

December 5, 2025

File: CR-12-01
Ref: RD 2025 10 03

Mayor Ken Berry and Council
Village of Lions Bay
400 Centre Road PO Box 141
Lions Bay, BC V0N 2E0
VIA EMAIL: council@lionsbay.ca

Dear Mayor Ken Berry and Council:

Regional Housing and Transportation Cost Burden Study Update

At its October 3, 2025 regular meeting, the Board of Directors of the Metro Vancouver Regional District (MVRD) passed the following resolution:

That the MVRD Board:

- a) receive for information the report dated August 19, 2025, titled “Housing and Transportation Cost Burden Study Update”;*
- b) request that the Board Chair forward a copy of the report dated August 19, 2025 titled “Housing and Transportation Cost Burden Study Update” to Member Jurisdictions and TransLink with an offer of a presentation to Council upon request; and*
- c) request that the Board Chair forward a copy of the report dated August 19, 2025, titled “Housing and Transportation Cost Burden Study Update” to the Provincial Minister of Housing and Municipal Affairs and the Federal Minister of Housing and Infrastructure.*

The Regional Housing and Transportation Cost Burden Study (executive summary and study enclosed) analyzes how combined housing and transportation expenses affect household affordability across the Metro Vancouver region, finding that:

- Transportation costs can rival, and sometimes exceed, housing costs;
- Centres and Corridors, especially those along the SkyTrain network, consistently demonstrate lower combined costs;
- Rental tenure greatly scales the affordability benefits of SkyTrain; and
- Population density alone does not materially affect housing and transportation affordability.

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In a region that continues to face challenges with housing affordability, particularly for renters and those with lower incomes, the study underscores the importance of investing in public transit as a key strategy to improve overall affordability — alongside integrated land use, housing, and transportation planning approaches such as transit-oriented development, affordable housing near transit, and enhanced active transportation infrastructure.

Metro Vancouver's Regional Planning staff are available to present the findings of the Housing and Transportation Cost Burden Study to member jurisdiction Councils. To request a Council presentation, please contact Jonathan Cote, Deputy General Manager, Regional Planning and Housing Development, by phone at 604-432-6391 or by email at jonathan.cote@metrovancover.org.

Yours sincerely,



Mike Hurley
Chair, Metro Vancouver Boards

MH/JC/ms

cc: Ross Blackwell, Chief Administrative Officer, Village of Lions Bay
Kristal Kenna, Deputy Corporate Officer, Village of Lions Bay
Jerry W. Dobrovolny, Commissioner/Chief Administrative Officer, Metro Vancouver
Heather McNell, Deputy Chief Administrative Officer, Policy and Planning, Metro Vancouver

Encl: [Executive Summary – Housing and Transportation Cost Burden Study 2025](#)

[MVRD Board report dated Aug 19, 2025, titled "Housing and Transportation Cost Burden Study Update" \(pg. 204\)](#)

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