



# AGENDA

## Special Meeting of Council

**Tuesday, December 17, 2024, 7:00 p.m.**  
**Council Chambers, 400 Centre Road, Lions Bay**  
**And Via Zoom Video Conference**

Zoom Invite Link: <https://us02web.zoom.us/j/2780145720?omn=82552980368>  
To join via phone, dial 778-907-2071 | Meeting ID: 278 014 5720

We are privileged to be meeting and doing work on behalf of the residents of Lions Bay on the traditional unceded territory of the Squamish and Musqueam Nations.

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**Pages**

<b>1. Call to Order</b>	
<b>2. Adoption of Agenda</b>	
Recommendation:	
That the Agenda of December 17, 2024 Special Meeting of Council be adopted	
<b>3. Public Participation</b>	
<b>4. Reports</b>	
<b>4.1 Staff</b>	
<b>4.1.1 Village of Lions Bay Background Report</b>	<b>2</b>
<i>for information</i>	
<b>4.1.2 Proposed Appendix for November 2021 Housing Needs Report</b>	<b>5</b>
<i>for information</i>	
<b>4.1.3 Combined Village of Lions Bay Final Report</b>	<b>11</b>
<i>for information</i>	
<b>5. Public Questions and Comments</b>	
<b>6. Adjournment</b>	
Recommendation:	
<b>THAT the Council Meeting be adjourned.</b>	

## **RWPAS LTD.**

### **Village of Lions Bay Interim Housing Needs Report Background Report Dec 17th, 2024**

#### **Introduction**

In the fall of 2023, a comprehensive suite of legislation changed the local government planning and land use framework to enable local governments to deliver more housing, in the right places, faster. New requirements for local government Housing Needs Reports (HNRs) are a key part of these changes.

As a result of these changes, local governments must complete an Interim HNR by January 1, 2025, using the HNR Method to calculate the number of housing units needed over 5 and 20 years.

Municipalities must then update their Official Community Plans (OCPs) and Zoning Bylaws by December 31, 2025, to accommodate the identified number of housing units. Regional district electoral areas (EAs) are exempt from these OCP and zoning requirements.

Following this, the next regular HNR is due by December 31, 2028, and corresponding updates to municipal OCPs and bylaws will be required by December 31, 2030. Subsequent reports and updates must be completed every five years. This update cycle is timed to correspond with each census data release.

#### **Methodology**

Requiring a standard method for calculating housing need in HNRs ('HNR Method') will ensure that all local governments produce robust, consistent, and comparable assessments of housing need.

The HNR Method estimates the total number of housing units required to address a community's current and anticipated housing needs over 5- and 20-year timeframes, based on publicly available data sources that can be applied to communities of various scales. It is composed of the following six components (Components A-F) of housing need, which are summed and rounded to the nearest whole number to determine the total 20-year housing need:

- A. The number of housing units for households in extreme core housing need
- B. The number of housing units for individuals experiencing homelessness
- C. The number of housing units for suppressed households
- D. The number of housing units for anticipated household growth

- E. The number of housing units required to increase the rental vacancy rate to 3%
- F. The number of housing units that reflects additional local housing demand (the “demand buffer”). This component is only included for municipalities. There is no requirement to apply the demand factor to regional district electoral areas.

**Findings**

<b>2024 Interim Housing Needs Report (Standardized Methodology) Key Findings*</b>	
<b>Summary of Results</b>	<b>Lions Bay</b>
Total 5-Year Housing Need (2026)	137
Total 20-Year Housing Need (2041)	454

The key findings obtained from using the HNR Method are presented in the table below:

\* The 2024 Interim HNR is an update to the 2021 HNR. The 5-year and 20-year housing need projections are considered to begin in 2021.

**Comparison to 2021 HNR**

The existing Housing Needs Assessment Report, also referred to simply as the Housing Needs Report, completed in 2021 was prepared using data more specific to Village of Lions Bay and is overall a more fulsome and nuanced report than what is being presented to Council and what will constitute the Interim Housing Needs Report. As described in the Methodology section above, a standardized method of calculating housing need was used by Metro Vancouver to produce the 5-year and 20-year housing need projections. For most communities, the HNR Method will likely calculate a higher number of housing units needed than the housing needs identified in existing HNRs. As an example, the HNR Method accounts for suppressed household formation and the demand buffer, components which were typically excluded or ignored in previous HNRs. The HNR Method also uses BC Stats as the source for population projection, which will often be higher than projections used in existing reports. The demand buffer will be a major contributor to the higher numbers. Notwithstanding, the key findings produced using the HNR Method are not significantly higher than those presented in the 2021 Report. Using the HNR Method, it was determined that a total of 137 new homes built within the 5-year period between 2021 to 2026 will satisfy the Village’s housing need. The 2021 HNR calculated that 100 new homes in the 2016 to 2026 period would be required. This disparity is largely due to the HNR Method Component F: Demand Buffer.

**Demand Buffer**

For the purposes of HNRs, a demand factor based on a ratio of housing price to housing density is calculated for each applicable municipality. This factor is then multiplied by the sum of the housing units calculated for Components A (housing units to address extreme core housing need), B (housing units for persons experiencing homelessness), C (housing units to address

suppressed household formation), and E (housing units to increase the rental vacancy rate) to determine the additional local housing demand.

The large majority of housing in the Village of Lions Bay are single-family detached homes which tend to be more expensive than regional averages and have relatively low density compared to other housing types. Because of this, the Village of Lions Bay, along with the Villages of Anmore and Belcarra, has the highest demand buffer ratio in Metro Vancouver at 1.45.

### **Conclusion**

Municipalities are not required to meet, and there is no penalty for not meeting, the 5-year or 20-year housing needs projections. Instead, municipalities should update their Zoning Bylaw and Official Community Plan to ensure that the capacity to build the projected number of new homes is supported in these policies. Any necessary changes to the Zoning Bylaw and OCP to create that capacity will be determined by Village of Lions Bay prior to December 31st 2025.



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Eric White BA  
Land Use & Planning Consultant  
RWPAS Ltd.

## **Proposed Appendix to November 2021 Housing Needs Report**

In the fall of 2023, a comprehensive suite of legislation changed the local government planning and land use framework to enable local governments to deliver more housing, in the right places, faster. New requirements for local government Housing Needs Reports (HNRs) are a key part of these changes.

As a result of these changes, local governments must complete an Interim HNR by January 1, 2025, using the HNR Method to calculate the number of housing units needed over 5 and 20 years.

The information contained in this document in the form of an appendix to the existing HNR meets the provincial requirement for an Interim Housing Needs report. A Regular Housing Needs Report is required to be completed prior to December 31st, 2028, and then every five years thereafter.

### **Methodology**

Requiring a standard method for calculating housing need in HNRs ('HNR Method') will ensure that all local governments produce robust, consistent, and comparable assessments of housing need.

The HNR Method estimates the total number of housing units required to address a community's current and anticipated housing needs over 5- and 20-year timeframes, based on publicly available data sources that can be applied to communities of various scales. It is composed of the following six components (Components A-F) of housing need, which are summed and rounded to the nearest whole number to determine the total 20-year housing need:

- A. The number of housing units for households in extreme core housing need
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- C. The number of housing units for suppressed households
- D. The number of housing units for anticipated household growth
- E. The number of housing units required to increase the rental vacancy rate to 3%
- F. The number of housing units that reflects additional local housing demand (the "demand buffer"). This component is only included for municipalities. There is no requirement to apply the demand factor to regional district electoral areas.

The complete data and calculations for all six components are included at the end of this report.

## Findings

The key findings obtained from using the HNR Method are presented in the table below:

<b>2024 Interim Housing Needs Report (Standardized Methodology) Key Findings*</b>	
<b>Summary of Results</b>	<b>Lions Bay</b>
Total 5-Year Housing Need (2026)	137
Total 20-Year Housing Need (2041)	454

\* The 2024 Interim HNR is an update to the 2021 HNR. The 5-year and 20-year housing need projections are considered to begin in 2021.

## Reduction of Housing Needs

Village of Lions Bay Staff, informed by discussions with the Ministry of Housing and Municipal Affairs, will determine what changes are needed, if any, to the existing Zoning Bylaw and Official Community Plan so that the capacity to meet the 5-year and 20-year Housing Need projections are supported by these policies. The Zoning Bylaw and OCP are required to be updated prior to December 31st, 2025.

## Preferred Locations of New Housing

Wherever possible, new housing should be built in close proximity to transportation infrastructure that supports walking, bicycling, public transit or other alternative forms of transportation. The updated Zoning Bylaw and OCP should reflect this principle.

**2024 Interim Housing Needs Report - Standardized Methodology Calculations**

**Lions Bay**

Prepared by: Metro Vancouver Regional District, Regional Planning & Housing Services

Technical Guidelines: [https://www2.gov.bc.ca/assets/gov/housing-and-tenancy/tools-for-government/uploads/hnr\\_method](https://www2.gov.bc.ca/assets/gov/housing-and-tenancy/tools-for-government/uploads/hnr_method)

**2024 Interim Housing Needs Report (Standardized Methodology) Key Findings**

Summary of Results	Lions Bay
Total 5-Year Housing Need (2026)	137
Total 20-Year Housing Need (2041)	454

**COMPONENT A: Housing units and extreme core housing need HNRR s. 17 (VHNRR s. 12)**

**Table 1: Extreme core housing need, Steps 1 and 2**

Total Households	2006		2011		2016		2021		Average ECHN Rate
Owners	475		435		455		445		
Renters	40		65		40		60		
Extreme Core Housing Need	#	% of total	#	% of total	#	% of total	#	% of total	
Owners with a mortgage	n/a		n/a		n/a		0	0.0%	0.0%
Renters	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0.0%

**Table 2: Extreme core housing need, Steps 3 and 4**

Total Households	2021 Households	Average ECHN Rate	Households in ECHN
Owners		n/a	n/a
Owners with a mortgage	445	0.0%	0
Renters	60	0.0%	0
<b>Total New Units - 20 years</b>			<b>0</b>

**COMPONENT B: Housing units and homelessness HNRR s. 18 (VHNRR s. 13)**

**Table 3: People experiencing homelessness, Steps 1, 2 and 3**

Regional Population	Local Population		Regional PEH	Proportional Local PEH
	#	% of Region		
2,607,015	1,390	0.1%	11,392	6
<b>Total New Units - 20 years</b>				<b>6</b>

**Table 4: Suppressed household formation, Step 1**

Age - Primary Household Maintainer - 2006 Categories	2006 Households		Age - Primary Household Maintainer - 2021 Categories	2021 Households	
	Owner	Renter		Owner	Renter
Under 25 years	0	0	15 to 24 years	0	0
25 to 34 years	20	0	25 to 34 years	10	0
35 to 44 years	80	20	35 to 44 years	40	0
45 to 54 years	120	0	45 to 54 years	105	20
55 to 64 years	145	0	55 to 64 years	95	15
65 to 74 years	60	0	65 to 74 years	140	15
75 years and over	55	0	75 to 84 years	50	0
			85 years and over	0	0

**Table 5: Suppressed household formation, Step 2**

Age Categories - Household Maintainers	Age Categories - Population	2006 Population		2021 Population	
		All Categories	Summed Categories	All Categories	Summed Categories
15 to 24 years	15 to 19 years	80	170	110	165
	20 to 24 years	90		55	
25 to 34 years	25 to 29 years	15	60	50	95
	30 to 34 years	45		45	
35 to 44 years	35 to 39 years	90	200	75	130
	40 to 44 years	110		55	
45 to 54 years	45 to 49 years	125	240	120	220
	50 to 54 years	115		100	
55 to 64 years	55 to 59 years	150	280	115	245
	60 to 64 years	130		130	
65 to 74 years	65 to 69 years	80	115	155	245
	70 to 74 years	35		90	
75 years and over	75 to 79 years	20	65	30	110
	80 to 84 years	35		65	
	85 years and over	10		15	

**Table 6: Suppressed household formation, Step 3**

Age Categories - Household Maintainers	2006 Households		2006 Population	2006 Headship Rate	
	Owner	Renter		Owner	Renter
15 to 24 years	0	0	170	0.0%	0.0%
25 to 34 years	20	0	60	33.3%	0.0%
35 to 44 years	80	20	200	40.0%	10.0%
45 to 54 years	120	0	240	50.0%	0.0%
55 to 64 years	145	0	280	51.8%	0.0%
65 to 74 years	60	0	115	52.2%	0.0%
75 years and over	55	0	65	84.6%	0.0%

