

# 2024 INTERIM HOUSING NEEDS REPORT

NOVEMBER 2024



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**COMPONENT A: EXTREME CORE HOUSING NEED (ECHN) CALCULATION**

Table 1a: Total owner and renter households in the four previous census years

Esquimalt DM (CSD, BC)				
Total Households	2006	2011	2016	2021
Owners	4,020	3,975	4,140	4,185
Renters	3,980	4,065	4,355	4,380

Table 1b: 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

Esquimalt DM (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		95	2.27%	2.27%
Renters	440	11.06%	520	12.79%	635	14.58%	390	8.90%	11.83%

Table 2: Estimated total of owners with a mortgage and renter households in ECHN in 2021

Esquimalt DM (CSD, BC)			
Total Households	2021 Households	Average ECHN Rate	Households in ECHN
Owners	4,185	n/a	n/a
Owners with a mortgage		2.27%	95.00
Renters	4,380	11.83%	518.29
<b>Total New Units to Meet ECHN - 20 years</b>			<b>613.29</b>

**COMPONENT B: HOUSING UNITS AND HOMELESSNESS**

Table 3: Estimated number of homes required to meet the need of existing People Experiencing Homelessness (PEH) households as a proportion of the regional need

Esquimalt DM (CSD, BC)				
Regional Population	Local Population		Regional PEH	Proportional Local PEH
	#	% of region		
406,075	17,290	4.26%	2,043	86.99
<b>Total New Units to Homelessness Needs - 20 years</b>				<b>86.99</b>

**COMPONENT C: HOUSING UNITS AND SUPPRESSED HOUSEHOLD FORMATION**

Table 4a: Number of owner and renter households in 2006 by age of the primary household maintainer

Esquimalt DM (CSD, BC)		
Age - Primary Household Maintainer 2006 Categories	2006 Households	
	Owner	Renter
Under 25 years	35	445
25 to 34 years	380	840
35 to 44 years	635	885
45 to 54 years	935	785
55 to 64 years	810	455
65 to 74 years	590	270
75 years and over	640	305

Table 4b: Number of owner and renter households in 2021 by age of the primary household maintainer

Esquimalt DM (CSD, BC)		
Age - Primary Household Maintainer 2021 Categories	2021 Households	
	Owner	Renter
15 to 24 years	30	285
25 to 34 years	300	1,055
35 to 44 years	710	845
45 to 54 years	660	630
55 to 64 years	945	705
65 to 74 years	930	525
75 to 84 years	445	230
85 years and over	165	105

Table 5: Population by age category in 2006 and 2021

Esquimalt DM (CSD, BC)					
Age Categories - Household Maintainers		2006		2021	
		All Categories	Summed Categories	All Categories	Summed Categories
15 to 24 years	15 to 19 years	925	2,090	630	1,515
	20 to 24 years	1,165		885	
25 to 34 years	25 to 29 years	1,160	2,245	1,290	2,775
	30 to 34 years	1,085		1,485	
35 to 44 years	35 to 39 years	1,185	2,610	1,420	2,700
	40 to 44 years	1,425		1,280	
45 to 54 years	45 to 49 years	1,385	2,790	1,020	2,090
	50 to 54 years	1,405		1,070	
55 to 64 years	55 to 59 years	1,085	1,910	1,390	2,595
	60 to 64 years	825		1,205	
65 to 74 years	65 to 69 years	505	1,150	1,225	2,185
	70 to 74 years	645		960	
75 years and over	75 to 79 years	530	1,250	555	1,290
	80 to 84 years	370		375	
	85 years and over	350		360	

