

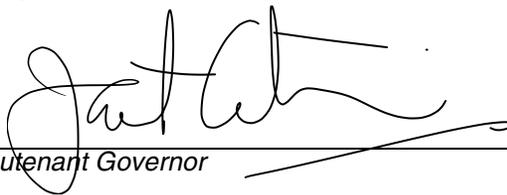
PROVINCE OF BRITISH COLUMBIA

ORDER OF THE LIEUTENANT GOVERNOR IN COUNCIL

Order in Council No. 206

, Approved and Ordered

April 16, 2019



Lieutenant Governor

Executive Council Chambers, Victoria

On the recommendation of the undersigned, the Lieutenant Governor, by and with the advice and consent of the Executive Council, orders that

- (a) sections 5, 8 and 12 of the *Local Government Statutes (Housing Needs Reports) Amendment Act, 2018*, S.B.C. 2018, c. 20, are brought into force, and
- (b) the attached Vancouver Housing Needs Report Regulation is made.



Minister of Municipal Affairs and Housing



Presiding Member of the Executive Council

(This part is for administrative purposes only and is not part of the Order.)

Authority under which Order is made:

Act and section: *Vancouver Charter*, S.B.C. 1953, c. 55, s. 574.6; *Local Government Statutes (Housing Needs Reports) Amendment Act, 2018*, S.B.C. 2018, c. 20, s. 14

Other:

R20288233

VANCOUVER HOUSING NEEDS REPORT REGULATION

Contents

- 1 Definitions
- 2 Prescribed types of housing units
- 3 Statistical information about population
- 4 Statistical information about household income
- 5 Information about significant economic factors
- 6 Information about housing units
- 7 Additional information
- 8 Content of housing needs report

SCHEDULE

Definitions

- 1 (1) In this regulation:
 - “**Act**” means the *Vancouver Charter*;
 - “**adequate**”, in relation to housing, means that, according to the residents in the housing, no major repairs are required to the housing;
 - “**BC Assessment**” means the British Columbia Assessment Authority continued under the *Assessment Authority Act*;
 - “**census**” means a census of population undertaken under the *Statistics Act* (Canada);
 - “**census division**” has the same meaning as in the Dictionary, Census of Population, 2016, published by Statistics Canada;
 - “**census report**” means the information contained in a return of a census;
 - “**census subdivision**” has the same meaning as in the Dictionary, Census of Population, 2016, published by Statistics Canada;
 - “**core housing need**” has the same meaning as in the Dictionary, Census of Population, 2016, published by Statistics Canada;
 - “**dwelling structural type**” means the structural characteristics or dwelling configuration of a housing unit, such as, but not limited to, the housing unit being a single-detached house, a semi-detached house, a row house, an apartment in a duplex or in a building that has a certain number of storeys, or a mobile home;
 - “**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;
 - “**form of tenure**” has the same meaning as in section 559 of the Act;
 - “**household**” means a person or a group of persons who occupy the same housing unit;
 - “**housing suitability**” has the same meaning as in the Dictionary, Census of Population, 2016, published by Statistics Canada;
 - “**migrant**” means a migrant within the meaning of the Mobility and Migration Reference Guide, published by Statistics Canada for the 2016 census;

- “**mobility status**” means a mobility status within the meaning of the Mobility and Migration Reference Guide, published by Statistics Canada for the 2016 census;
- “**NAICS**” means the North American Industry Classification System (NAICS) 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;
- “**non-mover**” means a non-mover within the meaning of the Mobility and Migration Reference Guide, published by Statistics Canada for the 2016 census;
- “**owner household**” has the same meaning as in the Dictionary, Census of Population, 2016, published by Statistics Canada;
- “**participation rate**” means the total labour force in a geographic area, expressed as a percentage of the total population of the geographic area;
- “**population**” means the population of the city;
- “**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;
- “**renter household**” has the same meaning as in the Dictionary, Census of Population, 2016, published by Statistics Canada;
- “**secondary rental market**” means a market for rental housing units that were not purpose-built as rental housing;
- “**shelter cost**” has the same meaning as in the Dictionary, Census of Population, 2016, published by Statistics Canada;
- “**short-term rental**” means the rental of a housing unit, or any part of it, for a period of less than 30 days;
- “**subsidized housing**” has the same meaning as in the Dictionary, Census of Population, 2016, published by Statistics Canada;
- (2) If a definition in subsection (1) refers to a meaning in the Dictionary, Census of Population, 2016, published by Statistics Canada, the meaning must be applied with the necessary changes.

Prescribed types of housing units

- 2** For the purposes of section 574.6 (2) (b) [*prescribing types of housing units*] of the Act, the following types of housing units are prescribed:
- (a) housing with no bedrooms;
 - (b) housing with one bedroom;
 - (c) housing with 2 bedrooms;
 - (d) housing with 3 or more bedrooms.

