

June 13, 2025

Mayor and Council
Village of Anmore
2697 Sunnyside Road
Anmore, BC V3H 5G9

Dear Mayor and Council,

Re: Clarification Regarding Anmore's Status in Metro 2050 and the Regional Housing Context

At a recent Council meeting, Councillor Doug Richardson asserted that *Metro 2050 does not acknowledge the Village of Anmore* and that *Anmore does not appear on any of the Metro 2050 maps*. This claim is factually incorrect, and we respectfully submit the following for Council's information and public record.

1. Anmore Is Recognized Throughout Metro 2050

Metro Vancouver's *Metro 2050 Regional Growth Strategy* clearly identifies the Village of Anmore as one of the region's 21 member municipalities. Anmore is included in multiple maps and references throughout the document, including:

- **Map 1** (Metro Vancouver Region); and,
- **Map 12** (Special Study Areas and Sewerage Extension Areas).

These maps, found in *Metro 2050, pages 104–115*, visibly label Anmore and display its jurisdictional boundaries.

2. Anmore South Is a Designated "Special Study Area" in Metro 2050

The Anmore South lands are formally identified as a Special Study Area in Metro 2050. This designation:

- Signals Metro Vancouver's intent to include the area within the **Urban Containment Boundary** and the **Sewerage and Drainage District**, pending the completion of a local planning process; and,
- Is supported under Policy 6.10 of Metro 2050, which outlines the necessary planning steps and amendments required to advance land use changes.

The Village's current Anmore South Neighbourhood Planning process, launched in 2021 and guided by Terms of Reference approved by Council, is the direct mechanism intended to fulfill these requirements.

3. Metro Vancouver's 2025 Housing Data Book Highlights Housing Challenges in Anmore

The recently released *Metro Vancouver Housing Data Book (2025)* provides municipal-level data showing that Anmore significantly underperforms in key housing areas:

- Only **9% of households are renters**, compared to the regional average of nearly 40%;
- Anmore has produced **no meaningful new purpose-built rental units**, despite regional targets to expand housing choice; and,
- The **median household income for homeowners in Anmore is among the highest in the region**, reinforcing the community's lack of affordability and diversity in housing options.

4. The Revised Anmore South Plan Supports Metro 2050 Goals

The 2025 Revised Anmore South Neighbourhood Plan is directly aligned with the objectives of Metro 2050. The Neighbourhood Plan:

- Introduces **a broader mix of housing**, including townhomes, duplexes, and apartments;
- Proposes a **neighbourhood commercial area and community centre**;
- Preserves over **42% of the land as parks and greenways**; and,
- Enhances infrastructure to support **transit and utility servicing**.

These features collectively support a more complete community and help Anmore meet its regional responsibilities for housing and sustainability.

Conclusion

We hope this letter serves to clarify any public confusion resulting from Councillor Richardson's remarks. The record is clear: Anmore is explicitly included and mapped in Metro 2050, and the Anmore South Neighbourhood Plan is a legitimate and constructive step in realizing the Village's obligations under the Regional Growth Strategy.

Thank you for your continued leadership and thoughtful consideration of this important initiative.

Sincerely,



Paul Fenske

Principal, Placemark Design Studio

Attachments:

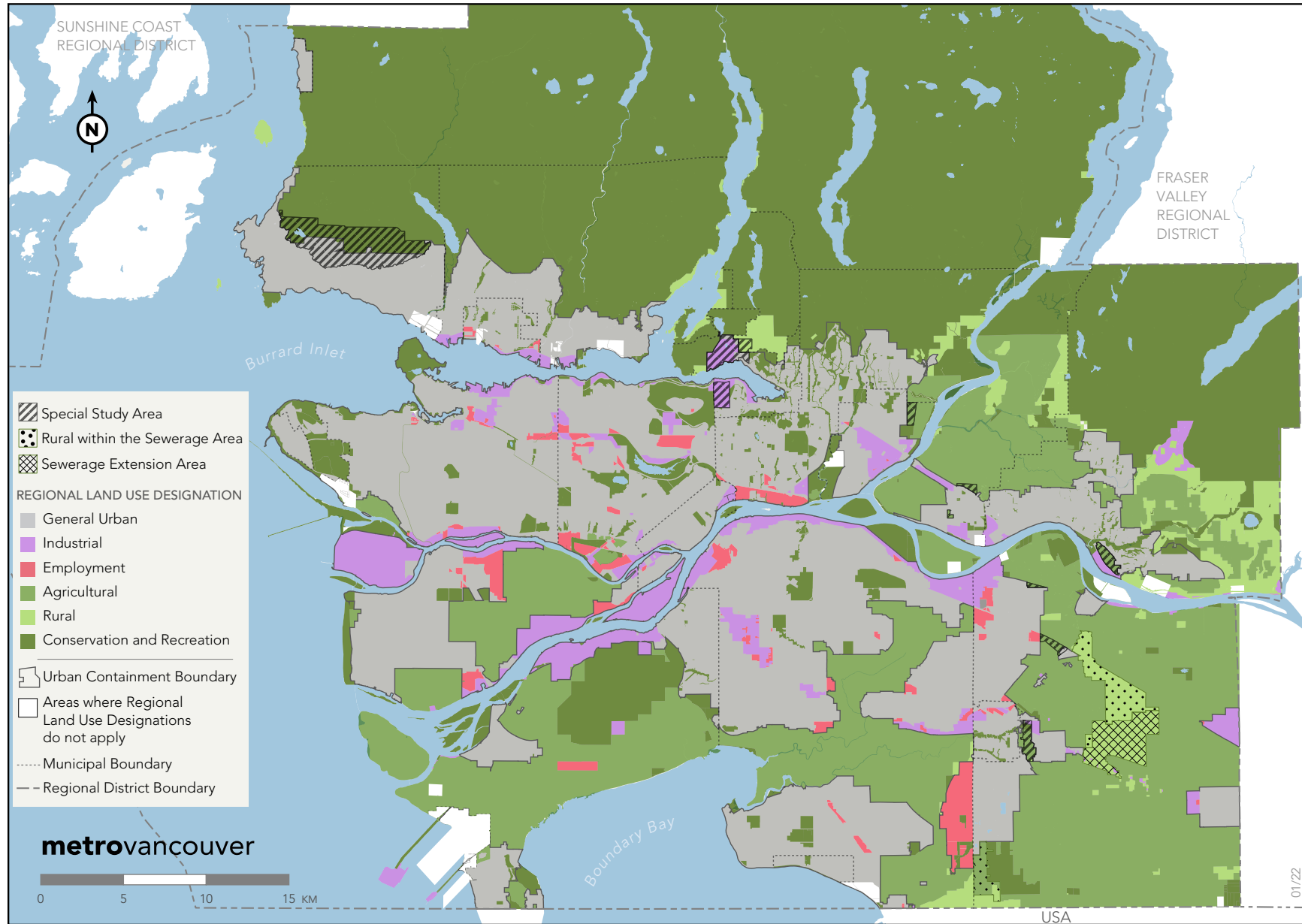
- Map 1 + Map 12 from Metro 2050
- Excerpt: Metro 2050 Policy 6.10 (Special Study Area)
- Metro Vancouver Housing Data Book – Anmore Statistics Summary

