

2017

WEST VANCOUVER'S

# VitalSigns®

Creating connection. Building community.



WEST VANCOUVER  
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FOUNDATION



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We would like to acknowledge that the West Vancouver Community Foundation is located on the traditional territory of the Coast Salish peoples, as represented by the Skwxwú7mesh (Squamish) and Səlilwətaʔ/Selilwitulh (Tsleil-Waututh) Nations.

# ACKNOWLEDGEMENTS

## APPRECIATION

We are immensely grateful to the individuals and organizations who contributed time, knowledge, experience, and financial and in-kind resources to make this report possible. We also greatly appreciate the participation of the hundreds of people who attended our *Vital Conversations*, and responded to our surveys and requests for information.

## THANK YOU TO:

Presenting Partner	<i>British Pacific Properties Limited</i>
Gold Partner	<i>District of West Vancouver</i>
Silver Partners	<i>Community Foundations of Canada</i> <i>Park Royal</i>
Bronze Partner	<i>Leith Wheeler Investment Counsel Ltd.</i>
Supporter	<i>Rotary Club of West Vancouver Sunrise</i>

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## A MESSAGE FROM OUR PRESENTING PARTNER:

As a community builder for over 85 years, British Pacific Properties Limited is pleased to support the West Vancouver Community Foundation in this follow-up to its valuable 2016 *Vital Signs* initiative. Investigating issues such as belonging, diversity, inclusion and housing is critical to understanding who we are as a community and where we are going. Through numerous discussions and surveys, the Foundation has tackled these topics in a thoughtful and meaningful way, and its extensive consultation and outreach has given the broader community a voice. These are voices that need to be heard so that we can fully understand what makes the community special and unique, but also what it may be

missing; what makes it strong and resilient, but also what may make it vulnerable; what needs to be preserved, and what may need to be changed; what makes the community welcoming and accessible to the young, the old, to families, to singles, to employers and to people who work here. Through *Vital Signs*, the West Vancouver Community Foundation has taken a bold leadership role in identifying what is truly important and offering a pathway forward to ensure that West Vancouver continues to be a thriving community for future generations.

- Geoff Croll  
*President, British Pacific Properties*

# LETTER FROM THE CHAIR AND CEO

## Creating Connection

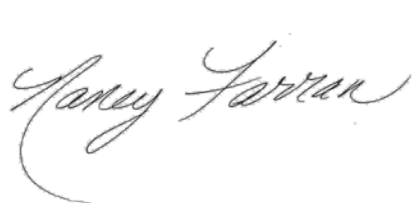
All of us want to feel a sense of belonging. It's that warm feeling we have when we are welcomed, valued and even cherished. For some of us, that means where our family is; for others it may mean a familiar place or when we are able to open our home and share a meal with others. While belonging can mean different things to different people, the common denominator is our ability to form connections and relationships that are meaningful. In the 2017 *Vital Signs*™ Report, we decided to take a deep dive and explore the topic of belonging through the lenses of diversity and inclusion and housing diversity and attainability – what it takes to create vibrant communities where people feel welcome and connected.

During one of our *Vital Conversations*, a participant made the point that while diversity is a reality, inclusion is a choice. At the West Vancouver Community Foundation we are working with community leaders, partners, and philanthropists to find and support projects that foster greater inclusion, because it's not just about understanding our differences, it's about finding ways to celebrate them!

Encouraged to take this research and 'activate' it at the local level, you will see a list of ideas for each section of the report – small steps each of us can take to make a difference. We have also added a section on what we are doing at the Foundation – and we welcome you to become involved!

Based on what we are learning, we have initiated a redesign of the Foundation's grants program. Our goals are two-fold: (1) to better support the agencies working at the community level; and (2) to connect our donors with projects focused on welcoming newcomers and celebrating diversity; connecting citizens who experience loneliness and isolation; supporting vulnerable youth; and reconciliation with Indigenous Peoples.

We have much to be proud of and yet so much more to do. We thank our partners, our Board, our staff, our donors and our grantees for all their efforts. We welcome you to join us on the journey!



Nancy Farran, Chair



Adine Mees, CEO



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## A MESSAGE FROM OUR GOLD PARTNER:

The District of West Vancouver is proud of its ongoing collaboration and partnership with the West Vancouver Community Foundation and values the important research the Foundation has conducted on some of the key issues facing our community today.

In the 2017 *Vital Signs* study, the West Vancouver Community Foundation has focussed on topics that are key to understanding how to address our current challenges and continue building a better community—today and for future generations.

