



THE MUNICIPALITY OF THE VILLAGE OF LIONS BAY



**Village of Lions Bay Official Community Plan  
Designation Bylaw No. 408, 2008,  
Amendment Bylaw No. 612, 2022**

**Adopted: August 3, 2022**

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## **Bylaw No. 612, 2022**

### **A bylaw to amend Official Community Plan Bylaw No. 408, 2008**

**WHEREAS** the Council of the Village of Lions Bay has adopted Official Community Plan Bylaw No. 408, 2008, as amended;

**AND WHEREAS** Part 13, Division 5 of the *Local Government Act* requires that an official community plan must include a regional context statement identifying the relationship between the official community plan and the matters referred to in section 429 (2) [*required content for regional growth strategy*] and any other regional matters included under section 429 (3) [*additional content*], and if applicable, how the official community plan is to be made consistent with the regional growth strategy over time;

**AND WHEREAS** the Council of the Village of Lions Bay has considered whether consultation is required under section 475 of the *Local Government Act*;

**AND WHEREAS** a Public Hearing has been held in accordance with Division 3 of Part 14 of the *Local Government Act*;

**NOW THEREFORE** the Council of the Village of Lions Bay, in open meeting assembled, enacts as follows:

1. This Bylaw may be cited as “Village of Lions Bay Official Community Plan Designation Bylaw No. 408, 2008, Amendment Bylaw No. 612, 2022.”
2. “Village of Lions Bay Official Community Plan Bylaw No. 408, 2008” is amended by:
  - (a) Striking the word “semi-rural” where it appears in section 9.1 and inserting in its place the word “rural”;
  - (b) Deleting the existing Regional Context Statement at section 6.0 and replacing it with the Regional Context Statement attached to this bylaw as Schedule “A”.

**READ A FIRST TIME**

**February 1, 2022**

**THE OFFICIAL COMMUNITY PLAN, AS AMENDED,  
HAS BEEN CONSIDERED IN CONJUNCTION WITH  
THE VILLAGE OF LIONS BAY FINANCIAL PLAN AND  
ANY APPLICABLE WASTE MANAGEMENT PLANS  
PURSUANT TO THE LOCAL GOVERNMENT ACT**

**AND READ A SECOND TIME  
PUBLIC HEARING HELD ON**

**February 1, 2022  
February 22, 2022**

**READ A THIRD TIME** **March 1, 2022**

**RECINDED, AMENDED AND RE-READ A THIRD TIME** **July 20, 2022**

**ACCEPTED BY THE METRO VANCOUVER REGIONAL  
DISTRICT BOARD** **July 29, 2022**

**ADOPTED BY THE COUNCIL** **August 3, 2022**

\_\_\_\_\_  
**Mayor**

\_\_\_\_\_  
**Corporate Officer**

**Certified a true copy of Village of Lions Bay  
Official Community Plan Designation Bylaw  
No. 408, 2008, Amendment Bylaw No. 612, 2022  
as adopted.**

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## 6.0 Regional Context Statement

### 6.1 Municipality of Lions Bay Amended Regional Context Statement

Section 446 of the BC Local Government Act requires that every municipality's Official Community Plan (OCP) include a Regional Context Statement (RCS) to demonstrate how the OCP supports the local Regional District's Regional Growth Strategy (RGS). Lions Bay is unique in its Regional District, Metro Vancouver, in that it has been designated within Metro 2040 as being within the defined Urban Containment Boundary, but outside the Greater Vancouver Sewerage and Drainage District and Greater Vancouver Water District. Lions Bay completed its current OCP in 2009 and will soon embark on a thorough OCP review. In the interim, community consultation has identified that residents clearly see the Village of Lions Bay as a rural community and wish to see the Lions Bay RGS Land Use Designation amended from General Urban to Rural. This amended RCS includes work-towards statements that will inform the next OCP update.

According to the 2016 federal census, Lions Bay had 1,334 people living in 547 private dwellings, a slight decline in population, and increase in age, from the censuses of 2006 and 2001. In mid-2015, the Village had four commercial enterprises (a marina, a boat service centre, a general store & café, and a real estate office), plus numerous home-based businesses. Due to topography and limited supply of land, there are limitations to growth. Lions Bay does not foresee this changing substantially. Long term (2040) population growth will depend upon future public consultation on housing preferences during the next OCP update. Village attributes include:

- Magnificent views, abundant trees and adequate clean water
- School District 45's Lions Bay Elementary School with capacity for 60 K-3 students (enrollment in 2022 it was 33).
- A modern highway accessing downtown Vancouver in 30 minutes (and Squamish in 40, Whistler in 70)

<sup>1</sup> Which houses Lions Bay Fire & Rescue's Fire Hall 1 (2 engines, 1 rescue truck and a wildfire trailer), a BC Ambulance station, and Lions Bay Search and Rescue.

- Centennial Trail, Pride Trail, Isleview Trail and numerous volunteer-built trails inside and outside the Village limits.

