



INTERIM HOUSING NEEDS REPORT

Village of Anmore



Completed November 2024

Introduction

As part of the 2023 amendments to the *Local Government Act*, Local Governments must prepare an Interim Housing Needs Report (IHNR) by January 1, 2025, using the Housing Needs Report (HNR) Method to identify their 5 year and 20 year housing needs. A subsequent regular HNR is required to be completed by December 31, 2028, and every five years thereafter.

The IHNR is required to include three new, additional items:

- The number of housing units required to meet current and anticipated need for the next 5 and 20 years, as calculated using the HNR Method provided in the Regulation;
- A statement about the need for housing in close proximity to transportation infrastructure that supports walking, bicycling, public transit or other alternative forms of transportation; and,
- A description of the actions taken by the local government, since receiving the most recent Housing Needs Report, to reduce housing needs.

The new HNR method is a standardized method for calculating the 5 and 20 year housing needs and can be applied using the [BC HNR Calculator](#) created by [Housing Assessment Resource Tools \(HART\)](#) which is consistent with the [HNR Method Technical Guidelines](#). The HNR Method determines the following six components that, when combined, represent the total number of housing units a community will need over the next 5 and 20 years:

1. Supply of units to reduce extreme core housing need (those paying more than 50% of income for housing);
2. Supply of units to reduce homelessness;
3. Supply of units to address suppressed household formation (new households that would have been formed but are not due to a lack of attainable options.);
4. Supply of units needed to meet household growth over the next 5 or 20 years;
5. Supply of units needed to meet at least a 3% vacancy rate; and,
6. Supply of units needed to meet local demand. This component is only included for municipalities.

Calculations have been completed for this IHNR using the BC HNR Calculator where the results are included in the Appendix: 5-year and 20-year Calculations. The HNR Method Technical Guidance provides an overview of the HNR Method including required data and methodology for each of the six components. The [Hart Housing Glossary](#) includes a list of common definitions used in the HNR Method. This IHNR will amend the 2021 Village of Anmore Housing Needs Assessment Report and data and information outlined in the IHNR, including updates to housing needs in the community, shall be supplemented by and read in conjunction with the 2021 HNR.

Village of Anmore 5-Year and 20-Year Housing Needs

The Following is the total estimated number of new housing units needed in the next 5 years and 20 years:



The 2021 Anmore Housing Needs Assessment Report determines anticipated future housing requirements based on core housing need, a standardized measure of housing need in Canada designed and implemented by Canada Mortgage and Housing Corp. (CMHC). Additionally, the 2021 HNR identified future growth and housing needs based on The Village's share of Metro Vancouver Regional District's population projections for 2016-2026.

The updated HNR Method requirements incorporate six new components to calculate total housing need, establishing a standardized approach that can be applied consistently across local governments. It applies both local and regional data to estimate the total number of housing units required over the next 5 and 20 years.

In accordance with the *Local Government Act*, the Village of Anmore is required to review and update its Official Community Plan and Zoning Bylaw by December 31st, 2025, to accommodate the identified number of units needed over the next 20 years.

Housing In Proximity to Transportation Infrastructure

As part of the Interim Housing Needs Report, and in compliance with Section 790(3)(iii) of the *Local Government Act*, Local Governments are required to include a statement on the need for housing in close proximity to transportation infrastructure that supports walking, bicycling, public transit, or other alternative forms of transportation.

The Village of Anmore's 2014 Official Community Plan (OCP) emphasizes the need for housing close to such infrastructure. Sunnyside Road and East Road are key transportation routes in the Village and are part of the regional Major Road Network (MRN). These roads provide essential access to and from Anmore, supporting residential needs. TransLink operates regular public transit services along East Road and Sunnyside Road via the No. 182 community shuttle bus route.

OCP Policies & Objectives

Several policies in the OCP consider the development of an integrated multimodal transportation system, including pedestrian, cycling, and public transit networks, both within Anmore and connecting to surrounding areas, specifically the potential to enhance Sunnyside Road as an active transportation corridor. The Village is currently working on constructing a multi-use pathway along both roads, which will enhance connectivity to future residential areas and ultimately connect to Ioco Road leading to the Inlet Skytrain Station.