**Table 7: Suppressed household formation, Step 4**

Age Categories - Household Maintainers	2006 Headship Rate		2021 Population	2021 Potential Households	
	Owner	Renter		Owner	Renter
15 to 24 years	0.0%	0.0%	165	0	0
25 to 34 years	33.3%	0.0%	95	32	0
35 to 44 years	40.0%	10.0%	130	52	13
45 to 54 years	50.0%	0.0%	220	110	0
55 to 64 years	51.8%	0.0%	245	127	0
65 to 74 years	52.2%	0.0%	245	128	0
75 years and over	84.6%	0.0%	110	93	0

**Table 8: Suppressed household formation, Steps 5 and 6**

Age Categories - Household Maintainers	2021 Potential Households		2021 Households		2021 Suppressed Households		
	Owner	Renter	Owner	Renter	Owner	Renter	Total
15 to 24 years	0	0	0	0	0	0	0
25 to 34 years	32	0	10	0	22	0	22
35 to 44 years	52	13	40	0	12	13	25
45 to 54 years	110	0	105	20	5	-20	0
55 to 64 years	127	0	95	15	32	-15	17
65 to 74 years	128	0	140	15	-12	-15	0
75 years and over	93	0	50	0	43	0	43
<b>Total New Units - 20 years</b>							<b>107</b>



<b>COMPONENT D: Housing units and anticipated household growth HNRR s. 20 (VHNRR s. 15)</b>				
<b>Table 9: Anticipated household growth, Step 1</b>				
Regional District Projections	2021	2041	Regional Growth Rate	
Households	1,043,315	1,580,744	51.5%	
<b>Table 10: Anticipated household growth, Steps 2, 3, 4 and 5</b>				
Growth Scenarios	Regional Growth Rate	Households		New Units
		2021	2041	
Local Household Growth	n/a	505	596	91
Regionally Based Household Growth	51.5%	505	n/a	260
Scenario Average				176
<b>Total New Units - 20 years</b>				<b>176</b>

<b>COMPONENT E: Housing units and rental vacancy rate HNRR s. 21 (VHNRR s. 16)</b>				
<b>Table 11: Rental vacancy rate adjustment, Steps 1, 2, 3 and 4</b>				
	Vacancy Rate (2021)	Occupied Rate	Renter Households	Estimated Number of Units
Target Vacancy Rate	3.0%	97.0%	60	62
Local Vacancy Rate*	1.4%	98.6%		61
<b>Total New Units - 20 years</b>				<b>1</b>
<i>*Note: Used British Columbia's vacancy rate for "row/apartment" as per the HNR Method Technical Guidelines.</i>				

<b>COMPONENT F: Housing units and demand (the "demand buffer") HNRR s. 22 (VHNRR s. 17)</b>		
<b>Table 12: Additional local housing demand, Steps 1 and 2</b>		
Component	Result	
A Extreme Core Housing Need	0	
B Persons Experience Homelessness	6	
C Suppressed Household Formation	107	
E Rental Vacancy Rate Adjustment	1	
<b>Total</b>	<b>114</b>	
Demand Factor	1.45	
<b>Total New Units - 20 Years</b>	<b>165</b>	

<b>TOTAL 20-YEAR HOUSING NEED</b>				
<b>Table 13: Total 20-year Housing Need</b>				
<b>Component</b>	<b>Total Housing Need</b>			
A Extreme Core Housing Need	0			
B Persons Experience Homelessness	6			
C Suppressed Household Formation	107			
D Anticipated Household Growth	176			
E Rental Vacancy Rate Adjustment	1			
F Additional Demand	165			
<b>Total New Units - 20 Years</b>	<b>454</b>			

<b>TOTAL 5-YEAR HOUSING NEED</b>				
<b>Table 14: Total 5-year Housing Need</b>				
<b>Component</b>	<b>Total Housing Need</b>			
A Extreme Core Housing Need	0			
B Persons Experience Homelessness	3			
C Suppressed Household Formation	27			
D Anticipated Household Growth	66			
E Rental Vacancy Rate Adjustment	0			
F Additional Demand	41			
<b>Total New Units - 5 Years</b>	<b>137</b>			

**Component D: 5-Year Calculations**

**Table 9: Anticipated household growth, Step 1**

<b>Regional District Projections</b>	<b>2021</b>	<b>2026</b>	<b>Regional Growth Rate</b>
Households	1,043,315	1,221,910	17.1%

**Table 10: Anticipated household growth, Steps 2, 3, 4 and 5**

<b>Growth Scenarios</b>	<b>Regional Growth Rate</b>	<b>Households</b>		<b>New Units</b>
		<b>2021</b>	<b>2026</b>	
Local Household Growth	n/a	505	550	45
Regionally Based Household Growth	17.1%	505	n/a	86
Scenario Average				66
<b>Total New Units - 5 years</b>				<b>66</b>

Village of Lions Bay – Housing Needs Assessment Report



# HOUSING NEEDS ASSESSMENT

## Village of Lions Bay

Prepared by:  
RWPAS  
&  
Focus Consulting

Completed November 2021

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## Introduction

In 2019 the province passed legislation requiring local governments to collect data, analyze trends, and prepare reports that describe current and projected housing needs in their communities.

The intent of this legislated requirement is to strengthen the ability of local governments to understand their current and future housing needs, and to ensure that local policies, plans, and development decisions that follow are based on current evidence. The Provincial legislation dictates that each community provide a consolidated data summary; this is included here as Appendix A.

In support of this statutory obligation, Metro Vancouver have prepared detailed statistical descriptions for all municipalities in the Metro Vancouver Regional District. The descriptive details assembled by Metro Vancouver for Lions Bay is included here as Appendix B.

This brief extracts key data to draw out the more critical issues that the Village of Lions Bay should address to ensure a healthy balanced housing market over the coming decade. This covers:

- Brief synthesis of local demographic and market conditions
- Identifying anticipated housing requirements
- Quantifying housing need to which the market does not respond and requiring proactive policy and programming by the municipality

In undertaking a municipal level housing needs analysis (HNA) it is important to note that Lions Bay is situated within a large metropolitan region, with a metropolitan housing and labour market that is indifferent to local jurisdictional boundaries. This is especially important since Lions Bay accounts for only 0.05% of the regional population. As the regional population grows, mainly because of migration, even a small portion of regional growth could potentially have significant impacts on Lions Bay.

Local land supply, redevelopment of existing properties and policies that either encourage or constrain construction of new housing, and the form and size of these homes will in turn influence how potential growth evolves in the Village of Lions Bay. This will then impact on both housing requirements and need.

In undertaking this assessment, it is helpful at the outset to distinguish between two key concepts: housing requirements and housing need.

- **Housing requirements** derive from household growth and reflect the total number of new homes that will be required to meet anticipated demand.
- **Housing need** is a more distinct subset. For the purpose of this Housing Needs Assessment the term “need” is used to enumerate households that are already housed, but do not have sufficient income to afford this housing without financial stress. This is more narrowly defined below using the CMHC "core housing need" concept. And because their income is low, they lack “effective demand”. In such cases some form of assisted non-market housing is typically required. This includes constructing social or affordable housing as well as providing assistance to help cover the cost of housing (increase effective demand).

## Overview of the local demographic and market context

The Village of Lions Bay is primarily a residential suburb with minimal local economic activity and employment. Commuting patterns from the 2016 census reveal that 93% of those in the labour force leave the Village daily to work in other parts of the region, by comparison only 6.5% live and work in Lions Bay.

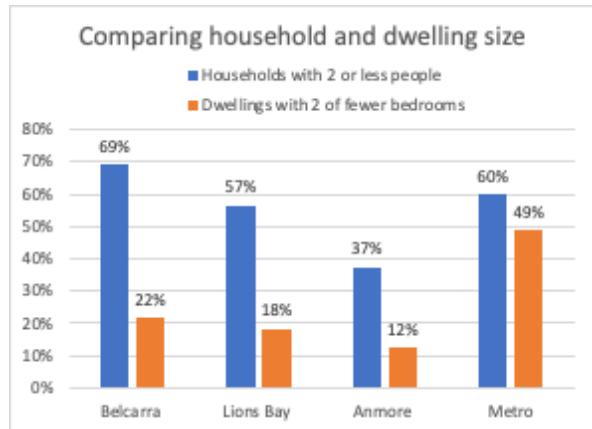
The housing stock is almost exclusively in the form of owner occupied single detached dwellings. Some 94% of homes are single-detached and 92% are owner occupied, the highest level of ownership in Metro. There is a very small number of rented dwellings mainly in the form of semi-detached and secondary suites within homes (informal Village listing suggests approximately 60 of these).

The high rate of ownership reflects a relatively high median household income (\$119,500), much higher than the Metro average (\$72,500). Notably the incomes of owners (\$130,800) are much higher than those of renters (\$73,100), which is typical across the country. And while there are only a few renters in Lions Bay, their incomes are higher than the median for Metro renters (\$49,000).

While single detached homes dominate the housing stock, just over one third are occupied by families with children. Couples with children account for 39% of households, augmented by 3% of lone parents with children.

The largest family type are couples with no children at home (48%). The scale of empty nesters, augmented by older singles is then reflected in the median age of individuals, 49.2 years which is considerably higher than the median age across Metro (40.6 years).

The family/household type and distribution reflect the size of households, with 57% comprised of only one or two persons, slightly lower than the other villages in the region.



There is clearly a mismatch in the characteristics of the population and the existing dominant housing form and size. While 57% of households have two or fewer persons, only 18% of houses have less than 3 bedrooms. Many empty nesters remain in larger homes, suggesting some degree of over-housing.

One-third of households (age of primary maintainer) are aged over 65 but the larger group (46%) are those aged 45-64, predominantly childless couples (many empty nesters) who will gradually expand the number of seniors (implications for services and improved accessibility). The average number of persons in a Lions Bay household was 2.7, just above the average household size in Metro Vancouver (2.5) and BC (2.4). While there are many small households these are mainly 2 person, and a sizeable number of 4+ families pull up the overall average.

This raises an important issue of mismatch – while many of these smaller, older households may wish to remain in the family home, is there demand for smaller dwellings in the village so that these individuals can downsize but remain in the same community? Can or should the planning process seek to encourage and enable this type of smaller unit development?

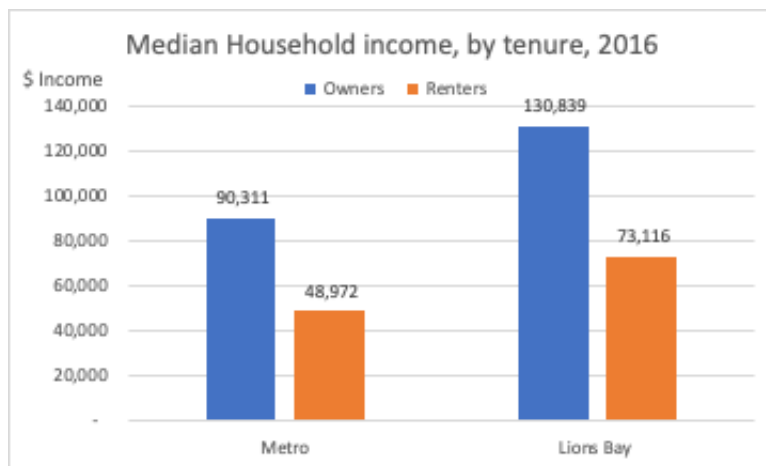
## Home prices and affordability

Due to the small market size, and small number of sales annually, real estate transaction data from the Real Estate Board are not available for Lions Bay, so to identify home prices the occupant assessed home values as reported in the 2016 census are used here.

In part reflecting the existing stock, almost entirely comprised of single detached homes, the median home values are high, at almost \$1.4 million, well above the Metro median of \$800,000 (these are 2016 estimates – and are now obviously much higher).

With few rentals, and again, these being in the form of rented semi-detached and secondary suites within dwellings, these are not reported in the CMHC rental survey (which covers only multi-unit structures with 3 or more units) there is also no formal data, but the census rent distribution reveals that all renters in 2016 paid over \$1,500 and two-thirds above \$2,000 so the median rent is over this amount. <sup>1</sup>

But while prices and rents are high, so are incomes. The median renter household in Lions Bay brings home more than \$73,100, 50% above the Metro average (\$48,900). And owners enjoy a median income over \$130,000.