The results of this report will support and inform the policy work of the municipality: the findings on Belonging and Contribution, Diversity and Inclusion and Housing Diversity and Attainability are all highly relevant, and the resulting data will provide a valuable contribution to a framework for the future of West Vancouver.

- Nina Leemhuis  
Chief Administrative Officer  
District of West Vancouver



# BELONGING AND CONTRIBUTION

**Belonging is being part of a collective “we”.** It involves how individuals feel connected to other people, to groups and to places. And how those people, groups and places invite acceptance and inclusion. Evidence shows that a strong sense of belonging is important to a person’s physical, mental, and emotional health, and to employment, learning, and sense of purpose.

When a community is made up of people who feel they belong, good things happen. Trust increases; communities are safer; residents are more engaged and contribute more as volunteers and donors; arts and culture flourishes; and the community is able to recover better and more quickly after emergencies or crises.



## WHAT WE HEARD

- ▶ Language is a barrier to belonging and participation for many of our newer residents, isolation affects many of our seniors, and lack of affordable housing makes it difficult for young people and families to feel there will be a place for them in the community where they grew up.
- ▶ People in West Vancouver are not always aware that challenges such as poverty, disability, and mental health issues exist here. We need to do more to reach out to those who are “invisible” and vulnerable in our community.
- ▶ Sharing food and stories are valuable ways to break down barriers and make connections. Sports and the arts are important in fostering belonging and engagement. Getting outside, meeting neighbours and organizing activities such as neighbourhood clean-ups and block parties increases belonging and helps build community.
- ▶ Belonging and contributing could be more intentional and supported through designing public spaces for more formal and informal connections. Our library, community centres, schools and the Harmony Arts Festival do this well, but more is needed.
- ▶ 78% of respondents to our survey of West Vancouver’s non-resident workforce state that friendly, welcoming neighbours would be an important feature when moving to a new neighbourhood.
- ▶ Close to half of West Vancouver residents surveyed in June 2017 said they would like to know their neighbours better.

## WHAT WE LEARNED

*If belonging and engagement are critical to individual and community health and well-being, how do we ensure that **ALL our citizens have opportunities to connect with others, contribute, and feel welcome and valued?***

### Vulnerability in our community

- ▶ Vulnerability comes in many forms. Conditions such as poverty, poor health, mental illness, disability, age and isolation can make people more vulnerable to other problems such as illness, homelessness, hunger, abuse, and addictions. In relatively affluent communities like West Vancouver, it can often be hard to recognize vulnerability - it is often invisible to other community members.
- ▶ West Vancouver has a high concentration of seniors in a community with a low walkability score (43 out of a scale of 100), as well as low transit accessibility. In addition, 26% of our seniors 65 and older live alone. These are some of the factors that limit the ability to maintain independence and social contacts and supports, and increase the risk of social isolation and its negative effects on health and well-being. Research shows that social isolation, particularly among seniors, is a key factor in the development of chronic illness, and as strong a factor in early death as smoking 15 cigarettes a day.
- ▶ Working poverty has grown in West Vancouver to 7.5% over the past 10 years - an increase of 15%. This represents more than 1,400 of our residents who are of working age (18-64) and are employed, but with earnings below the poverty line.
- ▶ 20% of West Vancouver children (from birth to 17 years old) were living in low income families as measured in 2014 by Statistics Canada’s Low Income Measure After Tax (LIM-AT).



- Mental illness affects one in five Canadians, and so it is likely that approximately 8,500 West Vancouver residents face challenges associated with depression, anxiety, bi-polar, schizophrenia and other disorders. As well, an average of 2.5 additional family members are directly affected by the illness of their family member and struggle with the effects of the illness, including isolation and the challenges to obtain appropriate support.

### Safety and Resiliency

Neighbourhoods are safer when residents trust each other and feel they belong. This kind of social cohesion encourages community members to look after each other and their neighbourhood, and increases resiliency and recovery from emergency events. In a West Vancouver Police Department survey completed by 2,294 residents in October 2016, the proportion of respondents who reported feeling somewhat or very safe in their home was 95%, and the same number also reported feeling safe in their neighbourhood, and in West Vancouver generally.

### Newcomers

Of West Vancouver's 42,473 residents, 1,610 do not speak English. Language is a significant barrier to belonging and participation, particularly for seniors, and language training programs are not keeping up with current demand. In 2016, 2,708 people attended English language learning programs at West Vancouver Memorial Library, and 5,177 items were borrowed from the English as a Second Language (ESL) collection.