Municipally-owned assets include:

- Lions Bay Village Office and Hall
- Klatt Public Safety Building<sup>1</sup>
- Frank Smith Works Yard, including vehicles and equipment
- Lions Bay Beach Park and amenities
- Kelvin Grove Beach Park and amenities
- Brunswick Beach Park
- Wade Park
- Mountain Drive Tennis Court
- Two surface water intakes, treatment plants and potable water distribution systems on Harvey and Magnesia Creeks
- A recently renovated small secondary WWTP serving about 100 of the Village's 550 homes.
- A fire-training facility on Crown leased land at the "Upper Brunswick" gravel pit.
- Undeveloped lands between residential lots and uphill Crown lands
- Some potentially developable excess road rights of way

The Greater Vancouver Regional District's RGS, *Metro Vancouver 2040: Shaping Our Future*<sup>2</sup>, outlines a regional vision—unanimously endorsed by all member municipalities--of achieving "the highest quality of life embracing cultural vitality, economic prosperity, social justice and compassion, all nurtured in and by a beautiful and healthy natural environment." *Metro 2040* lays out five fundamental goals to achieve this vision. Lions Bay's current OCP addresses these goals with the following approaches:

<sup>2</sup> Metro Vancouver's Regional Growth Strategy: *Metro Vancouver 2040 – Shaping our Future* was adopted in July 2011 after unanimous acceptance by the 23 local governments in the region.

## 6.0 Regional Context Statement

### **GOAL 1: Create a Compact Urban Area.**

Metro Vancouver's growth is concentrated in compact communities with access to a range of housing choices, and close to employment, amenities and services. Compact transit- oriented development patterns help reduce greenhouse gas emissions and pollution, and support both the efficient use of land and an efficient transportation network.

The intent of this goal is to focus urban development within the "Urban Containment Boundary" in "Urban Centres" and "Frequent Transit Development Areas," with access to a range of housing choices close to employment, amenities and services.

The change in Lions Bay's designation from "General Urban" to "Rural" in *Metro 2040*, aligns with Lions Bay having no Urban Centres or Frequent Transit Development Areas. Lions Bay is surrounded by Electoral Area A, and is separated from its nearest Metro neighbour municipality, West Vancouver, by 12 km of highway. With its small size (2.53 sq.km) Lions Bay's impact on regional growth is low, and it is unlikely to draw significant urban development.

To produce a more complete community, Lions Bay has formalized secondary suites in line with Policy 4.3(a).

The next OCP will consider if development options described in 4.3(b) to provide alternative housing for a broader array of the community's existing and future demographic and socio-economic composition are consistent with residents' vision for the future of the Village.

**STRATEGY 1.1:** Contain urban development within the Urban Containment Boundary

Having declared a climate emergency earlier this year, Lions Bay supports one of the regional plan's most fundamental elements, namely ensuring that growth is concentrated within the Urban Containment Boundary.

While Lions Bay will review the adequacy of its housing stock within the existing Village boundary there is very limited undeveloped land within the boundary for new development (RCS Map 1: Lions Bay Regional Land use Designations).

## 6.0 Regional Context Statement

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| <p><b>STRATEGY 1.2:</b> Focus growth in Urban Centres and Frequent Transit Development Areas</p>   | <p>Most RGS policies are not applicable in Lions Bay, which has no Urban Centres and no Frequent Transit Development Areas. However, the existing OCP does encourage secondary suites and exploration with the community of modest increases in residential density (policy 4.3 a, b).</p>  |
| <p><b>STRATEGY 1.3</b> Protect Rural areas from urban development</p>  | <p>By providing for a Rural Land Use Designation, Lions Bay will be in a strong position to ensure any future development is at a level consistent with its own vision of its unique rural character.</p>   |
| <p><b>GOAL 2: Support a Sustainable Economy.</b></p> <p>The land base and transportation systems required to nurture a healthy business sector are protected and supported. This includes supporting regional employment and economic growth. Industrial and agricultural land is protected and commerce flourishes in Urban Centres throughout the region</p> <p><b>STRATEGY 2.1</b> Promote land development patterns that support a diverse regional economy and employment close to where people live</p> <p><b>STRATEGY 2.2</b> Protect the supply of industrial land</p> <p><b>STRATEGY 2.3</b> Protect the supply of agricultural land and promote agricultural viability with an emphasis on food production</p> | <p>Lions Bay's location, small population and limited infrastructure constrain its ability to contribute to the larger regional economy. Lions Bay has no industrial or agricultural lands. However, many people in Lions Bay work from home (160 according to the 2016 census) and there is a policy in the current OCP (4.3d) that encourages home-based businesses.</p> <p>Nonetheless, recognizing that residential is the lowest property tax rate classification, the next OCP update may seek to encourage opportunities for business and commercial development in suitable spaces.</p> <p>This is an area in which we cannot influence the region in a significant manner, however, Lions Bay enjoys a robust network of home-based businesses that provide employment, services, products and activities for residents close to home. Further, as a result of the pandemic, more residents now work from home. Council will continue to support this trend in the interests of reducing commuter traffic in the region, enhancing the quality of life for residents, especially working parents, and to encourage the influx of young families, a positive result of the pandemic.</p> <p>The Village has become a destination as well as a stopping point for travelers along the Sea to Sky Highway, whether to visit the local café or our beaches or to hike local trails. In this way, we contribute to the vital tourism industry in the region which we will continue to support.</p> <p>The agricultural land in the region is of vital importance to all of us. As such, we strongly support the efforts of Metro to preserve land designated for agriculture.</p> |

## 6.0 Regional Context Statement

### **GOAL 3: Protect the Environment and Respond to Climate Change Impacts.**

Metro Vancouver's vital ecosystems continue to provide the essentials of life – clean air, water and food. A connected network of habitats is maintained for a wide variety of wildlife and plant species. Protected natural areas provide residents and visitors with diverse recreational opportunities. Strategies also help Metro Vancouver and member municipalities meet their greenhouse gas emission targets, and prepare for, and mitigate risks from, climate change and natural hazards.

