

Attachment 2
Family Friendly Housing Policy Statistics

FAMILY FRIENDLY HOUSING POLICY STATISTICS

Family Friendly Units Created by Structure Type

New Westminster's Family Friendly Housing Policy has helped facilitate the completion of 2,749 family friendly units in multi-unit buildings since 2015. Although the policy came into place in 2016, negotiations related to family friendly units in projects and policy development started prior to 2015, meaning the effects of the policy can be measured from starting in 2015. Of the 2,749 family friendly units created since then, 1,767 of the units have 2 bedrooms and 982 of the units have 3+ bedrooms. During this period, 52.5% of all multi-units created were family friendly units (2+ bedrooms), with 33.7% of all new units having 2 bedrooms and 18.8% of all new units have 3+ units. 37.0% of the high rise apartment units created since 2015 were 2 bedroom units. However, the provision of 3+ bedroom units is primarily dependent on townhomes, with 592 out of 982 3+ bedroom multi-units created since 2015 being in townhomes. A total of 6.4% of high rise apartment units created since 2015 have had 3+ bedrooms.

Table 1: Completed in 2015 or later, by type of building

	#	#	#	#	%	%	%
Building type	2 bedroom	3+ bedroom	Family friendly (2+ bedroom)	Total units	2 bedroom	3+ bedroom	Family Friendly (2+ bedrooms)
Townhome	63	592	655	659	9.6%	89.8%	99.4%
Low/midrise apartment (<10 storeys)	517	186	703	1,374	37.6%	13.5%	51.2%
High rise apartment (10+ storeys)	1,187	204	1,391	3,207	37.0%	6.4%	43.4%
All types	1,767	982	2,749	5,240	33.7%	18.7%	52.5%

Family Friendly Units Created by Tenure

The number of 3+ bedroom market rental units constructed was 119 units, whereas market ownership units constructed is 860 units of 3+ bedroom constructed during this period. The Family Friendly Housing Policy is not applied to non-market rental housing units in order to improve the viability of these projects. However, with the soon to be completed 831 Sixth Street (joint project between Aboriginal Land Trust and Swahili Association), an additional 20 non-market rental 3 bedroom units will be created.

Table 2: Completed in 2015 or later, by tenure of units

	#	#	#	#	%	%	%
Tenure	2 bedroom	3+ bedroom	Family friendly (2+ bedrooms)	Total units	2 bedroom	3+ bedroom	Family Friendly (2+ bedrooms)
Owner	1,268	860	2,128	3,296	38.5%	26.1%	64.6%
Market rental	475	119	594	1,767	26.9%	6.7%	33.6%
Non-market rental	24	3	27	177	13.6%	1.7%	15.3%
All tenures	1,767	982	2,749	5,240	33.7%	18.7%	52.5%

Housing Affordability Analysis of Ownership Units

With a benchmark price of \$1,541,300 for a single detached dwelling in New Westminister and \$1,759,700 for a single detached dwelling in the Lower Mainland as of February 2024, purchasing a single detached dwelling is not within reach for most families. Therefore, family friendly units in townhomes and apartments are an important source of supply.

The Greater Vancouver Real Estate Board does not publish stats specifically for 3 bedroom townhomes and 3 bedroom condominium apartments. Therefore, the list price of 3 bedroom townhomes and 3 bedroom condominium apartments (of all periods of construction) for sale on MLS (Multiple Listing Service) in New Westminister as of April 2, 2024 were analyzed. The median list price for listed 3 bedroom townhomes was \$1,099,000 (based on 18 listings) (similar for newer townhomes - \$1,099,999 for townhomes built in 2015 or later – based on 13 listings), while the median list price for listed 3 bedroom apartments was \$945,000 (based on 19 listings) (and \$1,350,000 for apartments built in 2015 or later – based on 7 listings). The list prices for the listed 3 bedroom townhomes ranged from \$899k-\$1.399k, while the list prices for the listed 3 bedroom apartments ranged from \$599k-\$1.588k. The strata fees for 3 bedroom townhomes and apartments are a median monthly strata fee of \$560 for 3 bedroom townhomes (\$697 for 3 bedroom townhomes built in 2015 or later) and a median monthly strata fee of \$741 for 3 bedroom apartments (also a median monthly strata fee of \$741 for 3 bedroom apartments built in 2015 or later).