Table 6: 2006 headship rate of each age category for both renters and owners

Esquimalt DM (CSD, BC)					
Age Categories - Household Maintainers	2006 Households		2006 Population	2006 Headship Rate	
	Owner	Renter	Total	Owner	Renter
15 to 24 years	35	445	2,090	1.67%	21.29%
25 to 34 years	380	840	2,245	16.93%	37.42%
35 to 44 years	635	885	2,610	24.33%	33.91%
45 to 54 years	935	785	2,790	33.51%	28.14%
55 to 64 years	810	455	1,910	42.41%	23.82%
65 to 74 years	590	270	1,150	51.30%	23.48%
75 years and over	640	305	1,250	51.20%	24.40%

Table 7: Potential 2021 headship rate of each age category for both renters and owners if the headship rate from 2006 remained constant

Esquimalt DM (CSD, BC)					
Age Categories – Household Maintainers	2006 Headship Rate		2021 Population	2021 Potential Households	
	Owner	Renter	Total	Owner	Renter
15 to 24 years	1.67%	21.29%	1,515	25.37	322.57
25 to 34 years	16.93%	37.42%	2,775	469.71	1,038.31
35 to 44 years	24.33%	33.91%	2,700	656.90	915.52
45 to 54 years	33.51%	28.14%	2,090	700.41	588.05
55 to 64 years	42.41%	23.82%	2,595	1,100.50	618.18
65 to 74 years	51.30%	23.48%	2,185	1,121.00	513.00
75 years and over	51.20%	24.40%	1,290	660.48	314.76

Table 8: Number of suppressed households by subtracting actual households in 2021 from potential households in 2021 by age category

Esquimalt DM (CSD, BC)							
Age Categories – Household Maintainers	2021 Potential Households		2021 Households		2021 Suppressed Households		
	Owner	Renter	Owner	Renter	Owner	Renter	Total
15 to 24 years	25.37	322.57	30	285	-4.63	37.57	32.94
25 to 34 years	469.71	1,038.31	300	1,055	169.71	-16.69	153.02
35 to 44 years	656.90	915.52	710	845	-53.10	70.52	17.41
45 to 54 years	700.41	588.05	660	630	40.41	-41.95	0.00
55 to 64 years	1,100.50	618.18	945	705	155.50	-86.82	68.68
65 to 74 years	1,121.00	513.00	930	525	191.00	-12.00	179.00
75 years and over	660.48	314.76	610	335	50.48	-20.24	30.24
<b>Total New Units to Meet Suppressed Housing Need – 20 years</b>							<b>481.29</b>

## COMPONENT D: HOUSING UNITS AND SUPPRESSED HOUSEHOLD FORMATION

Table 9: 20-year population projection and growth rate for Esquimalt

Esquimalt DM (CSD, BC)			
Regional District Projections	2021	2041	Regional Growth Rate
Households	185,205	254,785	37.57%

Table 10: 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

Esquimalt DM (CSD, BC)				
Growth Scenarios	Regional Growth Rate	Households		New Units
		2021	2041	
Local Household Growth	n/a	8,565	10,047.00	1,482.00
Regionally Based Household Growth	37.57%	8,565	11,782.80	3,217.80
Scenario Average				2,349.90
<b>Total New Units to Meet Household Growth Needs – 20 years</b>				<b>2,349.90</b>

## COMPONENT E: HOUSING UNITS AND RENTAL VACANCY RATE

Table 11: Difference between the existing total number of rental homes and the total number of rental homes required for a 3% vacancy rate

Esquimalt DM (CSD, BC)				
	Vacancy Rate	Occupied Rate	Renter Households	Estimated Number of Units
Target Vacancy Rate	3.00%	97.00%	4,380	4,515.46
Local Vacancy Rate	1.10%	98.90%		4,428.72
<b>Total New Units to Achieve 3% Vacancy Rate - 20 years</b>				<b>86.75</b>

## COMPONENT F: HOUSING UNITS AND DEMAND (THE “DEMAND BUFFER”)

Table 12: Additional demand for new housing by applying demand factor to the total of the other relevant components, according to provincial guidelines