MAP 1 Metro Vancouver Region



Map for reference only.

MAP 12 Special Study Areas and Sewerage Extension Areas



6.10 Special Study Areas

6.10.1 Special Study Areas as depicted on Map 12 identify locations where, prior to the adoption of *Metro Vancouver 2040, Shaping our Future*, a member jurisdiction had expressed an intention to alter the existing land use, and is anticipating a future regional land use designation amendment. Pending Metro Vancouver Regional District Board approval of a regional land use designation amendment, the current regional land use designation(s) applies within the Special Study Area. Amending a regional land use designation within a Special Study Area is considered a Type 3 amendment under section 6.3.4 of the regional growth strategy. This includes any

associated adjustment(s) to the Urban Containment Boundary for a Special Study Area. As part of any amendment establishing a change in regional land use designation, the Special Study Area boundaries for those amended lands will be removed from the regional growth strategy.

6.10.2 If the Special Study Area involves lands within the Agricultural Land Reserve, the member jurisdiction is required to consult with the Agricultural Land Commission during the preparation of the planning studies prior to initiating an application to exclude the lands from the Agricultural Land Reserve.

6.11 Jurisdiction

6.11.1 The regional growth strategy applies to all lands within the boundaries and jurisdiction of the Metro Vancouver Regional District.

6.11.2 In accordance with the *Agricultural Land Commission Act*, in the event that there is an inconsistency between the regional land use designations or policies set out in the regional growth strategy and the requirements of the *Agricultural Land Commission Act* or regulations and orders made pursuant thereto, the Agricultural Land Commission requirements will prevail.



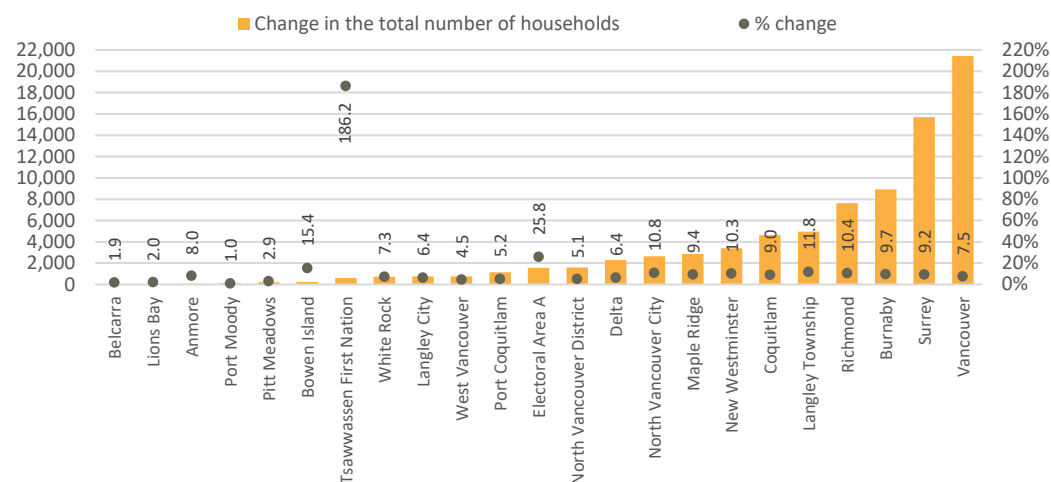
1.2 Households by Tenure

The household data presented here comes from the 2021 Census of Population. It includes the reported number of households on Census day, and does not include any census undercounts, which are typically available two years after Census day.

Renter households are defined by Statistics Canada as private households where no member of the household owns the dwelling. The dwelling is considered to be rented even if no cash rent is paid. This section also includes data on the number of households that receive rental subsidies.

Owner households are defined as private households where some member of the household owns the dwelling, even if there is a mortgage.