Table 3: List price and strata fee stats for 3 bedroom townhome and condominium apartments for sale in New Westminster, as of April 2, 2024

Building type and age of building	# of listed homes	Median list price	List price range	Median strata fee (monthly)	Strata fee range (monthly)
Townhome - all years of construction	18	\$1,099,000	\$899k- \$1.399k	\$560	\$212-\$951
Townhome – built 2015 and later	13	\$1,099,999	\$999k- \$1.399k	\$697	\$212-\$951
Apartment - all years of construction	19	\$945,000	\$599k- \$1.588k	\$741	\$390- \$1,049
Apartment – built 2015 and later	7	\$1,350,000	\$799k- \$1,506k	\$741	\$390-\$933

Affordability Analysis of Market Rental Units

CMHC (Canada Mortgage and Housing Corporation) collects data on purpose built market rental unit rents by number of bedrooms and period of construction. Although there is no data on buildings built in 2015 or later, there is data on buildings built in 2000 or later, which is mostly comprised of buildings since 2015 as there was little rental building construction in New Westminster and Metro Vancouver between 2000 and 2015. Based on this data, market rents for both 2 bedroom and 3+ bedroom purpose built rental units in both New Westminster and Metro Vancouver were much higher than in Canada as a whole in October 2023. For example, the median rent for 2 bedroom purpose built rental units in New Westminster in October 2023 was \$1,887/month (compared with \$2,100/month in Metro Vancouver and \$1,230/month in Canada) and the median rent for 3+ bedroom purpose built rental units in New Westminster in October 2023 was \$2,531/month (compared with \$2,350/month in Metro Vancouver and \$1,375/month in Canada). Newer purpose built rental units (i.e. built in 2000 or later) had higher median rents than the overall purpose built rental units; as of October 2023, at \$2,650/month for 2 bedroom newer units and \$3,200/month for 3+ bedroom newer units in New Westminster.

Table 4: Median rents, 2 bedroom and 3+ purpose built rental units, all ages of construction and built in 2000 or later, New Westminster, Metro Vancouver, and Canada, October 2023

Geography	2 bedroom median rents, all ages of construction	2 bedroom rents, built in 2000 or later	3+ bedroom median rents, all ages of construction	3+ bedroom rents, built in 2000 or later
New Westminster	\$1,887	\$2,650	\$2,513	\$3,200
Metro Vancouver	\$2,100	\$2,700	\$2,350	\$3,200
Canada	\$1,230	\$1,500	\$1,375	\$1,495

Impact of Family Friendly Housing Policy

With New Westminster's Family Friendly Housing Policy coming into effect in 2016, it was anticipated that the percentage of multi-unit housing composed of family friendly housing units would increase between the 2016 and 2021 Census periods. Looking at New Westminster's existing dwelling stock data from 2016 and 2021 based on Census structural type of dwelling categories (mid to high-rise apartments (5+ storeys), low-rise apartments (1-4 storeys) and townhomes/rowhouses), there has been a slight increase in the percentage of low rise apartment units that have 3+ bedrooms (from 6.0% of all low rise apartment units in 2016 Census to 7.2% in 2021 Census).

The existing dwelling stock in New Westminster and Metro Vancouver based on the 2021 Census shows that townhomes in both jurisdictions primarily consist of 3+ bedrooms (69.2% of all Metro Vancouver townhomes and 59.6% of New Westminster townhomes were 3+ bedroom units). Apartment buildings, both low-rise and mid-rise/high-rise, in New Westminster and Metro Vancouver, based on the 2021 Census, had many 2 bedroom units (42.3% of Metro Vancouver mid to high-rise apartment building units, 43.0% of Metro Vancouver low-rise apartment building units, 47.6% of New Westminster mid to high-rise apartment building units and 40.9% of New Westminster low-rise apartment building units were 2 bedroom units). However, as reflected in the existing dwelling stock data, 3+ bedroom units have historically and continue to be difficult to achieve in apartment buildings, with 3+ bedroom units, composing 6.0% of mid to high-rise apartment building units in Metro Vancouver, 12.0% of low rise apartment building units in Metro Vancouver, 6.3% of mid to high-rise apartment building units in New Westminster, and 7.2% of low rise apartment building units in New Westminster.

Table 5: Number of Bedrooms, by Structural Type of Dwelling (existing dwelling stock), New Westminster, 2016 Census

Building Type	Number of bedrooms	2 bedrooms	3+ bedrooms	Family Friendly units
Mid to high-rise apartment buildings (5+ storeys)	10,630	5,555	660	6,215
Low rise apartment buildings (1-4 storeys)	11,910	4,870	720	5,590
Townhomes	1,630	615	975	1,590
Mid to high-rise apartment buildings (5+ storeys)	100.0%	52.3%	6.2%	58.5%
Low rise apartment buildings (1-4 storeys)	100.0%	40.9%	6.0%	46.9%
Townhomes	100.0%	37.7%	59.8%	97.5%