### Neighbours

Xwemelch'stn, the Capilano Reserve adjacent to West Vancouver, is home to 2,931 people, an increase from the 2011 population of 2,700. Although not living within West Vancouver's municipal boundaries, these local members of the Squamish Nation actively contribute to the social, cultural, economic and environmental fabric of the North Shore. While examples of Coast Salish artistic traditions can be seen throughout West Vancouver, more can be done to create meaningful connections and cross cultural awareness.

## WHAT WE ARE DOING

Together with our donors and partners, the Foundation is creating connections and building community vitality with outreach and projects focused on: welcoming newcomers and celebrating cultural diversity; connecting elderly citizens who suffer from loneliness and isolation; supporting vulnerable and marginalized youth; and reconciliation and better engagement with Indigenous Peoples.

- Many of our Canada 150 grants supported projects focused on belonging, including West Vancouver's 2017 Community Day event, "*We are all Canadian*". This day of sharing involved different cultural groups, art presentations, music, dance, culinary exhibitions, and workshops showing how we are all connected.
- Our grant to the Harvest Project contributes to their work helping individuals and families overcome challenging life circumstances so that they can take steps toward full participation in life in the North Shore community.
- Our support for the Seniors' Activity Centre Shuttle Bus and Meals on Wheels helps to provide critical service that allows older residents to maintain the social connections that are so important to their health and well-being.
- Our support for the project, *Gitga'at and West Vancouver Youth: Mural of Merging Voice*, brought together youth from West Vancouver and Hartley Bay (Gitga'at Nation) to explore the topic of place and belonging in two distinct coastal cultures.
- Our long-time support for the Harmony Arts Festival recognizes the important role of the arts in fostering engagement for people of all ages, cultures, abilities and incomes.
- We launched the Smart and Caring Community Fund to support the many agencies that work to improve the lives of our most vulnerable citizens.

## WHAT YOU CAN DO

- Get to know your neighbours
- Organize a block party where neighbours can connect
- Greet neighbours and people passing by with a smile and friendly hello
- Welcome newcomers
- Participate in *Block Watch* and emergency preparedness activities
- Start or join a neighbourhood Facebook page or listserv to share news and ideas; buy, sell or trade goods and services; and plan local events
- Get involved in a local effort, such as a community garden, neighbourhood clean-up, community weed-pull, stream restoration, or traffic circle garden maintenance
- Donate to an organization that is working to address isolation and vulnerability
- Participate in community consultations, committees or working groups
- Help an isolated senior with errands
- Volunteer with a local agency that provides services that help address isolation, such as *Meals on Wheels* or *North Shore Volunteers for Seniors*
- Donate to change efforts through the *Smart and Caring Community Fund*



*"It's not simply about living together, it's about thriving together"*



# DIVERSITY AND INCLUSION

**Diversity is essential to community health, vitality, resiliency and sustainability.** Our community is enriched by different ideas, perspectives, experiences and contributions. This happens with a population that is diverse in age, gender, culture, language, sexual orientation, socio-economic status, abilities, interests, education, and religion.

But to benefit from our diversity, we must respect and celebrate our differences. We must ensure that everyone can meet their basic needs and live with dignity, engage actively, and contribute to the community. An inclusive community is age and child friendly and creates opportunities for education, employment, and housing, as well as social connectedness and belonging. It is characterized by collective efforts to create a place where all individuals feel welcomed, valued and included.



## WHAT WE HEARD

- ▶ People tend to experience diversity visually, but there is both visible and invisible diversity. Visible diversity usually refers to race, gender, culture, age, and disability, while invisible diversity more often involves socio-economic status, sexual orientation, some forms of disability, and some aspects of religion and culture.
- ▶ There are often missing and muffled voices in community activities and decision-making, and more outreach is needed to engage those who are often excluded and marginalized. Invitation can be a powerful step to inclusion, along with dialogue, hospitality and reciprocity.
- ▶ More generational and socio-economic diversity is needed in our community – many of us can't afford to "age in place" or continue living near our family.
- ▶ Indoor and outdoor public spaces, as well as neighbourhoods, can be designed to encourage connecting and help make people feel included. Libraries, schools, community centres and even shopping centres are valuable venues, and arts, festivals, sports, food, stories, and dialogue are important activities for creating awareness, building bridges and fostering inclusion.
- ▶ Acknowledging that everyone is different, avoiding labels, and recognizing people as individuals and not part of a group helps us to engage with each other more authentically and find common ground.
- ▶ There is strength in diversity. A diverse community is better at adapting to change, and comes up with better solutions when addressing changes, challenges and opportunities.
- ▶ More intergenerational and intercultural activities are needed in the community to create connections, foster inclusion and address isolation.