Figure 1.2.1. Household Growth, Metro Vancouver Jurisdictions, 2016 to 2021 Census

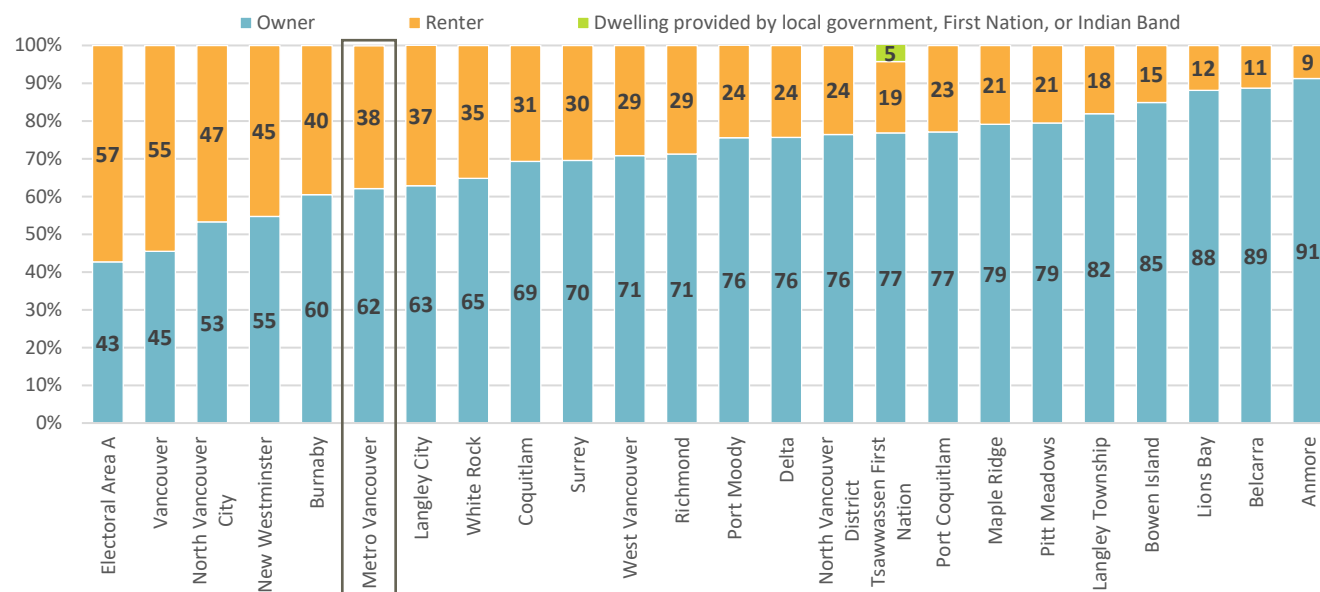


Source: Statistics Canada, 2021 Census of Population

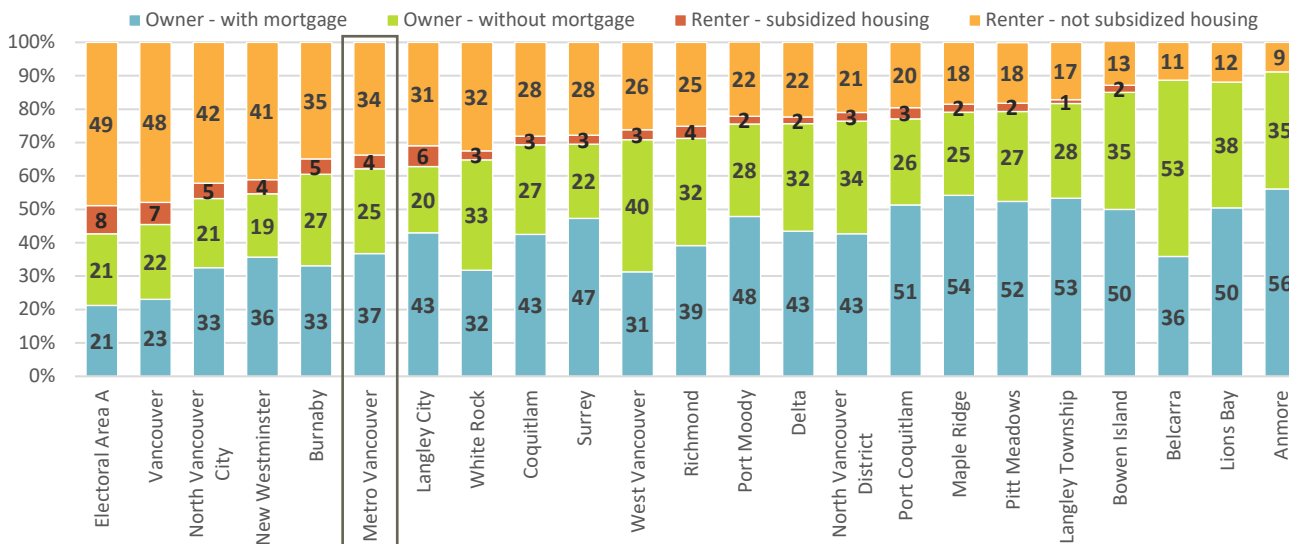
Key Observations

- The 2021 Census counted 1,043,320 households in Metro Vancouver in 2021. This was 82,425 more households than were counted in the 2016 Census, representing an increase of 8.6%.
- Vancouver and Surrey experienced the largest growth in the number of households.
- The areas with the greatest rate of household growth were Tsawwassen First Nation (186.2%), Electoral Area A (25.8%), and Bowen Island (15.4%).
- The tenure distribution of households varies significantly across the region. Electoral Area A and Vancouver had more renters than owners, with North Van City and New Westminster following close behind.