Table 6: Number of Bedrooms, by Structural Type of Dwelling (existing dwelling stock), New Westminster, 2021 Census

Building Type	Number of bedrooms	2 bedrooms	3+ bedrooms	Family Friendly units
Mid to high-rise apartment buildings (5+ storeys)	12,525	5,960	790	6,750
Low rise apartment buildings (1-4 storeys)	12,565	5,145	900	6,045
Townhomes	2,105	710	1,255	1,965
Mid to high-rise apartment buildings (5+ storeys)	100.0%	47.6%	6.3%	53.9%
Low rise apartment buildings (1-4 storeys)	100.0%	40.9%	7.2%	48.1%
Townhomes	100.0%	33.7%	59.6%	93.3%

Table 7: Percentage of units by number of bedrooms, structural type (existing dwelling stock), New Westminster and Metro Vancouver, 2021 Census

Geography	Building Type	Number of bedrooms	2 bedrooms	3+ bedrooms	Family Friendly units
Metro Vancouver	Mid to high-rise apartment buildings (5+ storeys)	100.0%	42.3%	6.0%	48.3%
Metro Vancouver	Low rise apartment buildings (1-4 storeys)	100.0%	43.0%	12.0%	54.9%
Metro Vancouver	Townhomes	100.0%	26.4%	69.2%	95.5%
New Westminster	Mid to high-rise apartment buildings (5+ storeys)	100.0%	47.6%	6.3%	53.9%
New Westminster	Low rise apartment buildings (1-4 storeys)	100.0%	40.9%	7.2%	48.1%
New Westminster	Townhomes	100.0%	33.7%	59.6%	93.3%

Purpose Built Rental

The percentage of purpose built market rental units (any period of construction) that were family friendly (2+ bedrooms) in October 2023 in New Westminster (29.4%) and Metro Vancouver (29.6%) was lower than in Canada (60.3%) and other large metro areas (Metro Calgary – 53.0%, Metro Edmonton – 57.6%, Metro Toronto – 51.7%, Metro Ottawa- Gatineau – 56.8%, and Metro Montreal – 66.7%). The relative lack of 3+ bedroom purpose built market rental units is more noticeable in New Westminster and Metro Vancouver relative to other large metro areas. In October 2023, while 2.6% of New Westminster’s purpose built market rental stock and 3.7% of Metro Vancouver’s purpose built market rental stock consisted of 3+ bedroom rental units, 10.7% of Canada’s purpose built market rental stock consisted of 3+ bedroom rental units. Based on CMHC data, New Westminster still had 263 3+ bedroom purpose built rental units as of October 2023, while Metro Vancouver had 4,624 3+ bedroom purpose built rental units. Metro Vancouver had fewer 3+ bedroom purpose built rental units than both the larger urban areas of Metro Toronto (34,606 3+ bedroom purpose built rental units), Metro Montreal (74,382 3+ bedroom purpose built rental units), smaller urban areas such as Metro Edmonton (10,127 3+ bedroom purpose built rental units), and Metro Ottawa-Gatineau (11,705 3+ bedroom purpose built rental units).

Table 8: Purpose built rental universe, by bedroom type, % of all units, New Westminister and comparison geographies, CMHC, October 2023

Geography	Number of bedrooms	2 bedrooms	3+ bedrooms	Family friendly housing
New Westminister	100.0%	26.8%	2.6%	29.4%
Metro Vancouver	100.0%	25.8%	3.7%	29.6%
Metro Calgary	100.0%	45.6%	7.4%	53.0%
Metro Edmonton	100.0%	46.5%	11.1%	57.6%
Metro Toronto	100.0%	41.3%	10.4%	51.7%
Metro Ottawa-Gatineau	100.0%	46.1%	10.8%	56.8%
Metro Montreal	100.0%	55.0%	11.7%	66.7%
Canada	100.0%	49.6%	10.7%	60.3%

Table 9: Purpose built rental universe, by bedroom type, # of all units, New Westminister and comparison geographies, CMHC, October 2023

Geography	Number of bedrooms	2 bedrooms	3+ bedrooms	Family friendly housing
New Westminister	9,956	2,669	263	2,932
Metro Vancouver	123,867	31,980	4,624	36,604
Metro Calgary	55,859	25,473	4,158	29,631
Metro Edmonton	91,185	42,429	10,127	52,556
Metro Toronto	333,087	137,575	34,606	172,181
Metro Ottawa-Gatineau	108,650	50,039	11,705	61,744
Metro Montreal	634,163	348,833	74,382	423,215
Canada	2,307,577	1,144,620	245,760	1,390,380