**STRATEGY 3.1** Protect Conservation and Recreation lands

**STRATEGY 3.2** Protect and enhance natural features and their connectivity

**STRATEGY 3.3** Encourage land use and transportation infrastructure that reduce energy consumption and greenhouse gas emissions, and improve air quality

Regional strategies to achieve this goal focus on protecting Conservation and Recreation lands, which includes enhancing natural features and their connectivity. The intent is also to encourage land use and transportation patterns that reduce energy consumption and greenhouse gas emissions and enable municipalities to mitigate and adapt to climate change and withstand risk of natural hazards. We are proud to have played a supporting role in the creation of Canada's 19<sup>th</sup> UNESCO Biosphere, the Átl'ka7tsem Howe Sound Biosphere Region

As identified on RCS Map 1, there are no regionally-designated Conservation and Recreation areas within Lions Bay, but Lions Bay is surrounded by regionally-designated 'Conservation and Recreation' lands and supports the principles behind the designation, including a buffer for urban growth as stated in OCP Policy 4.2.

Policies 4.2 (a) and (b) of the current OCP encourage conservation and stewardship of the watershed areas both inside and outside the village boundaries. Beyond its boundaries, Lions Bay's three watersheds with provincial water licenses on Magnesia, Alberta and Harvey Creeks are designated Conservation and Recreation in *Metro 2040*. Harvey and Magnesia creeks have wide riparian areas designated as Conservation/Watershed Protection on the 2008 OCP Land Use Map. None of these streams are salmon-bearing, and all three were channelized in the 1980s with large debris catchment basins built on Harvey and Magnesia. The next OCP update may further address how these streams will be protected and Lions Bay intends to create a Source Water Protection Plan.

Since Lions Bay is not supplied with natural gas, home heating is a combination of propane or oil furnace, electric baseboard and wood. While both propane and oil produce GHGs, and it is accepted propane is a better choice of the two so oil furnace replacement campaigns will be undertaken as resources allow with a focus on electrical heat pumps as the preferred option. For many, use of wood burning appliances remains the most viable option, but can create air quality issues, so Learn to Burn and woodstove upgrade programs will continue to be promoted.

Through protection policies and implementation tools in the "Trees, Views and Landscapes Bylaw," Lions Bay will address the management of its significant tree resources.

## 6.0 Regional Context Statement

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|  | <p>Policy 4.7i states a continued focus on reduction, re-use and recycling of solid waste , aimed at addressing GHGs from solid waste, focusing on increasing waste diversion through recycling and organics pickup, now a mandatory part of Metro Vancouver solid waste bylaw. Lions Bay takes pride in the fact that in 2019 it was the lowest per capita producer of garbage in Metro.</p> <p>Climate change impacts have not yet been quantified, but Lions Bay is aware of the risks of sea-level rise, more intense flooding, erosion, subsidence, mudslides, and fire.</p> <p>The Municipality will continue to work towards policies that address the management of riparian and inter-tidal areas, ravines, steep slopes, and other hazard areas.</p> <p>The OCP addresses GHG reduction targets, policies and actions in section 9 and the next OCP update will also consider additional GHG reduction targets and actions. These will include both vehicular and non- vehicular sources.</p>  |
| <b>STRATEGY 3.4</b> Encourage land use and transportation infrastructure that improve the ability to withstand climate change impacts and natural hazard risks | <p>Policies 4.2a and b of the current OCP encourage conservation and stewardship of the watershed areas both inside and outside the village boundaries.</p> <p>Policy 4.2d states the municipality should create a plan for Wildfire Interface protection and a new Community Wildfire Protection Plan will be finalized in 2022.</p> <p>Through policy changes in the OCP update, it is expected that Lions Bay will encourage modest intensification of its existing residential areas and avoid development of areas associated with landslide and wildfire risk. Update(s) will also address flood control and oceanside setback requirements to address risks of sea-level rise.</p> <p>As stated in policy 4.2n, Lions Bay will continue to protect the riparian areas of its creeks and the creeks themselves as channels for potential debris flows. As funding permits, Lions Bay will continue to consider improvements to road drainage to address potential increases in storm-water runoff resulting from higher rainfall intensities associated with climate change.</p> |



## 6.0 Regional Context Statement

### **GOAL 4: Develop Complete Communities.**

Metro Vancouver is a region of communities with a diverse range of housing choices suitable for residents at any stage of their lives. The distribution of employment and access to services and amenities builds complete communities throughout the region. Complete communities are designed to support walking, cycling and transit, and to foster healthy lifestyles.

**STRATEGY 4.1** Provide diverse and affordable housing choices

**STRATEGY 4.2** Develop healthy and complete communities with access to a range of services and amenities

*Metro 2040* identifies a need for complete communities, with a balance of jobs, housing opportunities, and services.

Lions Bay is largely residential, and most residents access employment and services outside the Village. As of January 2022, Municipal records indicate the housing stock consists of 528 single family homes with 58 registered secondary suites (not all of which are necessarily rented at any given time) and another 23 in varying stages of the approval process; there are 26 strata titled townhomes. See RCS Appendix 1 attached.

Policies 4.3a and 4.3b of the current OCP speak to providing for secondary suites and exploring limited opportunities for development to increase housing options.

A draft land use strategy that explored a variety of additional housing forms and locations within Village boundaries was not well received by residents, and a rethink of this strategy will be considered as part of the next OCP update.

Lions Bay's next OCP update may further explore development ideas and areas as described in Policy 4.3b, consider redevelopment of the Public Works yard, and possible long term use of the Upper Brunswick, Crystal Falls and Brunswick Hill (the "gravel pit") for municipal services. The next OCP may further consider Policy 4.3a, which provides for secondary suites.

Policy 4.4 of the OCP provides for strengthening the community through a number of policies and actions including enhancing school viability, the provision of other social, recreational, and cultural activities and facilities desirable for a more complete community.