Figure 1.2.2. Distribution of Households by Tenure, Metro Vancouver Jurisdictions, 2021 Census



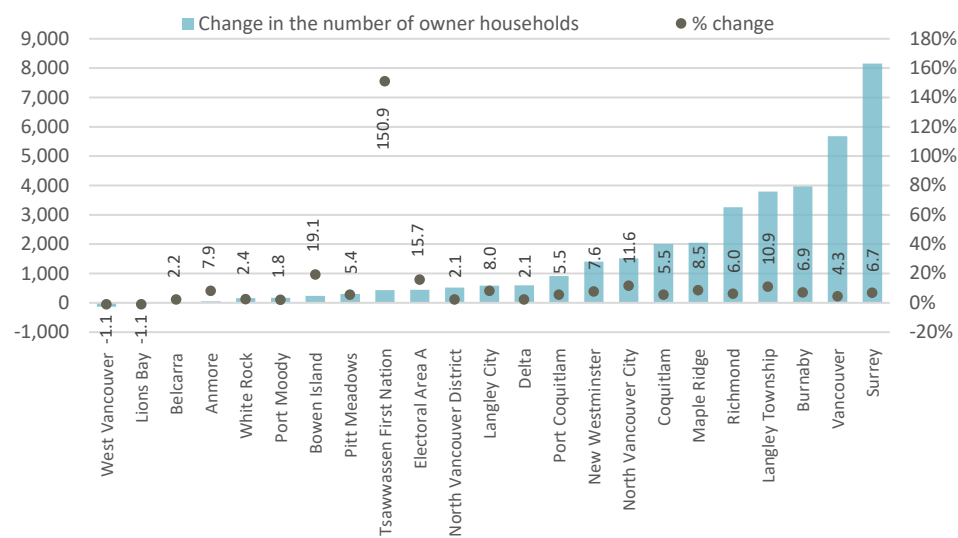
Source: Statistics Canada, 2021 Census of Population

Figure 1.2.3. Distribution of Households by Tenure, Incl. Presence of Mortgage and Rental Subsidy, Metro Vancouver, 2021 Census

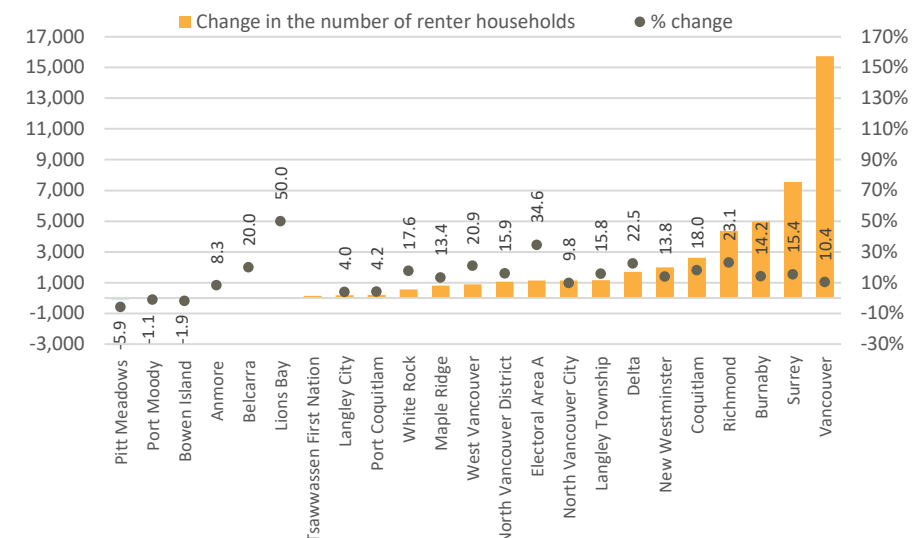
Source: Statistics Canada, 2021 Census of Population

Note: Tsawwassen First Nation is not displayed due to lack of data

- Between 2016 and 2021, the share of renters in Metro Vancouver increased from 36% to 38%, while the share of owners decreased from 64% to 62%.
- Owners with mortgages represented 37% of total households in Metro Vancouver in 2021, a slight decrease from the 38% in 2016.
- Renters in receipt of a housing subsidy represented 4% of all households in Metro Vancouver in 2021. Both the share and the number of subsidized renters decreased between 2016 and 2021.
- West Vancouver and Lions Bay experienced a decrease in the number of owners, while Pitt Meadows, Port Moody, and Bowen Island experienced a decrease in the number of renters.

Figure 1.2.4. Change in Homeowners, Metro Vancouver Jurisdictions, 2016 to 2021 Census

Source: Statistics Canada, 2016 and 2021 Census of Population

Figure 1.2.5. Change in Renters, Metro Vancouver Jurisdictions, 2016 to 2021 Census

Source: Statistics Canada, 2016 and 2021 Census of Population

Table 1.2.1. Households by Tenure, Metro Vancouver Jurisdictions, 2016 and 2021 Census