While this suggests an income to house price multiplier of 11, many of these owners are long term owners and paid much less to initially buy their home, so this metric is misleading. It does, however, show that ownership for first time buyers, without accumulated equity of move up buyers, is prohibitive.

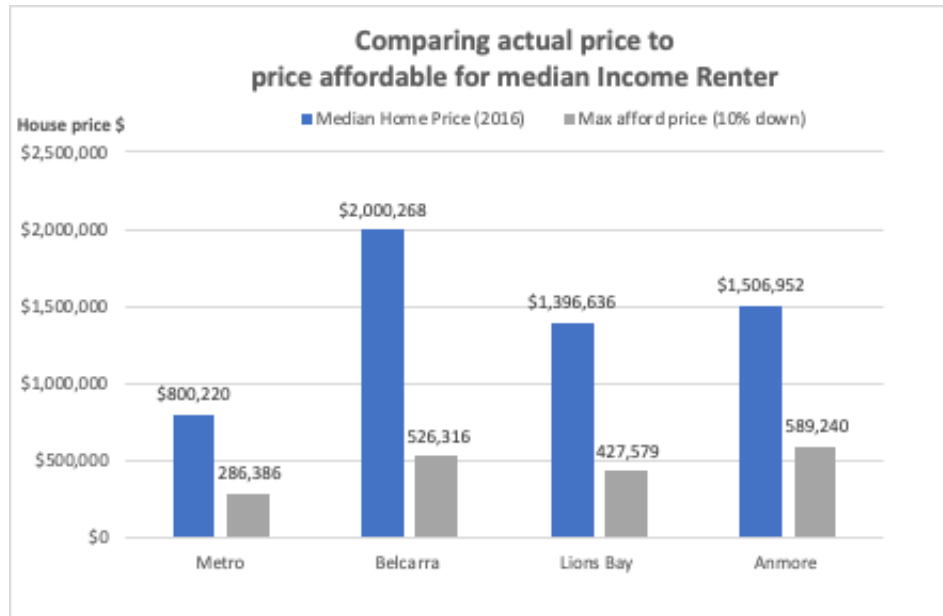
At the median price of \$ 1.4 million (2016) no renters – neither those from rest of Metro, nor local renters already resident in Lions Bay can afford to buy.

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<sup>1</sup> The census categories do not explicitly identify secondary suites within homes - a Village registry identifies approximately 60 such suites, not all legal



Assuming a mortgage amortized over 25 years at 3% with a 10% down payment we can determine the price that would be affordable at the median income (Metro and in Lions Bay).<sup>2</sup> Comparing the affordable price for a median renter household to the actual 2016 values reveals that in both Lions Bay (\$427,600) and across Metro (\$286,400), no existing renters can afford to buy a median priced home in Lions Bay (\$1.4 million).



## Core housing need

The standardized measure of housing need in Canada is the concept of core housing need, designed and implemented by Canada Mortgage and Housing Corp (CMHC). This determines if a household falls below any of three standards – adequacy (physical condition), suitability (crowding), and affordability (pay over 30% gross income for housing); and if their income is below that required to afford a median rent in the local area (in this case Metro Vancouver). National, provincial, and metro data show that core need is far higher among renters and is predominantly a problem of affordability.

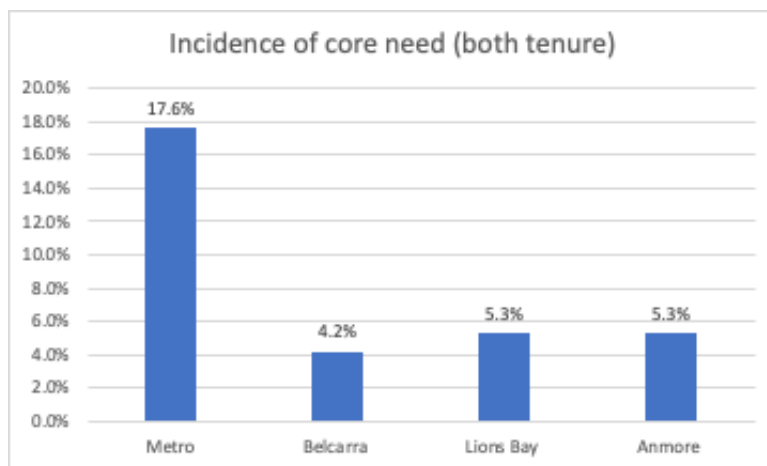
Looking only at the three first round tests, before applying the income criteria, the data suggest that 22% of households pay over 30% of income and 12.1% live in dwellings in need of major repair. However, when the stage 2 income criteria is applied, the incidence of affordability and

<sup>2</sup> A shelter to income ratio of 30% is commonly used as a measure of affordability and adopted in the CMHC core need concept. Of course, this is relative to income, as used here to estimate purchase affordability.

adequacy problems declines substantially - mainly due to high incomes and the presumption that these households have the financial capacity to remedy their problem without assistance.

Unfortunately, because the population of Lions Bay is very small and there are very few renters, core need can be determined only at an aggregate level (combining renters and owners). And reflecting the noted high incomes of local households, the incidence rate of core need is quite low, only 5.3% of all households are in need. This compares with the much higher rates of 17.6% in Metro and 14.9% province wide but is similar to the other small villages in Metro.

Because the number in need is so small, the data support only minimal detailed analysis by type of household and age cohort.<sup>3</sup>



When examining households found to be in core need the incidence is typically much higher for renters, and mainly because they have much lower incomes than owners. At the Metro scale, and again, driven by income, households with a single income, especially lone parents (34.5%) and singles (28%) are the two household types most in need. Comparable data is not available for Lions Bay.

### Recent population, household growth and housing market response

Among the three villages in the metropolitan region, Lions Bay is middle sized, but closer in population to Anmore than to Belcarra. But unlike Anmore, Lions Bay has had only minimal population growth (0.5% since 2006).

---

<sup>3</sup> Statistics Canada round values randomly up or down to nearest 5, so for example, a raw count of 7 may appear at 5 or 10. This impacts calculation of percentages resulting in a lack of precision in the incidence rates presented here.

More significantly while the census data identify a small increase in population between 2006 to 2016, it also reports a small decrease in the number of households (-1.9%). This would result from the natural growth with more children in families and increased average persons per household, while the number of households marginally declined.

Reflecting, or perhaps contributing to, this minimal population and household growth, there was minimal new housing construction. Between 2011-2019 only 13 new homes (all single detached) were constructed, and 3 were demolished creating a net change of only 1 home per year.

A key objective of this HNA is to anticipate future growth and need. This is explored by drawing on projections developed by Metro.<sup>4</sup>

Metro use a cohort survival model (births and deaths) augmented by estimates of likely migration. Migration (including international, but mainly domestic) is the primary factor influencing growth and is the most challenging to predict. What attracts people (households) either from elsewhere in the region, or from outside the region. And how does housing availability (new supply or from homes being vacated by current occupant impact migration? Does new housing construction respond to latent demand, or does demand materialize as a result of the availability of homes?

In a small community that exists within a larger region in which there is a wide array of choice and affordability, it is more likely that new migration is driven by availability of homes and by their design, size, and price, relative to other parts of the region.

Therefore, the municipality can influence and manage growth. It can attract growth by expanding the supply of serviced lots or regulating increased density in existing developed areas; and it can equally restrict new migration and growth by constraining serviced land supply and development capacity, which appears to be the case in Lions Bay.

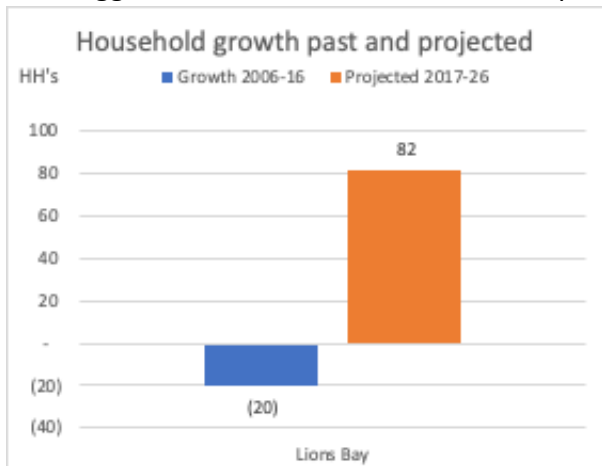
In developing estimates of population and household growth, Metro uses information on recent activity and plans for servicing and infrastructure to adjust natural growth estimates. Metro projections for 2021-26 suggest a small acceleration in the growth rate, with population increasing by 130 people 2016-2026. This is expected to create demand for an additional 82 homes. This implies an average household size of only 1.6, much lower than the 2016 average

---

<sup>4</sup> Metro Vancouver planners provided estimates based on the draft for Metro 2050, the regional growth strategy. At the time of publication, Metro 2050 has not yet been adopted by the Metro Vancouver Regional District Board.

of 2.7. This is because families are aging and children leaving, with net growth coming mainly from aging, non-family households. That said, if the predominant form of new construction is larger detached homes, this may result in new families and alter the total count and average size projected by Metro.

This suggests an increase in construction up to 8 homes per year, compared to only one per



year for 2006-16. These estimates assume that sufficient serviced land supply is made available. Without additional serviced lots the projected growth will not be realized. Alternatively new households might be accommodated by adding suites or secondary dwellings on existing properties, especially to accommodate children or parents of primary occupant.

It is notable, that in developing these projections, Metro uses an age cohort survival model. This predicts that the population under 15 and 20-44 will decline - that is, fewer families with children; while those 65 and over, mainly empty nesters will increase (by 46%).

As noted earlier, there are currently no options for these smaller aging households to downsize and remain in Lions Bay. Consequently, it would be desirable to plan for and encourage builders to add smaller dwellings, rather than continuing the practice of building almost exclusively larger detached homes.

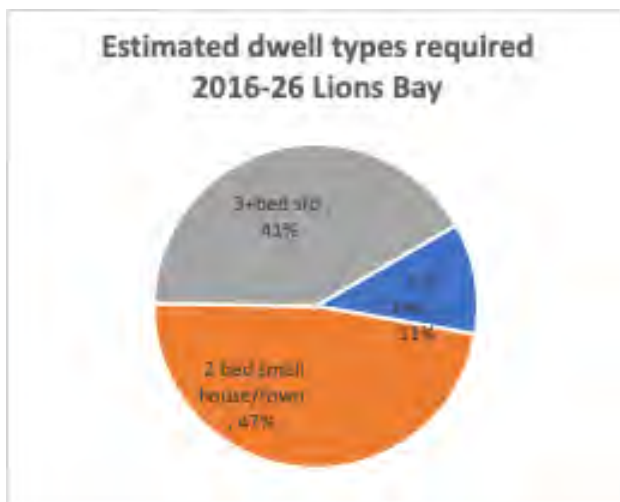
## Anticipated future housing requirements

The Provincial guidelines for HNAs require projections to distinguish the mix of dwelling types/sizes that will be required as well as how the number in core need might grow.

Looking first to dwelling type requirements, based on current demographics. Examining the mix of current household types and sizes and assigning these against an assumed dwelling typology it is assumed that the household types align with the following dwelling configurations.

Household type	Dwell type
Singles	1.5 bed apt or secondary suite
Couple (no children), Lone parents, Non-Family 2+	2 bed apt or small house/town
Couple with kids, other (multi-family)	3+bed sfd

We then examine the distribution of household types (in 2016 census) and apply this pattern to the projected growth in population and households (reported above) to estimate the mix required over the decade 2016-26.



Applying this suggested dwelling typology to the 2016 population and households suggests that 41% of new homes (34) should be 3+ bedroom detached; 47% (39) should be small townhome or apartments and 11% (9) should be 1 bed+den apartments (e.g., secondary suites or coach homes).

This mix is considerably different from the existing mix (92% detached) as well as from the pattern of recent construction, exclusively

single detached homes.

Given the dominance of larger detached home, in order to accommodate the aging and decline in size of households an even stronger focus on smaller age-appropriate forms would enable the opportunity for existing empty nesters to downsize, while remaining in the community. This could include retrofitting some existing homes to divide into two dwellings, or more practically replacing older singles with semi-detached or triplex type development.

### Anticipating future core housing need

Given the high-income profile in Lions Bay, the number and incidence of core need is much lower than the provincial and Metro average. Only 5.3% of households were found to be in need.

If this incidence rate is applied to the expected growth over the decade 2016-26, fewer than one additional household would be in core need. And given the absence of lower rent housing in the community the migration of potential core need households is extremely unlikely.