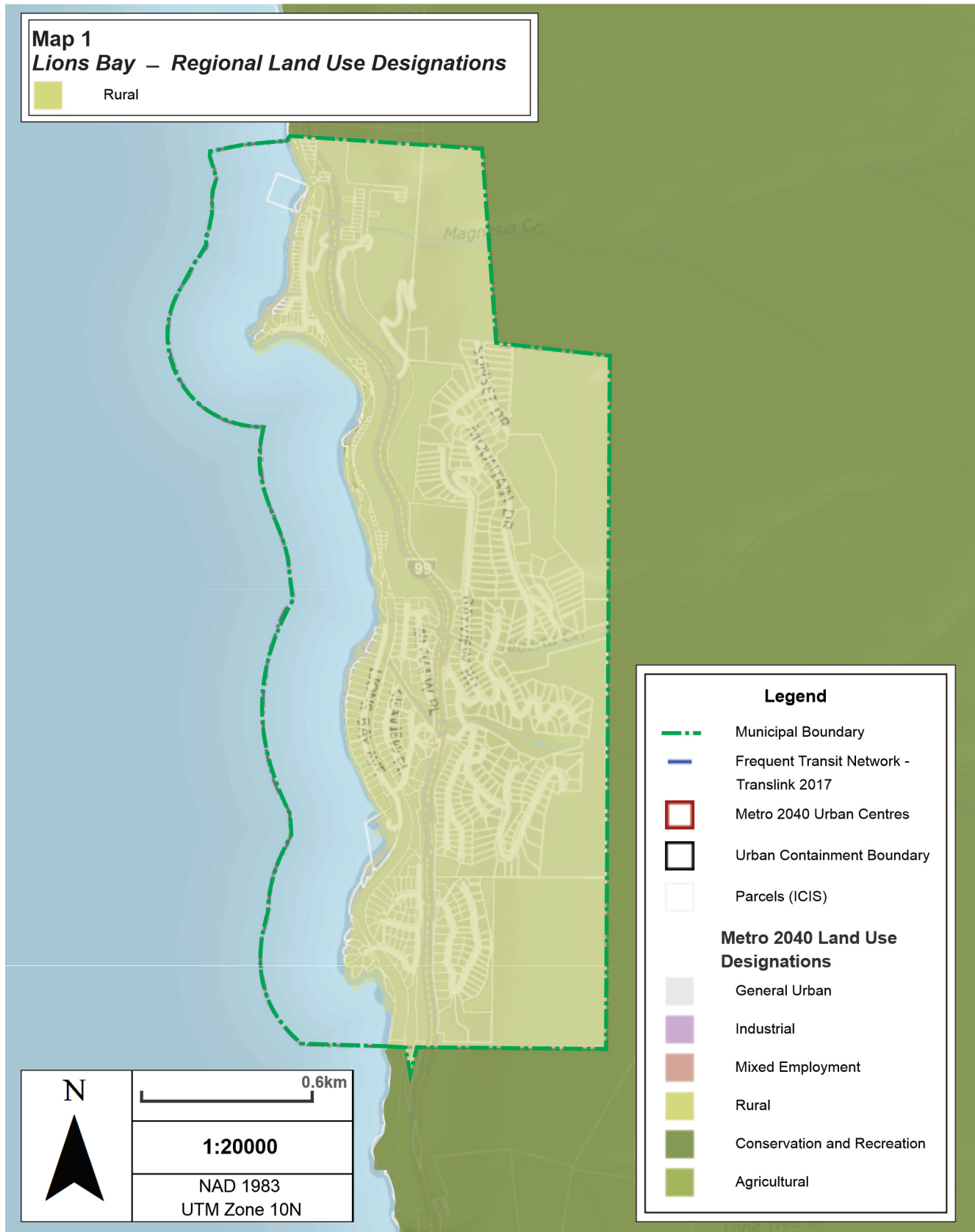
The next OCP update will set out a vision for Lions Bay by exploring options to:

- Define and foster community values
- Grow the tax base, and accommodate a wider cross-section of the population.
- Promote active lifestyles

## 6.0 Regional Context Statement

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|   | <ul style="list-style-type: none"> <li>• Become financially sustainable.</li> </ul> <p>Clarify land use and rezoning policy for housing options</p>  |
| <p><b>GOAL 5: Support Sustainable Transportation Choices.</b></p> <p>Metro Vancouver's compact, transit-oriented urban form supports a range of sustainable transportation choices. This pattern of development expands the opportunities for transit, multiple- occupancy vehicles, cycling and walking, encourages active lifestyles, and reduces energy use, greenhouse gas emissions, household expenditure on transportation, and improves air quality. The region's road, transit, rail and waterway networks play a vital role in serving and shaping regional development, providing linkages among the region's communities and providing vital goods movement networks.</p> | <p><i>Metro 2040</i> promotes land use and transportation planning that enables alternative choices to the private automobile, such as transit, cycling and walking, while ensuring the efficient movement of people and goods throughout the region. Due to Lions Bay's location, most residents depend on private vehicles, but the municipality has worked and will continue to work with TransLink to enhance transit service to the Village and improve transit infrastructure and alternative mobility options</p> <p>Section 4.6 of the current OCP includes policies that recognize the role, jurisdiction and access to the Sea to Sky Highway 99 (4.6a), encourage multi-modal transportation solutions in the corridor (4.6b), greater transportation choice including car pooling, park &amp; ride, shuttle buses (4.6c) and further development of linked pathways (4.6e) and hiking trails (4.6f).</p> <p>The next OCP update will consider policies related to goods movement.</p> <p>The next OCP update will consider policies related to electric vehicle charging stations and actions to reinforce our anti-idling bylaw.</p> <p>CN's rail line that runs through the Village provides an important corridor for goods movement and may provide a future opportunity for a passenger rail service with a station at Lions Bay.</p> |
| <p><b>STRATEGY 5.1</b> Coordinate land use and transportation to encourage transit,multiple-occupancy vehicles, cycling and walking</p> <p><b>STRATEGY 5.2</b> Coordinate land use and transportation to support the safe and efficient movement of vehicles for passengers, goods and services</p>   | <p>Policy 4.6 e and f, commits to enhancing the in-Village trail network.</p> <p>OCP Policy 4.6a-d provide actions for maximizing mobility choices. We will continue to build on successful discussions enhancing bus service provided by TransLink.</p>   |