## WHAT WE LEARNED

*As age diversity decreases and cultural diversity and the gap between rich and poor increases, how can we support awareness and activities that foster an environment of respect, involvement, connection, and inclusion for ALL our residents?*

- ▶ In 2016, there were 3,950 West Vancouver residents aged 25 to 39 - a 45% drop in the 20 years since 1996. While affordability is a significant factor in this decrease, studies report that millennials are also attracted to areas with more walkability, mixed-use developments, sense of community, access to fitness and recreation, and the vibrancy of street life, festivals, arts, and entertainment.
- ▶ West Vancouver is home to speakers of over 50 languages. English is the first language for 25,360 of our residents, a drop of 10% since 2011. Chinese (Mandarin or Cantonese) is the first language of 6,180 (14%) and there are 3,765 (9%) whose first language is Persian. For 9,350 of our residents, the language spoken most often at home is neither English nor French.
- ▶ In Canada, there is a 15-20% incidence of disability, a rate that includes the entire population of people with disabilities - physical and intellectual. Therefore, it is expected that of West Vancouver's 42,473 residents, approximately 6,300 to 8,500 experience some form of disability.
- ▶ The median total household income in West Vancouver in 2015 was \$89,808, in contrast to \$72,662 in Metro Vancouver. However, the proportion of West Vancouver residents considered low income was 18.3%, a significant increase from the 2005 rate of 13.5%, and higher than the Metro Vancouver figure of 16.5%.



## WHAT WE ARE DOING

Together with our donors and partners, we are creating connections and building community vitality through outreach and support of projects focused on welcoming newcomers, celebrating diversity, and fostering inclusion.

- ▶ With Foundation support, *Glowing Hearts*, a collaborative project of West Vancouver School District's British Properties Hub, is documenting, sharing and celebrating stories of Canadian families in a vibrant changing community.
- ▶ We believe it's important for councils, committees, and boards to align their membership to better reflect the diversity of our community. A Foundation grant is assisting the North Shore Multicultural Society's *North Shore Board and Committee Diversity Initiative* to increase the number of established immigrants who participate on boards and committees of local non-profits and municipal government.
- ▶ The Foundation has committed to supporting the implementation of the Truth and Reconciliation Commission's Calls to Action, and has provided a grant to West Vancouver Memorial Library for its *Pathways to Reconciliation* project. In partnership with indigenous groups and other community partners, events will include reading circles, educational exhibitions, film screenings, and a culminating panel discussion featuring speakers from Reconciliation Canada to engage community members.
- ▶ Through our Canada 150 grants program, the Foundation supported the West Vancouver Museum Society's exhibition of contemporary art exploring themes of settlement and migration. *Home/Shelter/Belonging* featured Canadian artists from diverse backgrounds indicative of the cultural makeup of the community, as well as a display of the "Better Shelter", an innovative new emergency shelter designed for use in refugee camps.
- ▶ Another of our grants supported the purchase of a 29 foot canoe named Ch'ich'iyúy. Each summer, First Nations youth and police paddle the canoe for 10 days as part of "Pulling Together", an annual voyage started by the RCMP to create bonds of understanding between public servants and indigenous youth in BC.

- ▶ Foundation support for the Kay Meek Centre's *Canadian Performers Program* recognizes the important role the arts play in bridging culture and building community. This series of free presentations in various venues across the community highlights Canadian talent and encourages Canadians from all cultures to deepen their understanding and appreciation of the artists and the works presented.
- ▶ Ensuring that people with developmental or physical disabilities and those with medical conditions have opportunities to participate in recreation, culture, and other interests is an important aspect of community inclusion. Foundation grants to Zajac Ranch for Children, West Vancouver Community Centre Society, Cerebral Palsy Association of BC, BC Lions Society for Children, and Vancouver Adaptive Snow Sports are supporting our residents who have health conditions or disabilities to engage in activities such as summer camp, skiing, swimming, gymnastics, and arts programs.
- ▶ A grant to the *Summer Work Experience and Adventure Program* supported 10 West Vancouver youth who come from challenging backgrounds to have their first job experience at a local business.

