



Interim Housing
Needs Report –
District of
Lantzville



Interim Housing Needs Report – Background

- This report provides an updated summary of interim housing needs in the District of Lantzville, as mandated by the Province of BC in June 2024.
- The study was funded by the RDN and was prepared by Deloitte concurrent with the preparation of similar reports for the RDN rural areas and the Town of Qualicum Beach.
- The results of this report will be used by local governments to update their Official Community Plan (OCP) and zoning bylaws by the end of 2025.

Interim Housing Needs Report – Structure



1. HNR Method - Calculations

Calculation of interim housing need in six categories, as specified in the *Housing Needs Report Regulation*.



2. Custom Analysis - Additional Unit Characteristics

Supplementary estimates of the characteristics of the units of housing need.



3. HNR Policy - Statements

Key municipal policies and recent initiatives aimed at (1) supporting housing development near transportation infrastructure and (2) reducing overall housing need.

Interim Housing Needs Report – Results

Summary Table

Component	5-year need	20-year need
A Extreme Core Housing Need	9	36
B Persons Experiencing Homelessness	11	22
C Suppressed Household Formation	20	78
D Household Projections	194	497
E Rental Vacancy Rate Adjustment	0	1
F Additional Housing Demand	52	206
Total	286	840

Interim Housing Needs Report – Results

Component A – Extreme Core Housing Need

Total Households	2021 Households	Average ECHN Rate	Households in ECHN
Owners with a mortgage	1,290	1.6%	20
Renters	195	8.1%	16
Total New Units - 20 years			36
Total New Units - 5 years			9

Interim Housing Needs Report – Results

Component B – Persons Experiencing Homelessness

Regional Population	Local Population		Regional PEH	Households in ECHN
	#	% of Region		
170,367	3,815	2.2%	996	22
Total New Units - 20 years				22
Total New Units - 5 years				11

Interim Housing Needs Report – Results

Component D – Household Projections

Growth Scenarios	Regional Growth Rate	Households		New Units
		2021	2041	
Local Household Growth	n/a		1,957	437
Regionally Based Household Growth	36.7%	1,520	n/a	558
Scenario Average				497
Total New Units - 20 years				497

Growth Scenarios	Regional Growth Rate	Households		New Units
		2021	2026	
Local Household Growth	n/a		1,736	216
Regionally Based Household Growth	11.3%	1,520	n/a	172
Scenario Average				194
Total New Units - 5 years				194

Interim Housing Needs Report – Results

Component E – Rental Vacancy Rate Adjustment

	Vacancy Rate	Occupied Rate	Renter Households	Estimated Number of Units
Target Vacancy Rate	3.0%	97.0%	195	201
Local Vacancy Rate	2.7%	97.3%	195	200
Total New Units - 20 years				1
Total New Units - 5 years				0