## 6.0 Regional Context Statement







# 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).

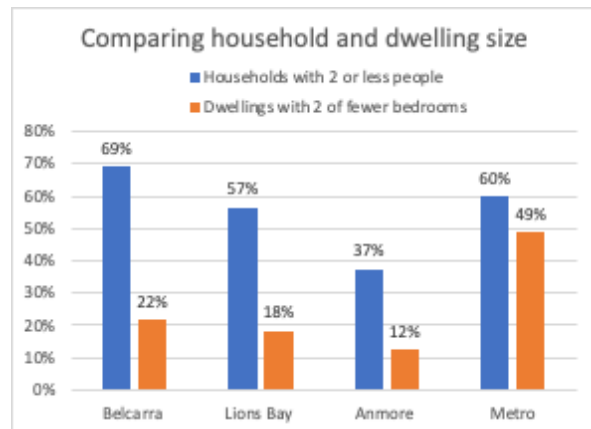
The high rate of ownership reflects a relatively high median household income (\$119,500), much higher than the Metro average (\$72,500). Notably the incomes of owners (\$130,800) are much higher than those of renters (\$73,100), which is typical across the country. And while there are only a few renters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

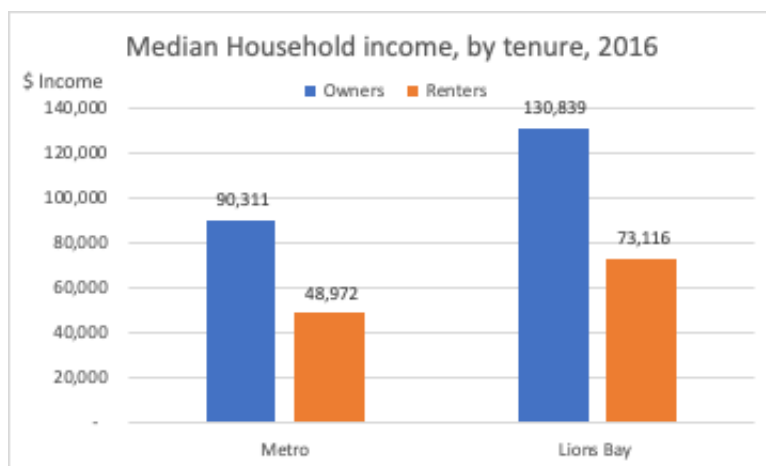
Due to the small market size, and small number of sales annually, real estate transaction data from the Real Estate Board are not available for Lions Bay, so to identify home prices the occupant assessed home values as reported in the 2016 census are used here.



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.



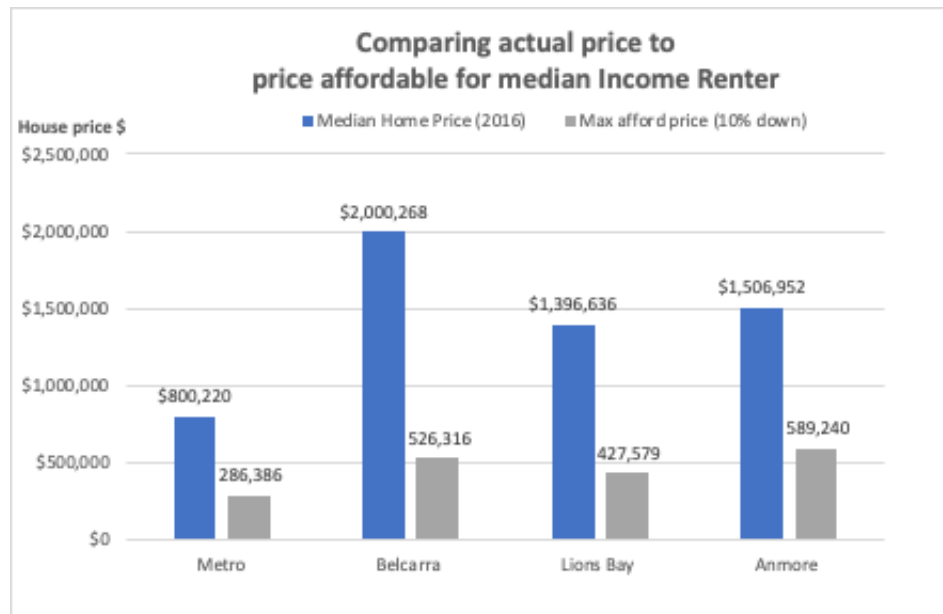
While this suggests an income to house price multiplier of 11, many of these owners are long term owners and paid much less to initially buy their home, so this metric is misleading. It does, however, show that ownership for first time buyers, without accumulated equity of move up buyers, is prohibitive.

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.