MEMBER JURISDICTION	2016				2021				2016 to 2021 % change			
	Total Households	Owner	Renter	Band Housing	Total Households	Owner	Renter	Dwelling provided by the local government, First Nation, or Indian Band	Total Households	Owner	Renter	Dwelling provided by the local government, First Nation, or Indian Band
Anmore	690	630	60	0	745	680	65	0	8.0%	7.9%	8.3%	n/a
Belcarra	260	230	25	0	265	235	30	0	1.9%	2.2%	20.0%	n/a
Bowen Island	1,495	1,230	265	0	1,725	1,465	260	0	15.4%	19.1%	-1.9%	n/a
Burnaby	92,205	57,220	34,980	0	101,135	61,185	39,950	0	9.7%	6.9%	14.2%	n/a
Coquitlam	51,325	36,785	14,540	0	55,950	38,790	17,155	0	9.0%	5.5%	18.0%	n/a
Delta	35,760	28,185	7,570	0	38,055	28,785	9,275	0	6.4%	2.1%	22.5%	n/a
Electoral Area A	6,095	2,830	3,265	0	7,670	3,275	4,395	0	25.8%	15.7%	34.6%	n/a
Langley City	11,840	7,335	4,500	0	12,595	7,920	4,680	0	6.4%	8.0%	4.0%	n/a
Langley Township	41,980	34,640	7,340	0	46,930	38,430	8,500	0	11.8%	10.9%	15.8%	n/a
Lions Bay	495	450	40	0	505	445	60	0	2.0%	-1.1%	50.0%	n/a
Maple Ridge	30,255	24,160	6,095	0	33,110	26,205	6,910	0	9.4%	8.5%	13.4%	n/a
New Westminster	32,710	18,340	14,370	0	36,095	19,740	16,360	0	10.3%	7.6%	13.8%	n/a
North Vancouver City	24,645	13,025	11,615	0	27,295	14,535	12,755	0	10.8%	11.6%	9.8%	n/a
North Vancouver District	31,115	24,465	6,650	0	32,700	24,990	7,710	0	5.1%	2.1%	15.9%	n/a
Pitt Meadows	7,195	5,585	1,615	0	7,405	5,885	1,520	0	2.9%	5.4%	-5.9%	n/a
Port Coquitlam	21,750	16,730	5,025	0	22,880	17,645	5,235	0	5.2%	5.5%	4.2%	n/a
Port Moody	12,980	9,730	3,245	0	13,110	9,905	3,210	0	1.0%	1.8%	-1.1%	n/a
Richmond	73,455	54,545	18,910	0	81,080	57,800	23,275	0	10.4%	6.0%	23.1%	n/a
Surrey	169,965	120,945	49,020	0	185,670	129,100	56,575	0	9.2%	6.7%	15.4%	n/a
Tsawwassen First Nation	325	285	35	0	930	715	175	45	186.2%	150.9%	400.0%	n/a
Vancouver	283,915	133,165	150,750	0	305,335	138,845	166,490	0	7.5%	4.3%	10.4%	n/a
West Vancouver	16,935	12,670	4,260	0	17,690	12,535	5,150	0	4.5%	-1.1%	20.9%	n/a
White Rock	10,005	6,790	3,210	0	10,735	6,955	3,775	0	7.3%	2.4%	17.6%	n/a
METRO VANCOUVER**	960,895	612,010	348,700	185	1,043,320	647,870	394,710	735	8.6%	5.9%	13.2%	297.3%

Source: Statistics Canada, 2016 and 2021 Census of Population.

Note: Data is based on Census counts, and does not include undercount estimates.

Electoral Area A includes UBC/UEL (University of British Columbia / University Endowment Lands).

**Metro Vancouver totals include First Nations which are not listed in the table.

**Metro Vancouver totals may not equal sum of individual values due to rounding or data suppression.

n/a: not available

Table 1.2.2. Households by Tenure, Including Presence of Mortgage and Rental Subsidy, Metro Vancouver Jurisdictions, 2016 and 2021 Census

MEMBER JURISDICTION	2016							2021						
	Total Households	Owner - total	Owner - with mortgage	Owner - without mortgage	Renter - total	Renter - subsidized housing	Renter - not subsidized housing	Total Households	Owner - total	Owner - with mortgage	Owner - without mortgage	Renter - total	Renter - subsidized housing	Renter - not subsidized housing
Anmore	685	630	380	245	60	0	60	740	675	415	260	65	0	65
Belcarra	255	230	65	170	25	0	20	265	230	95	140	30	0	30
Bowen Island	1,480	1,215	710	505	265	25	240	1,710	1,450	855	600	260	35	225
Burnaby	92,195	57,210	31,670	25,540	34,980	5,010	29,970	101,135	61,185	33,495	27,690	39,955	4,710	35,240
Coquitlam	51,320	36,775	22,985	13,795	14,540	1,585	12,955	55,945	38,790	23,800	14,985	17,155	1,455	15,700
Delta	35,625	28,080	16,105	11,975	7,545	795	6,750	37,965	28,705	16,495	12,210	9,255	770	8,490
Electoral Area A	6,095	2,825	1,455	1,375	3,265	465	2,795	7,665	3,275	1,630	1,645	4,395	640	3,750
Langley City	11,840	7,340	5,145	2,190	4,505	985	3,520	12,600	7,920	5,415	2,505	4,680	780	3,895
Langley Township	41,085	33,805	22,225	11,575	7,285	585	6,700	46,330	37,850	24,715	13,135	8,480	515	7,965
Lions Bay	495	455	250	205	45	0	40	505	445	255	190	60	0	60
Maple Ridge	30,065	23,980	16,980	6,995	6,085	820	5,270	33,040	26,135	17,890	8,240	6,905	805	6,100
New Westminster	32,700	18,330	12,285	6,050	14,365	1,670	12,700	36,095	19,735	12,885	6,850	16,355	1,515	14,845
North Vancouver City	24,640	13,025	7,990	5,035	11,615	1,210	10,405	27,290	14,540	8,885	5,650	12,755	1,255	11,505
North Vancouver District	31,105	24,460	13,595	10,860	6,650	955	5,695	32,700	24,990	13,945	11,045	7,710	845	6,865
Pitt Meadows	7,120	5,500	3,690	1,810	1,615	205	1,410	7,320	5,805	3,830	1,975	1,510	180	1,330
Port Coquitlam	21,720	16,705	11,750	4,950	5,015	885	4,135	22,865	17,630	11,725	5,900	5,235	770	4,470
Port Moody	12,975	9,730	6,455	3,270	3,250	330	2,915	13,105	9,900	6,275	3,625	3,210	300	2,910
Richmond	73,375	54,475	31,065	23,415	18,895	2,900	15,990	81,030	57,755	31,685	26,065	23,270	2,955	20,320
Surrey	169,680	120,690	82,160	38,530	48,990	5,465	43,525	185,465	128,910	87,790	41,115	56,560	5,020	51,540
Vancouver	283,905	133,160	70,765	62,400	150,745	20,720	130,025	305,335	138,850	70,365	68,485	166,485	20,215	146,265
West Vancouver	16,935	12,675	5,545	7,130	4,260	585	3,680	17,690	12,540	5,540	6,995	5,150	520	4,630
White Rock	10,005	6,790	3,315	3,475	3,215	320	2,890	10,735	6,960	3,415	3,540	3,780	295	3,480
METRO VANCOUVER	955,300	608,080	366,585	241,495	347,225	45,525	301,700	1,037,535	644,275	381,415	262,855	393,260	43,585	349,680

Source: Statistics Canada, 2016 and 2021 Census of Population.

