from the Starts and Completions Survey, adapted data from the Condominium Apartment Survey

\* Notes: Purpose-built rentals include market rentals (apartments and townhouses) and social housing rentals; secondary rental estimates include laneways, coach houses, secondary suites, and estimates for the number of rented condos; condominium ownership estimates exclude estimates for the number of rented condos. Estimates for the number of rented condos are based on CMHC Condominium Apartment Survey. Data from CMHC shows that 33% of all condos in the region in 2024 were rented condos. Applying this assumption to the number of condo completions, we can estimate the number of condos that will enter the secondary rental market.



Figure 17 below shows the 5-year average number of completions by tenure, including estimates for the number of condos that are estimated to be in the secondary rental category. Freehold and condominium ownership has fluctuated over time but has decreased as a proportion of total completions compared to past years when ownership housing was the primary type of housing built in the region. A portion of condominiums have always been in the secondary rental market, though CMHC data shows this has risen from 22% in 2007 to 33% in 2024.

Figure 17. Average Annual Housing Completions by Tenure, Metro Vancouver Region, 2020 to 2024

	Purpose-built rentals	Secondary rentals (estimated)	Subtotal: rental completions	Condominium ownership (estimated)	Freehold ownership	Co-op
<b>5-year average (2020 to 2024)</b>	4,135	6,730	10,864	9,315	3,172	43

Source: CMHC custom data from the Starts and Completions Survey, adapted data from the Condominium Apartment Survey

Figure 7 (Section 2) shows that the estimated housing need for rental housing between 2022 and 2026 is 96,803 rental units across the region, an average of 19,361 rental units per year. Figure 18 shows rental housing completions in relation to rental housing need in Metro Vancouver. The table shows both purpose-built rentals and total rentals (which include both purpose-built and secondary rentals). While it is recognized that purpose-built rentals are a more secure form of tenure, secondary rentals are a significant source of new rental housing in the region.

Figure 18. Estimated Annual Shortfall in Rental Housing Completions, Metro Vancouver Region, 2022 to 2026

	Purpose-Built Rentals	Total Rentals (including secondary rentals)
Average Annual Rental Housing Need (2022 to 2026)	19,361	
Average Completions per Year (2020 to 2024)*	4,135	10,864
<b>Additional Rental Housing Needed per Year</b>	<b>(15,226)</b>	<b>(8,497)</b>

\* Source: CMHC custom data from the Starts and Completions Survey, adapted data from the Condominium Apartment Survey

## 3.3 Affordable Rental Housing

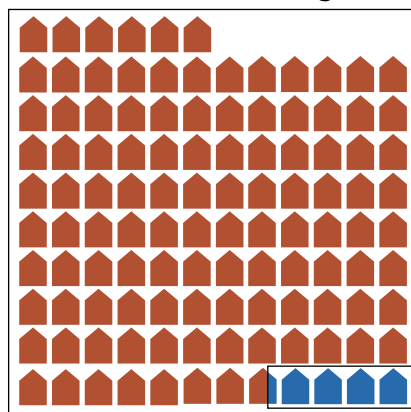
Figure 8 (Section 2) shows that the estimated housing need for affordable rental units between 2022 and 2026 is approximately 57,000 affordable rental units across the region, which translates to an average of 11,400 affordable rental units per year.

Between 2018 and 2023, the total number of newly completed<sup>12</sup> affordable rentals was estimated to be 2,595 units (including both government and non-profit owned units and privately-owned units renting at affordable rents). This translates to an average of 433 newly completed affordable rental units per year. An additional 10,967 affordable rental units per year are needed to address affordable housing need in the region.

### Estimated Annual Shortfall in Newly Completed Affordable Rental Housing, Metro Vancouver Region, 2022 to 2026

11,400

Affordable rental housing need (2022 to 2026)



10,967

Estimated  
annual shortfall  
(housing completions  
per year)

433

Average annual  
newly completed\*  
affordable rental  
housing units

🏠 = 100 units

<sup>12</sup> \*\*"Newly completed" refers units that are completed and occupied. Data on *newly completed units* is from CMHC custom data from the Starts and Completions Survey, Rental Market Survey, and Social and Affordable Housing Survey.





# 4 Conclusion



The Regional HNR provides a high-level understanding of housing needs in the Metro Vancouver region, using the most recently available data. Consolidating available information on housing supply and affordability supports a shared understanding of regional housing need and will help identify existing and projected gaps in housing supply as part of *Housing 2050: A Roadmap to Implement Metro 2050's Housing Goal*. This document is aligned with the Housing Needs Reports of Metro Vancouver member jurisdictions and the Province of BC's HNR Method.