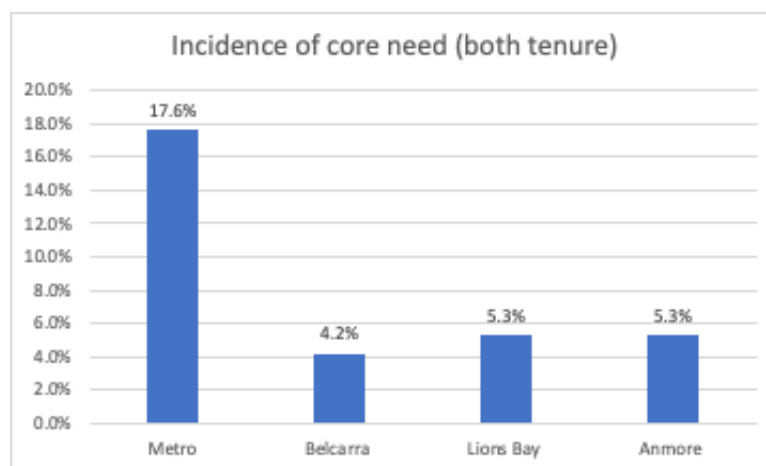
Looking only at the three first round tests, before applying the income criteria, the data suggest that 22% of households pay over 30% of income and 12.1% live in dwellings in need of major repair. However, when the stage 2 income criteria is applied, the incidence of affordability and

<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).

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<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.

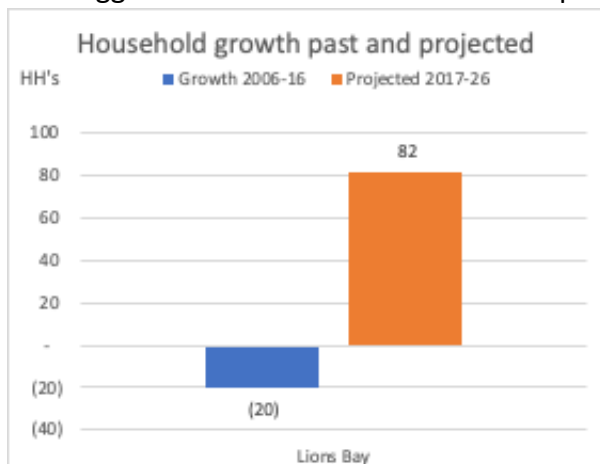
In developing estimates of population and household growth, Metro uses information on recent activity and plans for servicing and infrastructure to adjust natural growth estimates. Metro projections for 2021-26 suggest a small acceleration in the growth rate, with population increasing by 130 people 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.

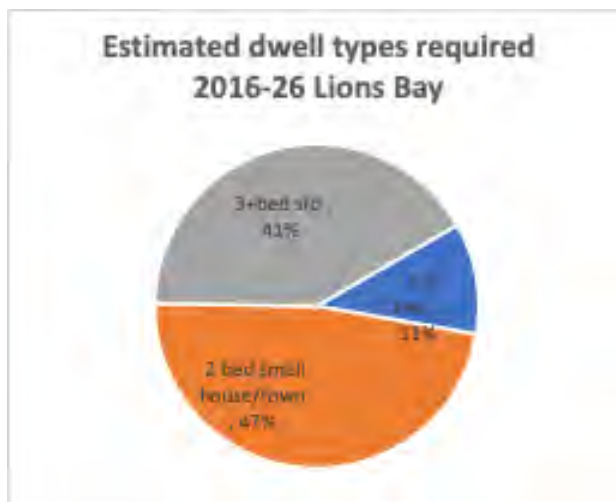
## Anticipated future housing requirements

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: \_\_\_\_\_

REGIONAL DISTRICT: \_\_\_\_\_

DATE OF REPORT COMPLETION: \_\_\_\_\_ (MONTH/YYYY)

### PART 1: KEY INDICATORS & INFORMATION

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

|                 |  |
|-----------------|--|
| <b>LOCATION</b> | Neighbouring municipalities and electoral areas: |
|                 | Neighbouring First Nations:                      |

|                   |  |                  |                   |                    |                   |
|-------------------|--|------------------|-------------------|--------------------|-------------------|
| <b>POPULATION</b> | Population:                                  |                  | Change since      | :                  | %                 |
|                   | Projected population in 5 years:             |                  | Projected change: |                    | %                 |
|                   | Number of households:                        |                  | Change since      | :                  | %                 |
|                   | Projected number of households in 5 years:   |                  | Projected change: |                    | %                 |
|                   | Average household size:                      |                  |                   |                    |                   |
|                   | Projected average household size in 5 years: |                  |                   |                    |                   |
|                   | Median age (local):                          | Median age (RD): | Median age (BC):  |                    |                   |
|                   | Projected median age in 5 years:             |                  |                   |                    |                   |
|                   | Seniors 65+ (local):                         | %                | Seniors 65+ (RD): | %                  | Seniors 65+ (BC): |
|                   | Projected seniors 65+ in 5 years:            |                  |                   |                    |                   |
|                   | Owner households:                            |                  | %                 | Renter households: | %                 |
|                   | Renter households in subsidized housing:     |                  |                   |                    |                   |

|               |                         |       |                   |    |
|---------------|-------------------------|-------|-------------------|----|
| <b>INCOME</b> | Median household income | Local | Regional District | BC |
|               | All households          | \$    | \$                | \$ |
|               | Renter households       | \$    | \$                | \$ |
|               | Owner households        | \$    | \$                | \$ |



|         |                         |                      |
|---------|-------------------------|----------------------|
| ECONOMY | Participation rate: %   | Unemployment rate: % |
|         | Major local industries: |                      |

|         |   |                                       |
|---------|---|---------------------------------------|
| HOUSING | Median assessed housing values: \$  | Median housing sale price: \$         |
|         | Median monthly rent: \$   | Rental vacancy rate: %                |
|         | Housing units - total:  | Housing units – subsidized:           |
|         | Annual registered new homes - total:  | Annual registered new homes - rental: |
|         | Households below <i>affordability</i> standards (spending 30%+ of income on shelter): | %                                     |
|         | Households below <i>adequacy</i> standards (in dwellings requiring major repairs):    | %                                     |
|         | Households below <i>suitability</i> standards (in overcrowded dwellings):             | %                                     |