Note: Data is based on Census counts, and does not include undercount estimates.

Electoral Area A includes UBC/UEL (University of British Columbia / University Endowment Lands).

Metro Vancouver totals include First Nations which are not listed in the table.

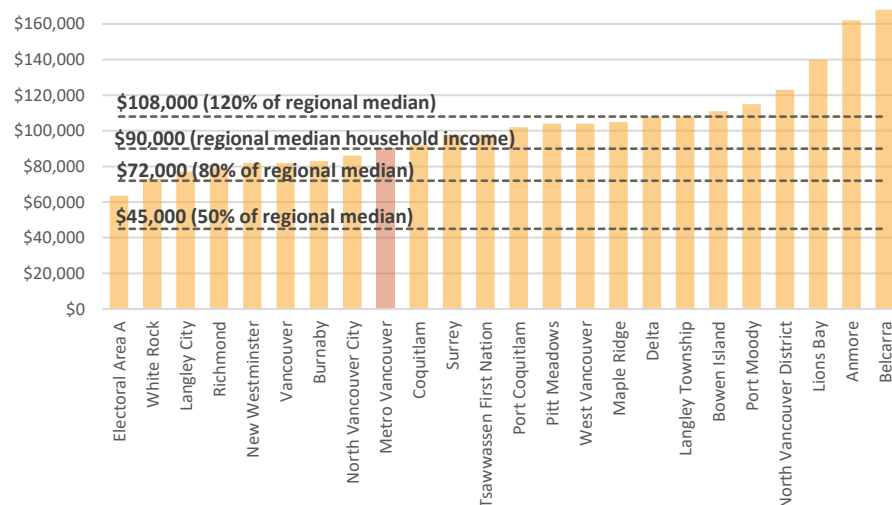
Metro Vancouver totals may not equal sum of individual values due to rounding or data suppression.

1.5 Median Household Incomes and Income Thresholds

Housing affordability is a measure of housing costs and a household's ability to meet them. The median household income is the income of the household in the middle of all households when they are arranged by income levels – half of all households would have incomes below the median, and the other half would have incomes above the median. The median household income can be used as a measure for determining a household's ability to find housing in their community at an affordable price.

In moving forward on the strategies and actions proposed in the regional growth strategy, different income categories or income thresholds are defined based on the following percentage values of the regional median household income: 50%, 80%, 100%, and 120%. The actual income thresholds based on 2020 data are shown in Figure 1.5.1 below.

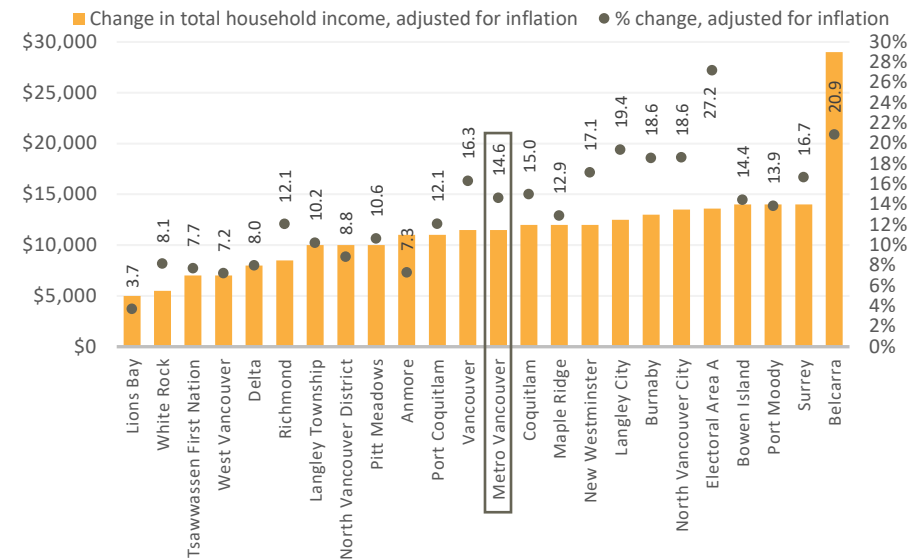
Figure 1.5.1. Median Household Incomes and Income Thresholds, Metro Vancouver Jurisdictions, 2020



Source: Statistics Canada, 2021 Census of Population

Note: 2021 Census reports annual incomes for the 2020 calendar year.

Figure 1.5.2. Change in Median Household Incomes Adjusted for Inflation, Metro Vancouver Jurisdictions, 2015 to 2020



Source: Statistics Canada, 2021 Census of Population

Key Observations

- According to the 2021 Census, the total median household income in Metro Vancouver in 2020 was \$90,000.
- Median household incomes varied significantly across the region, with some jurisdictions having median incomes that were two times higher than median incomes in other jurisdictions, as shown in Figure 1.5.1.
- Between 2015 and 2020, the total median household income in Metro Vancouver increased by 14.6%, after adjusting for inflation.
- Figure 1.5.2 shows the inflation-adjusted change in median household incomes between 2015 and 2020 across the region.