## **Concluding comments**

This assessment has sought to quantify both future housing requirements and core housing need. The growth estimates suggest minimal growth, although this can be influenced and shifted if the municipality secures approval to add serviced lots. Consequently, the population and household projections generated by Metro, are tentative and notional only.

The key takeaway from this analysis is in relation to the dominant built form and mismatch with demographics – many small households, few small dwellings. Many former family households are aging in place, in quite large and quite expensive homes. There are very few existing options for these aging empty nesters to downsize and remain in the Village of Lions Bay.

Ideally policies should be implemented to encourage and incent new construction to focus on smaller dwelling types. The topography and existing dwelling sizes preclude any significant infill, so this will mostly rely on demolition and replacement. Policies to encourage installation of secondary suites in some larger homes may also be beneficial, both to accommodate low-cost options for essential key workers (e.g., teachers, firefighters) as well as enabling intergeneration living.

## Housing Needs Reports – Summary Form

**MUNICIPALITY/ELECTORAL AREA/LOCAL TRUST AREA:** Village of Lions Bay

**REGIONAL DISTRICT:** Metro Vancouver Regional District

**DATE OF REPORT COMPLETION:** November 2021 (MONTH/YYYY)

### PART 1: KEY INDICATORS & INFORMATION

*Instructions: please complete the fields below with the most recent data, as available.*

<b>LOCATION</b>	<b>Neighbouring municipalities and electoral areas:</b> City of West Vancouver, Bowen Island Municipality, Electoral Area A, District of Squamish
	<b>Neighbouring First Nations:</b> Squamish Nation, Tsleil-Waututh Nation, Musqueam Nation

<b>POPULATION</b>	<b>Population:</b> 1,334 (2016); 1,440 (2021) <span style="float: right;"><b>Change since 2006</b> : 0.5 %</span>		
	<b>Projected population in 5 years:</b> 1,460 (2026) <span style="float: right;"><b>Projected change:</b> 1.4 %</span>		
	<b>Number of households:</b> 495 (2016); 560 (2021) <span style="float: right;"><b>Change since 2006</b> : -3.9 %</span>		
	<b>Projected number of households in 5 years:</b> 595 <span style="float: right;"><b>Projected change:</b> 6.3 %</span>		
	<b>Average household size:</b> 2.7		
	<b>Projected average household size in 5 years:</b> 2.4		
	<b>Median age (local):</b> 49.2	<b>Median age (RD):</b> 40.9	<b>Median age (BC):</b> 43.0
	<b>Projected median age in 5 years:</b> 41.7 (RD)		
	<b>Seniors 65+ (local):</b> 21.7 %	<b>Seniors 65+ (RD):</b> 15.7 %	<b>Seniors 65+ (BC):</b> 18.3 %
	<b>Projected seniors 65+ in 5 years:</b> 27.4 %		
	<b>Owner households:</b> 90.9 %	<b>Renter households:</b> 9.1 %	
	<b>Renter households in subsidized housing:</b> 0 %		

	Median household income	Local	Regional District	BC
<b>INCOME</b>	All households	\$ 119,507	\$ 72,585	\$ 69,979
	Renter households	\$ 73,116	\$ 48,959	\$ 45,895
	Owner households	\$ 130,839	\$ 90,278	\$ 84,976

<b>ECONOMY</b>	<b>Participation rate:</b> 68.6 %	<b>Unemployment rate:</b> 3.9 %
	<b>Major local industries:</b> professional, scientific and technical services (18.1% of the workforce), arts, entertainment, and recreation (9.0%), educational services (8.4%), and retail trade (8.4%)	

<b>HOUSING</b>	<b>Median assessed housing values:</b> \$ 1,396,636	<b>Median housing sale price:</b> \$ N/A
	<b>Median monthly rent:</b> \$ N/A	<b>Rental vacancy rate:</b> N/A %
	<b>Housing units - total:</b> 495 (2016); 560 (2021)	<b>Housing units – subsidized:</b> 0
	<b>Annual registered new homes - total:</b> 2 (2020)	<b>Annual registered new homes - rental:</b> N/A
	<b>Households below <i>affordability</i> standards (spending 30%+ of income on shelter):</b> 22.2 %	
	<b>Households below <i>adequacy</i> standards (in dwellings requiring major repairs):</b> 12.1 %	
	<b>Households below <i>suitability</i> standards (in overcrowded dwellings):</b> 0 %	

**Briefly summarize the following:**

**1. Housing policies in local official community plans and regional growth strategies (if applicable):**

The Village of Lions Bay's current OCP (adopted in 2009) contains policies and actions for managing development (e.g., secondary suites, new housing opportunities).

**2. Any community consultation undertaken during development of the housing needs report:**

During the production of this housing needs report, drafts of the analysis were shared with Village officials, and subsequently presented to council.

**3. Any consultation undertaken with persons, organizations and authorities (e.g. local governments, health authorities, and the provincial and federal governments and their agencies).**

Metro Vancouver Planning staff was consulted on background data and population and household projections.

**4. Any consultation undertaken with First Nations:**

No, not directly related to this needs assessment.



**PART 2: KEY FINDINGS**

**Table 1: Estimated number of units needed, by type (# of bedrooms)**

	Currently	Anticipated (5 years)
<b>0 bedrooms (bachelor)</b>	0	0
<b>1 bedroom</b>	0	66
<b>2 bedrooms</b>	85	283
<b>3+ bedrooms</b>	405	246
<b>Total</b>	495	595

**Comments:**

There is an existing mismatch with many larger dwellings and declining number of households with more than 2 persons. Additions to stock should focus on creating smaller age appropriate dwellings to facilitate downsizing and aging in place.

**Table 2: Households in Core Housing Need**

	2006		2011		2016	
	#	%	#	%	#	%
<i>All households in planning area</i>		100		100		100
<b>Of which are in core housing need</b>					25	5.3%
Of which are owner households		n/a		n/a		n/a
Of which are renter households		n/a		n/a		n/a

**Comments:**

Incidence rate is impacted by small, unreliable counts due to Statistics Canada rounding to nearest 5.

**Table 3: Households in Extreme Core Housing Need**

	2006		2011		2016	
	#	%	#	%	#	%
<i>All households in planning area</i>		100		100		100
<b>Of which are in extreme core housing need</b>						
Of which are owner households						
Of which are renter households						

**Comments:**

The number in need is too small to provide reliable estimates. High incomes eliminate most core need assessment in the Village.

**Briefly summarize current and anticipated needs for each of the following:**

**1. Affordable housing:**

High median incomes among both owners and renters reduce and minimize need for assisted affordable housing. Those in need are typically able to address without public assistance by drawing on either retirement income or from home equity.

**2. Rental housing:**

While some homes are rented, these are semi-detached and row units - there are no apartment structures. Renters make up only 8% of all households in the Village.

**3. Special needs housing:**

None identified, although as existing households age in place such need may emerge

**4. Housing for seniors:**

This will become increasingly important. Consideration should be given to building age appropriate housing

**5. Housing for families:**

There is a current surplus of family sized homes; impediment for new households is the high prices, which preclude many young family first time buyers.

**6. Shelters for people experiencing homelessness and housing for people at risk of homelessness:**

n/a

**7. Any other population groups with specific housing needs identified in the report:**

n/a

**Were there any other key issues identified through the process of developing your housing needs report?**

The main issue, as noted in the report document, is the mismatch in household size and dwelling type/size (e.g., lack of smaller homes).



## Addendum to the Village of Lions Bay Housing Needs Assessment Report (per March 2022 Village of Lions Bay data, unless otherwise indicated)

- Total Land Area: **2.53 km<sup>2</sup>** (per 2021 Census)
- 2021 Population Count: **1390** (per 2021 Census)
- Number of Townhouses: **26**
- Number of Single Family Dwellings (SFDs) on assessment roll: **528**
- Number of Registered Secondary Suites in those SFDs: **58**
- Total Dwellings/Households: **612** (557 per 2021 Census)
- Number of Undeveloped RS-1 lots with capacity for sewer service: **10** (of which 3 have new Building Permits)
- Number of Undeveloped RS-1 lots requiring on-site septic service: **7** (of which 1 has a Building Permit pending)
- Total number of SFD parcels (developed and undeveloped): **545**

Some SFD lots would be eligible to add a cottage or subdivide. The ability to add a cottage or subdivide depends upon the particular circumstances of the parcel and, without limitation, such factors as size, access, setbacks, water and sewage capacity, topography, and hazards, as well as the adoption of OCP amendments to incorporate statements and map designations regarding restrictions on the use of land that is subject to hazardous conditions, per the *Local Government Act*. These constraints are exacerbated by the size of the Village which, at 2.53 square kilometres, is one of the smallest municipalities in the province, and by a lack of services to support rural growth in the community.

*\*There are additional undeveloped "parcels" that may show up on a search of the assessment role, but most are owned by the Province and many relate to lands adjacent to creek mitigation works. There are a few parcels owned by the Municipality for parks and for current or future infrastructure; the remainder are mainly large parcels above existing development, some of which are considered hazard lands. There are an additional three parcels owned by private entities but two of those are essentially part of a larger parcel and should be merged; none of the three are separately developable.*

**HOUSING NEEDS REPORT**  
**Community and Housing Profile**  
Village of Lions Bay

July 2021



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## 1. INTRODUCTION

Local governments across the Metro Vancouver region and across British Columbia encounter challenges in their efforts to achieve a diverse and affordable housing supply for all residents. Housing needs reports collect, review, and analyze data about current and projected population, household income, significant economic sectors, and the currently available and anticipated housing units in a given community, in order to establish a baseline understanding of housing need and demand. The housing needs report becomes the basis for determining current and projected housing need, and provides evidence-based information to support local planning efforts in addressing these gaps.

This report is structured in three parts:

1. **Introduction**  
Describes the housing needs report requirement for local governments in British Columbia, the study purpose, and regional context.
2. **Community Profile**  
Provides key demographic, household, and economic data, including population and household projections.
3. **Housing Profile**  
Provides an overview of housing supply, market conditions, and housing indicators.

### 1.1 PURPOSE

New legislative requirements in British Columbia (BC) took effect April 16, 2019 requiring local governments to collect data, analyze trends and prepare reports that describe current and projected housing needs in their communities. Municipalities and regional districts in BC are required to complete publicly accessible housing needs reports by April 2022 and every five years thereafter.

Housing needs reports are intended to strengthen the ability of local governments to understand their current and future housing needs, and to ensure that local policies, plans, and development decisions that follow are based on recent evidence. These reports can identify existing and projected gaps in housing supply by collecting and analyzing quantitative and qualitative information about local demographics, economics, housing stock, and other factors. Having a housing needs report is a critical input that supports the development of a comprehensive housing strategy or action plan.

### 1.2 REGIONAL CONTEXT

Local governments are required to consider the most recently collected information and housing needs report when amending an official community plan or regional growth strategy. In Metro Vancouver, member jurisdictions are required to adopt Regional Context Statements which include policies or strategies that will work toward meeting future housing demand as set out in the regional growth strategy.

## 2. COMMUNITY PROFILE

The community profile section examines key demographic, household, and economic indicators for the Village of Lions Bay (referred to as “Lions Bay” from now), including population growth, age, household



characteristics, and labour force statistics. Where it is relevant, Metro Vancouver and the Province of BC are used as a benchmark for comparison.

## 2.1 DEMOGRAPHICS

### Population

According to the 2016 Census of Population, there were 1,334 people living in Lions Bay. Lions Bay represented 0.05% of the Metro Vancouver population, which was 2.5 million in 2016. Between 2006 and 2016 (the three most recent census periods), Lions Bay's population increased by 0.5%, which was a growth of 6 people. Table 1 shows the population change in Lions Bay, Metro Vancouver and British Columbia from 2006 to 2016.