## WHAT YOU CAN DO

- ▶ Participate in multi-cultural, intercultural or inter-generational events, conferences, dialogues, lectures, or exhibits
- ▶ Participate in training related to diversity, inclusion and/or intercultural understanding through the North Shore Multicultural Society or other organizations
- ▶ Start a conversation – be curious and open to engage with respect. Sometimes it's as simple as saying hello
- ▶ Recognize and challenge ageism, sexism, racism, and discrimination when you encounter it
- ▶ Examine unconscious biases and stigmas
- ▶ Avoid labeling people; treat them as individuals rather than as part of a group
- ▶ Bring the people who should be at the table and aren't at the table, to the table
- ▶ Identify and address barriers to participation, whether cultural, economic, ability, or age-related
- ▶ Volunteer with or donate to organizations that foster inclusion
- ▶ Engage with others more intentionally and authentically through sharing stories and sharing food
- ▶ Donate to change efforts through the *Smart and Caring Community Fund*





# HOUSING DIVERSITY AND ATTAINABILITY

**Adequate and affordable housing is fundamental to not just individual health and well-being, but also to the health and well-being of the whole community.**

It is a key factor in determining whether West Vancouver is a place where everyone feels they can contribute and belong. When housing affordability and availability become a significant challenge for so many, it adversely affects the diversity and resilience of community in the broadest sense.

Negative effects of inadequate and unaffordable housing include: an increase in the number of people who are homeless or at risk of homelessness; local employers are unable to attract workers; increased traffic congestion due to workers commuting to the North Shore; long-time residents leave the community; and greater isolation for some of our seniors whose families can no longer live in reasonable proximity.



## WHAT WE HEARD

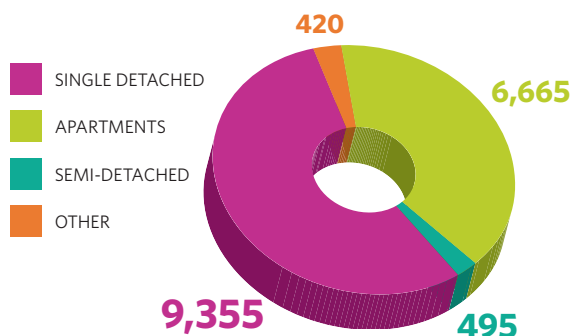
- ▶ West Vancouver employers find it increasingly difficult to attract workers due to high housing costs. Having fewer service workers, emergency responders, health care workers, caregivers, and other key members of the workforce living in the community adversely affects local businesses, community safety, and the well-being of many of our more vulnerable residents. West Vancouver needs to look at how communities such as Whistler are dealing with workforce housing.
- ▶ 64% of non-resident West Vancouver workers surveyed said that it's very important and 32% said it's somewhat important to them to live close to their workplace. 85% cited affordability as the primary factor preventing them from living closer to their workplace.
- ▶ Increasing density and diversity of housing stock needs to be a priority. More secondary suites, infill or coach houses, multi-family dwellings, purpose-built rentals, and smaller homes should be encouraged through zoning and incentives.
- ▶ More subsidized, social, and supported housing needs to be available for people with disabilities and those with mental health issues, as well as for seniors and low income families. Community land trusts, co-ops, and partnerships with non-profit housing organizations and social enterprises could be considered to increase available options.
- ▶ Development and re-development needs to aim for "20 minute neighbourhoods", where amenities are within a 20 minute walk or bicycle ride from home. Increased density, mixed use developments, public spaces designed for connecting, car sharing, better cycling infrastructure, improved transit, and increasing walkability with more sidewalks would be features of these "community nodes".
- ▶ Although the official 2017 Homeless Count on the North Shore identified 100 homeless individuals, the actual number is estimated by local social service agencies to be 700-1000, and many more people are a "pay cheque away" from becoming homeless.
- ▶ People underestimate the connection between housing and health. Housing is a fundamental need for everyone, and a determinant of health. It affects every aspect of our lives if we don't have adequate housing.
- ▶ Residents surveyed are open to various housing options, with condos, townhouses and detached homes being the most popular.
- ▶ Housing and neighbourhoods need to be designed for better accessibility and mobility, including railings, ramps, more sitting areas, safer street crossings, and other features that make it easier for not just those with walkers, wheelchairs, and baby strollers, but for everyone to get around.
- ▶ 33% of West Vancouver residents surveyed expect to move from their home in the next five years, with the key driver being financial and economic reasons (primarily stated by those under 65 years of age). Those anticipating a move in more than five years primarily cite downsizing and health reasons.
- ▶ Over half of residents surveyed said they are pessimistic that they will be able to find the right housing in West Vancouver when they move, with affordability being the key issue. This level increases to 60% among those expecting to move within the next five years. Younger residents are less positive, but even over 40% of seniors (65+) are not optimistic.
- ▶ 37% of residents surveyed have family or friends who had to move from West Vancouver due to a lack of housing options.