Briefly summarize the following:

1. Housing policies in local official community plans and regional growth strategies (if applicable):
2. Any community consultation undertaken during development of the housing needs report:
3. Any consultation undertaken with persons, organizations and authorities (e.g. local governments, health authorities, and the provincial and federal governments and their agencies).
4. Any consultation undertaken with First Nations:

## PART 2: KEY FINDINGS

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

|                       | Currently | Anticipated (5 years) |
|-----------------------|-----------|-----------------------|
| 0 bedrooms (bachelor) |           |                       |
| 1 bedroom             |           |                       |
| 2 bedrooms            |           |                       |
| 3+ bedrooms           |           |                       |
| Total                 |           |                       |

Comments:

**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> |      |     |      |     |      |     |
| Of which are owner households            |      |     |      |     |      |     |
| Of which are renter households           |      |     |      |     |      |     |

Comments:

**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:

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

1. Affordable housing:
2. Rental housing:
3. Special needs housing:
4. Housing for seniors:
5. Housing for families:
6. Shelters for people experiencing homelessness and housing for people at risk of homelessness:
7. Any other population groups with specific housing needs identified in the report:

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



## **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.

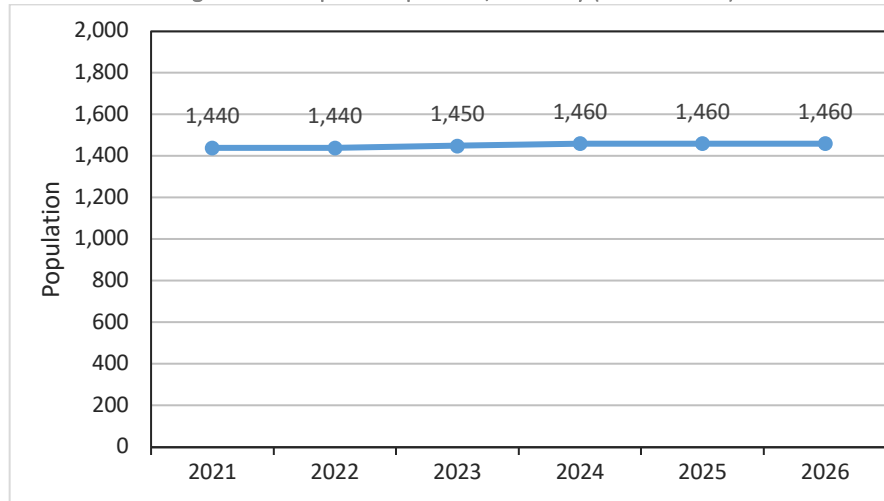
### ANTICIPATED POPULATION

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).

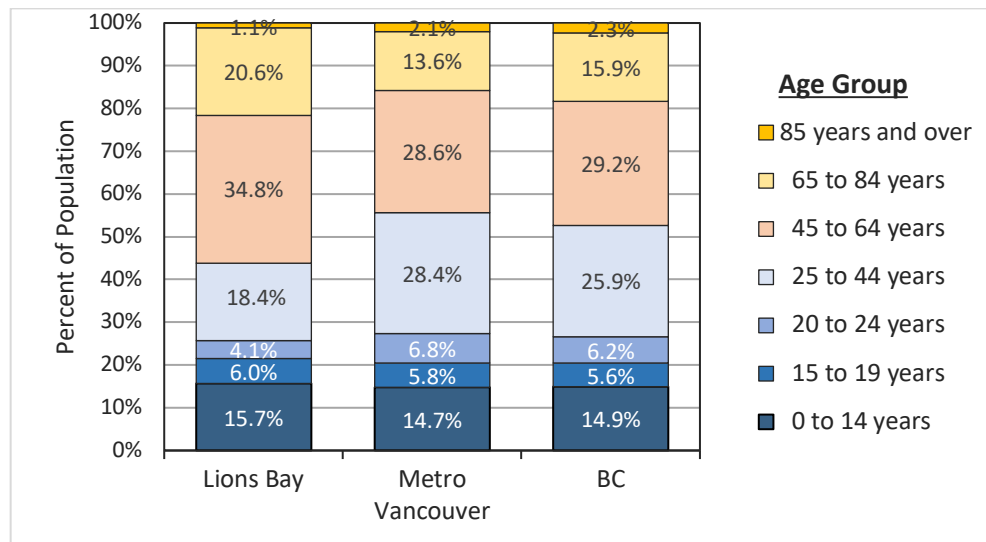
Table 4. Population by Age Group, Lions Bay (2006, 2011, 2016)

| 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.