The OCP outlines objectives for both Transportation and Land Use that support the development of transportation infrastructure in new residential subdivisions. These policies aim to create pedestrian and cycling pathways within the Village, fostering multimodal connections to the two MRN roads and public transit services. Additionally, the Hillside Residential Land Use Designation consists of substantially undeveloped lands where Residential Land Use Policies strongly encourage clustered housing to situate new residential housing in close proximity to existing infrastructure and access points. This approach ensures that new hillside residential developments are in proximity to the key transportation routes of East Road and Sunnyside Road.

The OCP designates the southwest portion of Anmore as a Special Study Area. This area is dissected by Sunnyside Road and is being considered for major future development, subject to a comprehensive development plan. The plan will address land use, density, community amenities, and transportation needs. Development within this Special Study Area is intended to create a walkable community supported by public transit with the provision of local services, shops and amenities and that integrates well with the existing community.

Actions Taken Since 2021 to Reduce Housing Needs

As part of the Interim Housing Needs Report, and in compliance with Section 790(3)(B)(ii) of the *Local Government Act*, Local Governments are required to include a description of the actions taken by the Local Government, since receiving the most recent Housing Needs Report, to reduce housing needs.

The Village of Anmore Received its initial Housing Needs Assessment Report in November 2021. The report found that that roughly 14 new homes were constructed per year between 2011-2019 and based on Metro population projections for 2016-2026, an additional 175 households would be required over the decade or 17 homes per year. The 2021 findings highlight that 5.3% of households were found to be in core housing need¹, while an additional 9 households would be in core need with the expected population growth over the decade between 2016-2026. The Report concludes that the Village needs to plan/build smaller housing types (1-3 bedroom dwelling units) and work with development industry to encourage smaller homes including secondary suites in existing homes. Below are a set of actions taken by the Village since receiving the most recent Housing Needs Report in 2021.

SSMUH Zoning Updates

In June 2024, The Village updated its zoning bylaws to permit Small Scale Multi-Unit Housing (SSMUH) as part of the legislated Bill 44 requirements. The updates permit secondary suites in all residential zones and up to 4 dwelling units for eligible parcels within the Urban Containment Boundary (UCB). Parcels within the UCB are not constrained to housing type which encourages a more diverse mix of housing to meet the anticipated future housing requirements identified in the 2021 Housing Needs Report.

Coach House Zoning Updates

The Village is currently considering updates to the zoning bylaw to permit coach houses in all residential zones on parcels that are equal to or larger than 1/3 acre. Currently, coach houses are prohibited in Comprehensive Development zones and on parcels less than 1/3 acre in size. A sliding scale will permit a variety of floor area sizes based on parcel size and will help address the 2021 housing needs requirement for the provision of 1-3 bedroom dwelling units. Additional updates include increases to the maximum floor area for both coach house and secondary suites. At the time of writing this report, the adoption of the amendment bylaw is scheduled for Council's consideration in November 2024.

¹ Statistics Canada. (2024). *Dictionary, Census of Population, 2016, Core housing need*. <https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/households-menage037-eng.cfm>

Appendix: 5-year and 20-year Calculations

The following tables calculate 20-year and 5-year housing need according to provincial guidelines.

Component A: Extreme core housing need calculation

The following tables calculate the new homes required to meet existing Extreme Core Housing Need (ECHN) according to provincial guidelines.

Table 1a

The following table shows total owner and renter households in the four previous census years (Step 1).

Anmore VL (CSD, BC)				
Total Households	2006	2011	2016	2021
Owners	490	580	630	675
Renters	45	50	60	65

Table 1b

The following table shows the total number and proportion of owners with a mortgage and renter households in ECHN in the four previous census years, to arrive at an average ECHN rate (Step 2). *Please note that data for owners with a mortgage is only available for 2021.*

Anmore VL (CSD, BC)									
Extreme Core Housing Need	2006		2011		2016		2021		Average ECHN Rate
	#	% of total	#	% of total	#	% of total	#	% of total	
Owners with a mortgage	n/a		n/a		n/a		0	0.00%	0.00%
Renters	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0.00%

Table 2

The following table shows the estimated total of owners with a mortgage and renter households in ECHN in 2021 (Steps 3 and 4).