Table 1. Population Change, Lions Bay, Metro Vancouver, and BC (2006, 2011, 2016)

Community / Area	Population Growth	2006	2011	2016
Lions Bay	0.5%	1,328	1,318	1,334
Metro Vancouver	16.4%	2,116,581	2,313,328	2,463,431
British Columbia	13.0%	4,113,487	4,400,057	4,648,055

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

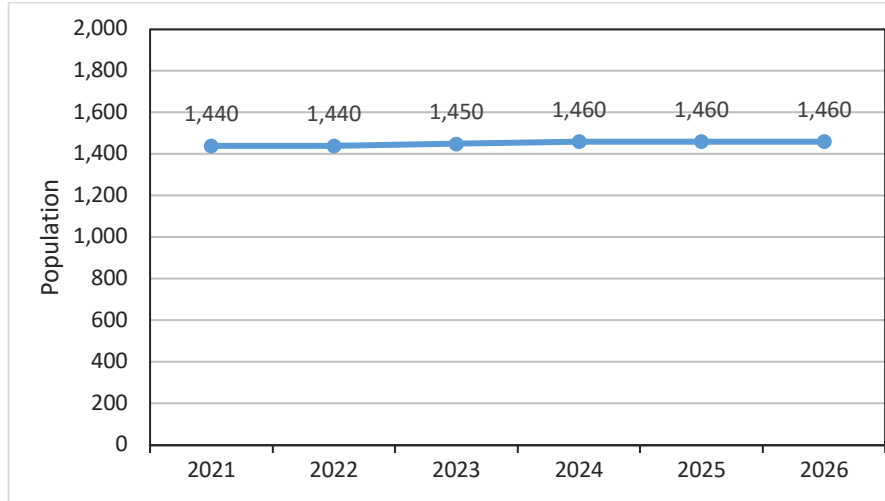
### ANTICIPATED POPULATION

Metro Vancouver prepares population and growth projections for the region and its member jurisdictions. According to the most recent projections<sup>1</sup>, Lions Bay's population is anticipated to increase by 20 people, from 1,440 residents in 2021 to 1,460 residents in 2026.

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<sup>1</sup> The projections included here represent the latest available draft projections at the time of publication, and may change once the final regional projections are adopted by the Metro Vancouver Regional District Board.

Figure 1. Anticipated Population, Lions Bay (2021 to 2026)



Source: Metro Vancouver

The growth shown in Figure 1 represents an anticipated population growth of 1.4% over a 5-year period. In comparison, the Metro Vancouver region is expected to experience 8.5% population growth over the 5-year period, 2021-2026 (Table 2).

Table 2. Anticipated Population Growth, Lions Bay and Metro Vancouver (2021 to 2026)

Community/Area	Anticipated Population Growth	2021	2026
Lions Bay	1.4%	1,440	1,460
Metro Vancouver	8.5%	2,807,470	3,046,860

Source: Metro Vancouver

## Age Profile

Table 3 shows the median age of Lions Bay’s population, as reported in the three most recent census periods. Lions Bay’s median age (49.2) was higher than that of the region (40.9).

Table 3. Median Age, Lions Bay and Metro Vancouver (2006, 2011, 2016)

Age	2006	2011	2016
Lions Bay	47.0	48.7	49.2
Metro Vancouver	39.1	40.2	40.9

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

Between 2006 and 2016, the number of people of working age in Lions Bay (people aged 20 to 64 years) declined, while the number of children and the number of people aged 65 years and over increased. Table

4 shows the population by age group in Lions Bay during the last three Census periods (2006, 2011 and 2016).

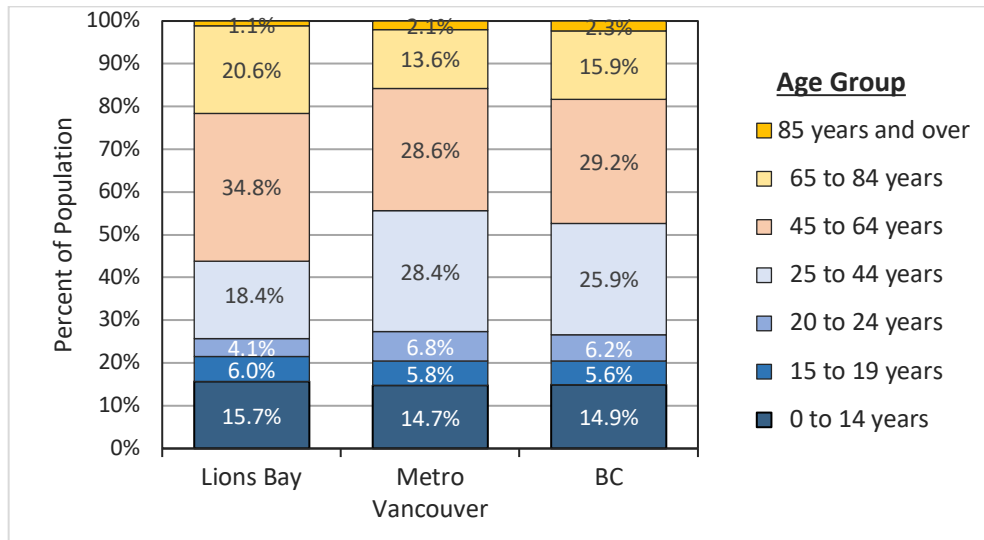
Table 4. Population by Age Group, Lions Bay (2006, 2011, 2016)

Age Group	2006		2011		2016		Percent change 2006-2016
0 to 14 years	200	15.0%	190	14.4%	210	15.7%	5.0%
15 to 19 years	75	5.6%	75	5.7%	80	6.0%	6.7%
20 to 24 years	65	4.9%	65	4.9%	55	4.1%	-15.4%
25 to 44 years	270	20.3%	245	18.6%	245	18.4%	-9.3%
45 to 64 years	550	41.4%	520	39.5%	465	34.8%	-15.5%
65 to 84 years	155	11.7%	210	16.0%	275	20.6%	77.4%
85 years and over	5	0.4%	20	1.5%	15	1.1%	200.0%
<b>Total</b>	<b>1,330</b>	<b>100%</b>	<b>1,315</b>	<b>100%</b>	<b>1,335</b>	<b>100%</b>	<b>0.4%</b>

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

The age distribution of the population in Lions Bay differed from that of Metro Vancouver and the province of BC. The proportion of people aged 44 years or under was lower in Lions Bay (44.2%) than in Metro Vancouver (55.6%) and in BC (52.6%). The proportion of seniors 65+ years old in Lions Bay (21.7%) was higher than that in Metro Vancouver (15.7%) and BC (18.3%). Figure 2 compares the total population of Lions Bay, Metro Vancouver, and BC by age group.

Figure 2. Population by Age Group, Lions Bay, Metro Vancouver, and BC (2016)



Source: Statistics Canada, Census of Population, 2016

**ANTICIPATED AGE PROFILE**

According to Metro Vancouver growth projections, the most significant growth in Lions Bay is expected to occur among people aged 65 to 84 years (+18.8%). Table 5 shows the anticipated population growth by age group in Lions Bay from 2021 to 2026.

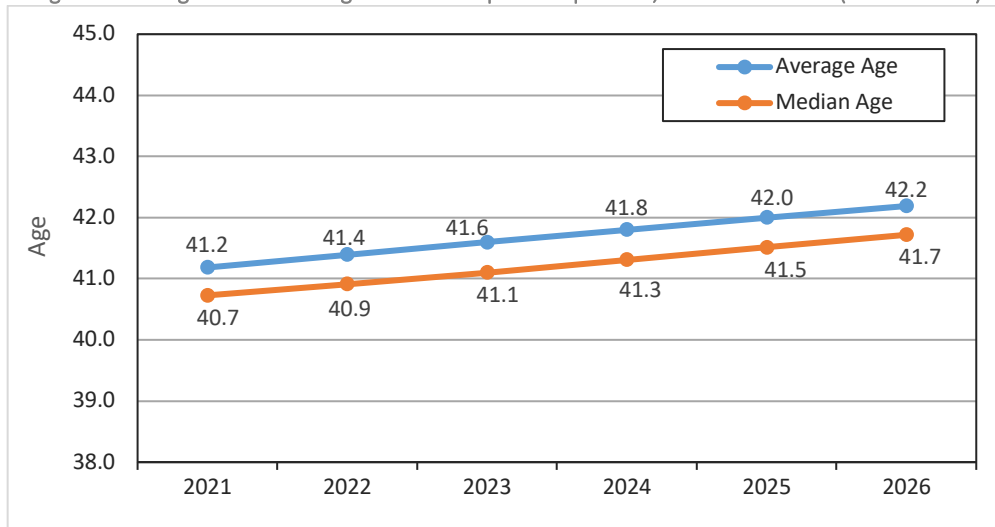
Table 5. Anticipated Population Growth by Age Group, Lions Bay (2021 to 2026)

Age Groups	2021		2026		Population Change 2021 - 2026	
0 to 14 years	200	13.9%	170	11.6%	-30	-15.0%
15 to 19 years	90	6.3%	90	6.2%	0	0.0%
20 to 24 years	60	4.2%	50	3.4%	-10	-16.7%
25 to 44 years	230	16.0%	230	15.8%	0	0.0%
45 to 64 years	530	36.8%	520	35.6%	-10	-1.9%
65 to 84 years	320	22.2%	380	26.0%	60	18.8%
85 years and over	20	1.4%	20	1.4%	0	0.0%
<b>Total</b>	<b>1,440</b>	<b>100%</b>	<b>1,460</b>	<b>100%</b>	<b>20</b>	<b>1.4%</b>

Source: Metro Vancouver

BC Stats also prepares population estimates and projections at a regional district level. According to BC Stats’ most recent projections which are shown in Figure 3, the median age of the anticipated population in Metro Vancouver will increase from 40.7 years in 2021 to 41.7 years by 2026, suggesting that the trend over the 5-year period will be an aging of the region’s population. This is concurrent with the findings of Metro Vancouver’s projections, and trends experienced across the province and country.

Figure 3. Average and Median Age of the Anticipated Population, Metro Vancouver (2021 to 2026)



Source: BC Stats

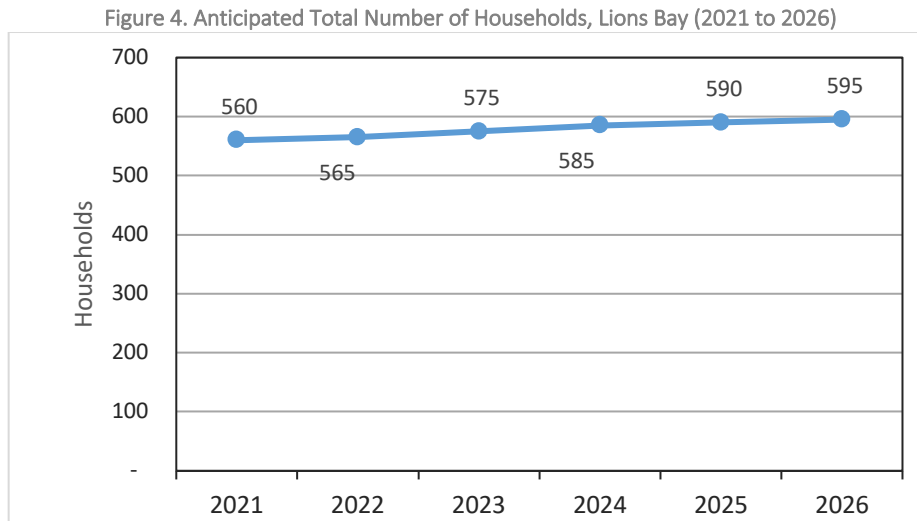
## 2.2 HOUSEHOLDS

### Number of Households

In 2016, the total number of households in Lions Bay was 495. This is a decrease in the total households from the previous two census periods. In 2011, there were 510 households in Lions Bay, and in 2006 there were 515. This represented a 3.9% decline in the number of households between 2006 and 2016.

#### ANTICIPATED HOUSEHOLDS

According to Metro Vancouver population and housing projections<sup>2</sup>, the anticipated number of households in Lions Bay is expected to grow to a total of 595 households by 2026, a 6.3% increase from 2021. Figure 4 contains information on the household projections for Lions Bay from 2021 to 2026.



Source: Metro Vancouver

### Household Size

Over half (55.6%) of Lions Bay households were 1-person households and 2-person households, as shown in Table 6. Households containing 5 or more persons accounted for 8.1% of all households. According to the 2016 Census, the average number of persons in a Lions Bay household was 2.7, which was higher than the average household size in Metro Vancouver (2.5) and BC (2.4).

<sup>2</sup> The projections included here represent the latest available draft projections at the time of publication, and may change once the final regional projections are adopted by the Metro Vancouver Regional District Board.