Statistical information about population

- 3** (1) For the purposes of section 574.2 (2) (a) [*collection of statistical information about current population*] of the Act, the Council must collect the following statistical information about the current population of the city:

- (a) the following information in each of the 3 most recent census reports:
 - (i) the population;
 - (ii) the average age of the population;
 - (iii) the median age of the population;
 - (iv) the population, expressed as a number and as a percentage, in each of the following age groups:
 - (A) under 14 years of age;
 - (B) 15 to 19 years of age;
 - (C) 20 to 24 years of age;
 - (D) 25 to 64 years of age;
 - (E) 65 to 84 years of age;
 - (F) 85 years of age or older;
 - (v) the number of households;
 - (vi) the average number of persons in a household;
 - (vii) the number and percentage of households of 1-person households, 2-person households, 3-person households, 4-person households and households with 5 or more persons;
 - (viii) the number and percentage of households for each form of tenure;
 - (ix) the number and percentage of renter households in subsidized housing;
 - (x) the number of persons in the city who had the following mobility statuses:
 - (A) migrant;
 - (B) non-migrant;
 - (C) non-mover;
 - (b) the population growth, expressed as a number and as a percentage, over the period of time that is covered in each of the 3 most recent census reports;
 - (c) the number of students enrolled in post-secondary institutions located in the city;
 - (d) if available, the number of individuals experiencing homelessness.
- (2) For the purposes of section 574.2 (2) (a) [*collection of statistical information about projected population*] of the Act, the Council must collect the following statistical information for at least the next 5 years about the projected population of the city:
- (a) the anticipated population;
 - (b) the anticipated population growth, expressed as a number and as a percentage;
 - (c) the average age of the anticipated population;
 - (d) the median age of the anticipated population;
 - (e) the anticipated population, expressed as a number and as a percentage, in each of the following age groups:

- (i) under 14 years of age;
- (ii) 15 to 19 years of age;
- (iii) 20 to 24 years of age;
- (iv) 24 to 64 years of age;
- (v) 65 to 84 years of age;
- (vi) 85 years of age or older;
- (f) the anticipated number of households;
- (g) the anticipated average number of persons in a household;

Statistical information about household income

4 For the purposes of section 574.2 (2) (b) [*statistical information about household income*] of the Act, the Council must collect the following statistical information in each of the 3 most recent census reports about before-tax household income in the city:

- (a) the average household income;
- (b) the median household income;
- (c) the number and percentage of households in the following household income brackets:
 - (i) \$0 – \$4 999;
 - (ii) \$5 000 – \$9 999;
 - (iii) \$10 000 – \$14 999;
 - (iv) \$15 000 – \$19 999;
 - (v) \$20 000 – \$24 999;
 - (vi) \$25 000 – \$29 999;
 - (vii) \$30 000 – \$34 999;
 - (viii) \$35 000 – \$39 999;
 - (ix) \$40 000 – \$44 999;
 - (x) \$45 000 – \$49 999;
 - (xi) \$50 000 – \$59 999;
 - (xii) \$60 000 – \$69 999;
 - (xiii) \$70 000 – \$79 999;
 - (xiv) \$80 000 – \$89 999;
 - (xv) \$90 000 – \$99 999;
 - (xvi) \$100 000 – \$124 999;
 - (xvii) \$125 000 – \$149 999;
 - (xviii) \$150 000 – \$199 999;
 - (xix) \$200 000 and over;
- (d) the number and percentage of renter households in each of the income brackets described in paragraph (c);
- (e) the number and percentage of owner households in each of the income brackets described in paragraph (c);

- (f) the average and median household income of renter households;
- (g) the average and median household income of owner households.

Information about significant economic sectors

- 5** For the purposes of section 574.2 (2) (c) [*collection of information about significant economic sectors*] of the Act, the Council must collect the following information in each of the 3 most recent census reports about significant economic sectors in the city:
- (a) the number of workers in the labour force;
 - (b) the number and percentage of workers working in each NAICS sector.

Information about housing units

- 6** (1) For the purposes of section 574.2 (2) (d) [*collection of information about housing units*] of the Act, the Council must collect the following information about currently available housing units in the city:
- (a) the number of housing units;
 - (b) the number and percentage of housing units of each dwelling structural type;
 - (c) the number of housing units of each type prescribed under section 2;
 - (d) the number and percentage of housing units built in the following periods:
 - (i) in 1960 or before;
 - (ii) 1961–1980;
 - (iii) 1981–1990;
 - (iv) 1991–2000;
 - (v) 2001–2010;
 - (vi) 2011–2016;
 - (vii) if available, 2017 onwards;
 - (e) the number of housing units that are subsidized housing;
 - (f) subject to subsection (2), in relation to values of housing units,
 - (i) the average and median housing values determined by BC Assessment,
 - (ii) the average and median housing value determined by BC Assessment for each dwelling structural type, and
 - (iii) the average and median housing value determined by BC Assessment for housing units of each type of housing unit prescribed under section 2;
 - (g) subject to subsection (2), in relation to the sale prices of housing units,
 - (i) the average and median sale prices determined by BC Assessment,
 - (ii) the average and median sale price of housing units determined by BC Assessment for each dwelling structural type, and
 - (iii) the average and median sale price for housing units determined by BC Assessment for housing units of each type of housing unit prescribed under section 2;