## WHAT WE LEARNED

*How can we keep what we love about West Vancouver, yet make the changes necessary to increase housing affordability and availability so that our families, seniors, workforce, and newcomers can live and thrive in this community?*

- ▶ There are 18,649 private dwellings in West Vancouver. Of these, 9% were unoccupied in 2016.
- ▶ There is evidence that the effects of higher numbers of empty homes includes: inflated housing prices; increased theft and vandalism; increased property taxes; and contributing to homelessness.



- ▶ In July 2017, the average price of a detached home in West Vancouver was \$3.1M, and the average price of an apartment was \$1.1M. In a June 2016 Vancity report called *Home Stretch*, West Vancouver was ranked as the least affordable municipality for housing in Metro Vancouver, with a median price of \$2.9M and a Gross Debt Service (GDS) Ratio of 192%. The GDS is the percentage of a household's gross monthly income required to cover mortgage costs, property taxes and maintenance (such as strata fees). The average GDS for Metro Vancouver is 69%.
- ▶ Another measure, the Housing Affordability Ratio (HAR), contrasts reported household family incomes with the median price of residential real estate. In 2016, West Vancouver's HAR was 37 for detached homes, and 9 for multi-family homes. The HAR considers a value of 5.1 or more as being severely unaffordable.
- ▶ The 2016 vacancy rate in West Vancouver was .2%, lower than Metro's .7%, while West Vancouver's average rent of \$1,746 was significantly higher than Metro's \$1,223 per month.

## WHAT WE ARE DOING

Together with our donors and partners, the Foundation is contributing to local knowledge and resources on housing issues, as well as fostering dialogue and encouraging action in the community.

- ▶ Through our *Vital Signs* surveys, research, and consultations, we are gathering information about housing that can be used by service providers, employers, planners, decision-makers, developers and other stakeholders in our community.
- ▶ Our *Vital Conversation* on Housing provided space for a cross-section of community organizations, leaders, local government, and developers to connect and contribute their knowledge, concerns and ideas.
- ▶ Our presentations to West Vancouver Council, Board of Education, and other groups are helping to build awareness of the many factors related to adequate and affordable housing in our community.
- ▶ Our Smart and Caring Community Fund, which will assist our most vulnerable community members in addressing basic needs such as shelter, was seeded with an initial contribution of \$50,000 from a bequest to the Foundation. To celebrate the launch of this Fund, an additional contribution was made by the Foundation's Board of Directors.
- ▶ A Foundation grant was made to Hollyburn Family Services Society for the project *Supporting Seniors to Remain Housed* - a homeless prevention service to assist local seniors who are at risk of becoming homeless.

## WHAT YOU CAN DO

- ▶ Learn about issues and opportunities related to adequate and affordable housing
- ▶ Let your elected representatives know your concerns - and your ideas
- ▶ Advocate to all levels of government and to developers for policies and practices that will result in more housing options across all price ranges
- ▶ Participate in housing policy planning processes, such as West Vancouver's Official Community Plan updates, to support housing diversity and attainability as a priority
- ▶ Examine relevant options for your own housing situation that will help with availability and affordability, such as a secondary suite or coach house
- ▶ Volunteer your time or donate funds to organizations that are assisting people who are homeless or at risk of homelessness
- ▶ Host an event to raise awareness and funds for the Smart and Caring Community Fund
- ▶ Start your own "YIMBY" ("Yes In My Backyard") email or phone tree and invite people you know to attend Council meetings and participate in planning processes to support good development policies and proposals that increase housing diversity, density, and affordability



*"It's time to shift from NIMBY (Not In My Back Yard) to YIMBY (Yes In My Back Yard!)"*

# 2017 VITAL SIGNS HOUSING SURVEY HIGHLIGHTS

## Moving to West Vancouver

An on-line survey of people who work in West Vancouver but do not live in the municipality was responded to by 373 people in July 2017. The survey was circulated through West Vancouver employers and agencies such as police and fire services, public and private schools, business associations, local government, and health, social service and other care providers.



