



Norm Verbrugge
President, VRBA

Fast Growing Canada Needs Housing Supply

Canada is undergoing some of the fastest population growth in our history.

Statistics Canada reports “Canada remains the fastest growing country in the G7. Most of that growth is attributable to more people arriving here from around the world to start a new life. Approximately 1.8 million more people were calling Canada home in 2021 compared with five years earlier...”

The federal government recently announced plans to increase immigration by 431,645 in 2022, 447,055 in 2023, and 451,000 in 2024. That’s 1.3 million new Canadians in three years.

In addition to offering critical refugee assistance to countries like Ukraine, immigration brings skills and expertise to the country. According to BuildForce Canada, BC’s construction industry is expected to lose 44,200 workers to retirement by 2029. Immigration is one effective way to address this challenge.

In welcoming new Canadians, we have an obligation to ensure there is sufficient housing.

David Eby, BC’s Minister Responsible for Housing is reviewing the reluctance of some municipalities

to adapt to this reality and approve housing supply.

He says “The bottom line is that municipalities are not approving enough housing for our population growth. I think it’s quite possible that we’re going to need to be more prescriptive. One thing is clear is that the status quo is not acceptable.”

Also, “We do see some areas where municipalities are simply refusing to approve necessary housing. What we want to do is get to a place where municipalities could say where the housing should go, what it should look like, but not whether or not it goes ahead.”

Inadequate housing supply combined with strong demand results in our region’s record-high prices of over one million dollars for the average single detached home.

Some municipalities need to adapt local zoning and permit processes to be more in sync with Canada’s strong population growth.

In the interests of housing supply and affordability, this means planning for higher density, streamlining permit processes, and avoiding unnecessary fees, taxes and regulations.

Otherwise it appears the province is preparing to step in and do it for them.



Visit us at vrba.ca and
careawards.ca

Follow us on
Facebook and Twitter