The following key findings summarize the data and information that has been compiled as part of the Regional HNR:

1. **Housing development needs to double to address regional housing pressures.** Housing need exceeds current development levels. While the shortfall of homes needed is significant, historical data shows that the region has successfully achieved higher development levels in past years.
2. **Sustained investment and support for affordable rental housing is needed.** Current levels of affordable rental housing development are only meeting a fraction of the regional need for this type of housing. It is critical that all levels of government continue to build on the significant efforts and resources that have been directed toward this type of housing in recent years.
3. **There is a significant need for purpose-built rental housing.** More than half of new rental units in the region are provided through the secondary rental market (rented condominiums, secondary suites, laneway homes). These are an important source of housing, but do not provide the long-term security of tenure needed by the growing population of renter households.



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# HOUSING 2050

A Roadmap to Implement  
Metro 2050's Housing Goal







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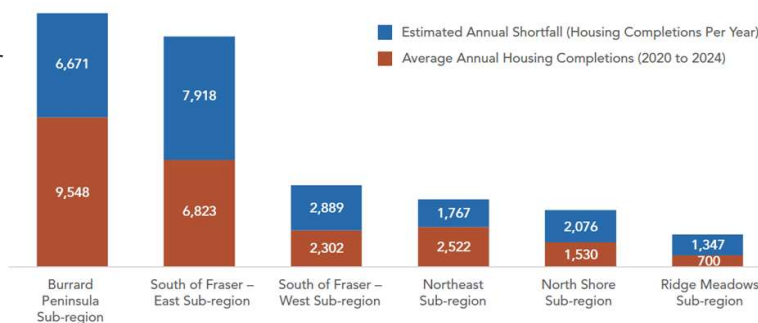
REGIONAL HOUSING NEEDS REPORT (HNR)		
Overview		
The Regional HNR is a compilation of all Metro Vancouver member jurisdiction HNRs using the new required Provincial “HNR Method”	Metro 2050 Sub-Region	2022 to 2026 (5 years)
	Burrard Peninsula Sub-Region	81,096
	North Shore Sub-Region	18,029
	Northeast Sub-Region	21,443
	Ridge Meadows Sub-Region	10,232
	South of Fraser - East Sub-Region	73,703
	South of Fraser - West Sub-Region	25,953
	Metro Vancouver Total	230,456
		2022 to 2041 (20 years)
		281,417
		56,322
		69,420
		32,972
		231,574
		83,436
		755,141

2

## REGIONAL HOUSING NEEDS REPORT (HNR)

**Key Finding 1:** Average annual housing completions will need to double in the short term.

- **46,092:** dwellings needed per year (2022 to 2026)
- **23,424:** dwellings completed each year (2020 to 2024)
- **22,668:** additional dwellings needed each year



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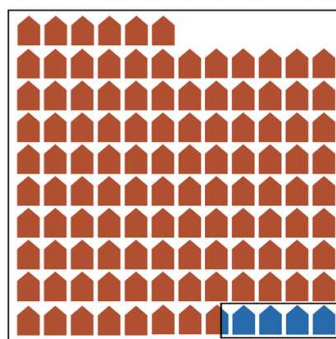
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## REGIONAL HOUSING NEEDS REPORT (HNR)

**Key Finding 2:** Sustained investment and support for affordable rental housing is needed.

- **11,400:** affordable rentals needed each year (2022 to 2026)
- **433:** affordable rentals newly completed each year (2018 to 2023)
- **10,967:** additional affordable rentals needed each year to address affordable rental need in the region

**11,400**  
**Affordable rental housing need (2022 to 2026)**



🏠 = 100 units

**10,967**  
**Estimated annual shortfall**  
(housing completions per year)

**433**  
**Average annual newly completed\* affordable rental housing units**

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## REGIONAL HOUSING NEEDS REPORT (HNR)

**Key Finding 3:** Significant need for purpose-built rental with more than half of new rental in the secondary rental market.

- **19,361:** rental units needed per year (2022 to 2026)
- **10,864:** rental units completed per year (2020 to 2024)
  - On average, less than half of rental completions were **purpose-built rentals**
- **8,497:** additional rentals needed each year (purpose-built and secondary rentals)

	Rental Need vs. Completions	
Average Annual Rental Housing Need (2022 to 2026)	19,361	
Average Purpose-Built Rental Completions (2020 to 2024)	4,135	10,864
Average Secondary Rental Completions (2020 to 2024)	6,730	
Additional Rental Housing Needed per Year	(8,497)	

## HOUSING 2050: NEXT STEPS