Anmore VL (CSD, BC)			
Total Households	2021 Households	Average ECHN Rate	Households in ECHN
Owners	675	n/a	n/a
Owners with a mortgage		0.00%	0.00
Renters	65	0.00%	0.00
Total New Units to Meet ECHN - 20 years			0.00

Component B: Housing units and homelessness

The following table calculates the number of new homes required to meet the needs of the existing population of people experiencing homelessness (PEH), according to provincial guidelines.

Table 3

The following table shows the estimated number of homes required to meet the need of existing PEH households as a proportion of the regional need (Steps 1-3).

Anmore VL (CSD, BC)				
Regional Population	Local Population		Regional PEH	Proportional Local PEH
	#	% of region		
2,607,015	2,395	0.09%	11,392	10.47
Total New Units to Homelessness Needs - 20 years				10.47

Component C: Housing units and suppressed household formation

The following tables calculate the number of new homes required to meet the demand from households unable to form due to a constrained housing environment, since 2006, according to provincial guidelines.

Table 4a

The following table shows the number of owner and renter households in 2006 by age of the primary household maintainer (Step 1).

Anmore VL (CSD, BC)		
Age – Primary Household Maintainer 2006 Categories	2006 Households	
	Owner	Renter
Under 25 years	0	0
25 to 34 years	20	10
35 to 44 years	195	10
45 to 54 years	155	25
55 to 64 years	85	0
65 to 74 years	20	0
75 years and over	0	0

Table 4b

The following table shows the number of owner and renter households in 2021 by age of the primary household maintainer (Step 1, cont'd).

Anmore VL (CSD, BC)		
Age – Primary Household Maintainer 2021 Categories	2021 Households	
	Owner	Renter
15 to 24 years	15	0
25 to 34 years	30	0
35 to 44 years	55	20
45 to 54 years	205	15
55 to 64 years	225	0
65 to 74 years	115	0
75 to 84 years	25	10
85 years and over	10	0

Table 5

The following table shows the population by age category in 2006 and 2021 (Step 2).

Anmore VL (CSD, BC)					
Age Categories – Household Maintainers	Age Categories – Population	2006		2021	
		All Categories	Summed Categories	All Categories	Summed Categories
15 to 24 years	15 to 19 years	155	240	190	370
	20 to 24 years	85		180	
25 to 34 years	25 to 29 years	65	140	85	210
	30 to 34 years	75		125	
35 to 44 years	35 to 39 years	165	370	85	205
	40 to 44 years	205		120	
45 to 54 years	45 to 49 years	160	310	130	415
	50 to 54 years	150		285	
55 to 64 years	55 to 59 years	100	155	295	500
	60 to 64 years	55		205	
65 to 74 years	65 to 69 years	35	75	140	240
	70 to 74 years	40		100	
75 years and over	75 to 79 years	10	20	40	100
	80 to 84 years	10		25	
	85 years and over	0		35	

Table 6

The following table shows the 2006 headship rate of each age category for both renters and owners (Step 3). Headship rate is defined as the ratio of the number of households by age to the population of adults by age in each community.

Anmore VL (CSD, BC)					
Age Categories – Household Maintainers	2006 Households		2006 Population	2006 Headship Rate	
	Owner	Renter	Total	Owner	Renter
15 to 24 years	0	0	240	0.00%	0.00%
25 to 34 years	20	10	140	14.29%	7.14%
35 to 44 years	195	10	370	52.70%	2.70%
45 to 54 years	155	25	310	50.00%	8.06%
55 to 64 years	85	0	155	54.84%	0.00%
65 to 74 years	20	0	75	26.67%	0.00%
75 years and over	0	0	20	0.00%	0.00%

Table 7

The following table shows the potential 2021 headship rate of each age category for both renters and owners if the headship rate from 2006 remained constant (Step 4).

Anmore VL (CSD, BC)					
Age Categories – Household Maintainers	2006 Headship Rate		2021 Population	2021 Potential Households	
	Owner	Renter	Total	Owner	Renter
15 to 24 years	0.00%	0.00%	370	0.00	0.00
25 to 34 years	14.29%	7.14%	210	30.00	15.00
35 to 44 years	52.70%	2.70%	205	108.04	5.54
45 to 54 years	50.00%	8.06%	415	207.50	33.47
55 to 64 years	54.84%	0.00%	500	274.19	0.00
65 to 74 years	26.67%	0.00%	240	64.00	0.00
75 years and over	0.00%	0.00%	100	0.00	0.00

Table 8

The following table calculates the number of suppressed households by subtracting actual households in 2021 from potential households in 2021 by age category, according to provincial guidelines (Steps 5 and 6).