- (h) subject to subsection (2), in relation to rental prices of housing units,
 - (i) the average median monthly rent, and
 - (ii) the average and median monthly rent for housing units of each type of housing unit prescribed under section 2;
 - (i) the current rental vacancy rate;
 - (j) the rental vacancy rate for housing units of each type of housing unit prescribed under section 2;
 - (k) in relation to the rental of housing units, if available,
 - (i) the number of housing units in the primary rental market,
 - (ii) the number of housing units in the secondary rental market, and
 - (iii) the number of short-term rental units;
 - (l) if applicable, the number of housing units in a housing cooperative;
 - (m) in relation to the demolition, in whole, of housing units, the following information for each year of the past 10 years, if available:
 - (i) the number of housing units demolished;
 - (ii) the number of housing units of each dwelling structural type demolished;
 - (iii) the number of housing units of each form of tenure demolished;
 - (iv) the number of housing units of each type of housing unit prescribed under section 2 demolished;
 - (n) in relation to the completion of housing units, the following information for each year of the past 10 years:
 - (i) the number of housing units substantially completed;
 - (ii) the number of housing units of each dwelling structural type substantially completed;
 - (iii) the number of housing units of each form of tenure substantially completed;
 - (iv) the number of housing units of each type of housing unit prescribed under section 2 substantially completed;
 - (o) the number of beds provided by post-secondary institutions located in the city;
 - (p) the number of beds provided by shelters for individuals experiencing homelessness and the number of housing units provided for individuals at risk of experiencing homelessness.
- (2) The Council must collect the information described in subsection (1) (f), (g) and (h)
- (a) in relation to the first housing needs report, from 2005 onwards, and
 - (b) in relation to each subsequent housing needs report, for the past 10 years.
- (3) For the purposes of section 574.2 (2) (d) of the Act, the Council must collect the following information in relation to new homes registered under the *Homeowner Protection Act* from 2016 onwards in the city:
- (a) the number of new homes registered;

- (b) the number of new homes registered of each dwelling structural;
- (c) the number of new homes registered that were purpose-built as rental housing.

Additional information

- 7 For the purposes of section 574.2 (2) (e) [*collection of other information*] of the Act, the Council must collect the following information for the city:
- (a) if available, the following information in relation to core housing need in each of the 3 most recent census reports:
 - (i) the number and percentage of households in housing that is not affordable;
 - (ii) the number and percentage of households in housing that is not affordable by form of tenure;
 - (iii) the number and percentage of households in housing that is not adequate;
 - (iv) the number and percentage of households in housing that is not adequate by form of tenure;
 - (v) the number and percentage of households in housing that does not meet housing suitability;
 - (vi) the number and percentage of households in housing that does not meet housing suitability by form of tenure;
 - (b) the unemployment rate;
 - (c) the participation rate;
 - (d) the number and percentage of employees in the labour force who commute within a census subdivision;
 - (e) the number and percentage of employees in the labour force who commute to a different census subdivision within a census division of residence;
 - (f) the number and percentage of employees in the labour force who commute to a different census division within British Columbia;
 - (g) the number and percentage of employees in the labour force who commute to another province or territory.

Content of housing needs report

- 8 For the purposes of section 574.3 (c) (ii) [*information about housing needs*] of the Act, the Council must include in a housing needs report for the city all of the following:
- (a) the following information in each of the 3 most recent census reports:
 - (i) the number and percentage of households in core housing need;
 - (ii) the number and percentage of households in core housing need by form of tenure;
 - (iii) the number and percentage of households in extreme core housing need;
 - (iv) the number and percentage of households in extreme core housing need by form of tenure;

- (b) a statement about current and anticipated needs for each of the following:
 - (i) affordable housing;
 - (ii) rental housing;
 - (iii) special needs housing;
 - (iv) housing for seniors;
 - (v) housing for families;
 - (vi) the number of beds in shelters for individuals experiencing homelessness and the number of housing units for individuals at risk of experiencing homelessness;
- (c) a summary in the form set out in the Schedule to this regulation.

SCHEDULE

[section 8 (c)]

Housing Needs Report – 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.

LOCATION	Neighbouring municipalities and electoral areas:
	Adjacent Indigenous lands:

POPULATION	Population:		Change since <year>:	%		
	Projected population in 5 years:		Projected change:	%		
	Number of households:		Change since <year>:	%		
	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 in the applicable areas:				%	
	Owner households:		%	Renter households:	%	
	Renter households in subsidized housing:				%	

INCOME	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		
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
Of which are in core housing need						
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
Of which are in extreme core housing need						
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?