On-line survey respondents told us:



**9 of 10** people usually drive to work in West Vancouver



**1 of 10** take transit



**11%** also get to work by bicycle

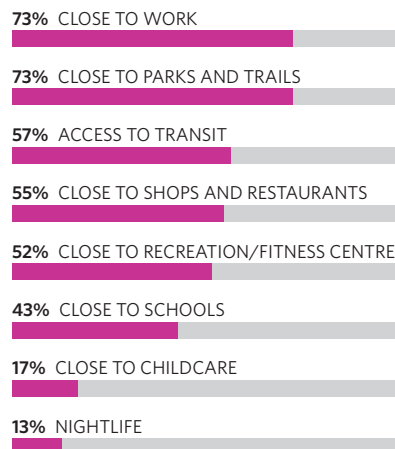


**4%** carpool

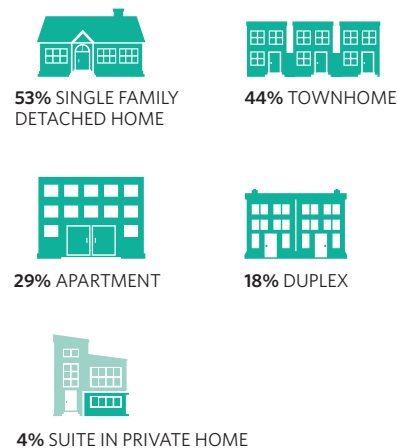


**1 of 4** spend one hour or more commuting to work in West Vancouver every day. Travel times range significantly due to traffic and time of day.

If moving to a new neighbourhood, the activities, services or features that are important to respondents would be:



If they were to re-locate to West Vancouver, the housing types respondents would be most interested in would be:



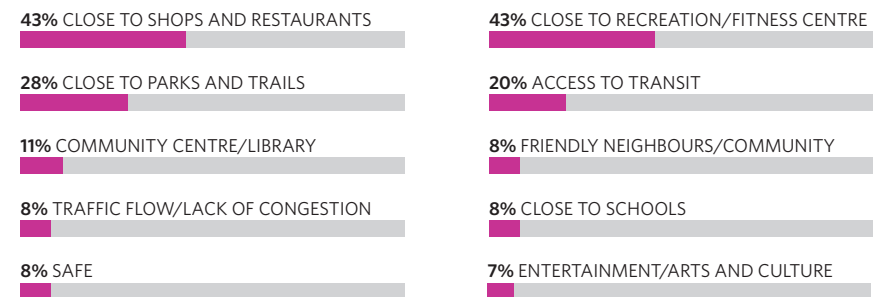
## Moving within or out of West Vancouver

A telephone survey of 250 West Vancouver residents (21 years of age and older) on various aspects of housing preferences and options was undertaken by Mustel Research over a two week period in June, 2017. The survey sample is representative of West Vancouver's population by gender, age and area of residence, and has a margin of error +/-6.2% at the 95% level of confidence (19 out of 20 times).



Findings from the telephone survey include:

If moving to a new neighbourhood, important activities, services, or features to have in the community include:

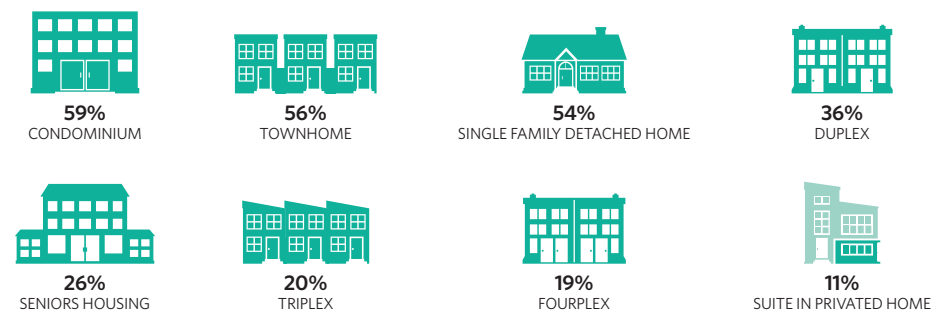


If they were to move, one in four respondents expect to be renting, but among those who expect to move in the next five years, four in ten plan to rent.



If they were to move, the size of home preferred by 49% of respondents would be 1000-2000 sq ft, although one in four would also be interested in units of less than 1000 sq ft.

The housing options that would most interest respondents if they were to move would be:





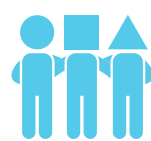
# VITAL SIGNS 2017 METHODOLOGY

To gain the depth of community knowledge to be as effective as possible and to deepen our impact, West Vancouver Community Foundation launched our *Vital Signs* initiative in October 2015 with a *Vital Conversation* that led to the publication of our first *Vital Signs* Report one year later. West Vancouver's 2016 *Vital Signs* used 68 indicators gathered from national, provincial, regional and local data to provide a snapshot of what was happening in our community in 10 key issue areas: Learning; Vulnerability; Housing; Arts and Culture; Diversity; Health and Wellness; Safety; Environment; Belonging; and Volunteerism and Civic Engagement.