Table 6. Number and Percentage of Households by Household Size, Lions Bay (2006, 2011, 2016)

Household Size	2006		2011		2016	
1 person	90	17.5%	75	14.7%	65	13.1%
2 persons	225	43.7%	230	45.1%	210	42.4%
3 persons	70	13.6%	75	14.7%	85	17.2%
4 persons	75	14.6%	100	19.6%	90	18.2%
5 or more persons	50	9.7%	30	5.9%	40	8.1%
<b>Total</b>	<b>515</b>	<b>100.0%</b>	<b>510</b>	<b>100.0%</b>	<b>495</b>	<b>100.0%</b>

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

### ANTICIPATED HOUSEHOLD SIZE

By 2026, the average number of persons in a Lions Bay household is expected to be 2.4.

### Household Tenure

In 2016, 90.9% of Lions Bay households were owners. This proportion was slightly lower than in 2006 (91.3%). Lions Bay's ownership rate was significantly higher than that of Metro Vancouver (63.7%) and the province as a whole (68.0%). Table 7 shows the tenure breakdown for Lions Bay households for the past three Census periods.

Table 7. Number and Percentage of Households by Household Tenure, Lions Bay (2006, 2011, 2016)

Tenure	2006		2011		2016	
Owner households	475	91.3%	435	87.0%	450	90.9%
Renter households	40	7.7%	65	13.0%	45	9.1%
<b>Total</b>	<b>520</b>	<b>100%</b>	<b>500</b>	<b>100%</b>	<b>495</b>	<b>100%</b>

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

According to the Statistics Canada Census, 'subsidized housing' refers to whether a renter household lives in a dwelling that is subsidized. Subsidized housing includes rent geared to income, social housing, public housing, government-assisted housing, non-profit housing, rent supplements and housing allowances.

Of the 45 renter households in Lions Bay in 2016, no households self-reported that they were living in subsidized housing / receiving a subsidy. Table 8 shows information on the subsidy status for renter households in Lions Bay during the past three Census periods.

Table 8. Number and Percentage of Renter Households in Subsidized Housing, Lions Bay (2006, 2011, 2016)

Subsidized Renter Households	2006		2011		2016	
Renter households with subsidy	n/a	n/a	0	0.0%	0	0.0%
Renter households without subsidy	n/a	n/a	65	100.0%	45	100.0%
<b>Total</b>	<b>40</b>	<b>100%</b>	<b>65</b>	<b>100%</b>	<b>45</b>	<b>100%</b>

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

Note: 2006 Census did not collect information on the presence of rental subsidies.

## Household Income

In 2016, the median income for all Lions Bay households was \$119,507, and the average income was \$158,816. These were significantly higher than the incomes of households throughout BC as a whole (\$69,979 median income; \$90,354 average income) and households in the Metro Vancouver region (\$72,585 median income; \$96,423 average income). Table 9 shows the median household incomes for Lions Bay, Metro Vancouver, and BC during the past three census periods.

Table 9. Median Household Incomes, Lions Bay, Metro Vancouver, and BC (2006, 2011, 2016)

Median Household Income	2006	2011	2016
Lions Bay	\$108,499	\$116,186	\$119,507
Metro Vancouver	\$65,342	\$68,830	\$72,585
British Columbia	\$62,372	\$65,555	\$69,979

Source: Statistics Canada, Census of Population, 2006, 2011, 2016 (custom data provided by BC Ministry of Municipal Affairs and Housing)

In Lions Bay, 16.2% of households were earning less than \$60,000 per year during the latest census period, as shown in Table 10. The proportion of households earning less than \$30,000 per year was 5.1% in 2016. These households often require below market housing such as rent-geared-to-income housing.

Table 10. Number and Percentage of Households by Household Income Bracket (Constant 2015\$), Lions Bay (2006, 2011, 2016)

Household Income	2006		2011		2016	
Under \$5,000	10	1.9%	0	0.0%	0	0.0%
\$5,000 to \$9,999	0	0.0%	0	0.0%	10	2.0%
\$10,000 to \$14,999	10	1.9%	0	0.0%	0	0.0%
\$15,000 to \$19,999	15	2.9%	0	0.0%	0	0.0%
\$20,000 to \$24,999	20	3.8%	0	0.0%	0	0.0%
\$25,000 to \$29,999	10	1.9%	0	0.0%	15	3.0%
\$30,000 to \$34,999	10	1.9%	0	0.0%	10	2.0%
\$35,000 to \$39,999	10	1.9%	0	0.0%	10	2.0%
\$40,000 to \$44,999	20	3.8%	20	4.0%	10	2.0%
\$45,000 to \$49,999	15	2.9%	15	3.0%	0	0.0%
\$50,000 to \$59,999	10	1.9%	20	4.0%	25	5.1%

Household Income	2006		2011		2016	
\$60,000 to \$69,999	25	4.8%	0	0.0%	20	4.0%
\$70,000 to \$79,999	15	2.9%	15	3.0%	35	7.1%
\$80,000 to \$89,999	30	5.8%	20	4.0%	10	2.0%
\$90,000 to \$99,999	50	9.6%	0	0.0%	55	11.1%
\$100,000 to \$124,999	55	10.6%	140	27.7%	50	10.1%
\$125,000 to \$149,999	25	4.8%	55	10.9%	45	9.1%
\$150,000 to \$199,999	95	18.3%	110	21.8%	60	12.1%
\$200,000 and over	100	19.2%	60	11.9%	135	27.3%
<b>Total households</b>	<b>520</b>		<b>505</b>		<b>495</b>	

Source: Statistics Canada, Census of Population, 2006, 2011, 2016 (custom data provided by BC Ministry of Municipal Affairs and Housing)

Compared to the median income for all Lions Bay households (\$119,507) renter households had a significantly lower median income (\$73,116). Among renters, the proportion of households earning less than \$60,000 was 25.0%. Table 11 shows the number and percentage of renter households by household income bracket for the past three census periods.

Table 11. Number and Percentage of Renter Households by Household Income Bracket (Constant 2015\$), Lions Bay (2006, 2011, 2016)

Household Income	2006		2011		2016	
Under \$ 5,000	0	0.0%	0	0.0%	0	0.0%
\$5,000 to \$9,999	0	0.0%	0	0.0%	0	0.0%
\$10,000 to \$14,999	0	0.0%	0	0.0%	0	0.0%
\$15,000 to \$19,999	0	0.0%	0	0.0%	0	0.0%
\$20,000 to \$24,999	0	0.0%	0	0.0%	0	0.0%
\$25,000 to \$29,999	0	0.0%	0	0.0%	0	0.0%
\$30,000 to \$34,999	0	0.0%	0	0.0%	10	25.0%
\$35,000 to \$39,999	0	0.0%	0	0.0%	0	0.0%
\$40,000 to \$44,999	10	25.0%	0	0.0%	0	0.0%
\$45,000 to \$49,999	0	0.0%	0	0.0%	0	0.0%
\$50,000 to \$59,999	0	0.0%	0	0.0%	0	0.0%
\$60,000 to \$69,999	10	25.0%	0	0.0%	0	0.0%
\$70,000 to \$79,999	0	0.0%	0	0.0%	10	25.0%
\$80,000 to \$89,999	0	0.0%	0	0.0%	0	0.0%
\$90,000 to \$99,999	0	0.0%	0	0.0%	10	25.0%
\$100,000 to \$124,999	0	0.0%	0	0.0%	0	0.0%
\$125,000 to \$149,999	0	0.0%	0	0.0%	10	25.0%
\$150,000 to \$199,999	15	37.5%	0	0.0%	0	0.0%
\$200,000 and over	0	0.0%	0	0.0%	0	0.0%
<b>Total renter households</b>	<b>40</b>		<b>65</b>		<b>40</b>	

Source: Statistics Canada, Census of Population, 2006, 2011, 2016 (custom data provided by BC Ministry of Municipal Affairs and Housing)



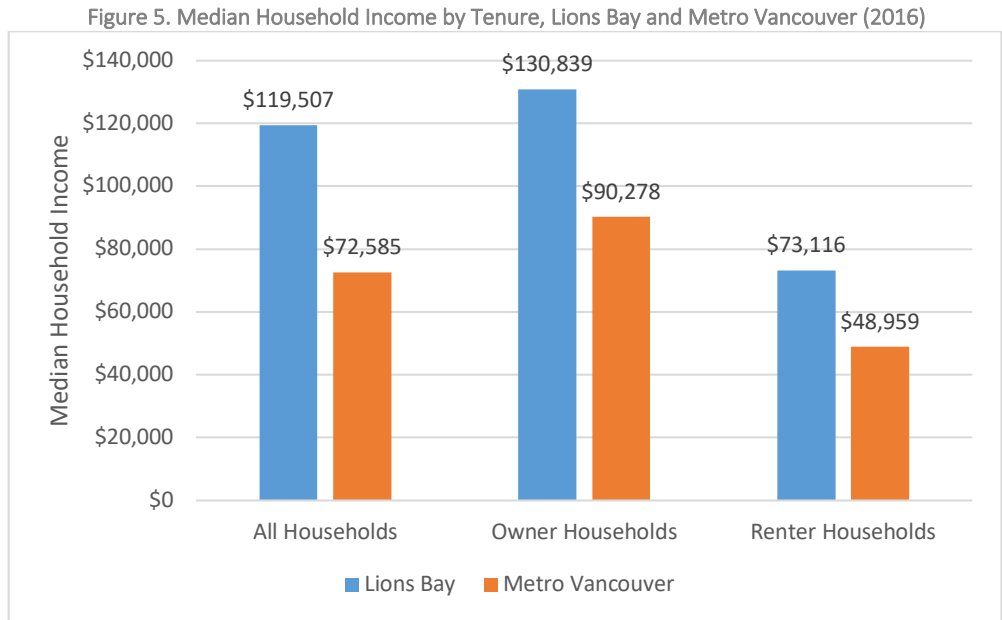
Owners had a higher median income when compared to all households in Lions Bay. With a median household income of \$130,839, owner households made more than 10,000 more than the median income of all households, and almost 60,000 more than the median income of renter households. The median income of owner households was 1.8 times higher than the median income of renter households. Table 12 shows the number and percentage of owner households by household income bracket for the past three census periods.

Table 12. Number and Percentage of Owner Households by Household Income Bracket (Constant 2015\$), Lions Bay (2006, 2011, 2016)

Household Income	2006		2011		2016	
Under \$ 5,000	10	2.1%	0	0.0%	0	0.0%
\$5,000 to \$9,999	0	0.0%	0	0.0%	10	2.2%
\$10,000 to \$14,999	0	0.0%	0	0.0%	0	0.0%
\$15,000 to \$19,999	15	3.2%	0	0.0%	0	0.0%
\$20,000 to \$24,999	20	4.2%	0	0.0%	0	0.0%
\$25,000 to \$29,999	10	2.1%	0	0.0%	15	3.3%
\$30,000 to \$34,999	10	2.1%	0	0.0%	0	0.0%
\$35,000 to \$39,999	10	2.1%	0	0.0%	10	2.2%
\$40,000 to \$44,999	0	0.0%	0	0.0%	10	2.2%
\$45,000 to \$49,999	20	4.2%	0	0.0%	0	0.0%
\$50,000 to \$59,999	0	0.0%	0	0.0%	25	5.6%
\$60,000 to \$69,999	25	5.3%	0	0.0%	25	5.6%
\$70,000 to \$79,999	10	2.1%	15	3.5%	25	5.6%
\$80,000 to \$89,999	30	6.3%	25	5.8%	0	0.0%
\$90,000 to \$99,999	50	10.5%	0	0.0%	45	10.0%
\$100,000 to \$124,999	55	11.6%	115	26.7%	45	10.0%
\$125,000 to \$149,999	25	5.3%	50	11.6%	40	8.9%
\$150,000 to \$199,999	75	15.8%	115	26.7%	55	12.2%
\$200,000 and over	100	21.1%	60	14.0%	135	30.0%
<b>Total owner households</b>	<b>475</b>		<b>430</b>		<b>450</b>	

Source: Statistics Canada, Census of Population, 2006, 2011, 2016 (custom data provided by BC Ministry of Municipal Affairs and Housing)

Finally, Figure 5 compares the median household incomes in Lions Bay and Metro Vancouver by household tenure, highlighting the significantly higher incomes of owner households compared with renter households.



Source: Statistics Canada, Census of Population, 2016 (custom data provided by BC Ministry of Municipal Affairs and Housing)

## 2.3 ECONOMY & EMPLOYMENT

### Labour Force

The local economy has a significant impact on housing need and demand. Lions Bay’s participation rate was higher than that of Metro Vancouver and the province as a whole. Its unemployment rate was lower than Metro Vancouver’s and BC’s, as shown in Table 13.