Anmore VL (CSD, BC)							
	2021 Potential Households		2021 Households		2021 Suppressed Households		
Age Categories – Household Maintainers	Owner	Renter	Owner	Renter	Owner	Renter	Total
15 to 24 years	0.00	0.00	15	0	-15.00	0.00	0.00
25 to 34 years	30.00	15.00	30	0	0.00	15.00	15.00
35 to 44 years	108.04	5.54	55	20	53.04	-14.46	38.58
45 to 54 years	207.50	33.47	205	15	2.50	18.47	20.97
55 to 64 years	274.19	0.00	225	0	49.19	0.00	49.19
65 to 74 years	64.00	0.00	115	0	-51.00	0.00	0.00
75 years and over	0.00	0.00	35	10	-35.00	-10.00	0.00
Total New Units to Meet Suppressed Housing Need – 20 years							123.74

Component D: Housing units and anticipated household growth

The following tables calculates the number of new homes required to accommodate an increasing population over 20 years according to provincial guidelines.

Table 9

The following table shows the 20-year population projection and growth rate for your regional district (Step 1).

Anmore VL (CSD, BC)			
Regional District Projections	2021	2041	Regional Growth Rate
Households	1,043,315	1,580,744	51.51%

Table 10

The following table shows the calculated number of new homes needed in the next 20 years according to the provincial guidelines, calculated with the average of the municipal and regional growth projections (Steps 2-5).

Anmore VL (CSD, BC)				
Growth Scenarios	Regional Growth Rate	Households		New Units
		2021	2041	
Local Household Growth	n/a	740	1,209.00	469.00
Regionally Based Household Growth	51.51%	740	1,121.19	381.19
Scenario Average				425.09
Total New Units to Meet Household Growth Needs - 20 years				425.09

Component E: Housing units and rental vacancy rate

The following table calculates the number of new homes required to restore local vacancy rates to 3% according to provincial guidelines. Please note that in jurisdictions without vacancy rate data, the calculator will default to the provincial vacancy rate, following provincial guidance.

Table 11

The following table shows the difference between the existing total number of rental homes and the total number of rental homes required for a 3% vacancy rate (Steps 1-4).

Anmore VL (CSD, BC)				
	Vacancy Rate	Occupied Rate	Renter Households	Estimated Number of Units
Target Vacancy Rate	3.00%	97.00%	65	67.01
Local Vacancy Rate	1.40%	98.60%		65.92
Total New Units to Achieve 3% Vacancy Rate - 20 years				1.09

Component F: Housing units and demand (the “demand buffer”)

The demand factor is a multiplier used to calculate additional local housing demand (or "demand buffer"), determined by the province.

Table 12

The following table calculates additional demand for new housing by applying your demand factor to the total of the other relevant components, according to provincial guidelines (Steps 1 and 2).

Anmore VL (CSD, BC)	
Component	Result
A. Extreme Core Housing Need	0.00
B. Persons Experiencing Homelessness	10.47
C. Suppressed Household Formation	123.74
E. Rental Vacancy Rate Adjustment	1.09
Total	135.30
Demand Factor	1.45
Total New Units to Address Demand Buffer – 20 years	196.09

Total 5-year and 20-year housing need

Table 13

The following table sums Components A-F and rounds the totals to the nearest whole number to determine the total number of new homes needed in the next 20 years, according to provincial guidelines. It also displays 5-year housing need estimates using the multipliers provided in the provincial guidelines and BC Stats household projections from 2021 to 2026.

Anmore VL (CSD, BC)		
Component	5 Year Need	20 Year Need
A. Extreme Core Housing Need	0.00	0.00
B. Persons Experiencing Homelessness	5.23	10.47
C. Suppressed Household Formation	30.94	123.74
D. Anticipated Growth	129.84	425.09
E. Rental Vacancy Rate Adjustment	0.27	1.09
F. Additional Local Demand	49.02	196.09
Total New Units – 5 years	215	
Total New Units – 20 years		756