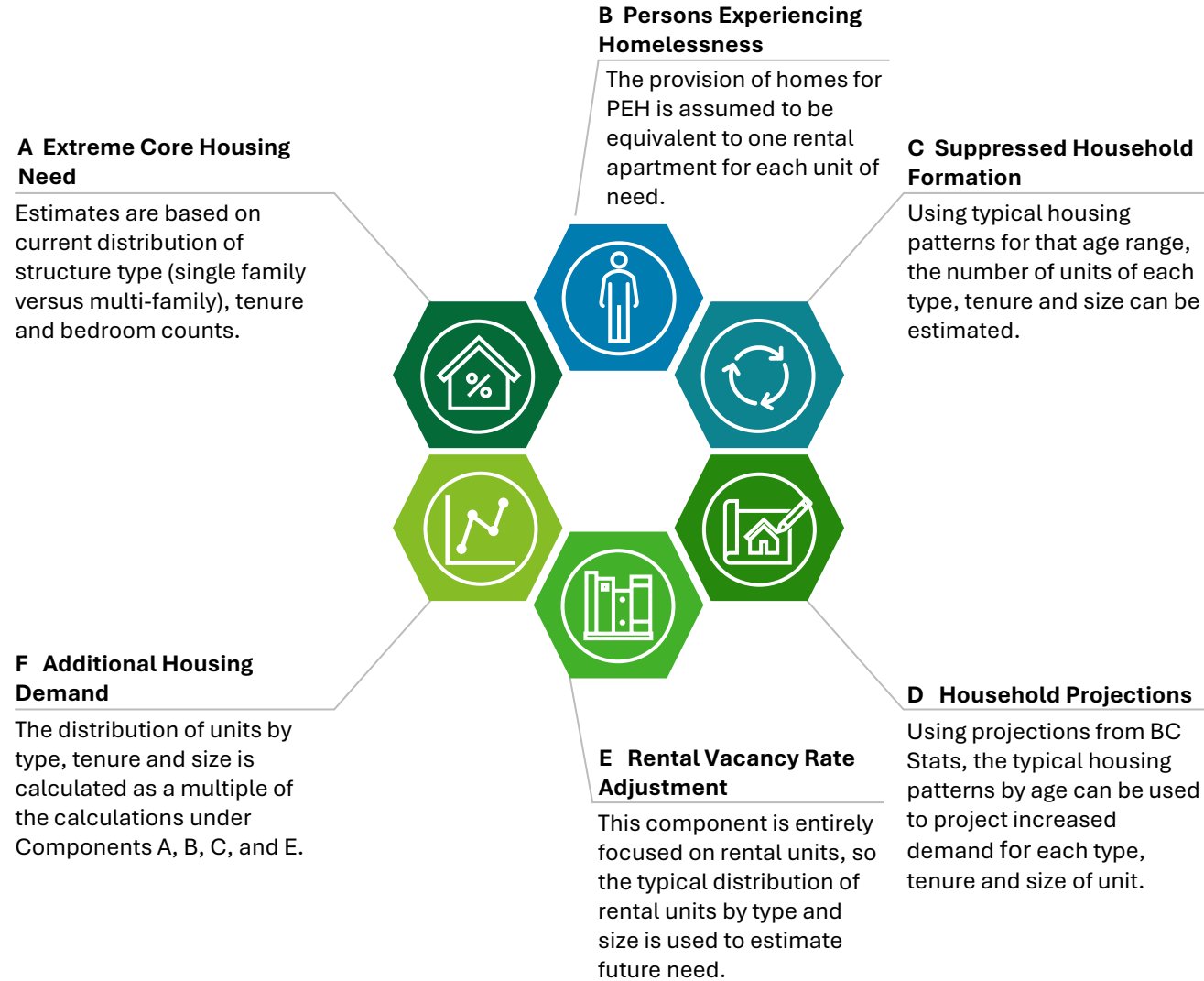
Interim Housing Needs Report – Results

Component F – Additional Housing Demand

Component	20-year need
A Extreme Core Housing Need	36
B Persons Experiencing Homelessness	22
C Suppressed Household Formation	78
E Rental Vacancy Rate Adjustment	1
Total	137
Demand Factor	1.51
Total New Units - 20 years	206
Total New Units - 5 years	52

Interim Housing Needs Report – Methodology

Supplementary Analysis of Unit Characteristics



Interim Housing Needs Report – Results

Additional Unit Characteristics

Unit Type/Dimension	5-year need	20-year need
Total (Owned & Rented)	286	840
...Total 0/1 Bedroom	39	96
...Total 2 Bedroom	44	134
...Total 3 Bedroom	104	313
...Total 4+ Bedroom	99	297
Total Units	286	840
Single Family Dwelling	229	676
Multi-Family Dwelling	56	164

Interim Housing Needs Report – Conclusion

Next Steps



1



Inform Local Housing Need

This goal of this report is to provide an informed overview of the local housing needs within the District of Lantzville. These results will aid Lantzville in making informed decisions regarding supportive housing policy and initiatives.



2



Update OCP and Zoning Bylaws

The intended use of the results is for each local government to update their OCP and zoning bylaws by the end of 2025 to ensure the required number of units can be accommodated.



3



Annual Housing Needs Report

A fully updated Housing Needs Report (including this analysis plus community consultation and other elements) is required by the end of 2028 to align with the results of the 2026 Census, and subsequent updates are required every five years as new Census results become available.



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