The number of workers in the labour force decreased by 3.1% between 2006 and 2016, despite the slight increase of 0.5% in the overall population of Lions Bay over the same period.

Table 13. Labour Force Statistics, Lions Bay, Metro Vancouver, and BC (2016)

	Lions Bay	Metro Vancouver	British Columbia
Total Population Aged 15 Years and Over	1,130	2,064,615	3,870,375
In Labour Force	775	1,355,520	2,471,665
Employed	745	1,276,900	2,305,690
Unemployed	30	78,620	165,975
Not In Labour Force	355	709,095	1,398,710
Participation Rate	68.6%	65.7%	63.9%
Unemployment Rate	3.9%	5.8%	6.7%

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

The largest proportion of workers residing in Lions Bay worked (regardless of whether their place of work was in Lions Bay or not) in the professional, scientific and technical services (18.1% of the workforce), arts, entertainment, and recreation (9.0% of the workforce), educational services (8.4%), and retail trade (8.4% of the workforce). Table 14 displays the number and percentage of workers by industry for the past three Census periods for workers who lived in Lions Bay.

Table 14. Number and Percentage of Workers by NAICS Sector, for workers who lived in Lions Bay (2006, 2011, 2016)

Sector	2006		2011		2016	
Industry - Not applicable	0	0.0%	0	0.0%	15	1.9%
All industry categories	800	100.0%	790	100.6%	760	98.1%
Agriculture, forestry, fishing and hunting	0	0.0%	0	0.0%	0	0.0%
Mining, quarrying, and oil and gas extraction	0	0.0%	0	0.0%	0	0.0%
Utilities	0	0.0%	0	0.0%	0	0.0%
Construction	55	6.9%	25	3.2%	55	7.1%
Manufacturing	25	3.1%	50	6.4%	25	3.2%
Wholesale trade	35	4.4%	15	1.9%	10	1.3%
Retail trade	65	8.1%	50	6.4%	65	8.4%
Transportation and warehousing	15	1.9%	0	0.0%	20	2.6%
Information and cultural industries	35	4.4%	70	8.9%	50	6.5%
Finance and insurance	35	4.4%	25	3.2%	50	6.5%
Real estate and rental and leasing	15	1.9%	35	4.5%	10	1.3%
Professional; scientific and technical services	180	22.5%	160	20.4%	140	18.1%
Management of companies and enterprises	0	0.0%	0	0.0%	0	0.0%
Administrative and support; waste management and remediation services	80	10.0%	40	5.1%	40	5.2%
Educational services	50	6.3%	80	10.2%	65	8.4%
Health care and social assistance	40	5.0%	20	2.5%	50	6.5%
Arts; entertainment and recreation	10	1.3%	50	6.4%	70	9.0%
Accommodation and food services	55	6.9%	15	1.9%	40	5.2%
Other services (except public administration)	55	6.9%	0	0.0%	40	5.2%
Public administration	35	4.4%	90	11.5%	30	3.9%
<b>Total</b>	<b>800</b>		<b>785</b>		<b>775</b>	

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

## Commuting Destination

In Metro Vancouver, commuting destination is also an important factor when considering a household's housing and transportation cost burden. The large majority of Lions Bay residents (88.0%) commuted to a different part of the region for work, compared to 6.5% who both lived and worked within Lions Bay. Table 15 shows the breakdown of commuting destinations for workers with a usual place of work (workers who have a specific work address outside their home).

Table 15. Number and Percentage of Workers with a Usual Place of Work by Commuting Destination, Lions Bay (2016)

Commuting Destination	2016	
Within Lions Bay	30	6.5%
Within Region of Metro Vancouver but outside Lions Bay	405	88.0%
Within BC but outside of Metro Vancouver	20	4.3%
To a different Province or Territory	10	2.2%
<b>Total - Worker Population with a Usual Place of Work</b>	<b>460</b>	<b>100%</b>

Source: Statistics Canada, Census of Population, 2016

## Mobility

Mobility status provides information about the movement of residents. Non-movers are persons who lived in the same residence as on the same date 5 years earlier. Non-migrants are persons who did not live in the same residence 5 years earlier, but who still lived in Lions Bay (moved within the Census Subdivision). Migrants include both internal migrants (who lived in a different municipality or province within Canada 5 years ago), and external migrants (those who did not live in Canada 5 years ago).

Table 16. Mobility Status as Compared to 5 Years Ago, Lions Bay (2006, 2011, 2016)

Mobility Status	2006		2011		2016	
	Count	Percentage	Count	Percentage	Count	Percentage
Non-movers	895	71.3%	985	78.5%	830	62.4%
Non-migrants	110	8.8%	40	3.2%	65	4.9%
Migrants	245	19.5%	230	18.3%	435	32.7%
<b>Total</b>	<b>1,255</b>	<b>100.0%</b>	<b>1,255</b>	<b>100.0%</b>	<b>1,330</b>	<b>100.0%</b>

Source: Statistics Canada, 2006 Census of Population, 2011 National Household Survey, 2016 Census of Population

As shown in Table 16, 62.4% of Lions Bay residents were non-movers according to the 2016 Census, meaning they had lived in the same residence five years ago. Movement from other parts of Canada and other countries is an important source of new residents to many parts of the Metro Vancouver region, and has an impact on housing supply.

### 3. HOUSING PROFILE

The housing profile section provides an overview of key housing indicators for Lions Bay, including dwelling units currently occupied and available, changes in the housing stock, and housing values. Where it is relevant, Metro Vancouver and the Province of BC are used as a benchmark for comparison.

#### 3.1 HOUSING SUPPLY

##### Housing Unit Types

Almost all of the 495 housing units in Lions Bay were single-detached houses (94.9%). Following this housing type, row houses were the next most common form of housing, comprising 4.0% of the total housing units. Table 17 shows dwelling units by structure type in Lions Bay during the past three Census periods.

Table 17. Number and Percentage of Dwelling Units by Structure Type, Lions Bay (2006, 2011, 2016)

Structure Type	2006		2011		2016	
Single-detached house	460	89.3%	450	89.1%	470	94.9%
Semi-detached house	0	0.0%	0	0.0%	0	0.0%
Apartment (duplex)	25	4.9%	15	3.0%	0	0.0%
Row house	20	3.9%	20	4.0%	20	4.0%
Apartment (fewer than 5 storeys)	0	0.0%	15	3.0%	5	1.0%
Apartment (5 or more storeys)	0	0.0%	0	0.0%	0	0.0%
Other single-attached house	0	0.0%	5	1.0%	0	0.0%
Movable dwelling	0	0.0%	0	0.0%	0	0.0%
<b>Total</b>	<b>515</b>	<b>100%</b>	<b>505</b>	<b>100%</b>	<b>495</b>	<b>100%</b>

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

In terms of the breakdown of housing units by type (i.e. number of bedrooms), virtually all of Lions Bay's housing units (99.0%) was housing that could be suitable for families (2 bedroom or 3+ bedroom units). Between 2006 and 2016, there was an increase in the number of dwelling units with 4 or more bedrooms, and a decrease in units with 2 bedrooms. Table 18 shows the dwelling units by number of bedrooms in Lions Bay during the past three Census periods.

Table 18. Number and Percentage of Dwelling Units by Number of Bedrooms, Lions Bay (2006, 2011, 2016)

Number of Bedrooms	2006		2011		2016	
0 bedrooms	0	0.0%	0	0.0%	0	0.0%
1 bedroom	0	0.0%	25	5.0%	0	0.0%
2 bedrooms	120	23.1%	45	9.0%	85	17.2%
3+ bedrooms	385	74.0%	435	87.0%	405	81.8%
<b>Total</b>	<b>520</b>	<b>100%</b>	<b>500</b>	<b>100%</b>	<b>495</b>	<b>100%</b>

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

According to the 2016 Census, almost two thirds of dwelling units in Lions Bay were built prior to 1981 (64.6%). Table 19 shows information on dwelling units in Lions Bay by period of construction.

Table 19. Number and Percentage of Dwelling Units by Period of Construction, Lions Bay (2016)

Period of Construction	2016	
1960 or before	25	5.1%
1961 to 1980	295	59.6%
1981 to 1990	80	16.2%
1991 to 2000	60	12.1%
2001 to 2005	10	2.0%
2006 to 2011	15	3.0%
2011 to 2016	10	2.0%
<b>Total</b>	<b>495</b>	<b>100.0%</b>

Source: Statistics Canada, Census of Population, 2016

## Rental Housing

Due to the small population size of the village of Lions Bay and associated confidentiality concerns, data on the rental market is not available through Statistics Canada or the Canada Mortgage and Housing Corporation.

## Non-Market Housing

Non-market housing is affordable housing that is owned or subsidized by government, non-profits, or housing cooperatives; where the housing is provided at below market rents or prices. Non-market housing is found across the housing spectrum, ranging from emergency housing, to supportive housing and cooperatives.

BC Housing assists in meeting the needs of BC's most vulnerable residents through the provision of affordable non-market housing, and by making housing in the private rental market more affordable through the provision of rent supplements.

The information in this section is based on BC Housing's summary of housing units identified as emergency, supportive and independent housing in Lions Bay.

Table 20 summarizes the number of dwelling units that were identified by BC Housing as non-market units in Lions Bay and Metro Vancouver in 2020, and Table 21 summarizes the total number of non-market housing units and shelter beds specifically available for the homeless population in Lions Bay and Metro Vancouver.

Table 20. Number of Dwelling Units that are Non-Market (Subsidized) Units, Lions Bay and Metro Vancouver (2020)

Community	Transitional Supported and Assisted Living	Independent Social Housing		Total Units
		Low Income Families	Low Income Seniors	
Lions Bay	0	0	0	0
Metro Vancouver	9,477	10,834	13,296	33,607

Source: BC Housing

Table 21. Number of Housing Units and Shelter Beds for the Homeless, Lions Bay and Metro Vancouver (2020)

Community	Housing Units for the Homeless	Shelter Beds	Total
Lions Bay	0	0	0
Metro Vancouver	7,565	1,339	8,904

Source: BC Housing

## Changes in Housing Stock

Housing completions are a measure of increasing housing supply. Table 22 shows housing completions by structure type over time in Lions Bay. Since 2011, the number of housing completions has varied, averaging one completion per year. All completions in Lions Bay have been for single detached homes. There have been no purpose-built rental housing completions since 2011.

Table 22. Number of Housing Completions by Structure Type, Lions Bay (2011 to 2020)

Housing Completions	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Secondary Suite	0	0	0	0	0	0	0	0	0	0
Single Detached	3	1	0	1	3	1	0	1	1	2
Semi-Detached	0	0	0	0	0	0	0	0	0	0
Row House	0	0	0	0	0	0	0	0	0	0
Apartment	0	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>3</b>	<b>1</b>	<b>0</b>	<b>1</b>	<b>3</b>	<b>1</b>	<b>0</b>	<b>1</b>	<b>1</b>	<b>2</b>

Source: Canada Mortgage and Housing Corporation

Note: 2019 data for secondary suite is combined into apartment category.

As housing developments age over time, the renewal and redevelopment of these dwellings can result in demolitions. Demolitions affect net additions to the housing stock. There were no housing demolitions in Lions Bay between 2011 and 2018, but 2019 saw 3 demolitions. Table 25 shows the number of housing demolitions by structure type from 2011 to 2019.

Table 23. Number of Housing Demolitions by Structure Type, Lions Bay (2011 to 2019)

Housing Demolitions	2011	2012	2013	2014	2015	2016	2017	2018	2019
Single Detached	0	0	0	0	0	0	0	0	3
Duplex	0	0	0	0	0	0	0	0	0
Row house	0	0	0	0	0	0	0	0	0
Apartment	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3</b>

Source: Canada Mortgage and Housing Corporation

## 3.2 HOUSING MARKET CONDITIONS

### Housing Values

Tables 24 and 25 show the median values of housing for all units, by structure type, and by types of housing unit (0, 1, 2, 3, and 4+ bedrooms) in Lions Bay based on data from the 2016 Census of Population. In 2016 the median housing value for single-detached houses was \$1,499,183. Median housing values were highest for dwellings with 4 or more bedrooms (\$1,503,882).