Table 1.5.1. Median Household Incomes, Metro Vancouver Jurisdictions, 2021 Census

MEMBER JURISDICTION	2015		2020		2015 to 2020 % change (inflation adjusted)	
	Total Median Household Income (2020 Constant Dollars)	After-Tax Median Household Income (2020 Constant	Total Median Household Income (2020 Constant Dollars)	After-Tax Median Household Income (2020 Constant	Total Median Household Income	After-Tax Median Household Income
Anmore	\$151,000	\$123,000	\$162,000	\$136,000	7.3%	10.6%
Belcarra	\$139,000	\$114,000	\$168,000	\$138,000	20.9%	21.1%
Bowen Island	\$97,000	\$83,000	\$111,000	\$95,000	14.4%	14.5%
Burnaby	\$70,000	\$61,600	\$83,000	\$73,500	18.6%	19.3%
Coquitlam	\$80,000	\$70,500	\$92,000	\$82,000	15.0%	16.3%
Delta	\$100,000	\$86,000	\$108,000	\$95,000	8.0%	10.5%
Electoral Area A	\$50,000	\$45,600	\$63,600	\$58,000	27.2%	27.2%
Langley City	\$64,500	\$56,400	\$77,000	\$69,000	19.4%	22.3%
Langley Township	\$98,000	\$84,000	\$108,000	\$94,000	10.2%	11.9%
Lions Bay	\$135,000	\$112,000	\$140,000	\$121,000	3.7%	8.0%
Maple Ridge	\$93,000	\$80,000	\$105,000	\$92,000	12.9%	15.0%
New Westminster	\$70,000	\$60,800	\$82,000	\$72,500	17.1%	19.2%
North Vancouver City	\$72,500	\$63,200	\$86,000	\$75,500	18.6%	19.5%
North Vancouver District	\$113,000	\$96,000	\$123,000	\$106,000	8.8%	10.4%
Pitt Meadows	\$94,000	\$81,000	\$104,000	\$91,000	10.6%	12.3%
Port Coquitlam	\$91,000	\$78,500	\$102,000	\$89,000	12.1%	13.4%
Port Moody	\$101,000	\$85,000	\$115,000	\$99,000	13.9%	16.5%
Richmond	\$70,500	\$62,400	\$79,000	\$71,000	12.1%	13.8%
Surrey	\$84,000	\$73,500	\$98,000	\$87,000	16.7%	18.4%
Tsawwassen First Nation	\$91,000	\$81,000	\$98,000	\$86,000	7.7%	6.2%
Vancouver	\$70,500	\$61,600	\$82,000	\$72,000	16.3%	16.9%
West Vancouver	\$97,000	\$83,000	\$104,000	\$90,000	7.2%	8.4%
White Rock	\$67,500	\$58,400	\$73,000	\$65,000	8.1%	11.3%
METRO VANCOUVER	\$78,500	\$68,500	\$90,000	\$79,500	14.6%	16.1%

Source: Statistics Canada, 2021 Census of Population.

Table 1.5.2. Median Household Incomes, Metro Vancouver Jurisdictions, 2021 Census

MEMBER JURISDICTION	Total Median Household Income	Income Thresholds Based on Median Household Income		
		50% of Total Median Household Income	80% of Total Median Household Income	120% of Total Median Household Income
Anmore	\$162,000	\$81,000	\$129,600	\$194,400
Belcarra	\$168,000	\$84,000	\$134,400	\$201,600
Bowen Island	\$111,000	\$55,500	\$88,800	\$133,200
Burnaby	\$83,000	\$41,500	\$66,400	\$99,600
Coquitlam	\$92,000	\$46,000	\$73,600	\$110,400
Delta	\$108,000	\$54,000	\$86,400	\$129,600
Electoral Area A	\$63,600	\$31,800	\$50,900	\$76,300
Langley City	\$77,000	\$38,500	\$61,600	\$92,400
Langley Township	\$108,000	\$54,000	\$86,400	\$129,600
Lions Bay	\$140,000	\$70,000	\$112,000	\$168,000
Maple Ridge	\$105,000	\$52,500	\$84,000	\$126,000
New Westminster	\$82,000	\$41,000	\$65,600	\$98,400
North Vancouver City	\$86,000	\$43,000	\$68,800	\$103,200
North Vancouver District	\$123,000	\$61,500	\$98,400	\$147,600
Pitt Meadows	\$104,000	\$52,000	\$83,200	\$124,800
Port Coquitlam	\$102,000	\$51,000	\$81,600	\$122,400
Port Moody	\$115,000	\$57,500	\$92,000	\$138,000
Richmond	\$79,000	\$39,500	\$63,200	\$94,800
Surrey	\$98,000	\$49,000	\$78,400	\$117,600
Tsawwassen First Nation	\$98,000	\$49,000	\$78,400	\$117,600
Vancouver	\$82,000	\$41,000	\$65,600	\$98,400
West Vancouver	\$104,000	\$52,000	\$83,200	\$124,800
White Rock	\$73,000	\$36,500	\$58,400	\$87,600
METRO VANCOUVER	\$90,000	\$45,000	\$72,000	\$108,000

Source: Statistics Canada, 2021 Census of Population.

Note: Values for income thresholds are rounded to nearest 100.

Table 2.9.2. Purpose-Built Rental Completions for Metro Vancouver Jurisdictions, 2014 - 2024