Esquimalt DM (CSD, BC)	
Component	Result
A. Extreme Core Housing Need	613.29
B. Persons Experiencing Homelessness	86.99
C. Suppressed Household Formation	481.29
E. Rental Vacancy Rate Adjustment	86.75
<b>Total</b>	<b>1,268.32</b>
Demand Factor	0.47
<b>Total New Units to Address Demand Buffer - 20 years</b>	<b>594.61</b>

## TOTAL 5-YEAR AND 20-YEAR HOUSING NEED

Table 13: 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. Displays 5-year housing need estimates using the multipliers provided in the provincial guidelines and BC Stats household projections from 2021 to 2026

Esquimalt DM (CSD, BC)		
Component	5 Year Need	20 Year Need
A. Extreme Core Housing Need	153.32	613.29
B. Persons Experiencing Homelessness	43.49	86.99
C. Suppressed Household Formation	120.32	481.29
D. Anticipated Growth	871.46	2,349.90
E. Rental Vacancy Rate Adjustment	21.69	86.75
F. Additional Local Demand	148.65	594.61
<b>Total New Units - 5 years</b>	<b>1,359</b>	
<b>Total New Units - 20 years</b>		<b>4,213</b>

## STATEMENT REGARDING NEED FOR HOUSING NEAR TRANSPORTATION INFRASTRUCTURE

The Township of Esquimalt is actively involved in promoting residential growth adjacent to increasingly efficient and effective transportation infrastructure:

- Proposed Land Use Designations within the Official Community Plan of highest residential density adjacent to arterial roadways, public transit routes, and regional pathways
- The enhancement of public transit infrastructure, construction of cycling and pedestrian infrastructure through the 2022 Active Transportation Network Plan (ATNP)
- Increasing housing viability through reduced vehicular parking requirements within 400m of public transit corridors within the Township's Draft Parking Bylaw (scheduled to be adopted late 2024/early 2025)

## ACTIONS TAKEN TO REDUCE HOUSING NEEDS SINCE THE LAST REPORT

The existing Housing Needs Report was produced in October 2020. The following actions have been taken or are currently being undertaken to reduce housing need in the Township of Esquimalt:

- Between January 1, 2020 and September 13, 2024 the Township processed **3,825 residential units** (2,253 rental, 1,524 strata, 48 institutional). This is close to the 20-year total new unit requirement of 4,213 identified in Table 13 above.

On September 13, 2024:

- 917 units were at the Rezoning stage
- 708 units were at the Development Permit stage
- 1,492 units were at the Building Permit stage
- 708 units were completed
- The Township has approved a zoning overlay to create two new Small-Scale Multi-Family Housing (SSMFH) zones, which permit up to four dwelling units on low density residential lots between 280m<sup>2</sup> and 4,050m<sup>2</sup>, and up to three dwelling units on lots 280m<sup>2</sup> or smaller. The Township adopted the Provincial site standards recommendations, but for a slightly increased rear yard setback at 4.5m vs the recommended minimum of 1.5m for lots permitting 3-4 units and under 1,215m<sup>2</sup> in size (most of the restricted residential lots within the Township). Adopting these site standards makes it easier for applicants to utilize the shelf-ready templates drafted by the Province and, in turn, makes it cheaper, faster, and easier for housing to be built.
- The Township has applied for both rounds of the CMHC Housing Accelerator Fund; it did not receive funding in the first round and is awaiting the second-round decision.
- The Township introduced delegated staff-approved Development Permits for six or less residential units and has delegated Development Variance Permits to staff for minor variances. Together this reduces the burden of approvals on Council and reduces time and cost for applicants making SSMFH applications.

The potential for new units being built in the community is as follows:

- Esquimalt has 2,452 low density residential lots which are eligible for four dwelling unit SSMFH development and 72 low density residential lots which are eligible for three dwelling unit SSMFH development

- There are currently 3,409 dwelling units within the SSMFH eligible lots in Esquimalt, and a **theoretical potential for 9,997 total SSMFH dwelling units** in the Township