Table 24. Median Housing Values by Structure Type, Lions Bay (2016)

Structure Type	Number of Dwellings	Median Value
Single-detached house	425	\$1,499,183
Apartment (5 or more storeys)	-	-
Apartment (fewer than 5 storeys)	10	-
Apartment (duplex)	-	-
Row house	15	-
Semi-detached house	-	-
<b>Total</b>	<b>455</b>	<b>\$1,396,636</b>

Source: Statistics Canada, Census of Population, 2016

Table 25. Median Housing Values by Number of Bedrooms, Lions Bay (2016)

Number of Bedrooms	Number of Dwellings	Median Value
0 bedrooms	0	-
1 bedroom	0	-
2 bedrooms	80	\$1,101,730
3 bedrooms	180	\$1,300,220
4+ bedrooms	195	\$1,503,882
<b>Total</b>	<b>455</b>	<b>\$1,396,636</b>

Source: Statistics Canada, Census of Population, 2016



## Sale Prices

The Real Estate Board of Greater Vancouver also tracks home sales in the Metro Vancouver region through the MLSLink Housing Price Index® (MLSLink HPI®) which measures benchmark or typical home prices. The MLSLink® Housing Price Index (HPI), established in 1995, is modelled on the Consumer Price Index. Instead of measuring goods and services, the HPI measures the change in the price of housing features. Thus, the HPI measures typical, pure price change (inflation or deflation). The HPI benchmarks represent the price of a typical property within each market. The HPI takes into consideration what averages and medians do not – items such as lot size, age, and number of bedrooms, for example. Each month's sales determine the current prices paid for bedrooms, bathrooms, fireplaces, etc. and apply those new values to the 'typical' house model.

Data for Lions Bay, along with other smaller municipalities, is not available.

## Affordable Sales

Metro Vancouver is often identified as having the highest home prices relative to household income in North America. Factors such as sale price, household income and mortgage rates impact affordability within the ownership market. Ownership units are considered to be affordable if households with median household income can purchase the unit, with 10% down, 25-year amortization period and pay no more than 30% of their income. Based on these considerations the estimated affordable price is set at \$420,000 (previously set to \$385,000 for 2011-2015).

Data for Lions Bay, along with other smaller municipalities, is not available.

## Rental Prices

Data on rental prices is collected by the Canada Mortgage and Housing Corporation. Data for Lions Bay, along with other smaller municipalities, is not available.

## Affordable Rents

Affordability is a function of high housing costs relative to incomes and it can be made worse if rents grow at a faster rate than incomes. Affordability pressures can also be more severe for households falling at the lower end of the income distribution.

Rental units are considered to be affordable to a household if that household spends 30% or less of their household income on rent. Based on this consideration, units that rent for \$940 per month or less are deemed to be affordable for households earning \$37,500 per year (approximately 50% of the 2016 regional median household income), and units that rent between \$940 and \$1,500 are deemed to be affordable for households earning \$60,000 (approximately 80% of the 2016 regional median household income).

Data for Lions Bay, along with other smaller municipalities, is not available.

### 3.3 HOUSING INDICATORS

#### Affordability

According to Statistics Canada, affordability means housing that costs less than 30% of a household's before-tax household income, including the following costs:

- For renters: rent and any payments for electricity, fuel, water and other municipal services;
- For owners: mortgage payments (principal and interest), property taxes, and any condominium fees, along with payments for electricity, fuel, water and other municipal services.

In 2016, 22.2% of all private households (110 households) were living below the affordability standard in Lions Bay. Table 26 shows the number and percentage of households in Lions Bay spending 30% or more of their income on shelter costs but less than 100% for the three most recent census periods.

The proportion of owner households spending 30%-100% of their income on shelter costs in Lions Bay (19.8%) was slightly lower than that in the Metro Vancouver region as a whole (20.3%) but higher than the proportion province-wide (17.1%) in 2016. In Lions Bay, Metro Vancouver, and BC, significantly more renter households spent 30%-100% of their income on shelter costs. In Lions Bay, 55.6% of renter households fell below the affordability standard, which was higher than the proportion of Metro Vancouver renter households (33.8%) and BC renter households (35.2%).

Table 26. Households Spending 30%-100% of Their Income on Shelter by Tenure, Lions Bay (2006, 2011, 2016)

Affordability	2006		2011		2016	
Total Private Households	515	100%	500	100%	495	100%
Below the affordability standard	75	14.6%	95	19.0%	110	22.2%
Owner Households	470	100%	435	100%	455	100%
Below the affordability standard	70	14.9%	90	20.7%	90	19.8%
Renter Households	40	100%	70	100%	45	100%
Below the affordability standard	0	0.0%	10	14.3%	25	55.6%

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

#### Adequacy

Adequacy refers to housing that does not require any major repairs, according to its residents. Table 27 shows that the proportion of private households in Lions Bay requiring major repair increased between 2006 and 2016. In 2016, 60 households experienced adequacy challenges representing 12.1% of all households.

Table 27. Households Requiring Major Repair by Tenure, Lions Bay (2006, 2011, 2016)

Adequacy (Requiring Major Repair)	2006		2011		2016	
Total Private Households	515	100%	500	100%	495	100%
Below the adequacy standard	40	7.8%	25	5.0%	60	12.1%
Owner Households	475	100%	430	100%	455	100%
Below the adequacy standard	45	9.5%	20	4.7%	40	8.8%
Renter Households	40	100%	70	100%	45	100%
Below the adequacy standard	0	0.0%	0	0.0%	15	33.3%

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

## Suitability

Suitability is a measure of whether housing has enough bedrooms for the size and make-up of the resident households, according to National Occupancy Standard (NOS) requirements. As shown in Table 28, there were no households living in overcrowded conditions in Lions Bay in 2016.

Table 28. Households Living in Overcrowded Conditions by Tenure, Lions Bay (2006, 2011, 2016)

Suitability (Overcrowding)	2006		2011		2016	
Total Private Households	515	100%	500	100%	495	100%
Below the suitability standard	0	0.0%	0	0.0%	0	0.0%
Owner Households	475	100%	430	100%	455	100%
Below the suitability standard	0	0.0%	0	0.0%	0	0.0%
Renter Households	40	100%	70	100%	45	100%
Below the suitability standard	0	0.0%	0	0.0%	0	0.0%

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

## Homelessness

The Metro Vancouver regional Homeless Count, which occurs every three years, provides a point-in-time snapshot of homelessness in the region. Data for Lions Bay, and other smaller municipalities, is not available.

## Social Housing Waitlist

BC Housing collects data on households that have applied for social housing in Metro Vancouver through the Housing Registry, a centralized database for those non-profit housing providers that have chosen to participate. The waitlist tracks applicant households by municipality across the region, as well as by specific characteristics including family or single person households, seniors, persons with disabilities and households needing wheelchair access. Data for Lions Bay was not available.

## APPENDIX: GLOSSARY

**ADEQUATE** in relation to housing, means that, according to the residents in the housing, no major repairs are required to the housing.

**AFFORDABLE HOUSING** has shelter costs equal to less than 30% of total before-tax household income.

**APARTMENT** means a dwelling unit in a building with three or more dwelling units. Typically, apartments are classified as either: (a) apartment in a building that has fewer than five storeys; and, (b) apartment in a building that has five or more storeys.

**APARTMENT (DUPLEX)** means one of two dwellings, located one above the other, may or may not be attached to other dwellings or buildings. Apartment (duplex) units are commonly the main units and the secondary suite units in houses with secondary suites.

**CENSUS DIVISION** the general term for provincially legislated areas (such as county and regional district) or their equivalents. Census divisions are intermediate geographic areas between the province/territory level and the municipality (census subdivision).

**CENSUS SUBDIVISION** the general term for municipalities (as determined by provincial/territorial legislation) or areas treated as municipal equivalents for statistical purposes.

**COOPERATIVE HOUSING** is a type of housing that residents own and operate as part of a membership.

**CORE HOUSING NEED** means a household living in housing that falls below at least one of the adequacy, affordability or suitability standards and that would have to spend 30% or more of its total before-tax income to pay the median rent of alternative local housing that is acceptable.

**DWELLING STRUCTURAL TYPE** refers to the structural characteristics and/or dwelling configuration, that is, whether the dwelling is a single-detached house, an apartment in a high-rise building, a row house, a mobile home, etc.

**EXTREME CORE HOUSING NEED** has the same meaning as core housing need except that the household has shelter costs for housing that are more than 50% of total before-tax household income;

**HOMELESSNESS** is the situation of an individual or family that does not have a permanent address or residence.

**HOUSEHOLD** refers to a person or a group of persons who occupy the same dwelling.

**MARKET HOUSING** means housing that is privately owned by an individual (or a company) who generally does not receive direct subsidies to purchase or maintain it. Prices are set by the private market.

**MEDIAN** is the value which is in the centre of a group of values.

**MIGRANT** means a migrant within the meaning of the Mobility and Migration Reference Guide, published by Statistics Canada for the 2016 Census. For the purposes of this report, migrants include both internal migrants (who lived in a different municipality or province within Canada 5 years ago), and external migrants (those who did not live in Canada 5 years ago).

**MOBILITY STATUS** means a mobility status within the meaning of the Mobility and Migration Reference Guide, published by Statistics Canada for the 2016 Census;

**MOVABLE DWELLING** means a single dwelling, other than a mobile home, used as a place of

residence, but capable of being moved on short notice, such as a tent, recreational vehicle, travel trailer houseboat, or floating home.

**MOVER** means a mover within the meaning of the Mobility and Migration Reference Guide, published by Statistics Canada for the 2016 Census. For the purposes of this report, movers are persons who did not live in the same residence as on the same date 5 days earlier. Movers include before non-migrants and migrants.

**NAICS** means the North American Industry Classification System Canada 2012, published by Statistics Canada;

**NAICS sector** means a sector established by the NAICS.

**NON-MIGRANT** means a non-migrant within the meaning of the Mobility and Migration Reference Guide, published by Statistics Canada for the 2016 Census. For the purposes of this report, non-migrants are persons who did not live in the same residence 5 years earlier, but who still lived in the same census subdivision (moved within the Census Subdivision)

**NON-MOVER** means a non-mover within the meaning of the Mobility and Migration Reference Guide, published by Statistics Canada for the 2016 Census. For the purposes of this report, non-movers are persons who lived in the same residence as on the same date 5 years earlier.

**NON-MARKET HOUSING** means affordable housing that is owned or subsidized by government, a non-profit society, or a housing cooperative; whereby rent or mortgage payments are not solely market driven.

**OTHER SINGLE-ATTACHED HOUSE** means a single dwelling that is attached to another building and that does not fall into any of the other dwelling structural types, such as a single dwelling attached to a non-residential structure (e.g., a store or a church) or occasionally to another residential structure (e.g., an apartment building).

**OWNER HOUSEHOLD** refers to a private household where some member of the household owns the dwelling, even if it is still being paid for.

**PARTICIPATION RATE** means the total labour force in a geographic area, expressed as a percentage of the total population of the geographic area;

**PRIMARY RENTAL MARKET** means a market for rental housing units in apartment structures containing at least 3 rental housing units that were purpose-built as rental housing;

**RENTAL ASSISTANCE PROGRAM (RAP)** is a type of rent supplement program that BC Housing offers to eligible low-income families.

**RENTER HOUSEHOLD** refers to private households where no member of the household owns their dwelling.

**ROW HOUSE** means one of three or more dwellings joined side by side (or occasionally side to back), such as a townhouse or garden home, but not having any other dwellings either above or below. Townhouses attached to a high-rise building are also classified as row houses.

**SECONDARY RENTAL MARKET** means a market for rental housing units that were not purpose-built as rental housing;

**SEMI-DETACHED DWELLING** means one of two dwellings attached side by side (or back to back) to each other, but not attached to any other dwelling or structure (except its own garage or shed). A semi-detached

dwelling has no dwellings either above it or below it, and the two units together have open space on all sides.

**SHELTER AID FOR ELDERLY RENTERS (SAFER)** is a type of rent supplement program that BC Housing offers to eligible low-income older adults and people with disabilities.

**SINGLE-DETACHED DWELLING** means a single dwelling not attached to any other dwelling or structure (except its own garage or shed). A single-detached house has open space on all sides, and has no dwellings either above it or below it.

**STRUCTURE TYPE** see 'Dwelling Structural Type'.

**SUBSIDIZED HOUSING** refers to whether a renter household lives in a dwelling that is subsidized. Subsidized housing includes rent geared to income, social housing, public housing, government-assisted housing, non-profit housing, rent supplements and housing allowances.

**SUITABLE HOUSING** means housing that has enough bedrooms for the size and make-up of resident households, according to National Occupancy Standard (NOS) requirements.

**TENURE** refers to whether the household owns or rents their private dwelling.