MUNICIPALITY / MEMBER JURISDICTION	2014	2015*	2016*	2017*	2018*	2019*	2020*	2021*	2022*	2023*	2024*	5-Year Average	10-Year Average
Anmore	2	0	1	0	1	0	3	2	1	2	2	2	1
Belcarra	0	0	0	0	0	1	0	2	0	1	1	1	1
Bowen Island	1	0	1	4	8	11	1	5	39	4	6	11	8
Burnaby	12	161	229	380	482	686	136	511	374	576	450	409	399
Coquitlam	164	177	173	176	183	161	290	417	457	557	830	510	342
Delta	71	82	142	73	95	156	111	106	34	55	204	102	106
Electoral Area A	0	94	0	126	176	0	316	0	283	152	137	178	128
Langley City	0	0	0	184	9	266	56	2	167	149	62	87	90
Langley Township	191	147	271	190	277	449	267	323	283	575	586	407	337
Lions Bay	0	0	0	0	0	0	0	0	0	0	0	0	0
Maple Ridge	2	78	21	40	77	69	340	251	57	91	81	164	111
New Westminister	0	1	70	621	285	802	85	45	111	51	377	134	245
North Vancouver City	29	206	163	150	190	220	236	603	189	390	636	411	298
North Vancouver District	41	70	229	93	71	284	381	212	199	32	126	190	170
Pitt Meadows	0	0	2	2	2	3	2	2	3	0	4	2	2
Port Coquitlam	80	5	48	20	86	331	66	90	105	86	28	75	87
Port Moody	0	0	0	4	5	4	10	383	146	8	10	111	57
Richmond	150	382	257	376	112	137	103	146	175	302	209	187	220
Surrey	342	426	577	526	664	605	981	1,028	1,531	940	1,206	1,137	848
Vancouver	1,693	1,495	1,284	1,802	3,502	1,999	2,515	3,009	1,695	1,546	2,837	2,320	2,168
West Vancouver	141	3	2	0	3	1	6	53	211	71	20	72	37
White Rock	42	53	39	33	47	126	56	16	22	25	32	30	45
First Nations	0	2	4	0	0	0	0	1	0	0	0	0	1
METRO VANCOUVER	2,961	3,382	3,513	4,800	6,275	6,311	5,961	7,207	6,082	5,613	7,844	6,541	5,699

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

Notes: While data sources are believed to be reliable, the accuracy of the data cannot be guaranteed.

Total does not include co-op starts.

'Electoral Area A' includes UBC/UEL (University of British Columbia / University Endowment Lands)

'First Nations' refers to Indian Reserves, as outlined by Statistics Canada. In Metro Vancouver, 'First Nations' includes Tsawwassen First Nation.

Definition: Rental - A dwelling constructed for rental purposes regardless of who finances the structure.

Purpose-built rental units in mixed-tenure structures are included in this table if they were indicated as rental at the time of the survey.

* Since 2015, total rental data includes secondary suites and laneway rental housing (single detached rental).

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other".

In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA.

Table 2.9.3. Purpose-Built Rental Completions By Rental Housing Type for Metro Vancouver Jurisdictions, 2020 - 2024

MUNICIPALITY / MEMBER JURISDICTION	Accessory Suites					Single Detached Rental*					Market Rental (apt & row)					Social Hsg Rental				
	2020	2021	2022	2023	2024	2020	2021	2022	2023	2024	2020	2021	2022	2023	2024	2020	2021	2022	2023	2024
Anmore	0	0	1	1	2	3	2	0	1	0	0	0	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	2	0	1	1	0	0	0	0	0	0	0	0	0	0
Bowen Island	1	4	4	2	2	0	1	8	2	4	0	0	27	0	0	0	0	0	0	0
Burnaby	134	161	144	227	197	0	0	0	0	11	2	259	90	237	178	0	91	140	112	64
Coquitlam	104	108	104	101	90	17	6	1	3	5	169	303	277	162	530	0	0	75	291	205
Delta	95	61	34	50	70	4	3	0	5	1	12	0	0	0	3	0	0	0	0	130
Electoral Area A	0	0	0	0	0	0	0	0	0	0	316	0	110	152	137	0	0	173	0	0
Langley City	2	2	5	1	0	0	0	0	0	0	48	0	162	148	62	0	0	0	0	0
Langley Township	145	143	242	291	301	40	35	41	15	16	0	145	0	121	171	82	0	0	148	98
Lions Bay	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Maple Ridge	43	83	48	72	75	9	8	9	13	6	288	66	0	0	0	0	94	0	6	0
New Westminster	36	29	30	32	36	5	16	9	19	20	0	0	72	0	225	44	0	0	0	96
North Vancouver City	79	49	36	20	13	12	12	13	15	10	145	542	123	355	601	0	0	10	0	0
North Vancouver District	50	27	23	29	32	2	4	4	3	4	319	75	130	0	0	0	106	42	0	90
Pitt Meadows	1	0	1	0	1	1	2	2	0	2	0	0	0	0	1	0	0	0	0	0
Port Coquitlam	20	19	18	26	24	5	4	4	4	4	41	67	0	56	0	0	0	72	0	0
Port Moody	6	10	11	7	8	4	2	4	1	2	0	371	76	0	0	0	0	55	0	0
Richmond	67	104	83	101	90	5	2	2	1	6	31	0	0	169	0	0	40	90	31	113
Surrey	690	702	523	561	478	1	1	0	3	1	217	224	723	266	582	73	101	285	100	134
Vancouver	411	348	317	499	509	548	384	276	344	359	1,028	1,298	782	553	1,190	490	979	320	150	779
West Vancouver	5	10	8	16	17	1	1	0	1	3	0	42	192	48	0	0	0	11	6	0
White Rock	28	16	22	25	32	0	0	0	0	0	28	0	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
METRO VANCOUVER	1,917	1,876	1,654	2,061	1,977	657	486	373	431	455	2,644	3,392	2,764	2,267	3,680	689	1,411	1,273	844	1,709

Source: CMHC Starts and Completions Survey, custom data request.

Notes: While data sources are believed to be reliable, the accuracy of the data cannot be guaranteed.

'Electoral Area A' includes UBC/UEL (University of British Columbia / University Endowment Lands)

'First Nations' refers to Indian Reserves, as outlined by Statistics Canada. In Metro Vancouver, 'First Nations' includes Tsawwassen First Nation.

Definition: Rental - A dwelling constructed for rental purposes regardless of who finances the structure.

Purpose-built rental units in mixed-tenure structures are included in this table if they were indicated as rental at the time of the survey.

* Single detached rental is usually laneway / coachhouse rental housing that is non-subsidized.