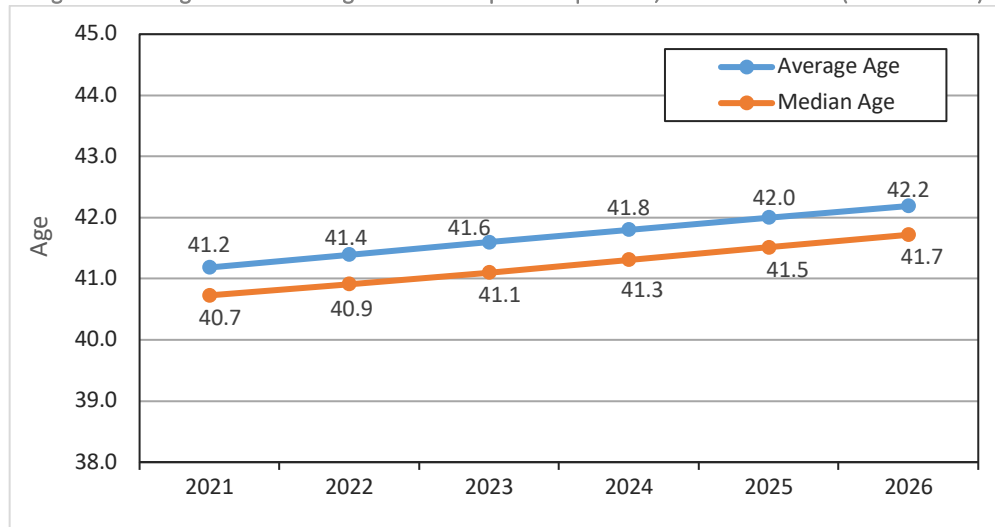
Table 5. Anticipated Population Growth by Age Group, Lions Bay (2021 to 2026)

| Age Groups        | 2021         |             | 2026         |             | Population Change<br>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

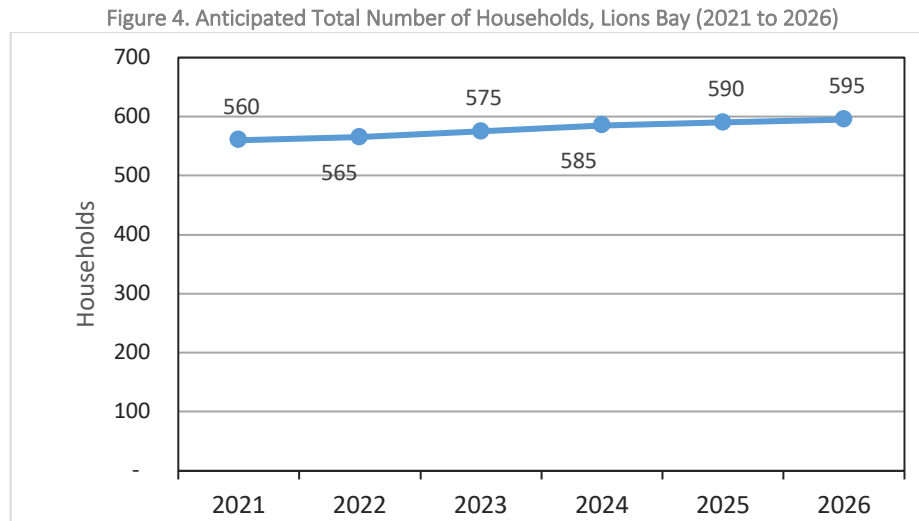
## 2.2 HOUSEHOLDS

### 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.

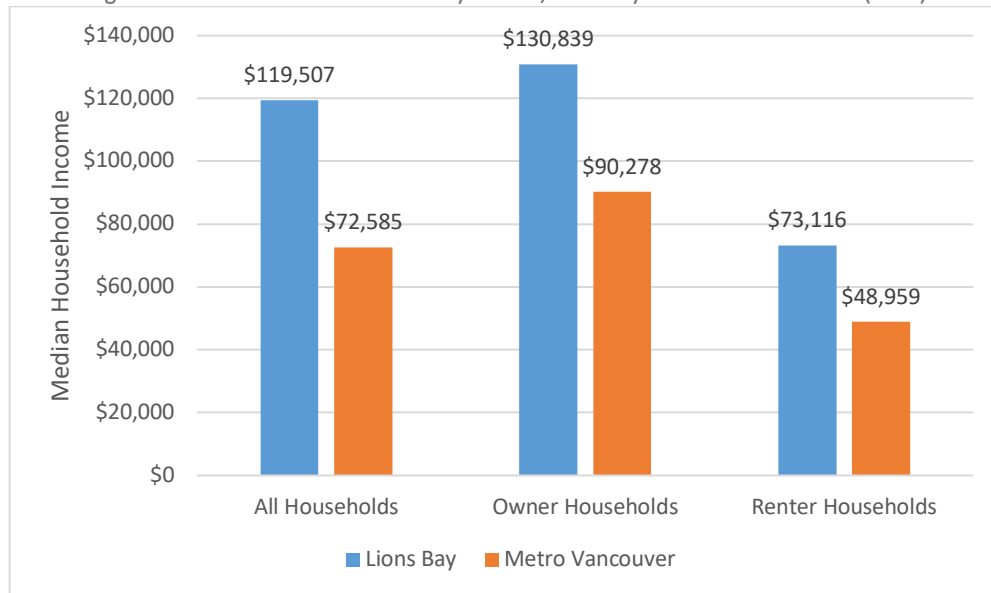
Table 12. Number and Percentage of Owner Households by Household Income Bracket (Constant 2015\$), Lions Bay (2006, 2011, 2016)

| 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.

Figure 5. Median Household Income by Tenure, Lions Bay and Metro Vancouver (2016)



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         |               |
|-----------------|--------------|---------------|--------------|---------------|--------------|---------------|
| 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 Low Income Families | Low Income Seniors | Total Units |
|-----------------|--|--|--------------------|-------------|
| 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.