**For 2017, our *Vital Signs* work builds on this snapshot of our community** to more deeply explore some of the key elements that are foundational to our vision of a *healthy and vibrant West Vancouver, where everyone is valued, contributes and feels they belong*. These elements, Belonging and Engagement, Diversity and Inclusion, and Housing Diversity and Attainability, were the focus of a series of *Vital Conversations* that engaged over 200 participants representing non-profits, business and local government. We also heard from seniors and youth groups, a cross-section of residents, and from West Vancouver's workforce on these topics, through outreach, interviews, and surveys. **In total, over 1000 people contributed to our 2017 *Vital Signs* research.**

We asked people to share their knowledge, experience, insights and ideas to help us better understand the issues, challenges, and opportunities associated with Belonging, Diversity and Housing in our community. We started with the question of how these factors contribute to a healthy community. Although we approached our community convening, outreach, and research according to these themes, we recognize that all three themes are interconnected, and that each affects the other, just as there are connections between and among all 10 of the themes explored in our 2016 *Vital Signs Report*. Our intention has been to organize our findings in a way that accurately expresses what we heard and learned, while also illustrating the relationships and patterns that were evident throughout our exploration of these topics.

How does...



Diversity



Belonging



Housing

contribute to a healthy, vibrant and resilient community?

WHAT WE HEARD | WHAT WE LEARNED | WHAT WE ARE DOING | WHAT YOU CAN DO

## About Vital Signs

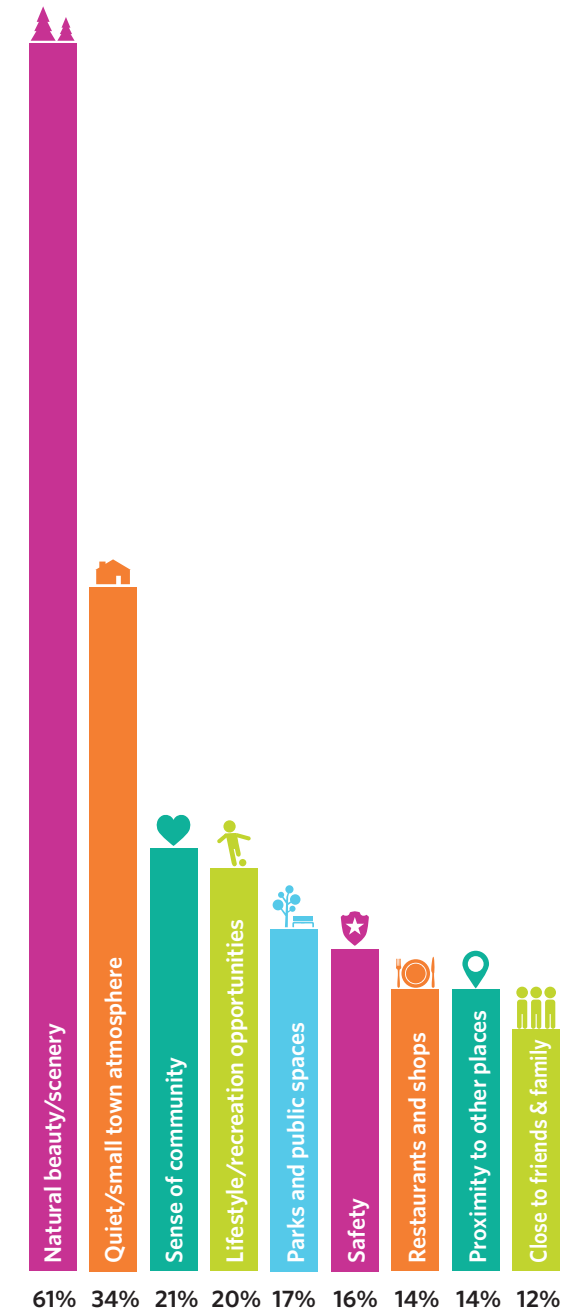
Led by local community foundations and coordinated by Community Foundations of Canada, *Vital Signs* is a community check-up that leverages community knowledge to measure the vitality of our communities, identify significant trends, and support action towards improving quality of life.



COMMUNITY  
FOUNDATIONS  
OF CANADA

**VitalSigns.**

## What people like most about living in West Vancouver (Mustel survey)



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**WEST VANCOUVER  
COMMUNITY  
FOUNDATION**

## The West Vancouver Community Foundation

We have been bringing donors to the table as community builders since 1979. Together we are building a vibrant and caring community where everyone is valued, contributes and feels they belong. Through the *Vital Signs* research and reports, we identify important local issues and ensure our donors are investing in programs that create lasting impact and change.

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